

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

DATE: May 26, 2026	APPEAL NO.: SDAB2026-0069 FILE NO.: DP2025-07209
APPEALS BY: A) J Ian Douglas B) Louise Carbonneau C) Susan L. Robinson Burns D) Tyler and Jocelyn Robinson E) Andrew Robinson	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a New: Single Detached Dwelling (south parcel) was approved at <u>5019 14A St SW.</u>	LAND USE DESIGNATION: R-CG Discretionary
COMMUNITY OF: Altadore	DATE OF DECISION: April 20, 2026
APPLICANT: John Trinh, John Trinh & Associates, represented by Rick Grol	OWNERS: Mike V Dang and Ann Dang Pham

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]	5019 14A St SW
Development Permit/Subdivision Application/File Number [required]	DP2025-07209
Name of Appellant [required]	J Ian Douglas
Agent Name (if applicable)	
Street Address [required]	4011 14A ST SW
hdnFullAddress	4011 14A ST SW CALGARY AB T2T 3Y3
City [required]	CALGARY
Province [required]	Alberta
Postal Code [required]	T2T 3Y3
Residential Phone # [required]	(403) 243-1386
Business Phone #	
Email Address [required]	jiandouglas@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]

The proposed development is not in accordance with the registered restrictive covenant (Caveat 6265HB) for the property. The proposed development exceeds the boundaries set by the restrictive covenant.

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]

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

2026-05-06 20:12:16 MST

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

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

Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

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]	5019 14a Street SW
Development Permit/Subdivision Application/File Number [required]	DP2025-07209
Name of Appellant [required]	louise carbonneau
Agent Name (if applicable)	
Street Address [required]	5015 14a Street SW
hdnFullAddress	5015 14a Street SW Calgary AB T2T 3Y5
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2T 3Y5
Residential Phone # [required]	(403) 244-2763
Business Phone #	
Email Address [required]	lcarbonneau2@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]

see 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

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

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Submission Date

2026-05-10 12:50:08 MST

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

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1. Introduction

I am the owner of the property located at 5015 14a St SW Calgary, which is directly affected by Development Permit DP2025-07210 and DP2025-07209 for the property at 5019 14A St SW.

I am appealing the approval of these developments because the proposed developments do not appropriately address the requirements and intent of the Land Use Bylaw and will negatively affect the use and enjoyment of neighbouring properties.

2. Grounds of Appeal

A. Privacy and Shadowing

The proposed design does not adequately mitigate privacy. It creates direct overlook into our backyard due to the placement and elevation of the wood deck at the back. Our view to the south will be blocked. The placement and elevation will block our view to the south which includes the Glenmore athletic park, which we currently have.

The height and placement of the new structure will tower over my property and create shadowing which will impact my garden and trees in the backyard. The likelihood that the excavation being so close to our shared property line could damage/kill the existing elm tree as well. Does the city and builder provide a protection plan (like a plan that the city would require for the city owned trees) at this stage in the game? Because the root system of my large tree in my backyard will undoubtedly be damaged during excavation.

B. Massing / Context / Compatibility

The scale and massing of the 2 infill developments are inconsistent with the existing residential context of the block, being smaller single-family homes. The plan doesn't comply with **other planning documents** in particular the restrictive covenant registered against title as Caveat #6562HB, which applies to all the lots on 14A Street SW and most of the lots on the East side of 15th Street SW between 38th and 50th Ave SW. New developments have had to comply. The developer has designed other homes on this street, and he is aware of the restrictive covenant. Two homes on one lot do not comply with the restrictive covenant, and since the blanket rezoning is being reversed in August to RC-1 letting this development go through seems unfair.

C. Traffic / Parking / Access

The intersection of 14a St and 50th Ave is already congested, because of the River Park parking area, Emily Follensbee school access (school buses wait on 50th Ave) and the entrance to Sandy Beach park, along with the pedestrian and cycling network. Adding **two** family houses built on the same corner with a possibility of 2 cars per house, would add to the existing on-street parking congestion, and further be a safety risk for drivers, pedestrians and dogs.

E. Bylaw Relaxations

Under the current Land-Use Bylaw, the maximum height from grade is 11.0 metres. It appears that this development is non-compliant with current requirements. Looking at the overall streetscape, it is apparent that the new build will be massive, and considerably overshadow my house, creating issue with light, views and privacy. By building up the natural grade, the home will effectively be 3 stories and tower over adjacent properties. Finally, and importantly, Council has voted to repeal blanket rezoning. Once repealed, the maximum building height for this lot will be reduced from 11.0 metres to 10.0 metres. Making it stand out from the rest of the neighbouring houses.

Also, there is no mention of trees requirements (1 tree per 110 square m of parcel).

The drawing plans do not provide enough information to accurately calculate compliance with some Land-Use Bylaws.

In my view there are several issues with building height and bylaw compliance, and the plans as-is is currently incomplete as they do not provide the adequate information to fully assess bylaw compliance. Is there a requirement for the city of Calgary to explain any variances to the bylaws that have been granted to the design, should they not be in compliance?

Closing Section

For the reasons outlined above, I respectfully request that the Board revoke the approval.

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] 5019-14A Street S.W. (South Parcel)

Development Permit/Subdivision Application/File Number [required] DP2025-07209

Name of Appellant [required] Susan L. Robinson Burns

Agent Name (if applicable)

Street Address [required] 4903 - 14A St SW

hdnFullAddress 4903 14a St SW Calgary AB T2T 3Y5

City [required] Calgary

Province [required] Alberta

Postal Code [required] T2T 3Y5

Residential Phone # [required] (403) 287-2150

Business Phone # (403) 703-6447

Email Address [required] sburns.yyc@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]

See attached. In summary, this application for a development permit is incomplete in many material respects and the plans as presented do not in any event appear to comply with the Land-Use Bylaw. The application also does not comply with other planning documents, most importantly a Restrictive Covenant registered as Caveat 6562HB which requires single-family homes only and prohibits further subdivision of any original lot within the building scheme. This applicant is very well aware of the terms of the Restrictive Covenant but has chosen to flagrantly ignore it.

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

Estimated Presentation Time 15 minutes

Will you be using an agent/legal counsel? [required] No

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

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 2026-05-11 12:12:16 MST

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Email: info@calgarysdab.ca

May 11th, 2026

Re: Infills proposed for 5019 – 14A Street S.W. – DP2025-07209 (South Half)

From : Susan L. Robinson Burns

Grounds for Appeal:

1. The building plans submitted with the development permit application are incomplete with missing dimensions and reference points and in any case the plans do not appear to be compliant with the current Land-Use Bylaw. In particular the building exceeds or appears to exceed maximum height limits when measured from local grade, the shared property line and the rear property line. Relevant parcel depths are not referenced. Roof peaks are not dimensioned. There is also no mention of the minimum number of trees and shrubs required by the bylaw. Overall, the application is incomplete in many material respects.
2. Very importantly, the plans do not comply with other planning documents and in particular the long-standing Restrictive Covenant registered against this title as Caveat 6562HB since 1956. This Restrictive Covenant mandates that **single-family homes only** can be built on the original lots; no more than two storeys; front-yard setbacks of at least 25 feet; sideyard setbacks of at least 10% of the lot width; and **no further subdivision of any lot such that the resulting lots have a lesser frontage or area than the original lot**. All of the surrounding homes are bound by and substantially comply with this Restrictive Covenant. The party who submitted this application for a development permit is very well aware of the terms of the Restrictive Covenant as he has designed other homes on our street, yet he flagrantly disregarded it. Two giant infills with a further subdivision of the lot are absolutely contrary to the terms of the Caveat.
3. The significance of the Restrictive Covenant from the perspective of general planning principles is that it has controlled and directed the development of surrounding properties for many years, including our streetscape, views, shadowing, privacy, noise levels and intensity of use. The proposed development would be completely out of context in relation to surrounding properties. The City did not take any of these factors into consideration.

4. In particular, the proposed infills are massive and will tower over the adjacent properties, over-shadowing them front and back and restricting views and privacy, as well as negatively impacting property values and the use and enjoyment of these homes.
5. Parking and traffic at the corner of 50th Avenue and 14A Street S.W., where this property is located, is already congested as the entrance to the parking lot for River Park is directly across the street. It is not uncommon for cars to be solidly parked in front of and across the street from this property and its neighbours, and two giant infills will further limit parking, restrict lines of sight and add to an already hazardous corner for drivers, pedestrians, children and dogs.
6. The giant infills on the corner are an intensity of use which was never contemplated for the homes on 14A Street and the east side of 15th Street. Our roads and infrastructure were designed for single-family homes on these two streets, and those roads and infrastructure are aging.

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] 5019 – 14A Street S.W Calgary Alberta

Development Permit/Subdivision Application/File Number [required] DP2025-07209

Name of Appellant [required] Tyler and Jocelyn Robinson

Agent Name (if applicable)

Street Address [required] 4816 15 St SW

hdnFullAddress 4816 Calgary AB T2T 4B6

City [required] Calgary

Province [required] Alberta

Postal Code [required] T2T 4B6

Residential Phone # [required] (403) 287-9852

Business Phone #

Email Address [required] jocelyndr@shaw.ca

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]

Two infills on our street would be in complete non-compliance with our Restrictive Covenant (Caveat 6265HB)

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]

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 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

2026-05-11 20:59:34 MST

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

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Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

APPEAL NUMBER: SDAB2026-0069

Tyler and Jocelyn Robinson
4816 15 Street SW
Calgary, AB T2T 4B6

May 12, 2026

RE: Filing of Appeal to the Subdivision and Development Appeal Board
Development Permit: DP2026-07209
Description: New: Single Detached Dwelling (south parcel)

The Subdivision and Development Appeal Board (SDAB or the Board) acknowledges receipt of the appeal filed on **May 11, 2026**, with respect to the above application.

In processing the appeal and reviewing legislated requirements, the appeal may not have been filed in accordance with legislated filing requirements.

Under the City of Calgary SDAB Bylaw 25P95, *a notice of appeal will not be considered as having been filed unless the notice of appeal and required filing fee are received by the City Clerk within 21 days of notification of the issuance of the development permit.*

The notice of appeal was received by the SDAB May 11, 2026, **without payment of the filing fee**. Administration contacted the appellant via email on May 12, 2026, to advise there was no payment transaction on file and have had no response to date.

The SDAB has scheduled a Jurisdictional Hearing video conference to be held **Tuesday, May 26, 2026, at 9:30 a.m.** Please review the Notice of Hearing, for important information on the video conference details, pre-registering, and submitting any materials to the Board report. To ensure this appeal is scheduled efficiently and effectively, at the beginning of this meeting the Board may consider whether the appeal was filed as set by the *Municipal Government Act*.

As the appellant, you are encouraged to attend the meeting and make a presentation to speak to this matter.

If the Board determines that the appeal was filed in accordance with the legislated filing requirements of the *Municipal Government Act*, the hearing of the appeal may continue immediately thereafter, or it may be adjourned to a later date.

If you choose to withdraw your appeal in advance of the appeal hearing, this file will be closed. For more information contact the SDAB office at 403-268-5312 or info@calgarysdab.ca.

Sincerely,

City Appeal Boards, Appeals & Tribunals
City Clerk's Office

cc: J Ian Douglas, Appellant A – via email
 Louise Carbonneau, Appellant B – via email
 Susan L. Robinson Burns, Appellant C – via email
 John Trinh, Trinh & Associates, Applicant – via email
 Mike V Dang and Ann Dang Pham, Owners – via courier
 City of Calgary Development Authority – via email
 Marda Loop Community Association – via email

This information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and the Municipal Government Act, section 686(4) and will be included in the SDAB report. The report is a publicly available document. If you have any questions regarding the collection of this information, please contact the City Appeal Boards at 403-268-5312

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]	5019 - 14a Street S.W.
Development Permit/Subdivision Application/File Number [required]	DP2025 07210, DP2025
Name of Appellant [required]	Andrew Robinson
Agent Name (if applicable)	
Street Address [required]	4811 14a St SW
hdnFullAddress	4811 14a St SW Calgary AB T2T3Y5
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2T 3Y5
Residential Phone # [required]	(403) 650-0910
Business Phone #	(403) 243-8344
Email Address [required]	coruso@shaw.ca

APPEAL AGAINST

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

Development Permit Approval

I am appealing Development Permits DP2025 07210 and DP2025 07209 for 5019 – 14A Street S.W. because the approved developments contravene the Restrictive Covenant registered on title as Caveat 6562HB. This covenant applies to all properties on 14A Street S.W. and most properties on the east side of 15th Street S.W., including my own.

The Restrictive Covenant requires:

- Single family homes only
- A minimum 25 foot front yard setback
- Sideyard setbacks of at least 10% of lot width
- A maximum of two storeys

The proposed two unit infill development does not comply with these binding restrictions. A City development permit cannot override a registered restrictive covenant, and the covenant remains valid, enforceable, and binding on all affected titles.

As a homeowner within the covenant area, I am an affected party and have standing to appeal. I request that the Subdivision and Development Appeal Board revoke these development permits on the basis that they authorize construction that is prohibited by the Restrictive Covenant.

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

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

Estimated Presentation Time 10 min

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

2026-05-12 15:30:37 MST

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Phone: (403) 268-5312

Email: info@calgarysdab.ca

APPEAL NUMBER: SDAB2026-0069

Andrew Robinson
4811 14A ST SW
Calgary, AB T2T 3Y5

May 21, 2026

RE: Filing of Appeal to the Subdivision and Development Appeal Board**Development Permit: DP2026-07209****Description: New: Single Detached Dwelling (south parcel)**

The Subdivision and Development Appeal Board (SDAB or the Board) acknowledges receipt of the appeal filed on **May 12, 2026**, with respect to the above application.

In processing the appeal and reviewing legislated requirements, the appeal may not have been filed in accordance with legislated filing requirements.

Under the City of Calgary SDAB Bylaw 25P95, *a notice of appeal will not be considered as having been filed unless the notice of appeal and required filing fee are received by the City Clerk within 21 days of notification of the issuance of the development permit.*

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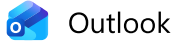
If you choose to withdraw your appeal in advance of the appeal hearing, this file will be closed. For more information contact the SDAB office at 403-268-5312 or info@calgarysdab.ca.

Sincerely,

City Appeal Boards, Appeals & Tribunals
City Clerk's Office

cc: J Ian Douglas, Appellant A – via email
Louise Carbonneau, Appellant B – via email
Susan L. Robinson Burns, Appellant C – via email
Tyler and Jocelyn Robinson, Appellant D – via email
John Trinh, Trinh & Associates, Applicant – via email
Mike V Dang and Ann Dang Pham, Owners – via courier
City of Calgary Development Authority – via email
Marda Loop Community Association – via email

This information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and the Municipal Government Act, section 686(4) and will be included in the SDAB report. The report is a publicly available document. If you have any questions regarding the collection of this information, please contact the City Appeal Boards at 403-268-5312



[External] FW: SDAB2026-0069 - Appeal of DP2025-07209 - SOUTH half of 5019 - 14A Street S.W.

From Susan Burns <sburns.yyc@gmail.com>
Date Thu 5/14/2026 1:45 PM
To Calgary SDAB Info <Info@calgarysdab.ca>

📎 1 attachment (511 KB)
14Astreetprivatebuildingscheme.pdf;

This Message Is From an External Sender

This message came from outside your organization.

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

Report Suspicious

PLEASE NOTE THERE ARE TWO DEVELOPMENT PERMITS AFFECTING THIS PROPERTY AND TWO APPEALS.
SDAB2026-0066 – DP2025-07210 – NORTH HALF
SDAB2026-0069 – DP2025-07209 – SOUTH HALF

This note pertains to SDAB2026-0069 (South Half). I have sent a separate request for SDAB2026-0066 (North Half).

Dear Sirs,

I have file an appeal of DP2025-07209 pertaining to the SOUTH half of 5019 – 14A Street S.W. Other neighbours have also filed appeals of this development permit. To be absolutely clear, I wish to be registered as a participant in every appeal of this Development Permit.

My contact information is as follows:

Susan L. Robinson Burns
sburns.yyc@gmail.com
403-703-6447 (CELL)
403-287-2150 (HOME)

4903 – 14A Street S.W.

Both as an appellant and as a participant, I will wish to address the Board. I will be referring to the Restrictive Covenant registered as Caveat 6562HB against the property at 5019 – 14A Street S.W., my home and a total of 108 properties on 14A Street S.W. and the East side of 15th Street S.W. between 39th and 50th Avenues S.W. A copy of the Caveat is attached.

The basis of my appeal is set out in detail in the attachment to my Notice of Appeal.

Thank you,

Susan Burns

SDAB2026-0069

CAVEAT

FORBIDDING REGISTRATION

To the Registrar of the South Alberta Land Registration District

Take Notice that The City of Calgary

in the Province of Alberta claims an interest by virtue of a building scheme attached hereto, in the following described lands:

Lots	Block	Plan
1 to 19 inclusive	1	148-H.E.
1 to 18 inclusive	2	148-H.E.
1 to 16 inclusive	3	148-H.E.
20 to 23 inclusive	1	148-H.E.
32 to 40 inclusive	1	148-H.E.
19 to 40 inclusive	2	148-H.E.
17 to 36 inclusive	3	148-H.E.

1
1 To 10
11 " 20
21 " 30
32 " 36
2
1 To 10
11 To 30
21 To 30
31 To 40
3
1 To 10
11 To 20
21 To 36

RO standing in the register in the name of The City of Calgary

; and
It forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest unless such instrument be expressed to be subject to ^{its} claim.
It appoints the office of the City Solicitor, City Hall, Calgary, Alberta,
as the place at

which notice and proceedings relating hereto may be served.

DATED this 24TH day of May A.D. 19 56.

Witness
THE CITY OF CALGARY,
BY: *[Signature]*
Mayor
[Signature]
City Clerk

I, _____
make oath and say as follows:
(1) I am the within named
(2) I believe

in a good and valid claim upon the said land and I say that this caveat is not being filed for the purpose of delaying or embarrassing any person interested in proposing to deal therewith.

SWORN at
in the Province of Alberta
this _____ day of _____ A.D. 19 _____
Before me,

A Commissioner for Oaths in and for the Province of Alberta.

BUILDING SCHEME - PLAN RIVER PARK CALGARY 148-H.E.

The City of Calgary claims an interest in the lands described in Schedule A and Schedule B hereto by virtue of a building scheme which shall apply to said lands. The said building scheme contains certain building and use restrictions and conditions which are set out below, and each purchaser of any lot described in Schedule A and Schedule B shall covenant to comply with such restrictions and conditions.

1. The lots described in Schedule A and Schedule B hereto shall constitute a building scheme and the land use and building restrictions and conditions herein shall be and be deemed to be covenants running with the land and shall be binding upon and enure to the benefit of all lots and owners of lots in the said scheme and in such subsequent plans of subdivision of the said lands in Schedule A and Schedule B hereto as may be hereafter registered in the Land Titles Office. Such land use and building restrictions and conditions may be enforced by the owner of any lot referred to in Schedule A or Schedule B hereto, or by The City of Calgary by reason of its ownership of streets, lanes, parks, public reserves or other property in Plan River Park Calgary 148-H.E.
2. Only one single family dwelling house and one private garage attached or unattached to such dwelling house may be erected on each lot described in the Schedules hereto. Such private garage shall in either case conform in style and exterior finish to the dwelling house erected on the same lot. This regulation shall not, however, be interpreted so as to prohibit a single family dwelling house from being erected on any two adjacent lots described in the Schedules hereto or upon any re-subdivided lots, but in no case shall any re-subdivision establish a building site having a lesser frontage or area than any lot included in such re-subdivision, as such lot is described in the original registration of Plan River Park Calgary 148-H.E. A building site consisting of two adjacent lots described in the Schedules hereto, or of re-subdivided lots, is hereinafter referred to as an "approved building site".
3. A dwelling house erected upon any lot described in the Schedules hereto or upon an approved building site shall not exceed two storeys.
4. The exterior walls of a dwelling house erected upon any lot described in the Schedules hereto or upon any approved building site shall enclose the following number of square feet in area at ground level:

Lots in Schedule A.

Single Storey or Split Level Construction	- - -	1,200 sq. ft.
Two Storey Construction	- - -	800 sq. ft.

Lots in Schedule B.

Single Storey or Split Level Construction	- - -	1,000 sq. ft.
Two Storey Construction	- - -	800 sq. ft.

The dimensions of any attached or unattached garage, porch, veranda, sun room or other appurtenant structure shall be excluded in computing such area at ground level.

5. A building erected on any lot described in the Schedules hereto or on an approved building site shall be not less than twenty-five (25) feet from the front property line of the lot or approved building site and not less than a distance equal to ten per cent of the width of the lot or approved building site measured from each of the side lines of the lot or approved building site. Measurements shall be made in the same manner as similar measurements are made pursuant to the Building By-Laws of the City of Calgary.

6. The foundation of a dwelling house on any lot in the Schedules hereto or on an approved building site must be completed on said lot or approved building site prior to the expiration of one year from the date of purchase of the said lot or lots from The City of Calgary. Time shall be of the essence and if any purchaser has not complied with the requirements in this paragraph contained, The City of Calgary as vendor may regard as cancelled any sale of such lots as are referred to in this paragraph and may sell such lots to any other purchaser.

7. No lot or approved building site in the building scheme or any building erected thereon shall be used for any trade or business or otherwise than for private residential purposes.

8. If any dispute or difference arises over the interpretation of the restrictions and conditions numbered 3, 4 and 5, such dispute or difference shall be referred to the City Engineer of The City of Calgary and his decision shall be final.

9. Failure to enforce any land use or building restriction or condition herein shall not constitute a waiver of such restriction or condition and any restriction or condition herein may be enforced as soon as a breach of such restriction or condition occurs.

Schedule A.

<u>Lots</u>	<u>Block</u>	<u>Plan</u>
1 to 19 inclusive	1	148-H.E.
1 to 18 inclusive	2	148-H.E.
1 to 16 inclusive	3	148-H.E.

Schedule B.

<u>Lots</u>	<u>Block</u>	<u>Plan</u>
20 to 23 inclusive	1	148-H.E.
32 to 40 inclusive	1	148-H.E.
19 to 40 inclusive	2	148-H.E.
17 to 36 inclusive	3	148-H.E.

City of Calgary



Calgary, Alberta, Canada

June 1, 1956.

The Registrar,
Land Titles Office,
South Alberta Land Registration District,
Calgary, Alberta.

Dear Sir:

Re: Building Scheme - Plan River Park
Calgary 148-H.E.

I hereby confirm that that certain Caveat registered on the 25th day of May, A.D. 1956, as No. 6562-H.B. should have contained and should contain an exception of all mines and minerals from the following described lands:

<u>Lots</u>	<u>Block</u>	<u>Plan</u>
1 to 19 inclusive	1	148-H.E. ✓
1 to 18 inclusive	2	148-H.E.
1 to 16 inclusive	3	148-H.E.
20 to 23 inclusive	1	148-H.E.
32 to 40 inclusive	1	148-H.E.
19 to 40 inclusive	2	148-H.E.
17 to 36 inclusive	3	148-H.E. ✓

I would be obliged if this ~~later~~ letter might be attached to said instrument registered as No. 6562-H.B. to except mines and minerals from all of the said lands.

Yours truly,

C. B. Cummer,
City Clerk.

CANADA: }
 PROVINCE OF ALBERTA } J, Carl Burton Cummer,
 TO WIT: } of the City of Calgary,
 in the Province of Alberta, City Clerk,
 make oath and say:

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

SWORN at the City of Calgary,
 in the Province of Alberta
 this 24 day of May A.D. 1956.
 Before me,

D. G. Burk
 A Commissioner for Oaths in and for the Province of Alberta.

Carl Burton Cummer
 City Clerk

6562 H.B.

Dated ALB. 1956.

RE: Building Scheme - Flax River
 Park - Calgary, AB-S.H.E.

103 x 137
 103 x 147
 103 x 137
 103 x 147
 Caveat

FORBIDDING REGISTRATION

F. E. Osborne Limited, Law and Office Stationer, Calgary, Alta. NO-1-55

I hereby certify that the foregoing instrument
 was duly filed and registered in the Public
 Titles Office for the City of Calgary, in the
 Registration District of Calgary, in the
 Province of Alberta, at 11:02
 o'clock P.M., on the 25 day
 of May A.D. 1956.
 as number 6562 Book H.B.
 Folio 187
 Registrar
 S.A.L.R.P.

E. M. IRVING
 CITY SOLICITOR
 Y.F.
 ALBERTA

STRAIGHT	5 00
1/2 CENT.	30 00
RT. OF CING.	
SEC. FUND	
New Value	
Old Value	
TAX	
TOTAL FEES	35 -
PAID TO	6562 H.B.
DATE	May 24 1956



SDAB2026-0069 DP2025-07209 Appeal Response.pdf

From Reilander, Craig R. <Craig.Reilander@calgary.ca>

Date Wed 5/13/2026 1:47 PM

To Calgary SDAB Info <Info@calgarysdab.ca>

 1 attachment (122 KB)

SDAB2026-0069 DP2025-07209 Appeal Response.pdf;

Good Afternoon,

Please, find attached the Development Authority's response to SDAB2026-0069 / DP2026-07209.

Thank you,

Craig Reilander

Senior Planning Technician 2

Technical Planning | Community Planning

Planning & Development

















T. 403.333.5386 | E. Craig.Reilander@calgary.ca

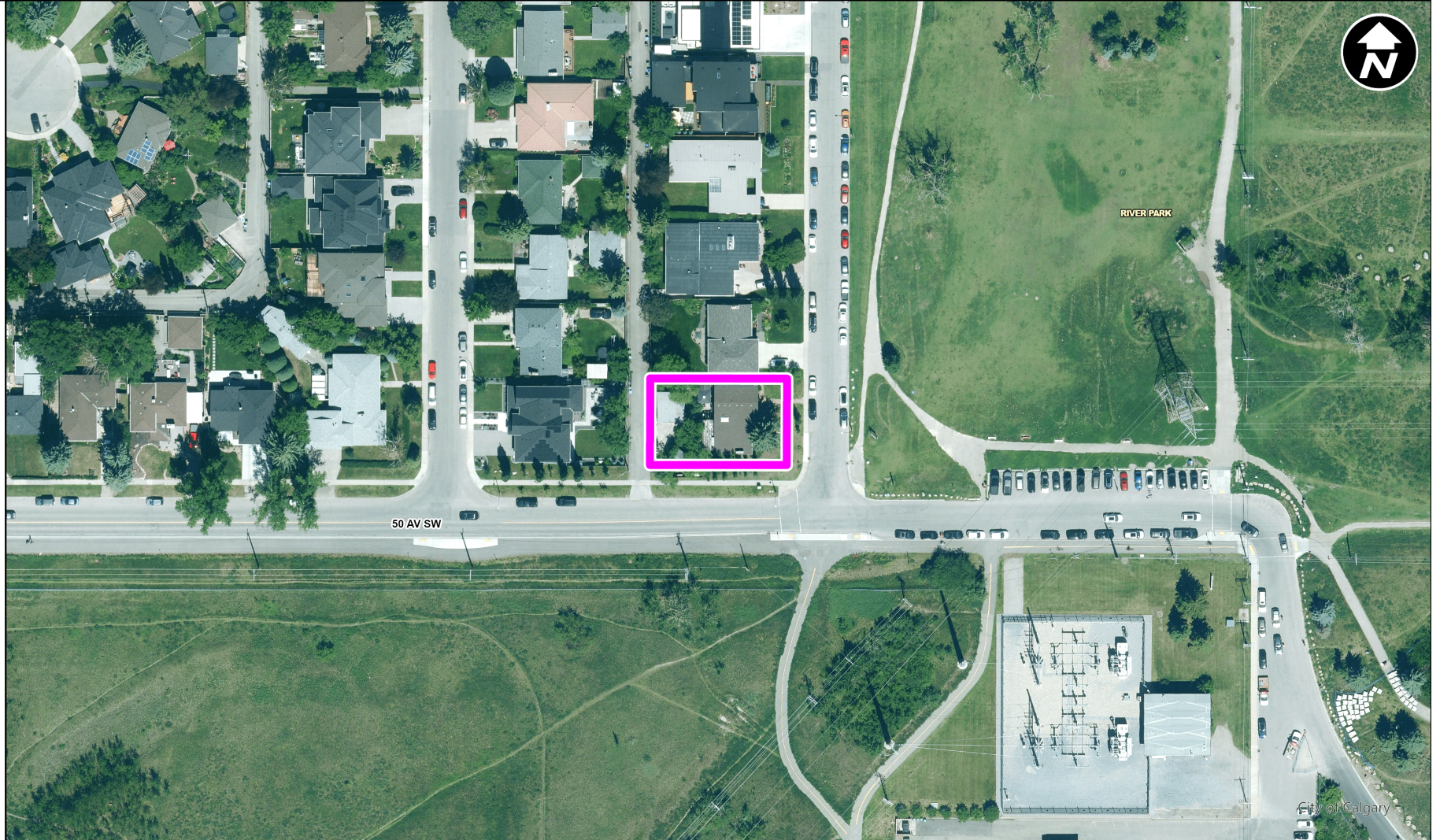
Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

Community Context SDAB2026-0069

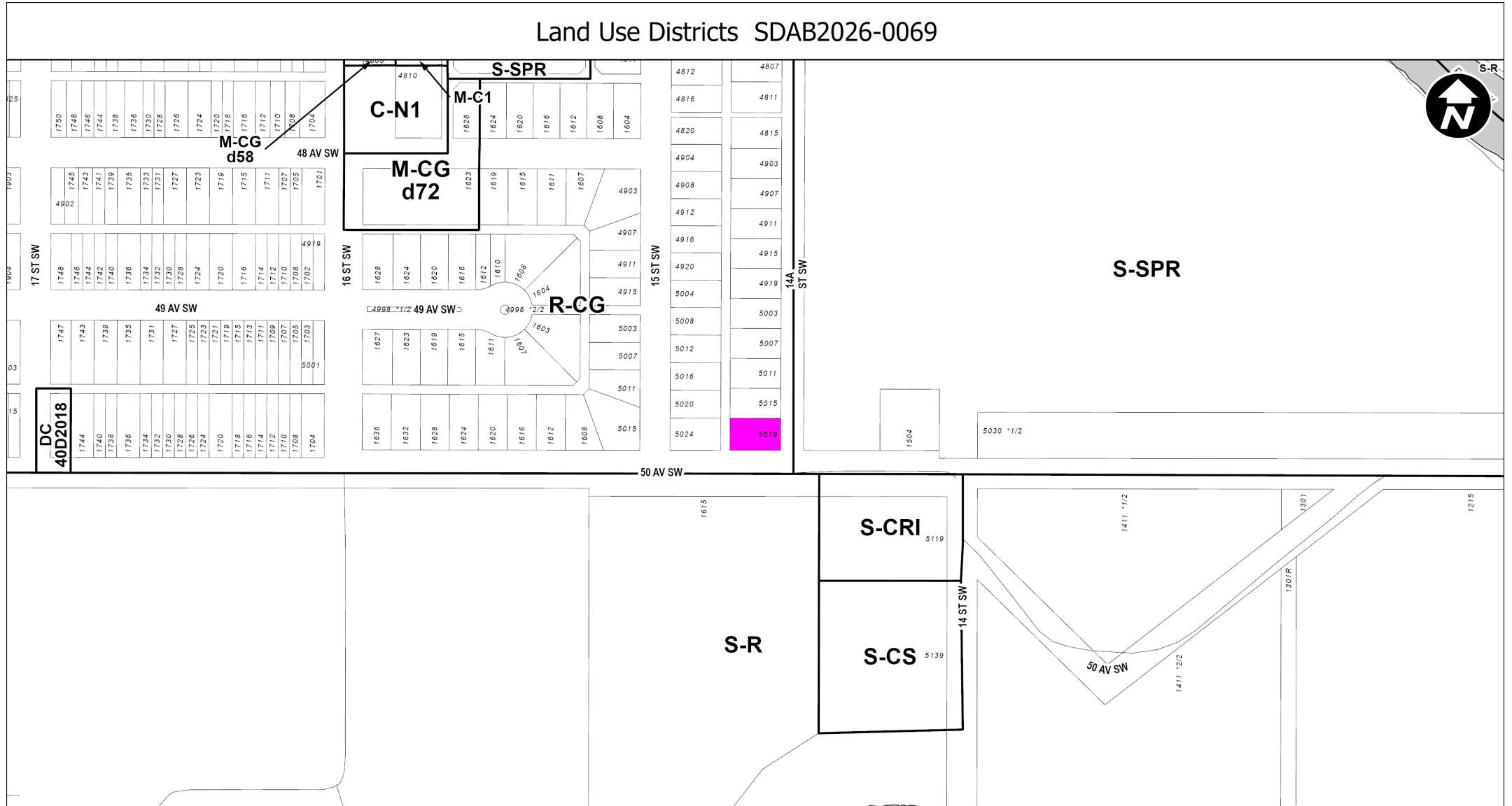


Site Context SDAB2026-0069

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

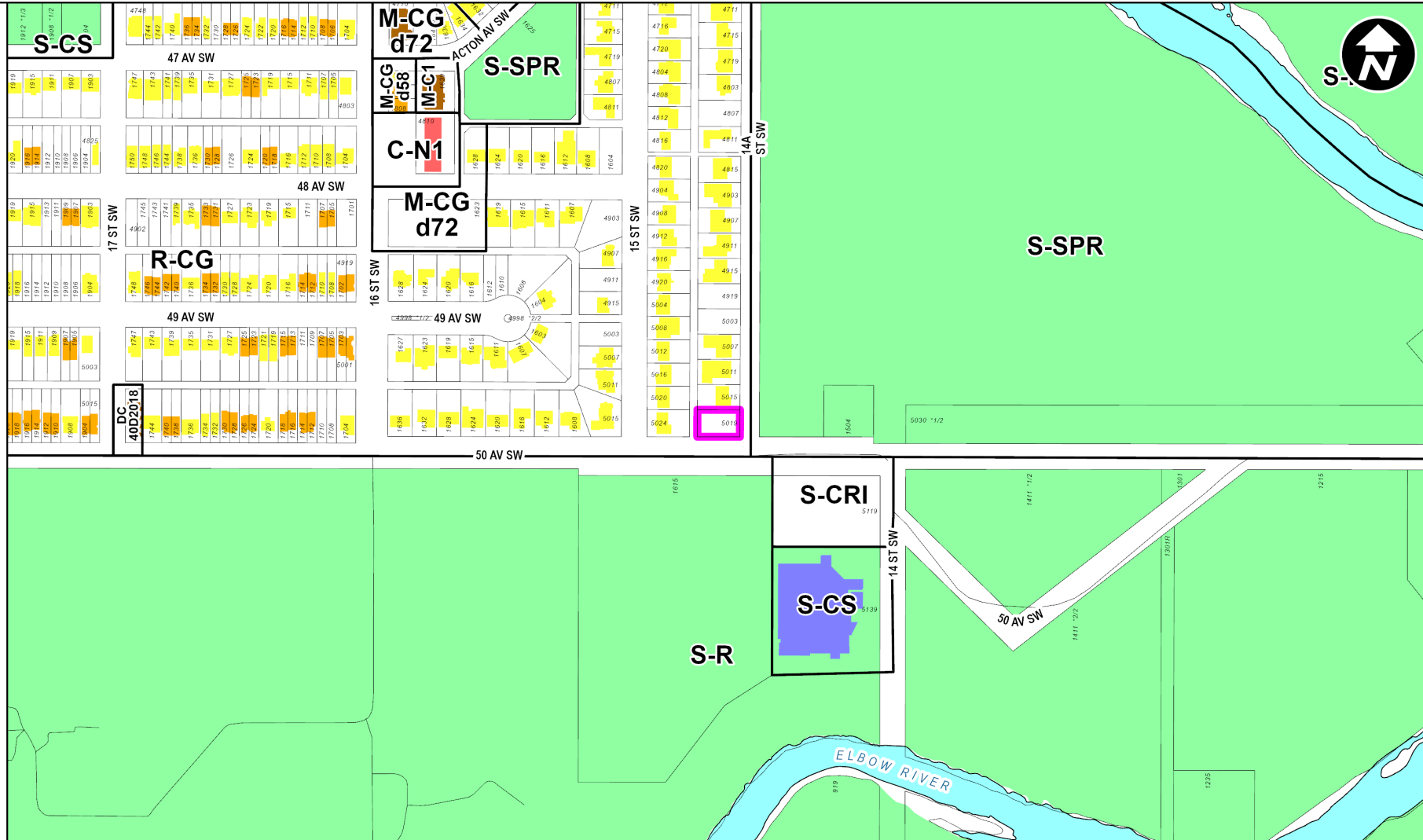


Land Use Districts SDAB2026-0069



Surrounding Land Use SDAB2026-0069

- Subject Site
- Land Use Designation Polygons
- Single Detached Dwelling
- Semi-Detached/Duplex Dwelling
- Rowhouse/Multi-Residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks & Openspace
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Public Service





April 23, 2026

JOHN TRINH & ASSOCIATES

John Trinh



Dear Applicant:

RE: Notification of Decision: DP2025-07209

Subject: New: Single Detached Dwelling (south parcel)

Address: 5019 14A ST SW

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

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

Development approved by this permit must commence by April 20, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning April 23, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight May 14, 2026. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-651-5029 or by email at jamie.fandrich@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Jamie Fandrich
Senior Planning Technician 2
Planning and Development
Attachment(s)



DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-07209

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

5019 14A ST SW

Community: **Altadore**

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

and legally described as:

148HE;1;19

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

New: Single Detached Dwelling (south parcel)

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 20, 2026**

Development Authority: **Melanie D Meadows**

File Manager: **Jamie Fandrich**

Release Date: _____

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

This Development Permit was advertised on: **April 23, 2026**

This is NOT a Building Permit

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

WARNING

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

Applicant: **JOHN TRINH & ASSOCIATES**

Address: **222 17 AV SE**

City: **CALGARY, AB. T2G1H4**

Phone: 



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

DP2025-07209

Complete Address and Legal Description listing for Development Permit DP2025-07209

Address Type	Address	Legal Description
Parcel	5019 14A ST SW	148HE;1;19



Conditions of Approval – Development Permit

Application Number:	DP2025-07209
Application Description:	New: Single Detached Dwelling (south parcel)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	5019 14A ST SW
Community:	ALTADORE
Applicant:	JOHN TRINH & ASSOCIATES
Planning:	JAMIE FANDRICH 403-651-5029 jamie.fandrigh@calgary.ca
Mobility Engineering:	AL HOPKINS 587-573-5946 Alan.Hopkins@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.
2. Proposed plans indicate building foundation to be within 2.2m of T22, 21, 20, and 17. Excavation will be within 1.2m of the existing trees, requiring their removal. Amend the plans to label these trees as "proposed for removal". Urban Forestry is not opposed to the proposed removals of T9, 10, and 11.

NOTE: The development will be required to compensate the value of the public trees to Urban Forestry, and an authorization letter for removal must be obtained from Urban Forestry. Applicant is to remove the trees using a contractor that meets Urban Forestry's minimum requirements. Apply to Urban Forestry as needed for Tree Removal Approval via 311.

Mobility Engineering

3. Amend the site plan to indicate the existing boulevard grades adjacent to site are to remain the same as the existing condition.

DR response - although grade points in some locations are noted, provide a statement in the legend or notes tab on the site plan.

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.

Permanent Conditions

The following permanent conditions shall apply:

Planning

5. 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.
6. 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.
7. A Development Completion Permit is required prior to the development being occupied.
8. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca
9. This permit does not allow for the basement to be used as an additional Dwelling Unit or Secondary Suite as defined by Land Use Bylaw 1P2007.
10. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
11. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector through 311 for an inspection.
12. 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 4m from the tree trunk and ensure no construction materials are stored inside this fence.
13. 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.
14. 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).
15. 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.

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.

16. The submitted plans indicate that the removal of existing public trees is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email tree.protection@calgary.ca to make arrangements for the letter and compensation.

Mobility Engineering

17. No direct vehicular access is permitted to or from 14A Street SW.
18. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.
19. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca

Advisory Comments

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

Planning

20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

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.

26. (1) The following non-exhaustive list of bylaws apply to this development: the Street Bylaw 20M88; the Controlled Streets Bylaw 12M80; and the Encroachment Bylaw 9M2020. Accordingly:
- a) Clear visibility to the street/lane must be maintained at all vehicular crossings. Fences, mailboxes, shrubs, etc. are not allowed to extend into the street/boulevard/lane. Please contact 311 (calgary.ca/311.html) to have any trees or bushes on City property trimmed for visibility.
 - b) The developer shall be responsible for the cost of all public works and any damage to City rights-of-way caused during construction. All work performed on public property shall be done in accordance with City standards.
- (2) Prior to commencement of any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas, please consider the following:
- a) An Indemnification Agreement may be required for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca.
 - b) Street light cables may exist along property lines shared with a street or within utility rights-of-way. Locates must be obtained prior to ANY ground disturbance. Where street light cables are present within 1.0m of any work, the Developer must contact streetlighting@calgary.ca to de-energize the street light cables. Street light de-energization is always required when there is street light cable within or surrounding the property line, and can only be completed by the City of Calgary. Please allow a minimum of five business days for de-energization.
27. The slope of the driveway to be constructed from the property line to a private garage or parking pad must be between 2-10%, with a recommended 3.5-5% crossfall.
28. 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.
29. Approval of this application does not allow for any wastewater treatment plant, landfill, hazardous waste management facility, nor storage site, as defined by Municipal Government Act - Subdivision and Development Regulation (or any successor legislation). Uses on this site are not permitted to generate a waste management facility setback. Uses that generate a waste management setback must be approved under the use of Waste Disposal and Treatment Facility under the City's Land Use Bylaw.

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.

30. 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.
31. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information.
32. 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.
33. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Trees adjacent to this development are valued at **\$24,072.81**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

Tree Values:

T-51309696	\$565.00	- Populus Tremula
T-51309698	\$565.00	- Populus Tremula
T-51309700	\$565.00	- Populus Tremula
T-51309701	\$565.00	- Populus Tremula
T-51309702	\$565.00	- Populus Tremula
T-51309703	No Value	- Populus Tremula
T-51309705	\$565.00	- Populus Tremula
T-51309707	\$565.00	- Populus Tremula
T-51309709	\$753.17	- Populus Tremula
T-51309711	\$883.94	- Populus Tremula
T-51309713	\$753.17	- Populus Tremula
T-51309714	\$753.17	- Populus Tremula
T-51309712	\$632.87	- Populus Tremula
T-51309710	\$565.00	- Populus Tremula
T-51309708	\$565.00	- Populus Tremula
T-51309706	\$565.00	- Populus Tremula
T-51106001	\$565.00	- Quercus Macrocarpa
T-32504754	\$14,081.49	- Salix Pentandra

34. 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

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.

required setbacks. Please follow the instructions in your Tree Removal Approval Letter to request your new tree(s).

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

Mobility Engineering

36. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.
37. Garage aprons / parking stalls at the rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.
38. In accordance with the [Encroachment Policy \(9M2020\)](#) adopted by Council on March 16, 2020 , encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developers expense. Encroachments are subject to approval by the Encroachment Administrator, Real Estate & Development Services.



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Reasons for Approval for DP2025-07209

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 at 5019 14A ST SW in the community of Altadore. The site is surrounded by Single Detached Dwellings to the north and west, Glenmore Athletic Park to the south, and parkland leading to the Elbow River on the east. Access to the parcel is provided from the rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Public Infrastructure** – Offsite Levy required, refer to Prior to Release conditions.
2. **Enmax** – no conflicts identified.
3. **Parks** – conditions provided.
4. **Ward Councillor** – no comments received.
5. **Marda Loop Community Association** – no comments received.
6. **Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a one week period. The following comments were received.
 - Concerns regarding height
 - Concerns regarding loss of mature trees
 - Concerns regarding parking
 - Concerns regarding privacy
 - Concerns the development doesn't align with the restrictive covenant registered on title

The above comments were addressed as follows:

Notice Posting

- The proposed dwelling proposes a height chamfer relaxation based on the existing adjacent dwelling that will be remedied through the redevelopment of the adjacent parcel (DP2025-07210). Once the subject and adjacent development are issued building permits, there is no relaxation.
- The parking exceeds the Land Use Bylaw requirement at the required rate of 0.50 stalls per unit and suite as two stalls have been provided in the attached garage.
- There are no second-storey windows that project beyond the rear façade of the adjacent proposed dwelling.



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- The Development Authority's jurisdiction is limited only to the authority granted under the Municipal Government Act, its associated regulations, and the Land Use Bylaw. The Development Authority does not have the jurisdiction to enforce or determine the validity of a restrictive covenant or other private contracts through planning approvals.

Comments on Relevant City Planning Policies

Calgary Municipal Development Plan (MDP)

2.3.1 Housing

Policies

Housing diversity and choice

- a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
 - i. A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium and higher-density and mixed-use residential developments.
 - ii. A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types.

The proposed building form of a Single Detached Dwelling is supported by the policy.

West Elbow Communities Local Area Plan (LAP)

Map 3: Urban Form – Neighbourhood Local

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

2.2.1.4 Neighbourhood Connector and Neighbourhood Local

Policy

Land Use

- a. Development in Neighbourhood Connector and Neighbourhood Local areas should:
 - i. be primarily residential uses; and,
 - ii. support a broad range and mix of housing types, unit structures, and forms.

Site, Building, and Landscape Design

- c. Development in Neighbourhood Connector and Neighbourhood Local areas should:
 - i. consider the local built form context;
 - ii. be oriented towards the street;
 - iii. consider shadowing impacts on neighbouring properties; and,
 - iv. provide access to off-street parking and loading areas from the lane.

The proposed development is in the form a Single Detached Dwelling and provides parking off the rear lane. The development aligns with the intent of the West Elbow Communities Local Area Plan.



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

4.2 Context:

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

The development fits the context of the surrounding streetscape and community by providing a similar main floor height, pitched roof and orientation on the parcel.

4.2.1 Corner Parcel Development:

Corner Parcel Development should address both frontages with equal treatment given to both elevations.

The proposed development sees the stone base on the front façade wrapped around down the side of the south elevation. Windows on this elevation are stacked and framed in a vertical orientation creating visual interest that breaks up the façade.

4.3 Parcel Layout:

4.3.1 Building Setback from Front Property Line (Front Setback)

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

The dwelling is situated on the parcel maintaining the established street pattern thus limiting its visual impact on the existing dwellings. The front setback of the proposed development aligns with the existing homes on the block face.

4.3.3 Building Setback from Side Property Line (Side Setback)

One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

The proposed Dwelling sees no projections into the side setback areas which keeps both side yards open to provide unobstructed access to the rear of the parcel.

4.3.5 Parcel coverage

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

The proposed development complies with the parcel coverage requirement of 45%.

4.3.6 Parking

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



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The development has a rear attached garage that will accommodate parking of three motor vehicles onsite, further reducing the need for, and congestion of street parking.

4.4 Building Mass:

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

The development respects the existing scale and massing of its immediate surroundings. The massing of the building has been reduced by facade staggering, variety of exterior claddings and multiple window treatments.

4.5 Privacy:

4.5.1 Placement of Windows/second storey balconies

The privacy of adjacent residences should be respected.

The Single Detached Dwelling will have minimal privacy impacts on the adjacent parcel as the building depth on both parcels is the same and no windows project beyond the rear façade of the adjacent home.

4.5.2 Entry Treatment/Entrances

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

The proposed entry features a covered front porch with an arch over the front door, drawing attention to the entry, making it a prominent feature identifiable from the street.

Land Use Bylaw

The existing land use for the site is Residential – Grade-Oriented Infill District (R-CG). The R-CG district is intended to accommodate existing residential development, a wide range of grade-oriented development and Secondary Suite and Backyard Suites with new and existing residential development.

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



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Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	(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 (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.	Plans indicate portions of the roof exceed the maximum height chamfer from the north property line. <i>It should be noted, the proposed north development also has roof peak geodetic of 1100.69, so once a building permit is issued for the north development, the chamfer from the north property line would no longer be a discrepancy on the subject DP.</i>
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 the building depth is 75.50% (+10.50%) or 25.30m (+3.52m) of the parcel depth.
	(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: (b) the building depth of the main residential building on the adjoining parcel;	Plans indicate the building is setback 1.26m from the north side property line, between the rear property line and the building depth of the main residential building on the adjoining parcel. <i>It should be noted, the proposed north development has the same building depth as this subject development, so once a building permit is issued for the north development, section 535(3)(b) would apply and comply for a corner parcel.</i>

Planning Review

During the review, the Development Authority considered the rules and intent of the Land Use Bylaw, as well as the appropriateness of the proposed development in the context of the neighbourhood. The proposed Single Detached Dwelling requests relaxations for the building height chamfer and building depth.

As noted in the discrepancies table, the relaxations will not be applicable once the adjacent development is issued a building permit. The building depth will match or be very similar to the other development on the north side of the subject parcel.



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The proposed Single Detached Dwelling captures all elements of sound planning rationale referenced from the Infill Guidelines through parcel layout, building massing and privacy. Altadore is a neighbourhood in transition that has seen an increase in residential redevelopment in recent years. The area has a mixture of varied built forms and both new and older housing stock. This development will contribute positively to the streetscape and the greater neighbourhood. The development will not unduly interfere with the amenities of the neighbourhood or interfere with or affect the use, enjoyment or value of neighbouring parcels of land. The development meets the intent of the Land Use Bylaw, Infill Guidelines and the guidelines pertaining to discretionary infill developments in a low density residential setting. As such, the Development Permit is approved, subject to relevant conditions.



Development Permit - Approved Plans (Approved)

Application Number: DP2025-07209
Description: Single Detached Dwelling
Land Use District: R-CG - Residential - Grade-Oriented Infill
Site Address: 5019 14A ST SW
Applicant: JOHN TRINH & ASSOCIATES INC. (JOHN TRINH & ASSOCIATES)
Senior Planning Technician: JAMIE FANDRICH

List Of Plans Reviewed

Approved Files	Doc ID	Document Type	Submitted Date	Approved Date
DP - ARCH - 13-26 - Amir Wasef - 5019 14A ST SW - Single - South - FEB 25 2026_20260320_111940.pdf	1965542	RESIDENTIAL DRAWINGS	2026/03/20 11:19:41 AM	2026/04/20 12:00:00 AM
DP - SITEPLAN - 13-26 - Amir Wasef - 5019 14A ST SW - Single - South - APR 01 2026_20260401_103722.pdf	1972238	SITE/BLOCK PLAN	2026/04/01 10:37:23 AM	2026/04/20 12:00:00 AM

Legend

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



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

638283131-001
Taken By:

Application Date **Dec 12, 2025**

APPLICATION NO DP2025-07209

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: **JOHN TRINH & ASSOCIATES**

Address: **222 17 AV SE**

City: **CALGARY, AB, T2G1H4**

Phone:

Parcel Address: **5019 14A ST SW**

Legal: **148HE;1;19**

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

Community: **ALTADORE**

Sec. Number: **5C** Ward: **08**

Description: **New: Single Detached Dwelling**

Gross Floor Area: 2959 feet -
squared
Dwelling Units: 1

Proposed Development is: **Discretionary**

Proposed Use: **Single Detached Dwelling**

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

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

Applicant / Agent Signature: _____ Date: _____

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

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

SDAB2026-0069



LAND TITLE CERTIFICATE

S	LINC	SHORT LEGAL	TITLE NUMBER
	0021 069 976	148HE;1;19	171 117 456

LEGAL DESCRIPTION

PLAN 148HE

BLOCK 1

LOT 19

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;1;24;5;E

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 121 136 425

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 117 456	01/06/2017	TRANSFER OF LAND	\$850,500	NOMINAL

OWNERS

MIKE V DANG

AND

ANN DANG PHAM

BOTH OF:

5019-14A STREET SW

CALGARY

ALBERTA T2T 3Y5

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
6562HB	25/05/1956	CAVEAT RE : SEE CAVEAT CAVEATOR - THE CITY OF CALGARY. OFFICE OF THE CITY SOLICITOR, CITY HALL, CALGARY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

171 117 456

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA

121 200 456 07/08/2012 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF CALGARY.
GENERAL MANAGER
CORPORATE PROPERTIES & BUILDINGS
12TH FLOOR, MUNICIPAL BUILDING
800 MACLEOD TRAIL S.E.
CALGARY
ALBERTA T2P2M5

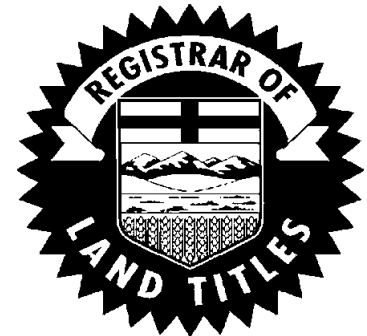
201 044 958 04/03/2020 MORTGAGE
MORTGAGEE - COMPUTERSHARE TRUST COMPANY OF CANADA.
C/O FIRST NATIONAL FINANCIAL LP
100 UNIVERSITY AVE, SUITE 700 NORTH TOWER
TORONTO
ONTARIO M5J1V6
ORIGINAL PRINCIPAL AMOUNT: \$144,320

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF
OCTOBER, 2025 AT 10:31 A.M.

ORDER NUMBER: 55418478

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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

SDAB2026-0069

Date

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

Subject: 5019 14A ST SW (property address)
13/14-26 (project name, if applicable)
Mike Dang (registered owner(s) as on land title)

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

JOHN TRINH (agent name) and/or it's
JOHN TRINH & ASSOCIATES INC (applicant, consultant, contractor)

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

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

Date signed (yyyy/mm/dd)

Contact name

Contact address

Contact phone n

Contact email

Authorized signature of owner (print) Mike v dang

(sign) 

Photos – 5019 14a St SW, Calgary, AB T2T 3Y5

Front View



Rear View



Left Parcel



Right Parcel





Site Contamination Statement

Application # _____
for office use only

Site Address: 5019 14a St SW, Calgary, AB T2T 3Y5

Legal Description: Plan:148HE;Block:1;Lot:19

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? Yes No
(e.g. certificates of approval, storage tank regulations, plant operating permits)

If yes, please describe:

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

If yes, please provided a brief description:

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

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

2025-12-10

Date



Applicant Signature

JOHN TRINH

Applicant Name (Please Print)

JOHN TRINH & ASSOCIATES INC.

Company Name (Please Print)

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Public Tree Disclosure Statement

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

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

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

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

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

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

Applicant Owner Builder Other:

If Other: Name: _____ Phone: _____

Email: _____

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

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Abandoned Well Declaration

Application # _____
for office use only

Site Address: 5019 14a St SW, Calgary, AB T2T 3Y5

Legal Description: Plan:148HE;Block:1;Lot:19

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.

- 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.

- 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.
- 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.

- Who is submitting the Abandoned Well Declaration for this development?

Applicant Owner Builder Other _____

Company Name John Trinh & Associates Inc. Contact Person JOHN TRINH

Address 222 17 Ave SE, Calgary AB



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

Yes No

If you answered 'yes':

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

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

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

2025-12-10

Date



Applicant Signature

John Trinh

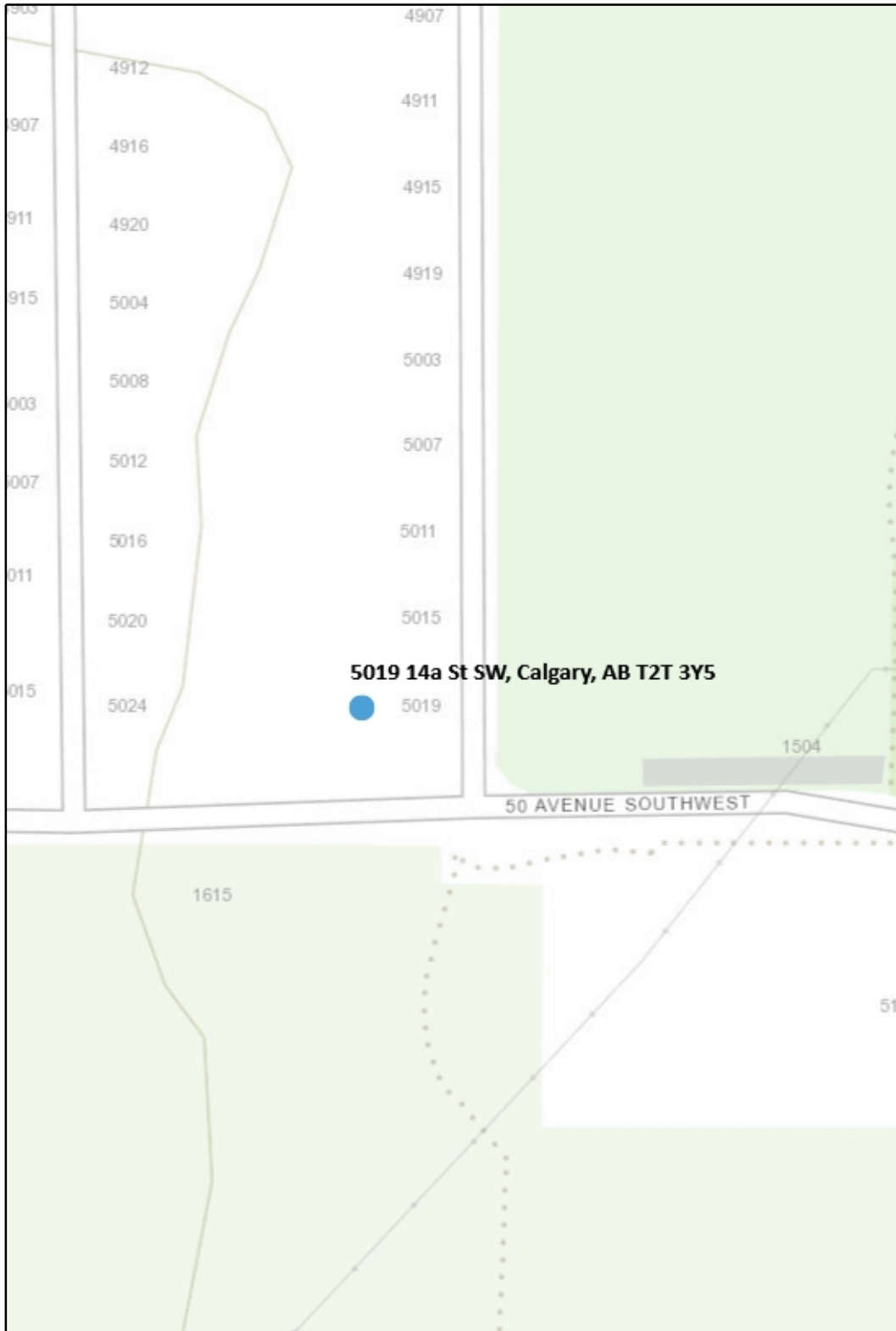
Applicant Name (Please Print)

John Trinh & Associates Inc.

Company Name (Please Print)

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

Map Results



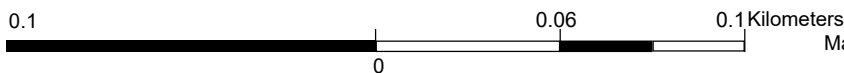
Legend

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

© Government of Alberta

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

Wednesday, December 10, 2025 12:06:13 -07:00



Map Scale: 1: 2,257





January 30, 2026



Dear Applicant:

RE: Detailed Review (DR) Development Permit Number: DP2025-07209

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

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

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

Should you have any questions or concerns, please contact me at 403-651-5029 or by email at jamie.fandrigh@calgary.ca.

Sincerely,

JAMIE FANDRICH
Senior Planning Technician



Detailed Review 1 – Development Permit

Application Number:	DP2025-07209
Application Description:	New: Single Detached Dwelling (south parcel)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	5019 14A ST SW
Community:	ALTADORE
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	January 30, 2026
Response Due Date:	March 1, 2026
Planning:	JAMIE FANDRICH 403-651-5029 jamie.fandrigh@calgary.ca
Mobility Engineering:	AL HOPKINS 587-573-5946 Alan.Hopkins@calgary.ca

General Comments

This application is for a discretionary Single Detached Dwelling at 5019 14A ST SW in the community of Altadore. The parcel is located on a corner and proposed vehicle access via a new driveway accessing 14A ST SW.

Circulation: During the review process, the application was circulated for review and comments to:

- **Enmax:** No conflicts identified.
- **Parks:** Prior to decision, permanent, and advisory comments provided.
- **Mobility Engineering:** Driveway accessing 14A ST SW not supported, prior to decision, permanent, and advisory comments provided.
- **Ward Councillor:** No comments received.
- **Marda Loop Community Association:** No comments received.

Notice Posting: as per Land Use Bylaw requirements, the application was notice posted for a one week period and the comments received are summarized below.

- Concerns regarding height
- Concerns regarding loss of mature trees
- Concerns regarding parking
- Concerns regarding privacy
- Concerns the development doesn't align with the restrictive covenant registered on title

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As the front driveway is not supported, amendments made to this application should also be considered for the adjacent proposed development (DP2025-07210) at 5019 14A ST SW to ensure building placement and depth is aligned.

Comments on Relevant City Policies

West Elbow Communities Local Area Plan

The subject parcel is located in the Neighbourhood Local area of Map 3: Urban Form in the West Elbow Communities Local Area Plan.

The subject parcel is located in the Limited (up to 3 storeys) area of Map 4: Building Scale in the West Elbow Communities Local Area Plan.

Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	<p>(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:</p> <p>(a) is the greater of:</p> <p>(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or</p> <p>(ii) 7.0m from grade; measured at the shared property line; and</p> <p>(b) increases at a 45 degree angle to a max of 11.0m measured from grade.</p>	<p>Plans indicate portions of the roof exceed the maximum height chamfer from the north property line.</p> <p><i>It should be noted, the proposed north development also has roof peak geodetic of 1100.69, so once a building permit is issued for the north development, the chamfer from the north property line would no longer be a discrepancy on the</i></p>  <p><i>subject DP. Plans for both projects will be submitted congruently. A review based on the assumption that the building permit for the north development is issued is</i></p>

		requested to address the chamfer discrepancy.
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 the building depth is 75.50% (+10.50%) or 25.30m (+3.52m) of the parcel depth.
	(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: (b) the building depth of the main residential building on the adjoining parcel;	Plans indicate the building is setback 1.26m from the north side property line, between the rear property line and the building depth of the main residential building on the adjoining parcel. <i>It should be noted, the proposed north development has the same building depth as this subject development, so once a building permit is issued for the north development, section 535(3)(b) would apply and comply for a corner parcel.</i> <i>Relaxation requested on the building depth. To maintain the front setback of 25', the building is needed to be pushed back to the extent that it would exceed building depth. We prioritize the issue of the front setback over the building depth as it has a more impactful effect on the community and surrounding neighbors.</i>

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. [Acknowledged](#).

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2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well. [Acknowledged](#).
3. Amend the plans to indicate all existing public trees within 6.0 metres of the development site. As per the Public Tree Protection Bylaw, Complete Application Requirement List, and the Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*, provide the following information:
 - a. **Tree species**,
 - b. Calliper of tree trunk (dbh),
 - c. Height of tree,
 - d. Location of the centre point of the tree trunk,
 - e. **Scaled outline of the tree canopy drip line**,
 - f. Indicate whether the tree is to **remain** or to be **removed**.

Note: T22, T21, and T15 will need to be removed for building foundation. Urban Forestry will allow the removal with compensation. [Plans amended](#). [Public trees renamed to the extent they were available on Calgary tree map](#).

Mobility Engineering

4. Amend the site plan to relocate the proposed vehicular access to the lane. No direct vehicular access will be permitted to or from 14A Street. The proposed access is in close proximity to the corner including the catch basin (trap low) and the fire hydrant. With the location near the intersection and pedestrian crossing, at this location, a blind reverse move from the negative sloping driveway will create a safety issue for pedestrians and to opposing traffic. [Plans amended](#).

Prior to Release Requirements

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

Planning

5. The Prior to Release Requirements will be finalized at the time of Development Authority decision.
6. Provide a copy of the new land title and a copy of approved plan of subdivision upon registration of the subdivision.

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Mobility Engineering

7. Amend the site plan to indicate the existing boulevard grades adjacent to site are to remain the same as the existing condition.

Permanent Conditions

The following permanent conditions shall apply:

Planning

8. The Permanent Conditions will be finalized at the time of Development Authority decision.
9. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
10. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
11. A Development Completion Permit is required prior to the development being occupied.
12. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca
13. This permit does not allow for the basement to be used as an additional Dwelling Unit or Secondary Suite as defined by Land Use Bylaw 1P2007.
14. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector through 311 for an inspection.
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

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obtained separately through Urban Forestry. Visit www.calgary.ca, call 311, or email tree.protection@calgary.ca for more information.

Mobility Engineering

19. No direct vehicular access is permitted to or from 14A Street SW.
20. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.
21. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca

Advisory Comments

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

Planning

22. The Advisory Comments will be finalized at the time of Development Authority decision.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.

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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.

29. 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.
30. Approval of this application does not allow for any wastewater treatment plant, landfill, hazardous waste management facility, nor storage site, as defined by Municipal Government Act - Subdivision and Development Regulation (or any successor legislation). Uses on this site are not permitted to generate a waste management facility setback. Uses that generate a waste management setback must be approved under the use of Waste Disposal and Treatment Facility under the City's Land Use Bylaw.
31. 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.
32. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information.
33. 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.
34. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Trees adjacent to this development are valued at **\$24,072.81**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
35. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.
36. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

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.

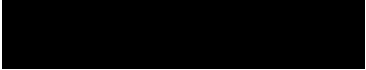
Mobility Engineering

37. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.
38. Garage aprons / parking stalls at the rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.
39. In accordance with the [Encroachment Policy \(9M2020\)](#) adopted by Council on March 16, 2020 , encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developers expense. Encroachments are subject to approval by the Encroachment Administrator, Real Estate & Development Services.



March 31, 2026

JOHN TRINH & ASSOCIATES
Trinh, John



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-07209

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 30, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-651-5029 or by email at jamie.fandrigh@calgary.ca.

Sincerely,

JAMIE FANDRICH
Senior Planning Technician



Detailed Review 2 – Development Permit

Application Number:	DP2025-07209
Application Description:	New: Single Detached Dwelling (south parcel)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	5019 14A ST SW
Community:	ALTADORE
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	March 31, 2026
Response Due Date:	April 30, 2026
Planning:	JAMIE FANDRICH 403-651-5029 jamie.fandrich@calgary.ca
Mobility Engineering:	AL HOPKINS 587-573-5946 Alan.Hopkins@calgary.ca

General Comments

This application is for a discretionary Single Detached Dwelling at 5019 14A ST SW in the community of Altadore. The parcel is located on a corner and proposed vehicle access via a new driveway accessing 14A ST SW.

Prior to Decision Requirements are still outstanding, please review to ensure items are responded to in their entirety.

Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	<p>(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:</p> <p>(a) is the greater of:</p> <p>(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or</p> <p>(ii) 7.0m from grade; measured at the shared property line; and</p> <p>(b) increases at a 45 degree angle to a max of 11.0m measured from grade.</p>	<p>Plans indicate portions of the roof exceed the maximum height chamfer from the north property line.</p> <p><i>It should be noted, the proposed north development also has roof peak geodetic of 1100.69, so once a building permit is issued for the north development, the chamfer from the north property line would no longer be a discrepancy on the subject DP.</i></p> <p>Relaxation can be supported. Acknowledged. Thank you.</p>
535 Building Depth and Separation	<p>(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.</p>	<p>Plans indicate the building depth is 75.50% (+10.50%) or 25.30m (+3.52m) of the parcel depth.</p>
	<p>(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:</p> <p>(b) the building depth of the main residential building on the adjoining parcel;</p>	<p>Plans indicate the building is setback 1.26m from the north side property line, between the rear property line and the building depth of the main residential building on the adjoining parcel.</p> <p><i>It should be noted, the proposed north development has the same building depth as this subject development, so once a building permit is issued for the north development, section 535(3)(b) would apply and comply for a corner parcel.</i></p> <p>Relaxation can be supported. Acknowledged. Thank you.</p>

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.
Acknowledged.
2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.
Acknowledged.
3. **UPDATE:**
Some public trees are still missing or incorrectly identified on the plans. Please refer to the Tree IDs provided in ADV 02.08 and the Urban Forestry map for all public trees currently present on site.
Amend the plans to ensure all public trees are accurately shown on the site plan and correctly identified in the tree schedule with their respective Tree IDs and species information.

NOTE: The plans appear to incorrectly identify some public trees as being located on the property line or within private property. These public trees are missing from the site plan. Amend the plans to show all public trees and correctly label them as City trees based on the information referenced above.

Amended. All public trees were identified as per Urban Forestry map. Correct species, location and disposition is shown in S.01 and S.02

Previous Comment:

Amend the plans to indicate all existing public trees within 6.0 metres of the development site. As per the Public Tree Protection Bylaw, Complete Application Requirement List, and the Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*, provide the following information:

- a. **Tree species,**
- e. **Scaled outline of the tree canopy drip line,**

NOTE: Some species information is missing from the Tree Schedule. Amend the plans to identify the species of all public trees within 6 m of the development site and, where available, include the corresponding Tree Identification numbers.

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

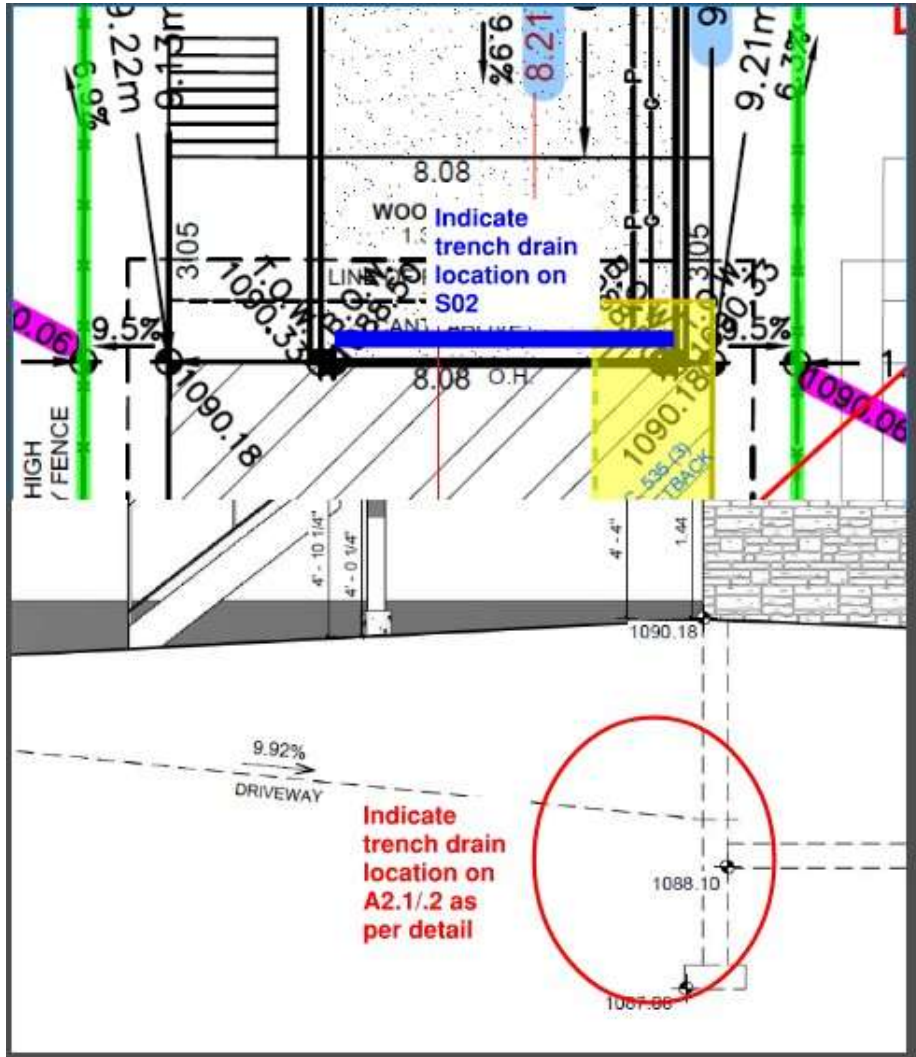
Mobility Engineering

6. Amend the site plan to indicate the existing boulevard grades adjacent to site are to remain the same as the existing condition.

DR response - although grade points in some locations are noted, provide a statement in the legend or notes tab on the site plan.

7. Amend the plans to revise the current driveway cross-section (driveway slope detail - S 02) to note ramp grades from the property line to garage door. Include the trench drain location and reference to connection to City storm or equivalent. Refer to Roads Construction Standard Specifications. See illustration below.

DR Response - plan indicates the trench drain detail, however the detail on S 02 and the elevation plans (A2.1, A2.2) do not indicate the location of the trench drain or the method of drainage, gravity to storm or equivalent (eg. sump pump). Revise plans to provide details for clarity. See illustration below.



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Permanent Conditions

The following permanent conditions shall apply:

Planning

8. The Permanent Conditions will be finalized at the time of Development Authority decision.
9. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
10. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
11. A Development Completion Permit is required prior to the development being occupied.
12. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca
13. This permit does not allow for the basement to be used as an additional Dwelling Unit or Secondary Suite as defined by Land Use Bylaw 1P2007.
14. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
15. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector through 311 for an inspection.
16. 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 4m from the tree trunk and ensure no construction materials are stored inside this fence.
17. 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.
18. 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).
19. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must

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be obtained separately through Urban Forestry. Visit www.calgary.ca, call 311, or email tree.protection@calgary.ca for more information.

20. The submitted plans indicate that the removal of existing public trees is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email tree.protection@calgary.ca to make arrangements for the letter and compensation.

Mobility Engineering

21. No direct vehicular access is permitted to or from 14A Street SW.
22. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.
23. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca

Advisory Comments

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

Planning

24. The Advisory Comments will be finalized at the time of Development Authority decision.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.

The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

31. 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.
32. Approval of this application does not allow for any wastewater treatment plant, landfill, hazardous waste management facility, nor storage site, as defined by Municipal Government Act - Subdivision and Development Regulation (or any successor legislation). Uses on this site are not permitted to generate a waste management facility setback. Uses that generate a waste management setback must be approved under the use of Waste Disposal and Treatment Facility under the City's Land Use Bylaw.
33. 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.
34. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information.
35. 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.
36. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Trees adjacent to this development are valued at **\$24,072.81**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

Tree Values:

T-51309696 \$565.00 - Populus Tremula
 T-51309698 \$565.00 - Populus Tremula
 T-51309700 \$565.00 - Populus Tremula
 T-51309701 \$565.00 - Populus Tremula
 T-51309702 \$565.00 - Populus Tremula
 T-51309703 No Value - Populus Tremula
 T-51309705 \$565.00 - Populus Tremula
 T-51309707 \$565.00 - Populus Tremula

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.

T-51309709 \$753.17 - Populus Tremula
 T-51309711 \$883.94 - Populus Tremula
 T-51309713 \$753.17 - Populus Tremula
 T-51309714 \$753.17 - Populus Tremula
 T-51309712 \$632.87 - Populus Tremula
 T-51309710 \$565.00 - Populus Tremula
 T-51309708 \$565.00 - Populus Tremula
 T-51309706 \$565.00 - Populus Tremula
 T-51106001 \$565.00 - **Quercus Macrocarpa**
 T-32504754 \$14,081.49 - Salix Pentandra

37. 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).
38. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

Mobility Engineering

39. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.
40. Garage aprons / parking stalls at the rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.
41. In accordance with the [Encroachment Policy \(9M2020\)](#) adopted by Council on March 16, 2020 , encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developers expense. Encroachments are subject to approval by the Encroachment Administrator, Real Estate & Development Services.



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):

Part 4 A to Z Use and Use Rules			D.P. # 2025-07209
Section / Use	Type	Requirements	Evaluation

Page 3		Residential - Grade-Oriented Infill (R-CG) District			D.P. # 2025-07209				
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 1089.30 + Front B 1089.50) / 2 = Front Average Building Reference Point				1089.4				
	(Rear A 1089.54 + Rear B 1089.60) / 2 = Rear Average Building Reference Point				1089.57				
	(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 =				0.17	C	N/C	N/A	N/I
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m				East	7.63	4.63		
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 2.5m ²						
	(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 2.5m ² ; 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				
	1st st			X 40% =					
	2nd st			X 40% =					
(2) The max. length of an individual projection into any setback area is 3.1m									
				North	1.26	0.06			
(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m									

539 Building Setback from Side Property Line	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:	(a) 1.2m; or						N/A		
		(b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.								
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.									
	(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			South	1.26				0.66	
	(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									N/A
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.									
337 Projections Into Side Setback Area				south 2x cant.	-0.10			-0.70		
	(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.									
				south 2x cant.	-0.10			-0.70		
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,									
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;			C	N/C	N/A	N/I		
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or			C	N/C	N/A	N/I		
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.			C	N/C	N/A	N/I		
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.								N/A	
(2) Window wells and portions of a building, other than eaves, must not project into a 3.0 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.			south	-0.05			-0.65			
			North	0.55			-0.05			

	(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:		N/A						
(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.		closest	0.91			0.01		
(9) Balconies and decks must not project into any side setback area;			C	N/C	N/A	N/I		
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>		%	Length	%	Length		
	1st st	16.75	X 40% =	6.70	28.18	4.72	-11.82	-1.98
	2nd st	17.67	X 40% =	7.07	34.52	6.10	-5.48	-0.97
	__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	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		west	9.12	7.92			
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			
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>		PROVIDE LENGTH AND % VALUES					
	1st st		X 40% =					
	2nd st		X 40% =					

	(2) The max. length of an individual projection into any setback area is 3.1m						
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and		1.32	-0.18		
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.		-0.12	-0.42		
	(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.			N/A		
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.						
	(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 wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and (b) must not be located between the foremost front façade of the main residential building and front property line.					
544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below.						
	Area of Storey Below Balcony (m ²)						
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use: <i>Does not apply to Discretionary Uses.</i>	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or			N/A	
			(ii) where it is on the street side of a corner parcel;				
		(b) may be located on a rear façade of a building where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;				
	(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and			Minimum			
(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and			Maximum				
(c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from grade to the platform of the balcony.							
543 Amenity Space	(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.☐			F/M Discretion	N/A	N/I	
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.			Applies	N/A	N/I	
533 At Grade Orientation of Units	(1) All units must provide individual, separate, direct access to grade.			C	N/C	N/A	N/I
	(2) Units with an exterior wall facing a street must provide:	(a) an entrance that is visible from the street; and		C	N/C	N/A	N/I
		(b) sidewalks that provide direct exterior access to the unit.		C	N/C	N/A	N/I

				11.00	0.00		
	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.						
541 Building Height	(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 maximum building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or	C	N/C	N/A	N/I
			(ii) 7.0m from grade; measured at the shared property line; and				
		(b) increases at a 45 degree angle to a maximum of 11.0m measured from grade.	<i>It should be noted, the proposed north development also has roof peak geodetic of 1100.69, so once a building permit is issued for the north development, the chamfer from the north property line would no longer be a discrepancy on the subject DP.</i>				
	(3) On a corner parcel, the maximum area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the maximum area of a horizontal cross section through the building between average grade and 8.6m						
		1089.57	1089.57	1099.38	X		
	Prim. Bldg. Crnr 1	Prim. Bldg. Crnr 2	Geo 9.5m Above Avrge Grade				
	1090.18	1090.18	1098.48				
	Prim. Bldg. Crnr 3	Prim. Bldg. Crnr 4	Geo 8.6m Above Avrge Grade				
		141.36	X 75% =	106.02	Percentage (%)		
					29.70%	-45.30%	
	Max. Area		Max. Area allowed at 9.5m above avg. grade	Area(m ²)			
				41.99	-64.03		
	(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.			N/A			
	Height Required Beyond m and Rear Property Line						
	C.A.B. #1	C.A.B. #2	Parcel Depth				
349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.			N/A			
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m			Complies			
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.			Percentage (%)			
				75.50%	10.50%		
				Building Depth (m)			
		65% x 33.51 = 21.78	Parcel Depth	Max Bldg Depth	25.30	3.52	
	(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;			N/A		
		(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			Number of Units within First 60.0% of Parcel Depth		
					N/A		
	(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings						

	contained on the rear portion of the parcel is 6.5m						
	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(a) 50.0 per cent parcel depth; or 33.51 Parcel Depth	<i>It should be noted, the proposed north development has the same building depth as this subject development, so once a building permit is issued for the north development, section 535(3)(b) would apply and building depth would comply for a corner parcel.</i>	Side Setback Dimension (m)			
		(b) the building depth of the main residential building on the adjoining parcel; 18.73 C.A.B. Building Depth		1.26	-1.74		
		whichever is closer to the rear property line.					
		3.0m Building Side Setback Required beyond 18.73 m and the rear property line					
				Subsection (b) Applies			
For parcels designated R-CG use this calculation:							
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare.		Units	1	-1		
	75	355.58 (m ²) = 2.00	U.P.H	28.12	-46.88		
		0.0355584 (ha)					
	U.P.H						
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: <i>The max density for parcels designated multi-residential is the density requirement of that district.</i>		Units	N/A			
		(m ²) =					
	Enter m² Above	(ha) =	U.P.H				
U.P.H							
365 Exempt Addition	In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling: (b) the addition may be a maximum of:						
	(i) 40.0m ² in floor area for any portion at a height less than or equal to:	(A) 7.5m measured from grade where the existing building has a walkout basement; or (B) 6.0m measured from grade where the existing building does not have a walkout basement; and		N/A			
	(ii) 10.0m ² in floor area for any portion not exceeding the highest point of the existing roof;						
339.1 Porches <i>(must meet all requirements to be exempt)</i>	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or	C	N/C	N/A	N/I
			(ii) the side property line on the street side of a corner parcel;	C	N/C	N/A	N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and		C	N/C	N/A	N/I
			(c) there is no enclosed floor area or balcony located directly above the roof of the porch.		C	N/C	N/A
(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	(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		Applies	Does Not Apply			

534 Parcel Coverage	Cottage housing cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	a density of 50 units per hectare or greater and less than 60 units per hectare; or		Applies	Does Not Apply										
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.		Applies	Does Not Apply										
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m ² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and		Applies	Does Not Apply										
		(b) 19.0m ² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.		Applies	Does Not Apply										
	(4) For all other uses, the maximum parcel coverage is 45.0%			Applies	Does Not Apply										
	Determine correct percentage of parcel coverage and input values below			%	%										
	45.0%	<table border="1"> <tr> <td>1</td> <td>Number of Units</td> </tr> <tr> <td>355.58</td> <td></td> </tr> </table> minus <table border="1"> <tr> <td></td> <td>Required Stalls</td> </tr> <tr> <td></td> <td></td> </tr> </table> = <table border="1"> <tr> <td>160.01</td> <td>Max. Coverage</td> </tr> </table>	1	Number of Units	355.58			Required Stalls			160.01	Max. Coverage		37.70%	-7.30%
	1	Number of Units													
	355.58														
		Required Stalls													
160.01	Max. Coverage														
Parcel Coverage Totals					m ²	m ²									
	House	Proj. > 1.0m	Garage(s)	Other	Total										
	134.07				134.07	134.07	-25.94								
Accessory Building	If applicable please refer to Accessory Residential Building Form			See Attached	N/A	N/I									
542 Landscaping Requirements <i>Applies with 3 or more units</i>	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.														
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.														
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.														
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.														
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.														
		<table border="1"><tr><td></td><td>Landscaped Area (m²)</td></tr><tr><td></td><td></td></tr></table>		Landscaped Area (m ²)											
		Landscaped Area (m ²)													
(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.															
	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;													
		<table border="1"><tr><td></td><td># Provided</td></tr></table>		# Provided											
		# Provided													
	(5) The requirement for the provision of 2.0 trees is met where:	(b) a coniferous tree has a minimum height of 2.0m													
<table border="1"><tr><td></td><td># Provided</td></tr></table>			# Provided												
	# Provided														
	(a) a deciduous tree has a minimum calliper of 85mm;														
	<table border="1"><tr><td></td><td># Provided</td></tr></table>		# Provided												
	# Provided														
		(b) a coniferous tree has a minimum height of 4.0m													

N/A

542.2 Planting Requirements <i>Applies with 3 or more units</i>	(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.		# Provided					
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m ² of parcel area.		0	Required Trees	0	Required Shrubs	Parcel Area (m ²)	
	(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		C	N/C	N/A	N/I
(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.			C	N/C	N/A	N/I		
(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		12.07		6.07	
			(ii) a curb where there is no public sidewalk to the door of a private garage, and		N/A			
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.		C	N/C	N/A	N/I	
(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.						N/A		
(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:		(a) 6.0m where the parcel width is 9.0m or less; or		N/A				
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m		5.13		-1.87		
(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:		(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.		Percentage (%)		84.21%	34.21%	
		Number of Parcels along Block Face		Homes w/ Exst. Driveway		16	6	
	19		Existing Driveway No Changes					
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.		drive under garage		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		
	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be							

Page 1 338.1 Patios	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
343 Fences <i>Note: Only apply fence rules to proposed fences</i>	The height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	C	N/C	N/A	N/I
		(b) 2.0m in all other cases, and	C	N/C	N/A	N/I
		(c) 2.5m at the highest point of a gate that is not more than 2.5m in length.	C	N/C	N/A	N/I
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.		C	N/C	N/A	N/I
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority <i>*Note: Applies when there are 3 or more Units</i>		C	N/C	N/A	N/I
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.		Community (select below)			
			ALTADORE			
	(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: <input type="text" value="0.50"/> Stall per Unit & Suite			
	<input type="text" value="1"/>	Number of Units & Suites Stalls Within a Private Garage Stalls provided on Parking Pad	<input type="text" value="2"/>	<input type="text" value="1"/>		
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.		Applies		N/A	N/I
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage. <input type="text" value="-1"/> Number of Units & Suites		N/A			
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling		C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other		C	N/C	N/A	N/I
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		C	N/C	N/A	N/I

Page 2		Residential - Grade-Oriented Infill (R-CG) District			D.P. # 2025-07209				
Rule	Requirements				Evaluation				
					Notes				
						Provided/Variance			
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.						N/A		
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,								
	(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.								
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>				%	Length	%	Length	
	1st st			X 40% =			N/A		
	2nd st			X 40% =					
	__st			X 40% =					
	__st			X 40% =					
(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>									
540 Building Setback from Rear Property Line	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m				west to upper cant	8.21	7.01		
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				1.32	-0.18		
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.				-0.12	-0.42		
	(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.			N/A				
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.					11.00	0.00		
	(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		It should be noted, the proposed north development also has roof peak geodetic of 1100.69, so once a building permit is issued for the north development, the chamfer from the north property line would no longer be a discrepancy on the subject DP.	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									
1089.57		1089.57		1099.38		X			
Prim. Bldg. Crnr 1		Prim. Bldg. Crnr 2		Geo 9.5m Abve Avrg Grade					
1090.18		1090.18		1098.48					

	Prim. Bldg. Crnr 3		Prim. Bldg. Crnr 4	Geo 8.6m Above Avrge Grade								
	137.99	X 75% =	103.49		Percentage (%)							
					30.43%	-44.57%						
	Max. Area		Max. Area allowed at 9.5m above avg. grade		Area(m ²)							
					41.99	-61.50						
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% x 33.51 Parcel Depth = 21.78 Max Bldg Depth				75.50%	10.50%						
					Building Depth (m)							
					25.30	3.52						
	(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:				Side Setback Dimension (m)							
	(a) 50.0 per cent parcel depth; or	33.51	Parcel Depth	It should be noted, the proposed north development has the same building depth as this subject development, so once a building permit is issued for the north development, section 535(3)(b) would apply and building depth would comply for a corner parcel.	1.26	-1.74						
	(b) the building depth of the main residential building on the adjoining parcel;	18.73	C.A.B. Building Depth									
	whichever is closer to the rear property line.											
	3.0m Building Side Setback Required beyond	18.73	m and the rear property line									
	Subsection (b) Applies											
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a				Applies	Does Not Apply						
	(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;											
	Determine correct percentage of parcel coverage and input values below				%	%						
	45.0%	1	Number of Units	355.58	Parcel Area (m ²)	minus	Required Stalls	=	160.01	Max. Coverage	38.02%	-6.98%
	Parcel Coverage Totals				m ²	m ²						
	House	Proj. > 1.0m	Garage(s)	Other	Total							
	135.21				135.21	135.21	-24.80					
341 Driveways	(1) A driveway must not have direct access to a major street unless:				N/A							
	(a) there is no practical alternative method of vehicular access to the parcel; and											
	(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.				west	9.12	8.52						
(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:												
(a) 6.0m where the parcel width is 9.0m or less; or												
(b) 7.0m for parcel width > than 9.0m and < than 15.0m												
(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												
(6) In the developed area a												

Page 4	<p>(b) no new driveway accessing a street must not be constructed, altered or replaced except where:</p> <p>(c) block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.</p> <p style="text-align: center;"> <input type="text"/> Number of Parcels along Block Face </p>					
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.	drive under garage moved to rear	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

FILE: DP2025-07209

DATE RECEIVED: December 16, 2025

Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	<p>(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:</p> <p>(a) is the greater of:</p> <p>(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or</p> <p>(ii) 7.0m from grade; measured at the shared property line; and</p> <p>(b) increases at a 45 degree angle to a max of 11.0m measured from grade.</p>	<p>Plans indicate portions of the roof exceed the maximum height chamfer from the north property line.</p> <p><i>It should be noted, the proposed north development also has roof peak geodetic of 1100.69, so once a building permit is issued for the north development, the chamfer from the north property line would no longer be a discrepancy on the subject DP.</i></p>
535 Building Depth and Separation	<p>(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.</p>	<p>Plans indicate the building depth is 75.50% (+10.50%) or 25.30m (+3.52m) of the parcel depth.</p>
	<p>(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:</p> <p>(b) the building depth of the main residential building on the adjoining parcel;</p>	<p>Plans indicate the building is setback 1.26m from the north side property line, between the rear property line and the building depth of the main residential building on the adjoining parcel.</p> <p><i>It should be noted, the proposed north development has the same building depth as this subject development, so once a building permit is issued for the north development, section 535(3)(b) would apply and comply for a corner parcel.</i></p>

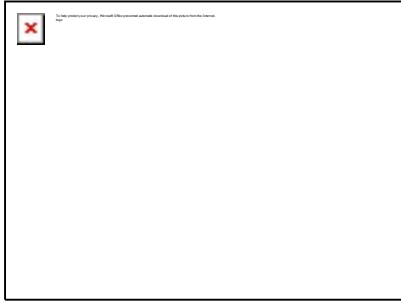
FILE: DP2025-07209

DATE RECEIVED: March 2, 2026

Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	<p>(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:</p> <p>(a) is the greater of:</p> <p>(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or</p> <p>(ii) 7.0m from grade; measured at the shared property line; and</p> <p>(b) increases at a 45 degree angle to a max of 11.0m measured from grade.</p>	<p>Plans indicate portions of the roof exceed the maximum height chamfer from the north property line.</p> <p><i>It should be noted, the proposed north development also has roof peak geodetic of 1100.69, so once a building permit is issued for the north development, the chamfer from the north property line would no longer be a discrepancy on the subject DP.</i></p>
535 Building Depth and Separation	<p>(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.</p>	<p>Plans indicate the building depth is 75.50% (+10.50%) or 25.30m (+3.52m) of the parcel depth.</p>
	<p>(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:</p> <p>(b) the building depth of the main residential building on the adjoining parcel;</p>	<p>Plans indicate the building is setback 1.26m from the north side property line, between the rear property line and the building depth of the main residential building on the adjoining parcel.</p> <p><i>It should be noted, the proposed north development has the same building depth as this subject development, so once a building permit is issued for the north development, section 535(3)(b) would apply and comply for a corner parcel.</i></p>

Knee, Judy

From: jamie.fandrich@calgary.ca
Sent: Friday, December 19, 2025 3:14 PM
To: [REDACTED]
Cc: jamie.fandrich@calgary.ca
Subject: DP2025-07209 COMPLETE APPLICATION 5019 14A ST SW



Re: DP2025-07209 COMPLETENESS REVIEW - 5019 14A ST 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 underway. The comprehensive review may include notice posting and consultation with affected parties to gather planning information relevant to your application.

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

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

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

Regards,

JAMIE FANDRICH
Senior Planning Technician
jamie.fandrich@calgary.ca
403-651-5029
www.calgary.ca/PDMap

Knee, Judy

From: MLCA Development <development@mardaloop.com>
Sent: Thursday, February 19, 2026 12:03 PM
To: Fandrich, Jamie
Subject: [External] Re: Altadore developer active DP Application

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Ok thanks Jamie.

Thanks,

Rita Shewchuk

Director - Planning and Mobility MLCA

Email: development@mardaloop.com



www.mardaloop.com

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From: Fandrich, Jamie <Jamie.Fandrich@calgary.ca>
Sent: February 19, 2026 11:43 AM
To: MLCA Development <development@mardaloop.com>
Subject: RE: Altadore developer active DP Application

Hello Rita,

Yes, there is one development permit for each home that is being proposed, DP2025-07209 & DP2025-07210. Please be advised the Subdivision and Development Appeal Board is also bound to the same jurisdictional restrictions as the Development Authority and they also cannot consider a decision based on a restrictive covenant; the courts are the enforcement body for restrictive covenants.

Regards,

Jamie Fandrich, AT ([hear name](#))

Senior Planning Technician
Development & Subdivision Application Services | Community Planning
Planning and Development Services | The City of Calgary
C 403.651.5029 | jamie.fandrich@calgary.ca

From: MLCA Development <development@mardaloop.com>
Sent: Thursday, February 19, 2026 11:33 AM
To: Fandrich, Jamie <Jamie.Fandrich@calgary.ca>
Subject: [External] Re: Altadore developer active DP Application

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Thank you Jamie. That is helpful. We have received two emails about this piece of land. It seems that there are two DP's on it?
It's our first time dealing with this. I've suggested to both of the residents that they will possibly need to go to the SDAB level with this too.

Thanks,

Rita Shewchuk
Director - Planning and Mobility MLCA
Email: development@mardaloop.com



www.mardaloop.com

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From: Fandrich, Jamie <Jamie.Fandrich@calgary.ca>
Sent: February 19, 2026 7:04 AM
To: MLCA Development <development@mardaloop.com>; RC Graham [REDACTED]
Subject: RE: Altadore developer active DP Application

Hello Rita,

I can provide the following statement regarding restrictive covenants; they are not a factor in the Development Authority's decision making on development permits.

We acknowledge your concerns regarding the restrictive covenant on the parcel. The Development Authority's jurisdiction is limited only to the authority granted under the Municipal Government Act, its associated regulations, and the Land Use Bylaw. The Development Authority does not have the jurisdiction to enforce or determine the validity of a restrictive covenant or other private contracts through planning approvals. The Development Authority's decision will be based on the appropriateness of the proposal based on an evaluation against Council approved policies and bylaws.

Kind regards,

Jamie Fandrich, AT ([hear name](#))

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services | The City of Calgary

C 403.651.5029 | jamie.fandrich@calgary.ca

From: MLCA Development <development@mardaloop.com>

Sent: Wednesday, February 18, 2026 5:08 PM

To: Fandrich, Jamie <Jamie.Fandrich@calgary.ca>; RC Graham <[REDACTED]>

Subject: [External] Fw: Altadore developer active DP Application

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Hi Jamie - Just trying to get a hold of you about this DP or I guess multiple DP.

As I believe you know there is a restrictive covenant on the property which I know is a provincial concern but how does that factor into the development permit.

I've had two emails about this so far.

This is the first time I've dealt with any restrictive covenants in Marda Loop Communities.

Thanks,

Rita

Thanks,

Rita Shewchuk

Director - Planning and Mobility MLCA

Email: development@mardaloop.com



The MLCA is successful because of its members. If you are already a member, thank you for your support. If you are not currently a member, please [join now](#).

From: MLCA Development <development@mardaloop.com>
Sent: February 9, 2026 10:08 AM
To: RC Graham <rc@redacted.com>
Cc: Cindy iphone <cindy@redacted.com>
Subject: Re: Altadore developer active DP Application

Hi Robert,

Thank you for your email. I am learning of the restrictive covenants that exist in that area of Marda Loop Communities but haven't dealt with them yet no.

I am meeting with the ward 8 office today and will find out more.

I will also reach out to the file manager on this project and ask if they are aware of the issue.

jamie.fandrich@calgary.ca

And to answer your question about a position - no we don't take a position. Our role is to be a conduit to City hall and will help you with all the best ways to contact the City. MLCA takes a neutral stance and passes along concerns to the developer. I also have arranged meetings between the developer and the concerned neighbours.

Hope this helps.

Thanks,

Rita

Thanks,

Rita Shewchuk

Director - Planning and Mobility MLCA

Email: development@mardaloop.com



www.mardaloop.com

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From: RC Graham <rc@redacted.com>
Sent: February 6, 2026 9:04 AM
To: MLCA Development <development@mardaloop.com>
Cc: Cindy iphone <cindy@redacted.com>
Subject: Re: Altadore

Hi,

We have recently purchased a property in Altadore at 4124 15th Street SW and look forward to joining the Altadore and Marda Loop community this year.

As part of our purchase documentation and attached to our land title, we were provided with an existing Alberta Government Services Land Title Office Document registered as 6562HB "Caveat Forbidding

Registration". The Caveat relates to Plan 148 HE Blocks 1 to 3 (14a Street SW and east side of 15th street SW). The document is attached for your reference.

The Caveat, among other restrictions and requirements, restricts development on any one lot to one single family dwelling with one attached or detached garage. As far as we can see, there are no lots in the Plan area that contravene such a restriction.

However, currently on the City of Calgary website, DP2025-07209 and DP2025-07210 propose subdividing Lot 19, Block 1, Plan 148 HE (5019 14a Street SW) to allow two single-family dwellings on one lot. This would contravene the existing legal Caveat.

We are new to the association and wonder if you are aware of Restrictive Covenants in general, and what if any position the association takes when a developer applies to the city to subdivide lots that would contravene the existing Caveats.

Thanks for sharing any information or past experience you may have regarding this issue.

Regards,

Robert and Cynthia Graham

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Knee, Judy

From: Fandrich, Jamie
Sent: Thursday, March 19, 2026 10:21 AM
To: [REDACTED]
Subject: Prior to Decision Outstanding: DP2025-07209 & 07210 @ 5019 14A ST SW

Good morning,

I am writing to advise we are almost ready to move to decision on these applications, please be advised there is one outstanding prior to decision item on each application that must be resolved. Instead of sending a second Detailed Review, I am emailing in hope we can resolve this as quickly as possible.

Please provide amended plans by uploading them to the ePermit system showing the following from the most recent circulation comments from Parks:

Amend the plans to indicate all existing public trees within 6.0 metres of the development site. As per the Public Tree Protection Bylaw, Complete Application Requirement List, and the Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*, provide the following information:

- a. **Tree species,**
- e. **Scaled outline of the tree canopy drip line,**

NOTE: Some species information is missing from the Tree Schedule. Amend the plans to identify the species of all public trees within 6 m of the development site and, where available, include the corresponding Tree Identification numbers.

Please let me know if you have any questions.

Kind regards,

Jamie Fandrich, AT ([hear name](#))

Senior Planning Technician
Development & Subdivision Application Services | Community Planning
Planning and Development Services | The City of Calgary
C 403.651.5029 | jamie.fandrich@calgary.ca

Comment Summary



Permit #: DP2025-07209
 Address: 5019 14A ST SW
 Job Description: New: Single Detached Dwelling (south parcel)

Name:	Gloria and Tyson Huska	Created Date:	January 1, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	641243548
Address:	5020-15 St SW Calgary		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

A benefit of development on this property is the removal of a dilapidated garage would refresh the property. Challenges are the removal of mature City and Private trees that provide beauty and privacy. Sub dividing the lot will compound the parking and traffic strain we already have in Altadore, and will ruin the character of the block. The massive height and short rear setback will look directly into our back yard and is completely inconsistent with the neighborhood aesthetic. Tall infills create dark, intimidating streetscapes.

Property Impact

We live diagonally across the alley from this property and currently enjoy the quiet privacy of our back yard. The proposed development has a massive height of 40 feet and is double the height of the neighbors 2 story house. These are like apartment buildings. The massive height, and lack of a backyard setback is a significant concern for us. Our backyard privacy will be ruined by the menacing sightlines of the proposed development. The loss of mature trees which take decades to grow, removes the beauty, privacy and environmental benefits of the trees.

Community Impact

We have lived in Altadore since 2007 and have sadly watched the community degrade as most streets have seen unrelenting densification. Parking disputes between neighbors, traffic congestion, increased noise, environmental destruction of removing the trees and greenspace between houses is our reality. The roads in Altadore are a disaster; potholes and roads literally collapsing from new sewer lines. The proposed development will not be "affordable housing" as each house will sell for significantly more than the old existing home. It would be a shame to lose the last original character lots in Altadore.

Surrounding Impact

As above: We live diagonally across the alley from this property and currently enjoy the quiet privacy of our back yard. The proposed development has a massive height of 40 feet and is double the height of the neighbors 2 story house. These are like apartment buildings. The massive height, and lack of a backyard setback is a significant concern for us. Our backyard privacy will be ruined by the menacing sightlines of the proposed development. The loss of mature trees which take decades to grow, removes the beauty, privacy and environmental benefits of the trees. And additionally the lack of front and side yard setbacks will detract from the beauty of 14A street.

General Comment

The quality of life for my family at our home is very important to us. We sacrificed to buy a lot with private, quiet back yard. This privacy is being jeopardized by the proposed development. There is a restrictive covenant on the subject property and all of the neighboring properties restricting the lot subdivision and the setbacks. We will fight to ensure that the restrictive covenant is enforced on the property to preserve the integrity of the neighborhood. None of the people who live here want development like this.

Attachments

Name:	Kim Crowe	Created Date:	January 4, 2026
-------	-----------	---------------	-----------------

Phone: [REDACTED]
Email: [REDACTED]
Address: 5016 15 St SW
Overall: In opposition of this application

Circulation Referee: N
Number: 641461428

Area of Concern

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

General Comment

As the applicant for this development permit is very well aware, this property and every other lot on 14A Street S.W. as well as most of the lots on the east side of 15th Street S.W. are subject to a Restrictive Covenant registered against these titles as Caveat 6562 HB. This Restrictive Covenant mandates that only one single-family home, no more than two storeys, with a front yard setback of at least 25 feet and side yard setbacks of at least 10% of the lot width can be built on these lots. Any new build must comply with both the City of Calgary's requirements and the Restrictive Covenant. This development permit application seeks approval to build two large infills which are completely contrary to the terms of the Restrictive Covenant and adamantly opposed by us and our neighbours. Just as importantly, these infills will completely over-shadow the adjoining property, front and back, and be completely discordant with the existing streetscape of 14A Street S.W. which consists entirely of single-family homes, as intended by the Restrictive Covenant on which we and our neighbours rely to preserve and protect our property values, views, streetscape and other interests.

Attachments

Name:	Enmax	Created Date:	January 9, 2026
Phone:		Circulation Referee:	Y
Email:	EPC_Permits@enmax.com	Number:	642798984
Address:	Circulation Referee No Address		
Overall:	In support of this application		

Area of Concern

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

General Comment

No conflict with existing Enmax facilities.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-07209-Reply Letter-2026-01-09-signed.pdf](#)



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

2026-01-09

File No: DP2025-07209
Location: 5019 14A ST SW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2025-12-19 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,

Digitally signed by
 Marcelo Singson
 Date: 2026.01.09
 14:30:42-07'00'

Marcelo Singson P.Eng
 Distribution Engineering

QR Code for ENMAX Ground
 Disturbance Guidelines



SDAB2026-0069



[External] SDAB2026-0069 (5019 14A Street SW, DP2025-07209; south parcel): P&J May 26

From Owen Stallings <Owen.Stallings@johntrinh.ca>

Date Fri 5/15/2026 8:54 AM

To Calgary SDAB Info <Info@calgarysdab.ca>

Cc Rick Grol <rgrol@shaw.ca>; Rick Grol <rgrol@grol.ca>; John <John@johntrinh.ca>; Amanda Kim <amanda.kim@johntrinh.ca>; HannaRose Licuanan <hannarose.licuanan@johntrinh.ca>

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To whom it may concern,

Our firm is the Applicant of development permit DP2025-07209 (5019 14A Street SW, south parcel), which is the subject of appeal SDAB2026-0069. The appeal is scheduled for a Procedural and Jurisdictional hearing on *May 26*. Please be advised that Mr. Rick Grol (cc-ed) has been retained as our agent/representative with respect to the appeal and application. Mr. Grol (cc-ed) and I will attend the Procedural and Jurisdictional hearing.

Kind regards,

John Trinh & Associates

Owen Stallings

Email: Owen.Stallings@johntrinh.ca

Design Department: [403.390.2690](tel:403.390.2690)

Web: www.johntrinh.ca

Instagram: http://www.instagram.com/jta_design/

Office: 222 17 Avenue SE, Calgary, AB T2G 1H4

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SDAB2026-0069



[External] 5019 14a st

From John Robinson <robo@precisionhyundai.com>
Date Mon 5/11/2026 4:48 PM
To Calgary SDAB Info <Info@calgarysdab.ca>

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My family and I have lived at 4811 14 a st since 2017 . 19 years .and I object. Completely to the proposal to build two giant infills at the 5019 14a st and I will do what ever is legally possible to stop it.
John W Robinson



[External] DP2025-07209 AND DP2025-07210 APPEAL

From Elizabeth Pineo <e.pineo@yahoo.ca>
Date Tue 5/12/2026 11:07 AM
To Calgary SDAB Info <Info@calgarysdab.ca>

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We wish to appeal the City of Calgary's development permits for 2 infills on 1 lot at 50th Ave SW and 14A St SW. We consider this a very bad place for this development . Major reasons are:

- (1) This is in direct opposition to the RESTRICTIVE COVENANT that is on place on this lot. All the residents on 14A St SW purchased their homes knowing that the Covenant would protect the street from this sort of development .
- (2) SAFETY is compromised with added parking that will be required for such a development. As it is cars are parked on both sides of the street and the supposedly two lane street has no room for people to pass. Also , with bicycles, children in the park and dogs off leash running across the street , more cars parked will add to the chance of a fatality on this street.
- (3) SAFETY is compromised when it is essential to look around two large buildings while driving your car. . especially when there is a pedestrian walkway crossing 50th Ave at that intersection.
- (4) Affordable housing is not addressed by increased density on this street ... the property taxes are high and the houses are expensive. Only the developer makes money on such a development.

These are only a few of the reasons that setting a precedent for such a development is a very bad idea! We are in direct opposition to this development described as DP2025-07209 and DP2025-07210 on the corner of 50th Ave SW and 14A St SW.

Please consider this appeal,

Elizabeth and Graham Pineo



[External] register for DP2025-07209 and DP2025-07210

From The Silvers <silvera.w@nucleus.com>
Date Wed 5/13/2026 7:58 AM
To Calgary SDAB Info <Info@calgarysdab.ca>

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Hello,

I would like to register to attend the virtual hearing(s) for DP2025-07209 and DP2025-07210.

We are neighbours and do not wish to speak at the hearing, but we are against the subdivision of the property at 5019 – 14A Street SW which disregards the conditions specified in our Restrictive Covenant (Caveat #6265HB).

Secondly the proposed infills do not comply with the setbacks as specified in the Restrictive Covenant, and they appear to dwarf neighbouring homes which affects privacy and natural light. As I understand it, when a new home is built in an established neighbourhood, it should “fit in” with that neighbourhood rather than dominating it. These proposed dwellings do not “fit in”.

Thank you

Alan Silver and Wendy Leonard

403-240-2566

(silvera.w@nucleus.com)

4608 15 Street SW, Calgary T2T 4B2



[External] Appeal Hearing 2026-0066 and 2026-0069

From Tyson Huska <tysonhuska@gmail.com>
Date Sun 5/17/2026 2:31 PM
To Calgary SDAB Info <Info@calgarysdab.ca>

 2 attachments (152 KB)
DP2025-07209 Objection (1).pdf; DP2025-07210 Objection (1).pdf;

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Hello,

I wish to participate in both hearings on Tuesday May 26th in objection to the DP2025-7210 and DP2025-7209.

We live diagonally across the alley from this proposed development. We object to the development on the basis of:

- The development is not consistent with the streetscape and existing development of the area. The block has been developed within a Restrictive Covenant with one dwelling per lot, resulting in a beautiful area with privacy and trees.
- The massive building height, lack of setback to the back alley will eliminate the privacy we have in our back yard.

Attached are my objections to the DPs.

Tyson Huska
403-660-9620 cell
5020 15 St SW, Calgary, AB T2T 4B6

Thank you for providing your comments.



Your comments were successfully submitted. January 1, 2026 at 03:02:11 PM

This page contains valuable information. Please print this page or screen capture for your records.

Development permit

Address: 5019 14A ST SW

File number: DP2025-07209

More information

Your comments, along with that of other internal and external parties, will be carefully considered during this application review process. If the file manager requires further clarification on your submission they will reach out to you using the contact information provided.

In addition to comments received, file managers also consider other factors such as Land Use Bylaw rules and regulations and planning policies. Depending on the complexity of the applications these considerations may take a few weeks.

To track the status or find the final decision on this development permit, we encourage you to visit developmentmap.calgary.ca using the file number above.

All decisions (approvals and refusals) will be posted and include an opportunity to appeal which is called the advertising period. If no appeal is submitted within the advertising period, the decision will remain the same.

For further information see:

Development permit process: <https://www.calgary.ca/development/permits/process.html>

Notification of decision: <https://www.calgary.ca/development/public-notices.html>

Appealing the decision of the approving authority: <http://www.calgarysdab.ca>

What was submitted:

Designated circulation referee comments: No

Requester name: Gloria and Tyson Huska

Email: tysonhuska@gmail.com

Address: 5020-15 St SW Calgary

Phone number: (403) 660-9620

Overall, I am/we are: In opposition of this application

Areas of interest or concerns:

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

What are the strengths and challenges of the proposed development?

A benefit of development on this property is the removal of a dilapidated garage would refresh the property. Challenges are the removal of mature City and Private trees that provide beauty and privacy. Sub dividing the lot will compound the parking and traffic strain we already have in Altadore, and will ruin the character of the block. The massive height and short rear setback will look directly into our back yard and is completely inconsistent with the neighborhood aesthetic. Tall infills create dark, intimidating streetscapes.

Will the proposed change affect the user and enjoyment of your property? If so, how?

We live diagonally across the alley from this property and currently enjoy the quiet privacy of our back yard. The proposed development has a massive height of 40 feet and is double the height of the neighbors 2 story house. These are like apartment buildings. The massive height, and lack of a backyard setback is a significant concern for us. Our backyard privacy will be ruined by the menacing sightlines of the proposed development.

The loss of mature trees which take decades to grow, removes the beauty, privacy and environmental benefits of the trees.

Do you see the proposed changes as compatible to the community? If not, what changes would propose to make it more compatible with the community?

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We have lived in Altadore since 2007 and have sadly watched the community degrade as most streets have seen unrelenting densification. Parking disputes between neighbors, traffic congestion, increased noise, environmental destruction of removing the trees and greenspace between houses is our reality. The roads in Altadore are a disaster; potholes and roads literally collapsing from new sewer lines. The proposed development will not be "affordable housing" as each house will sell for significantly more than the old existing home.

It would be a shame to lose the last original character lots in Altadore.

How will the proposed impact the immediate surroundings?

As above: We live diagonally across the alley from this property and currently enjoy the quiet privacy of our back yard. The proposed development has a massive height of 40 feet and is double the height of the neighbors 2 story house. These are like apartment buildings. The massive height, and lack of a backyard setback is a significant concern for us. Our backyard privacy will be ruined by the menacing sightlines of the proposed development.

The loss of mature trees which take decades to grow, removes the beauty, privacy and environmental benefits of the trees.

And additionally the lack of front and side yard setbacks will detract from the beauty of 14A street.

General comments or concerns regarding this proposed development:

The quality of life for my family at our home is very important to us. We sacrificed to buy a lot with private, quiet back yard. This privacy is being jeopardized by the proposed development.

There is a restrictive covenant on the subject property and all of the neighboring properties restricting the lot subdivision and the setbacks. We will fight to ensure that the restrictive covenant is enforced on the property to preserve the integrity of the neighborhood. None of the people who live here want development like this.

File attachments: No attached files

[Return to Calgary.ca/development](https://calgary.ca/development)



LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left Elevation
A-2.2	Right Elevation

FLOOR AREA	
BASEMENT	= 660.46 SQ. FT.
ATTACHED GARAGE	= 757.29 SQ. FT.
MAIN FLOOR	= 1435.92 SQ. FT.
UPPER FLOOR	= 1523.67 SQ. FT.
TOTAL	= 2959.49 SQ. FT.

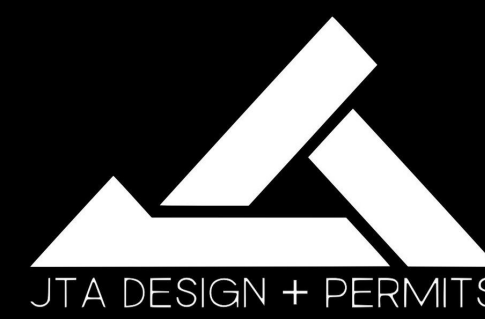
DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

GENERAL NOTES:

DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--



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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

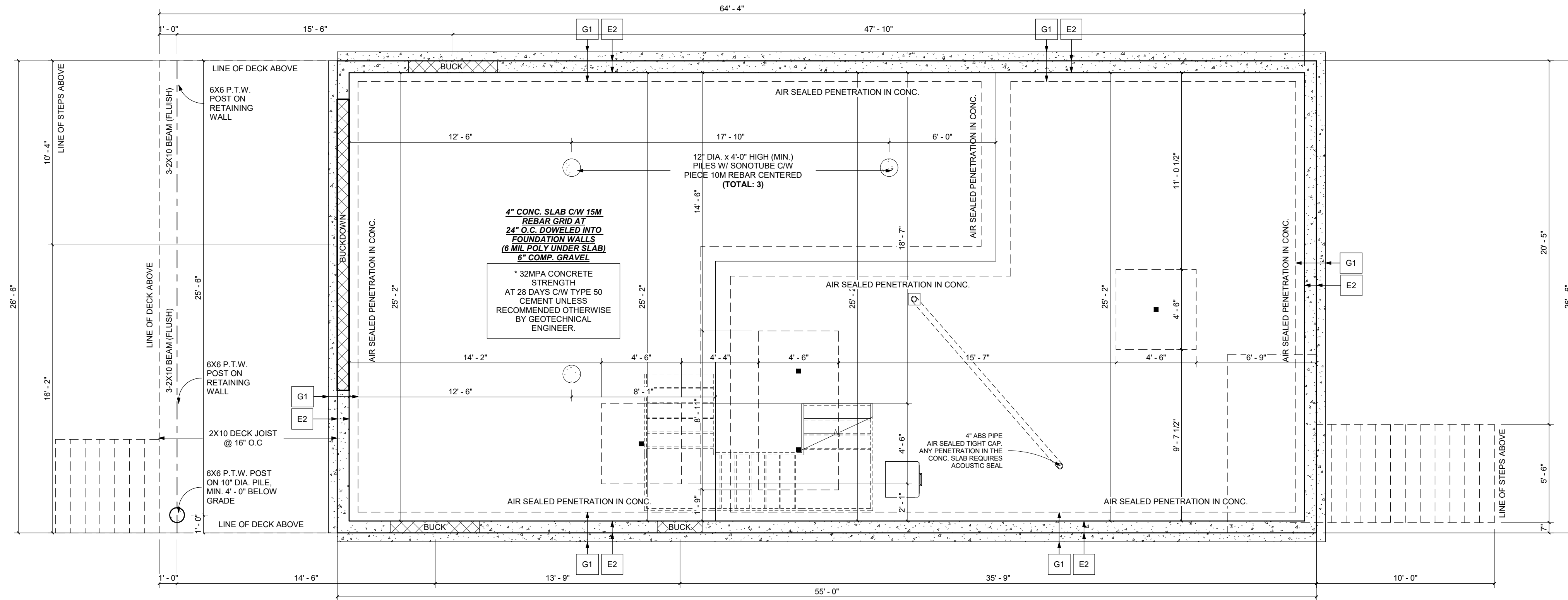
MUNICIPAL ADDRESS:
**5019 14A ST S.W.
CALGARY, ALBERTA**
PROJECT:
NEW HOME

STATUS:
--
LEGAL LAND DISCRPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 13-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE:
SCALE:

DRAWING SET:
SHEET NAME:
Cover Page
PAGE:

A-0.0



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

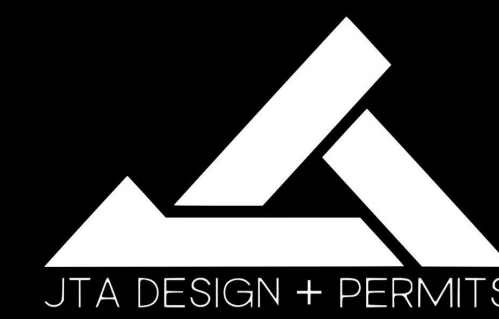
GENERAL NOTES:

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

DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--



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MUNICIPAL ADDRESS:
5019 14A ST S.W.
CALGARY, ALBERTA
PROJECT:
NEW HOME

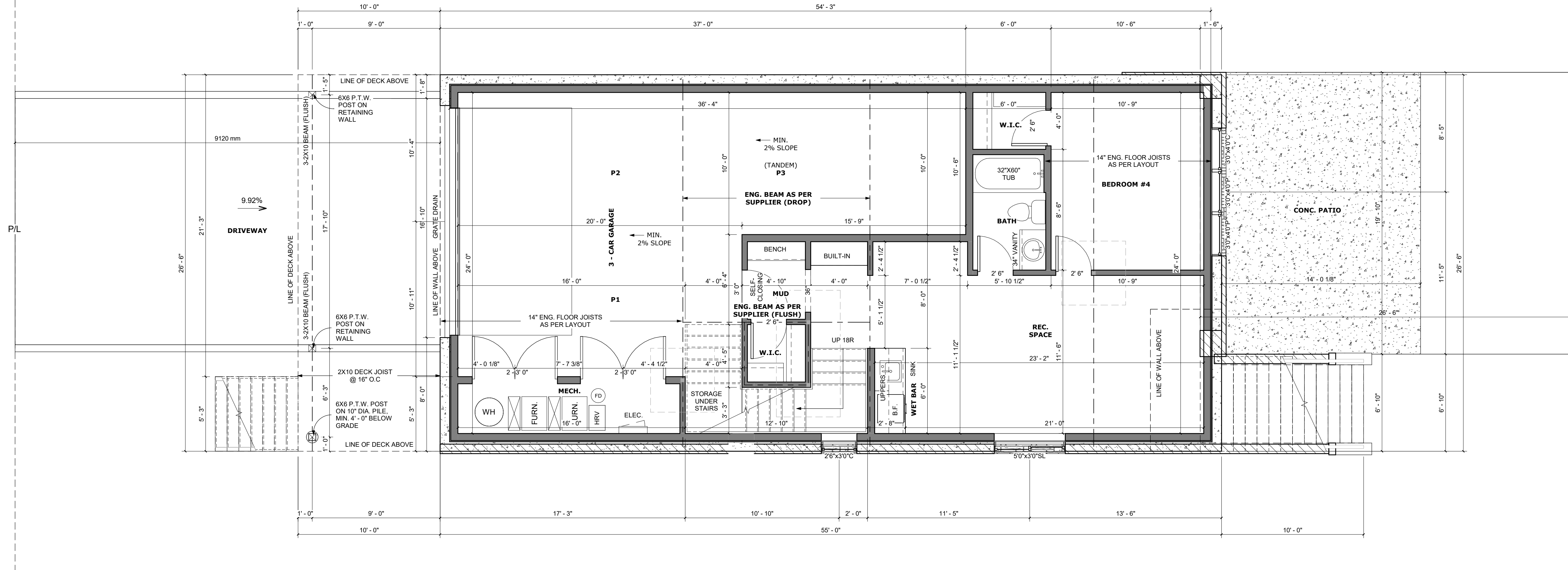
STATUS:
--

LEGAL LAND DISCRPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 13-26
DRAWING SET:
DESIGN BY: JT
SHEET NAME:
DRAWN BY: JT
Foundation Plan
LAST REVISION BY: --
LAST REVISION DATE: --
SCALE: 1/4" = 1'-0"



A-1.0



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

9'-0" BASEMENT FLOOR

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

GENERAL NOTES:

- BASEMENT FLOOR AREA**
TOTAL = 660.46 SQ. FT.
- ATTACHED GARAGE FLOOR AREA**
TOTAL = 757.29 SQ. FT.
- ENSURE HEADROOM AT ELEC. PANEL IS MIN 6'-6" AND HAS 39" CLEARANCE.
- EXACT FURNACE & HWT LOCATION & ORIENTATION TO BE DETERMINE BY HEATING CONTRACTOR, RADON PIPING LOCATION TBD ON SITE.
- WITH LIEBBREATH RNC 205 HEAT RECOVERY VENTILATION (SEE SPEC. FOR DETAILS A-4.1)

LENNOX FURNACE WITH AFUE Rating of 95% - 98.7%

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

DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--



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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

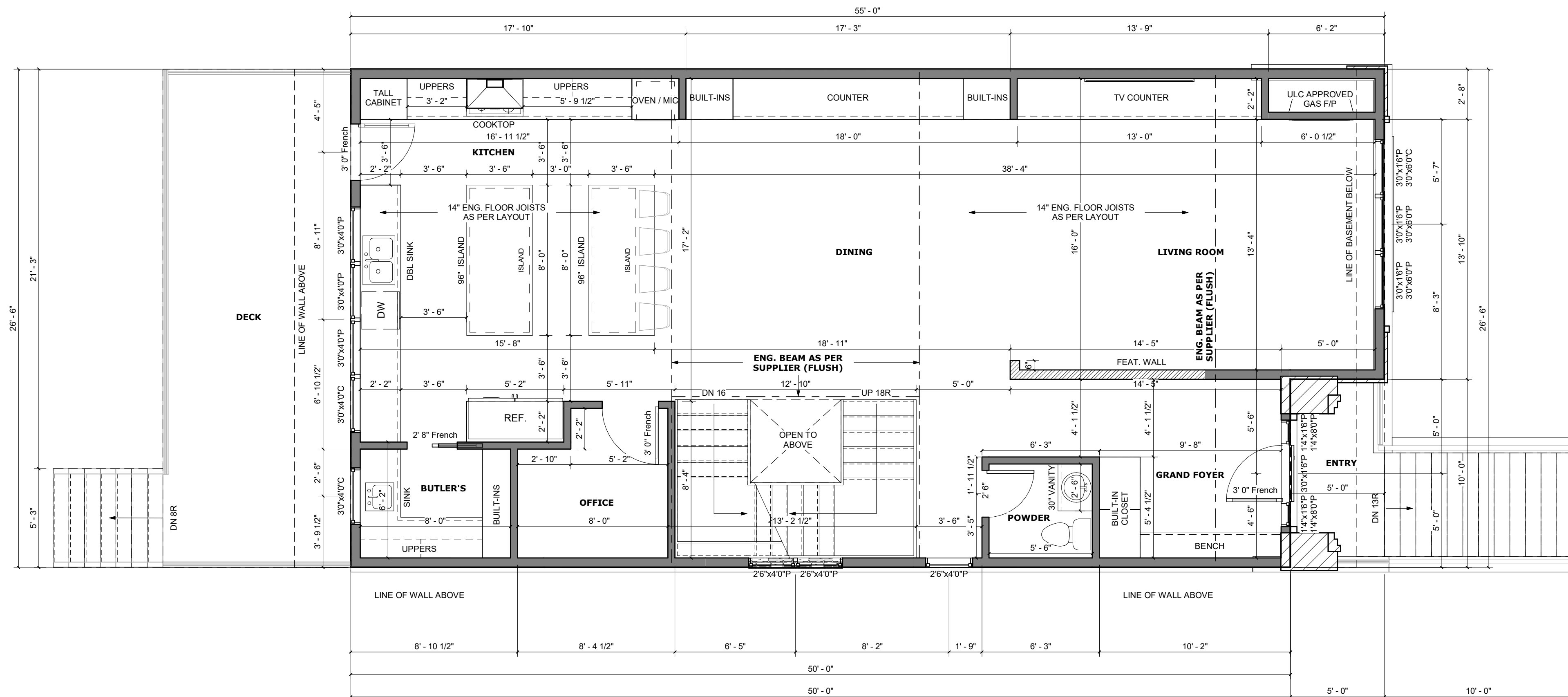
MUNICIPAL ADDRESS:
5019 14A ST S.W.
CALGARY, ALBERTA
PROJECT:
NEW HOME

STATUS:
--
LEGAL LAND DISCRPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 13-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY: --
LAST REVISION DATE: --
SCALE: 1/4" = 1'-0"

DRAWING SET:
SHEET NAME:
Basement Floor Plan

A-1.1



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

10'- 1 1/8" MAIN FLOOR

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

GENERAL NOTES:

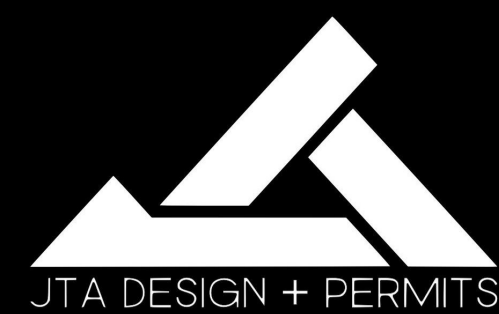
MAIN FLOOR AREA
TOTAL = 1435.92 SQ. FT.

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

DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--



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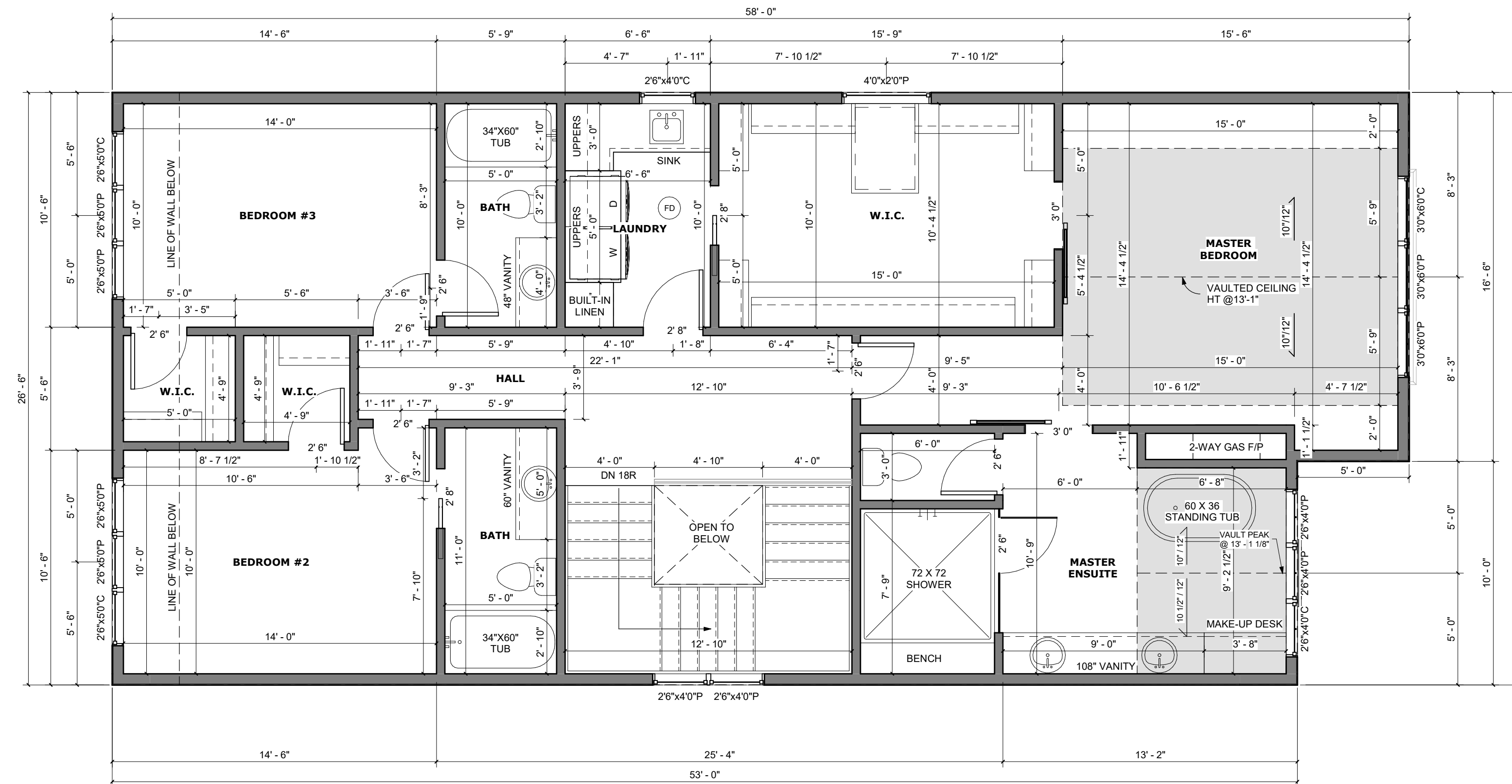
ALL FRAMING ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

MUNICIPAL ADDRESS:
5019 14A ST S.W.
CALGARY, ALBERTA
PROJECT:
NEW HOME

STATUS:
--
LEGAL LAND DISCRPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 13-26
DRAWING SET:
DESIGN BY: JT
SHEET NAME:
DRAWN BY: JT
Main Floor Plan
LAST REVISION BY:
LAST REVISION DATE:
SCALE: 1/4" = 1'-0"
PAGE:

A-1.2



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

9'- 1 1/8" UPPER FLOOR

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

GENERAL NOTES:

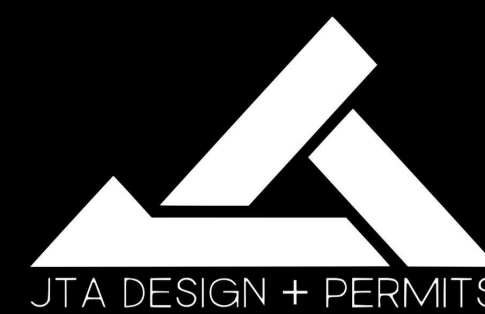
UPPER FLOOR AREA
TOTAL = 1523.67 SQ. FT.

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

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--



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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

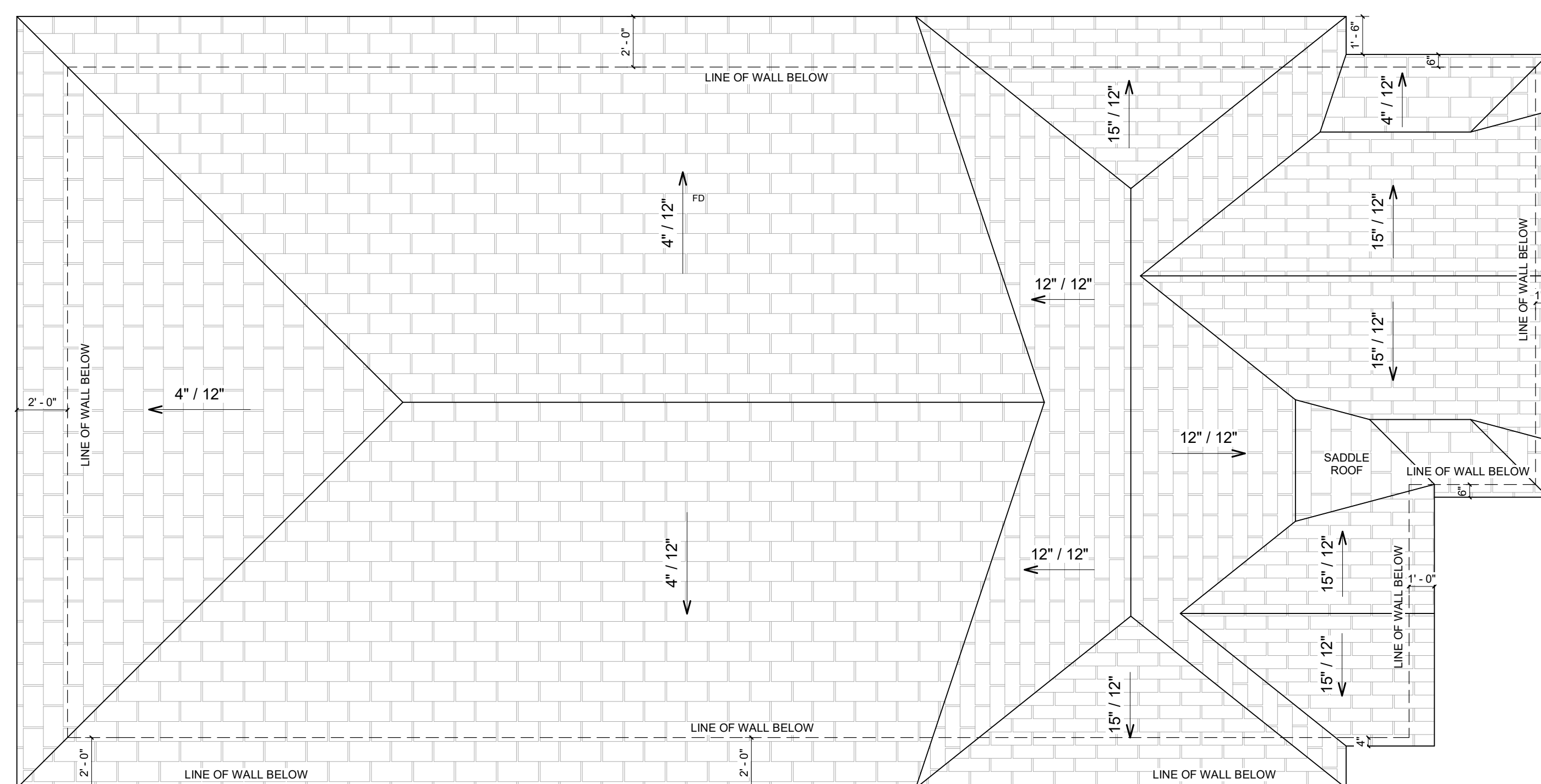
ALL FRAMING ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

MUNICIPAL ADDRESS:
5019 14A ST S.W.
CALGARY, ALBERTA
PROJECT:
NEW HOME

STATUS:
--
LEGAL LAND DISCRPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 13-26
DRAWING SET:
DESIGN BY: JT
SHEET NAME:
DRAWN BY: JT
Upper Floor Plan
LAST REVISION BY:
LAST REVISION DATE:
SCALE: 1/4" = 1'-0"
PAGE:

A-1.3



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



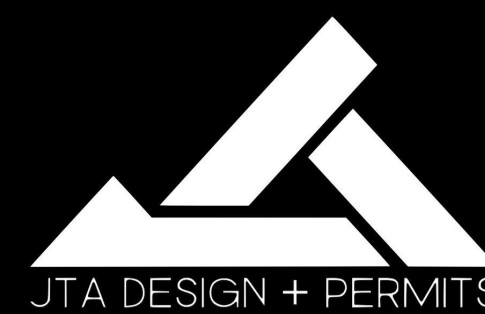
GENERAL NOTES:

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

DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--



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MUNICIPAL ADDRESS:
5019 14A ST S.W.
CALGARY, ALBERTA
PROJECT:
NEW HOME

STATUS:
--
LEGAL LAND DISCRPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 13-26

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

LAST REVISION DATE:

SCALE:

DRAWING SET:

SHEET NAME:
Roof Plan

PAGE:

A-1.4

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLE
- 2 6" ALUMINUM FASCIA
- 3 STUCCO FINISH - WHITE
- 4 BRICK AS SPEC'D - WHITE
- 5 STONE AS SPEC'D - WHITE
- 6 CONCRETE PARING
- 7 CAST-IN-PLACE CONCRETE

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

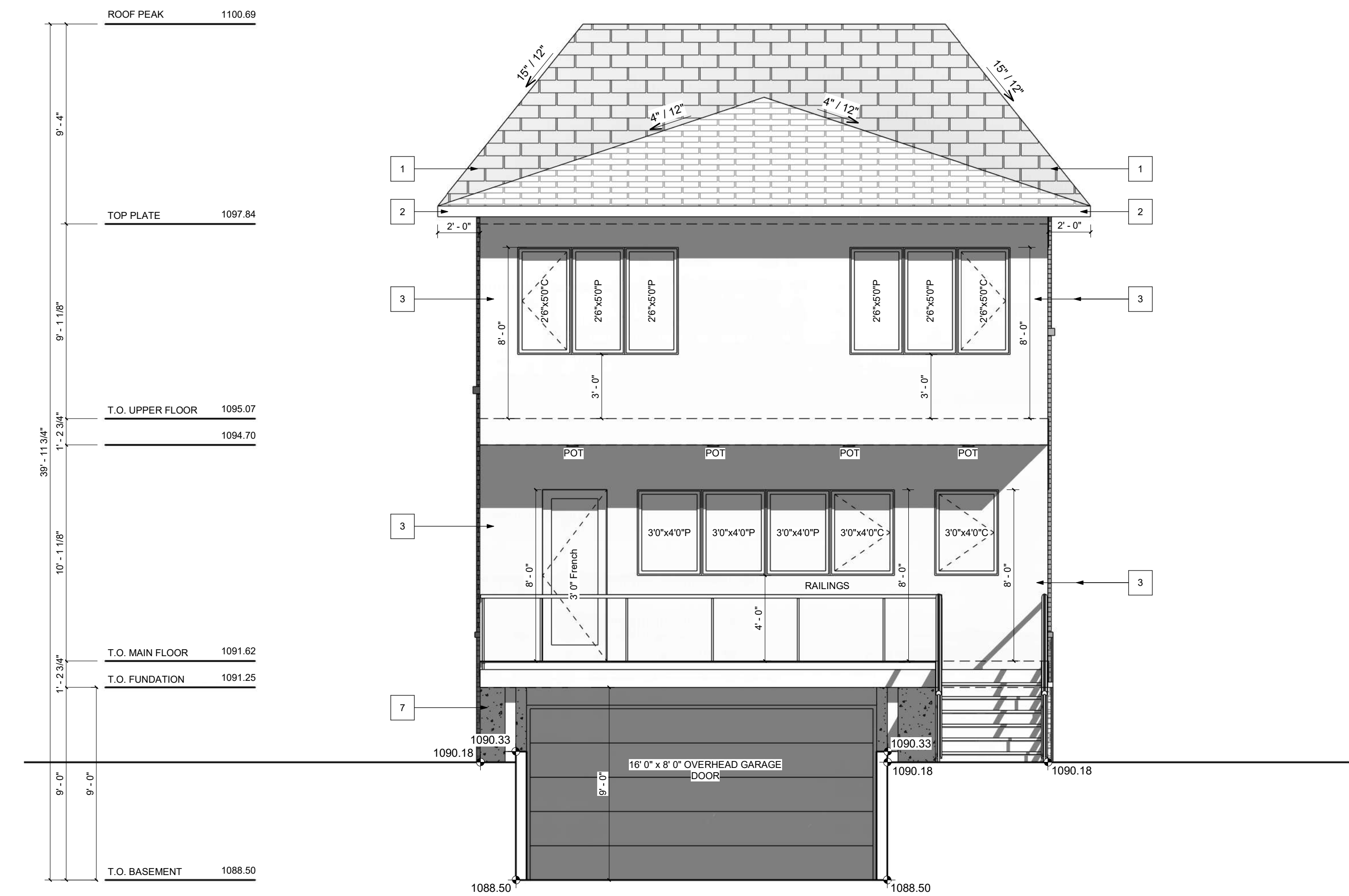


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLE
- 2 6" ALUMINUM FASCIA
- 3 STUCCO FINISH - WHITE
- 4 BRICK AS SPEC'D - WHITE
- 5 STONE AS SPEC'D - WHITE
- 6 CONCRETE PARING
- 7 CAST-IN-PLACE CONCRETE

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



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

DEVELOPMENT
 PERMIT
 DECISION
 RENDERED
 ON THIS PLAN

GENERAL NOTES:

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--



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MUNICIPAL ADDRESS:
 5019 14A ST S.W.
 CALGARY, ALBERTA
PROJECT:
 NEW HOME

STATUS:
 --

LEGAL LAND DISCRPTION:
 LOT: BLOCK: PLAN:

PROJECT NUMBER: 13-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY: --
LAST REVISION DATE: --
SCALE: 1/4" = 1'-0"

DRAWING SET:
 SHEET NAME:
 Front & Rear Elevation

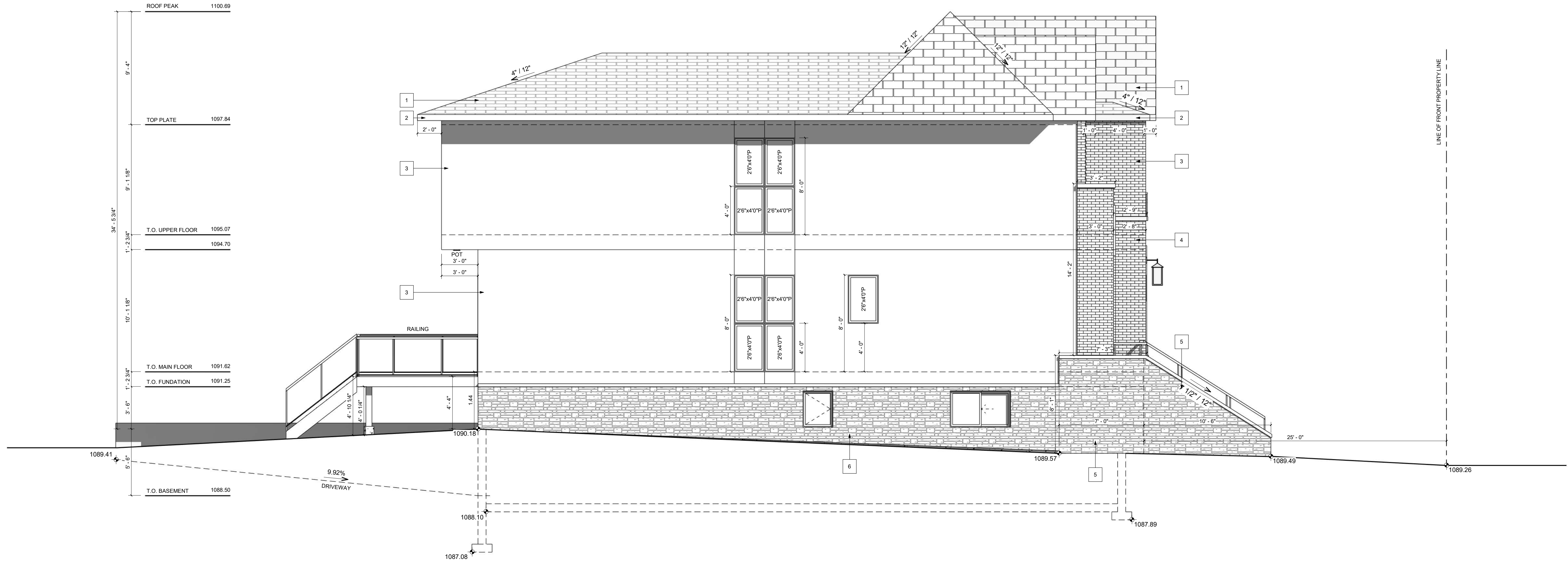
A-2.0

EXTERIOR FINISHES:

- | | |
|---------------------------|---------------------------|
| 1 ASPHALT SHINGLE | 5 STONE AS SPEC'D - WHITE |
| 2 6" ALUMINUM FASCIA | 6 CONCRETE PARGING |
| 3 STUCCO FINISH - WHITE | 7 CAST-IN-PLACE CONCRETE |
| 4 BRICK AS SPEC'D - WHITE | |

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

WINDOW CALCULATION :
 @ 1.22m LIMITING DISTANCE
 WALL AREA = 1436.80 SQ. FT.
 WINDOW AREA = 116.37 SQ. FT.
 TOTAL: 116.37 / 1436.80 = 8.10%



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



GENERAL NOTES:

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JOHN TRINH & ASSOCIATES
 Design | Drafting | Planning | Permits

www.johntrinh.ca - 403.472.8184

"We specialize in New Homes, Duplex, Renovations and Commercial projects."

NO.	DATE(D/M/Y)	DETAIL	BY
01.	00.00.00	--	--
02.	00.00.00	--	--
03.	00.00.00	--	--
04.	00.00.00	--	--
05.	00.00.00	--	--
06.	00.00.00	--	--

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MUNICIPAL ADDRESS:
 5019 14A ST S.W.
 CALGARY, ALBERTA
PROJECT:
 NEW HOME

STATUS:

LEGAL LAND DISCRPTION:
 LOT: BLOCK: PLAN:

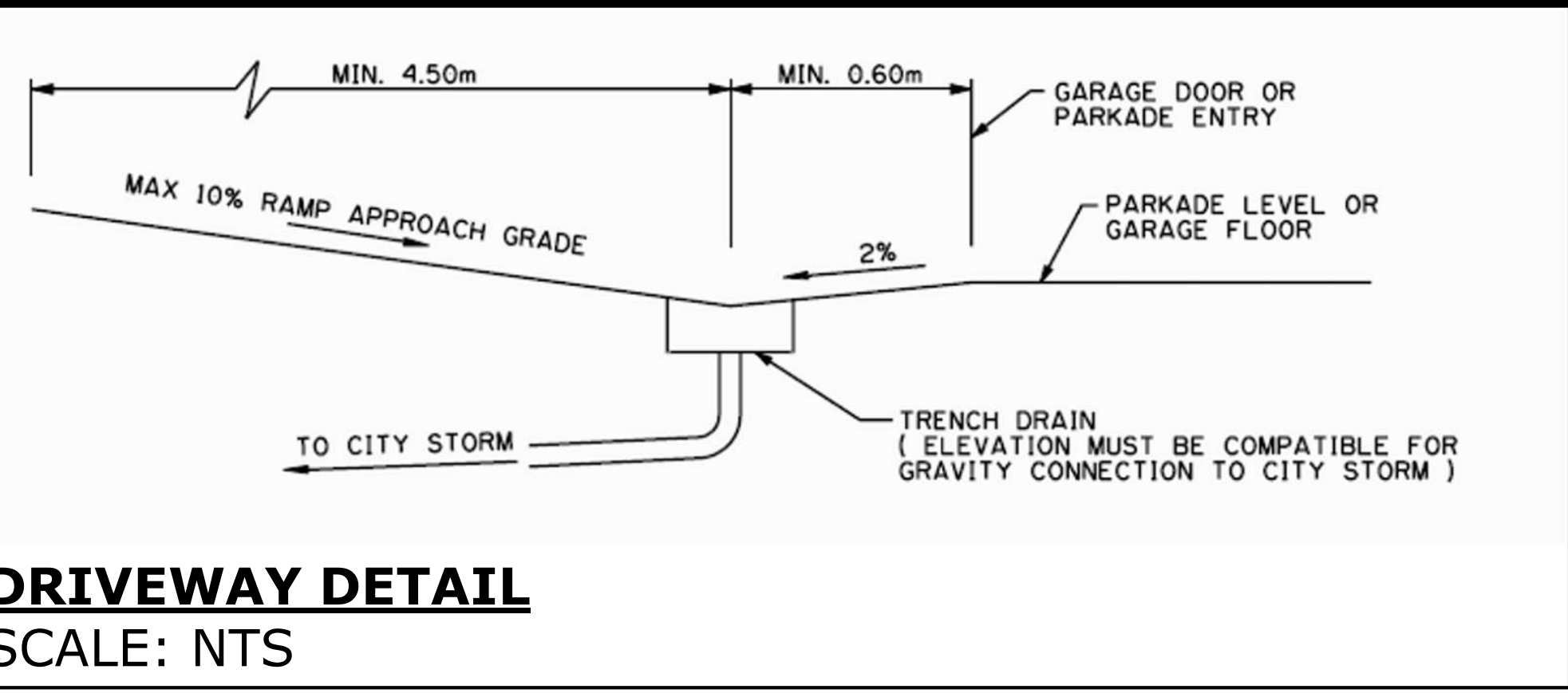
PROJECT NUMBER: 13-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE:
SCALE: 1/4" = 1'-0"

DRAWING SET:
 SHEET NAME:
 Left Elevation

A-2.1

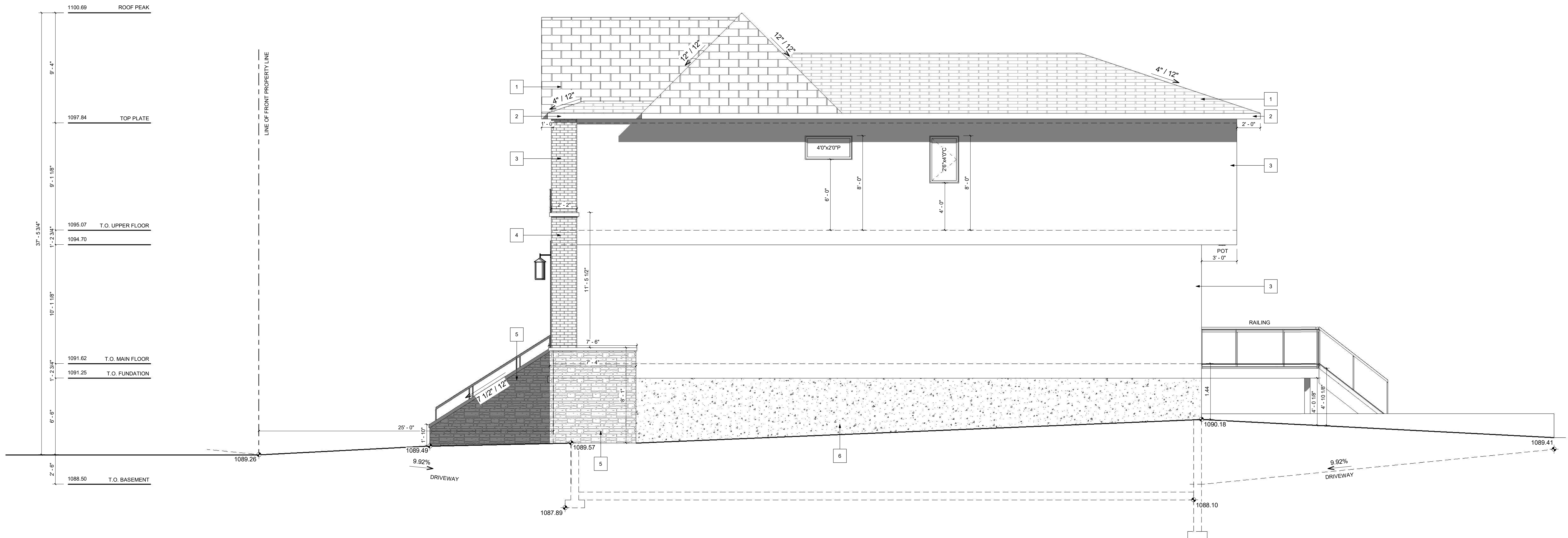
EXTERIOR FINISHES:

- | | |
|---------------------------|---------------------------|
| 1 ASPHALT SHINGLE | 5 STONE AS SPEC'D - WHITE |
| 2 6" ALUMINUM FASCIA | 6 CONCRETE PAVING |
| 3 STUCCO FINISH - WHITE | 7 CAST-IN-PLACE CONCRETE |
| 4 BRICK AS SPEC'D - WHITE | |



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

WINDOW CALCULATION :
 @ 1.22m LIMITING DISTANCE
 WALL AREA = 1492.43 SQ. FT.
 WINDOW AREA = 34.73 SQ. FT.
 TOTAL: 34.73 / 1492.43 = 2.33%



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

DEVELOPMENT
 PERMIT
 DECISION
 RENDERED
 ON THIS PLAN

GENERAL NOTES:

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--



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MUNICIPAL ADDRESS:
5019 14A ST S.W.
CALGARY, ALBERTA
 PROJECT:
NEW HOME

STATUS:
 --

LEGAL LAND DISCRPTION:
 LOT: BLOCK: PLAN:

PROJECT NUMBER: 13-26
 DESIGN BY: JT
 DRAWN BY: JT
 LAST REVISION BY: --
 LAST REVISION DATE: --
 SCALE: 1/4" = 1'-0"

DRAWING SET:
 SHEET NAME:
Right Elevation
 PAGE:

A-2.2

SITE PLAN

LEGEND

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

- \bullet denotes Calculation points
- \square denotes Water Valve
- \blacklozenge denotes Gas Valve
- \odot denotes Manhole
- \odot denotes Tree
- \bullet denotes Power Pole
- \triangle denotes Sign
- \odot denotes Light Standard
- X-X- denotes Fence
- S-S- denotes Sanitary Line
- ST-ST- denotes Storm Line
- W-W- denotes Water Line
- G-G- denotes Gas Line
- E-E- denotes Electrical Line
- A.G.T-A.G.T- denotes A.G.T Line
- - - - denotes Utility Right of Way Line
- - - - denotes Property Line
- denotes Door
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows
- ▨ denotes Shed Hatch
- ▨ denotes Detached Garage Hatch
- ▨ denotes Main Building Hatch
- ▨ denotes Concrete and Asphalt Hatch
- ▨ denotes Wood Hatch

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

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

LAND USE: R-CG Residential
 Grade-Oriented Infill

SCALE: 1:200

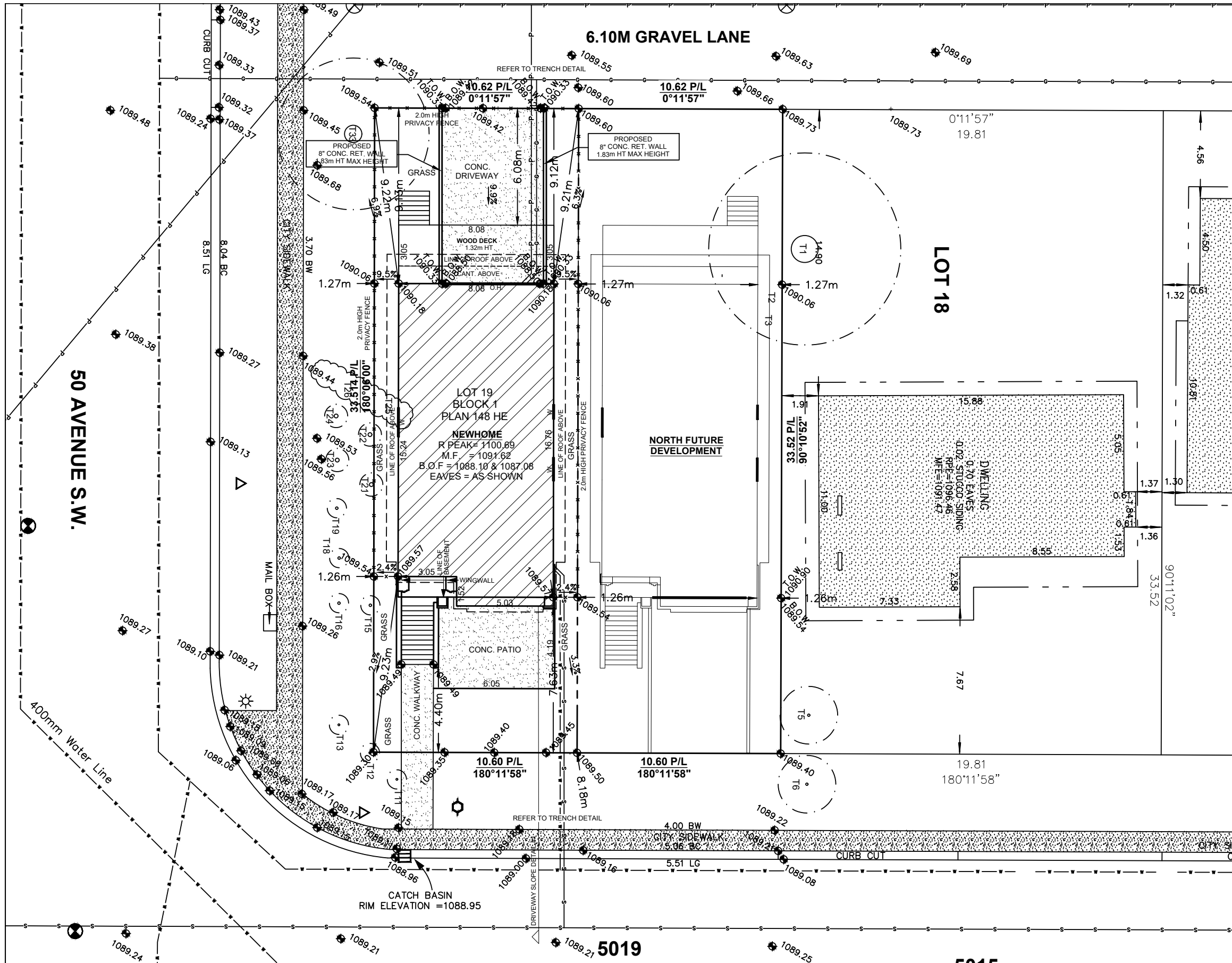
LEGAL DESCRIPTION:

Lot 19
 Block 1
 Plan 148 HE
MUNICIPAL ADDRESS:
 5019 14A ST. S.W.
 Calgary, Alberta

LOT COVERAGE DETAIL:
 (SINGLE LOT AND HOUSE)
 LOT SIZE: 355.489 SQ M
 HOUSE SIZE: 133.401 SQ M
 ATTACHED GARAGE: 70.35 SQ M
 COVERED PORCH: 0.00 SQ M
 CANT.: 2.640 SQ M
 WING WALL: 2.916 SQ M

= 136.317/355.489
 = 38.35%

DEVELOPMENT
 PERMIT
 DECISION
 RENDERED
 ON THIS PLAN



SITE PLAN/BLOCK PLAN
 SCALE: 1:200

SDAB2026-0069

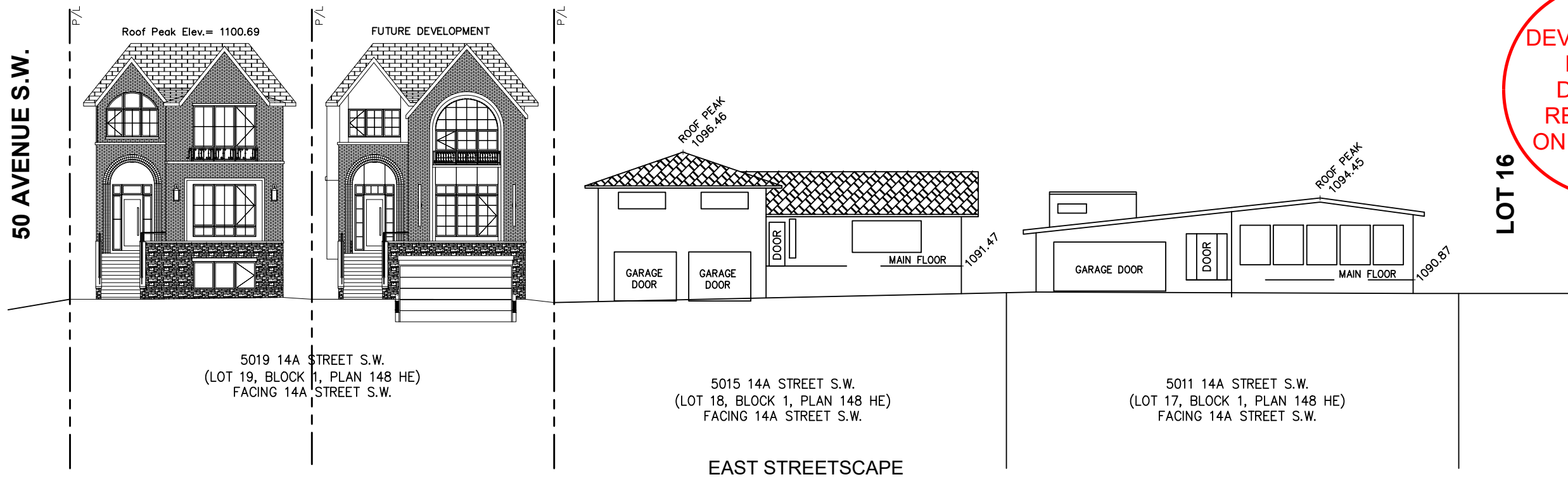
NO.	DATE (D/M/Y)	DETAIL	BY
01.	11/12/2025	DP SITEPLAN	K.G.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
 5019 14A ST. S.W.
 Calgary, Alberta
 Lot 19
 Block 1
 Plan 148 HE

PROJECT:
 SINGLE DETACHED
 DATE:
 Dec. 11, 2025

SCALE:
 1:200
 SHEET NO. NUMBER:
 S 01

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

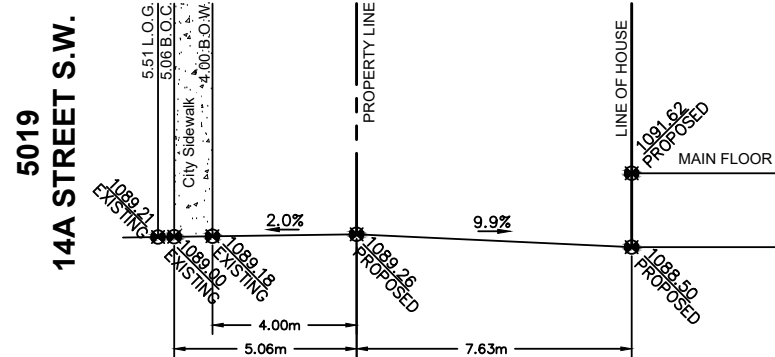


EAST STREETScape

TREE SCHEDULE:

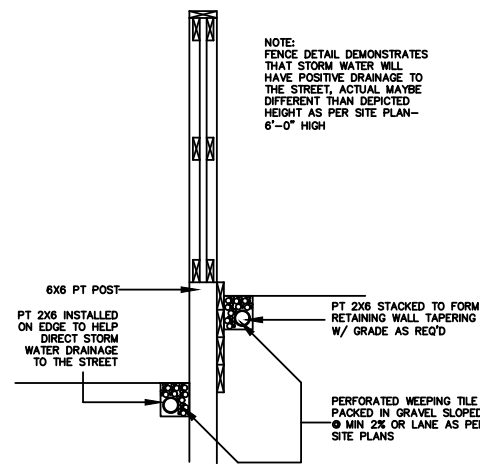
Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	1.40	10.00	10.00	In Adjacent Property	To Stay
T2	Bush	-	1.50	1.50	In Subject Property	To Be Removed
T3	Bush	-	2.00	2.00	In Subject Property	To Be Removed
T4	Deciduous	0.80	3.00	5.00	In Subject Property	To Be Removed
T5	Deciduous	0.12	3.00	3.50	In Adjacent Property	To Stay
T6	Populus Tremula	0.12	3.00	3.50	In City Property	To Stay
T7	Deciduous	0.70	3.00	4.00	In Subject Property	To Be Removed
T8	Coniferous	0.80	8.00	15.00	In Subject Property	To Be Removed
T9	Populus Tremula	0.12	1.20	7.00	In City Property	To Be Removed
T10	Populus Tremula	0.10	1.00	3.00	In City Property	To Be Removed
T11	Populus Tremula	0.10	1.00	3.00	In City Property	To Be Removed
T12	Populus Tremula	0.10	1.00	4.00	In City Property	To Stay
T13	Populus Tremula	0.10	1.00	4.00	In City Property	To Stay
T14	Populus Tremula	0.13	1.00	6.00	In Subject Property	To Be Removed
T15	Populus Tremula	0.13	1.00	6.00	In City Property	To Be Removed
T16	Populus Tremula	0.13	1.00	6.00	In City Property	To Stay
T17	Populus Tremula	0.13	1.00	6.00	In Subject Property	To Be Removed
T18	Populus Tremula	0.13	1.00	6.00	In City Property	To Stay
T19	Populus Tremula	0.13	1.00	6.00	In City Property	To Stay
T20	Populus Tremula	0.20	1.20	8.00	On Property Line	To Be Removed
T21	Populus Tremula	0.20	1.20	8.00	In City Property	To Be Removed
T22	Populus Tremula	0.20	1.20	8.00	In City Property	To Be Removed
T23	Populus Tremula	0.20	1.20	8.00	In City Property	To Stay
T24	Populus Tremula	0.20	1.20	8.00	In City Property	To Stay
T25	Hedge	-	1.50	2.00	In Subject Property	To Be Removed
T26	Hedge	-	1.50	2.00	In City Property	To Be Removed
T27	Deciduous	0.10	2.00	2.50	In Subject Property	To Be Removed
T28	Deciduous	0.10	2.00	2.50	In Subject Property	To Be Removed
T29	Deciduous	0.70	9.00	6.00	In Subject Property	To Be Removed
T30	Deciduous	0.60	9.00	5.00	In Subject Property	To Be Removed
T31	Hedge	-	1.50	2.00	In Subject Property	To Be Removed
T32	Deciduous	0.10	4.00	5.00	In Subject Property	To Be Removed
T33	Salix Petandra	0.90	4.00	4.00	In City Property	To Stay

DRIVEWAY SLOPE DETAIL 1



DRIVEWAY SLOPE DETAIL

SCALE: NTS



FENCE SECTION DETAIL

SCALE: NTS

SINGLE DETACHED SQFT.

	UNIT #1
ATTACHED GARAGE	757.29 SQ FT
BASEMENT	660.46 SQ FT
MAIN FLOOR	1435.92 SQ FT
UPPER FLOOR	1523.67 SQ FT
TOTAL AREA	2959.49 SQ FT

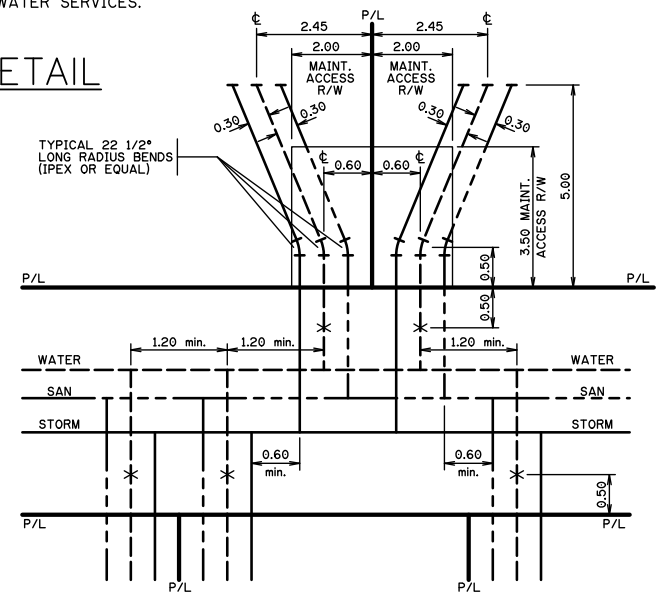
NO.	DATE (D/M/Y)	DETAIL	BY
01.	11/12/2025	DP SITEPLAN	K.G.
02.			
03.			
04.			

NOTES:

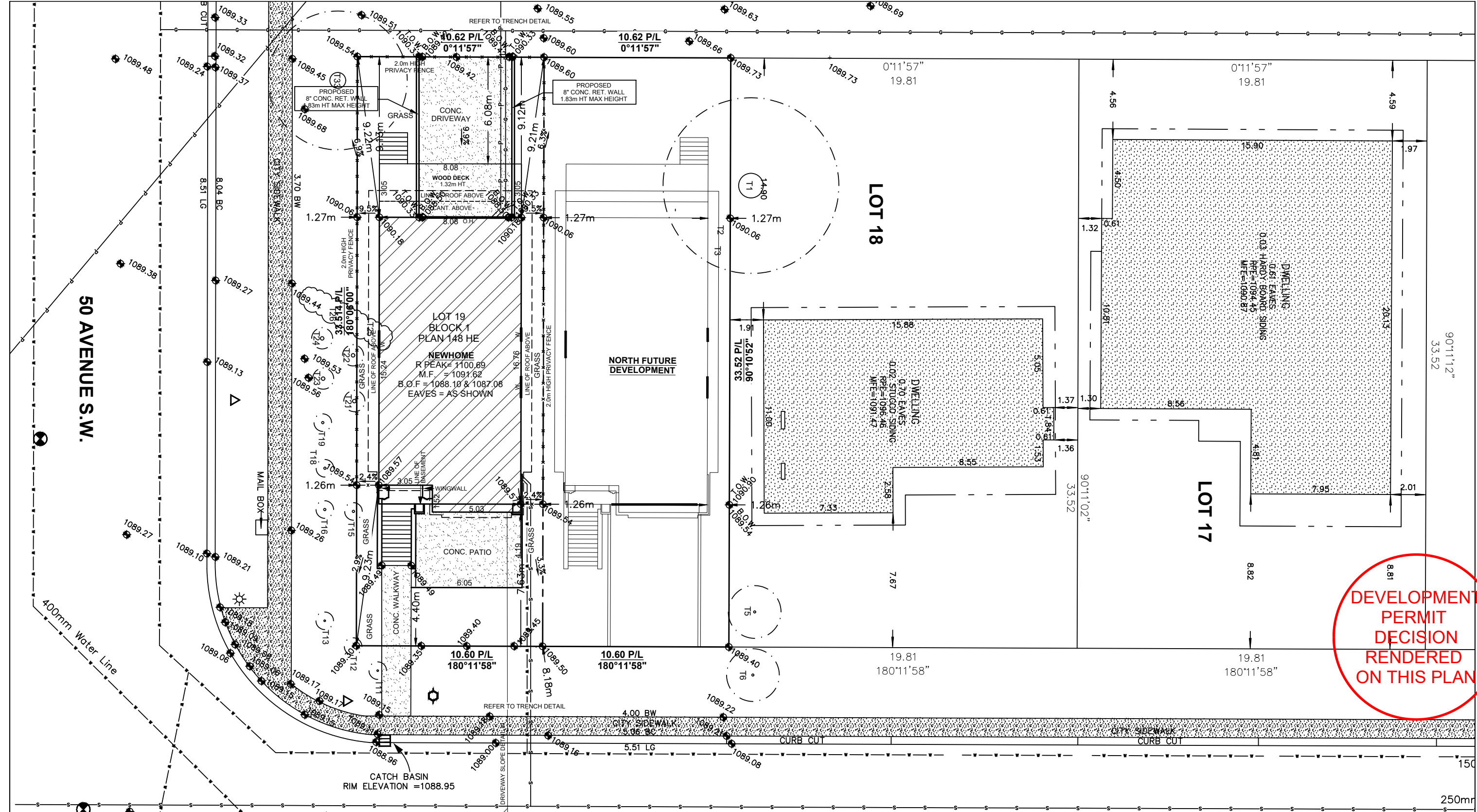
1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
7. THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22½ DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.

TRENCH DETAIL

SCALE: NTS



PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
5019 14A ST. S.W. Calgary, Alberta	SINGLE DETACHED	AS SHOWN
Lot 19 Block 1 Plan 148 HE	DATE: Dec. 11, 2025	DIVISION NUMBER: S 02



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

BLOCK PLAN
SCALE: 1: 250

SDAB2026-0069

NO.	DATE (D/M/Y)	DETAIL	BY
01.	11/12/2025	DP SITEPLAN	K.G.
02.			
03.			
04.			

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

PROJECT NAME AND ADDRESS:
5019 14A ST. S.W.
Calgary, Alberta
Lot 19
Block 1
Plan 148 HE

PROJECT	SCALE
SINGLE DETACHED	1: 250
DATE: Dec. 11, 2025	DIVISION NUMBER: S 03