

REPORT TO THE SUBDIVISION AND  
DEVELOPMENT APPEAL BOARD

<b>DATE:</b> April 10, 2025	<b>APPEAL NO.:</b> SDAB2025-0031 <b>FILE NO.:</b> DP2024-08425
<b>APPEAL BY:</b> Claudia Hudspeth	
<b>FROM A DECISION OF THE DEVELOPMENT AUTHORITY</b> where a  New: Semi-Detached Dwelling (2 buildings), Secondary Suites (4 suites)  was approved at <u>8919 48 AV NW.</u>	<b>LAND USE DESIGNATION:</b> R-CG  Discretionary
<b>COMMUNITY OF:</b> Bowness	<b>DATE OF DECISION:</b> February 24, 2025
<b>APPLICANT:</b> K5 Designs c/o Chandni Rana	<b>OWNERS:</b> My Yen Kang & Quinterra Homes LTD

**Notes:**

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

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

Municipal Address of Site Under Appeal [required]	8919 48th Ave NW, Calgary, Alberta
Development Permit/Subdivision Application/File Number [required]	DP2024-08425
Name of Appellant [required]	Claudia Hudspeth
Agent Name (if applicable)	Carol McClary
Street Address [required]	8922 48th Ave NW
hdnFullAddress	8922 48th Ave NW Calgary AB T3B2B2
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T3B 2B2
Residential Phone # [required]	(613) 799-4138
Business Phone #	(613) 799-4138
Email Address [required]	claudiahudspeth@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]

Reasons for Appeal

DP2024-08425  
Address: 8919 – 48 Avenue NW

- 1. The proposed development is out of character with the adjacent single detached dwellings located on the block. The proposed double row of Semi-detached Buildings project beyond the established front setback and are located adjacent to the rear amenity space of the existing homes. The proposed double row of buildings is not sensitive to the existing development.
- 2. The policy provisions within the Bowness Area Redevelopment Plan are not addressed nor implemented in the proposed siting and design of the proposed buildings.
- 3. Access to the rear Semi-detached Dwelling and to the Secondary Secondary suites are located rear of both buildings. This will create extra activity along the side setback areas. There is no identity to the rear Semi-detached dwelling.
- 4. Any other matters that will arise after close examination of the development permit and review of the floor plans.

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

Estimated Presentation Time 30 minutes

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

Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required] No

If yes, what are the issues?

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

If yes, how many will you be bringing? 6



I confirm and acknowledge that

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

Submission Date

2025-03-16 18:51:32 MST

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

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

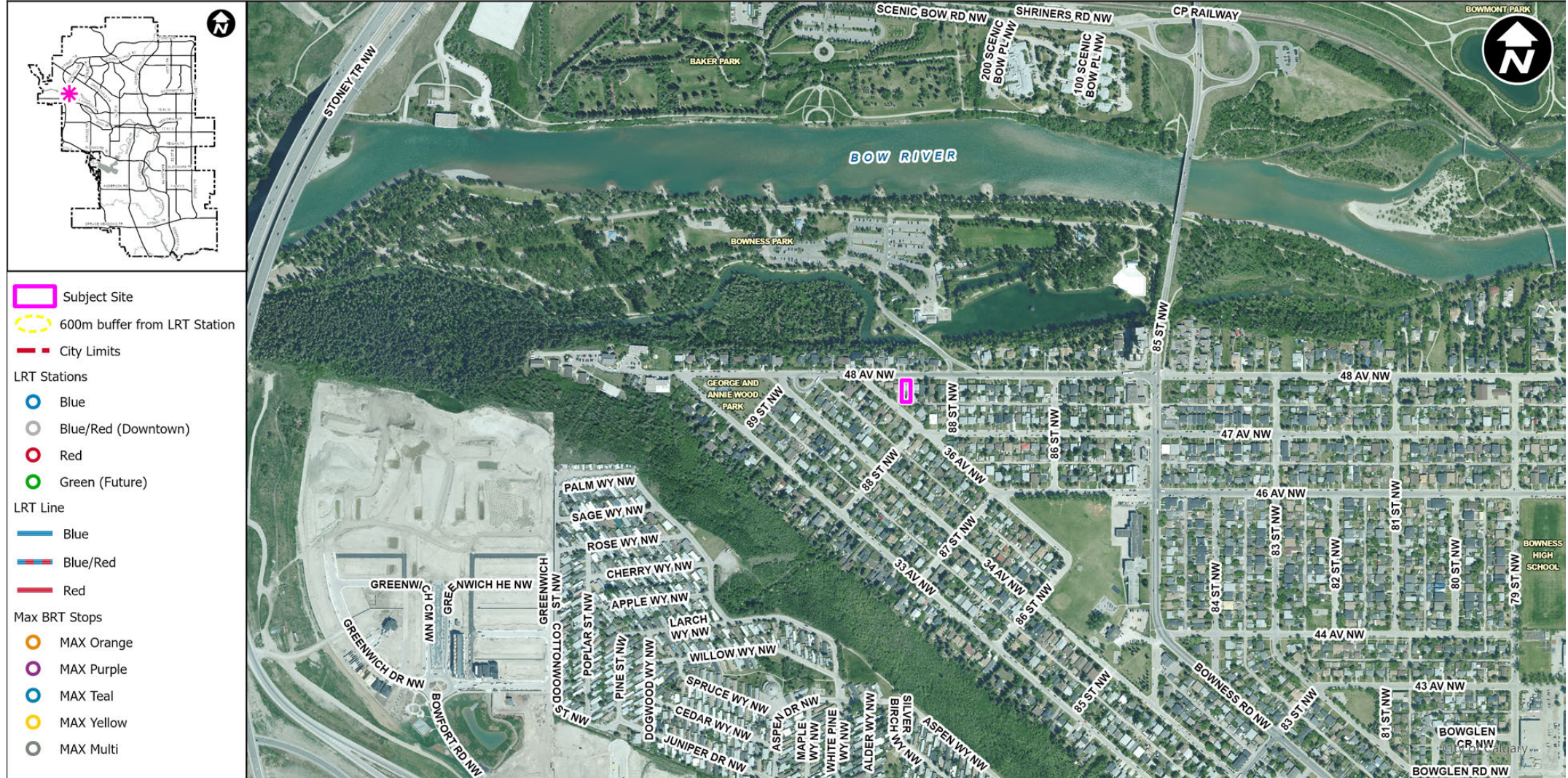
Website: [calgary.ca/sdab](https://calgary.ca/sdab)

Phone: (403) 268-5312

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














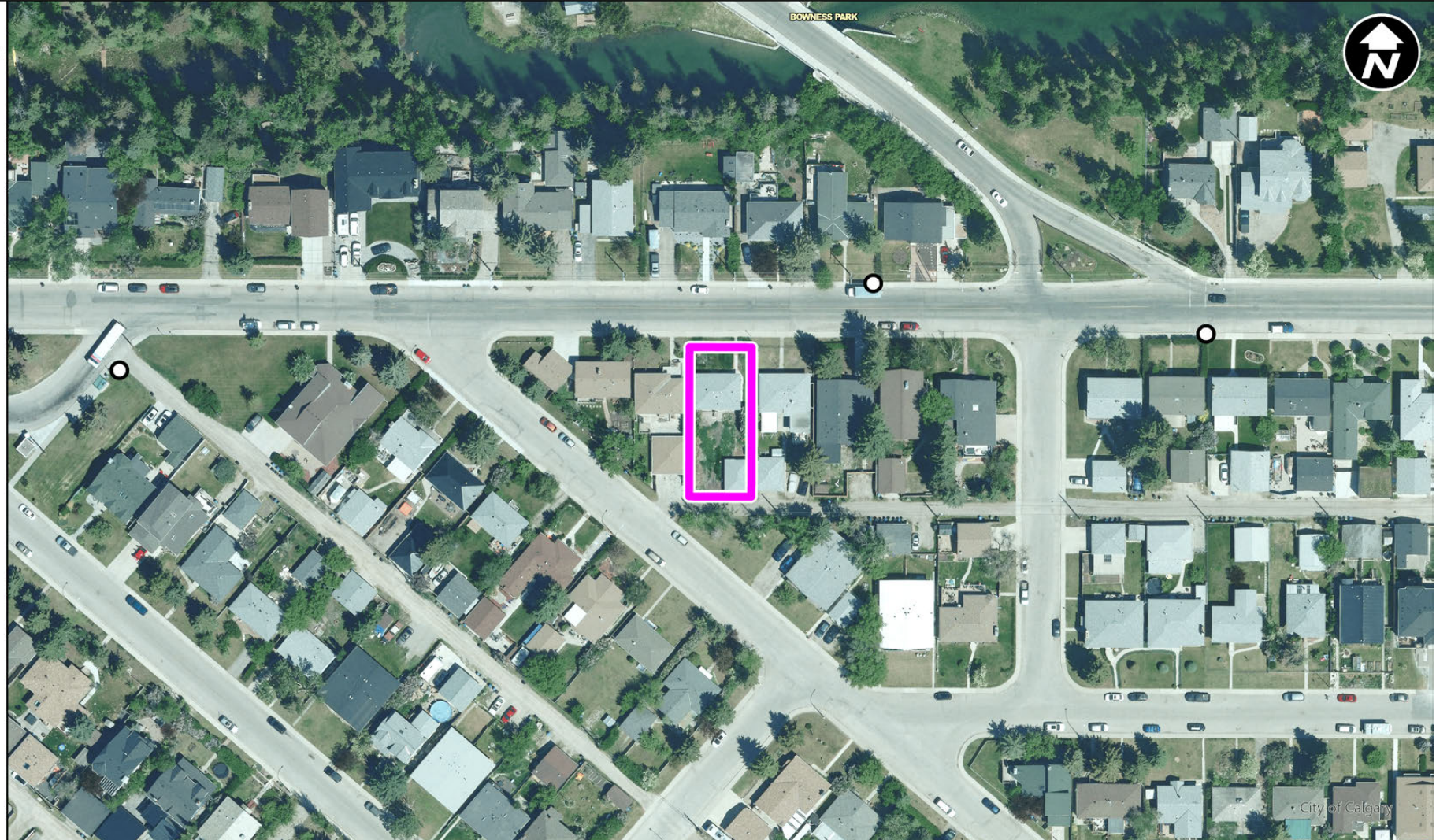
## Community Context SDAB2025-0031





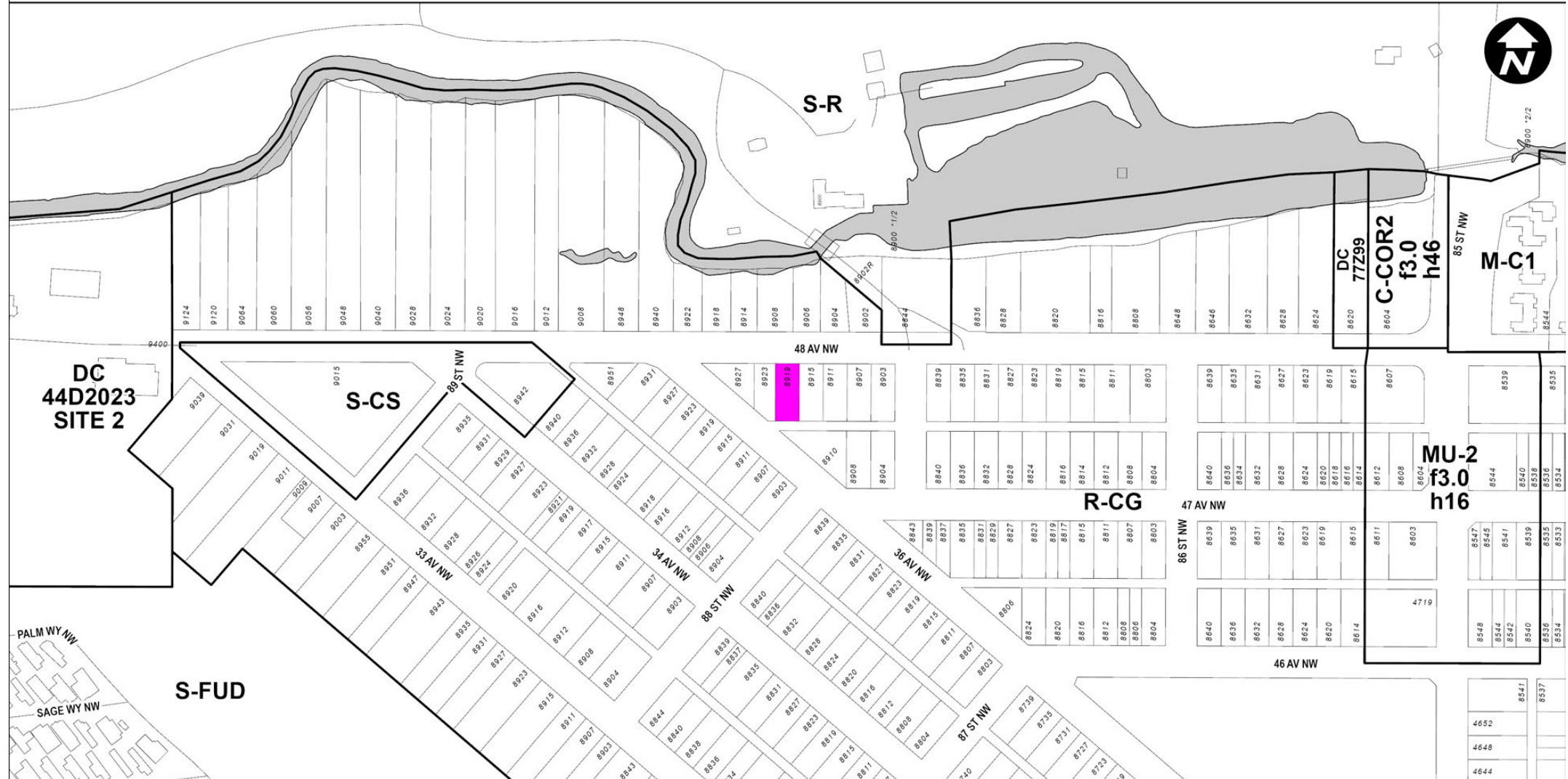
## Site Context SDAB2025-0031

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

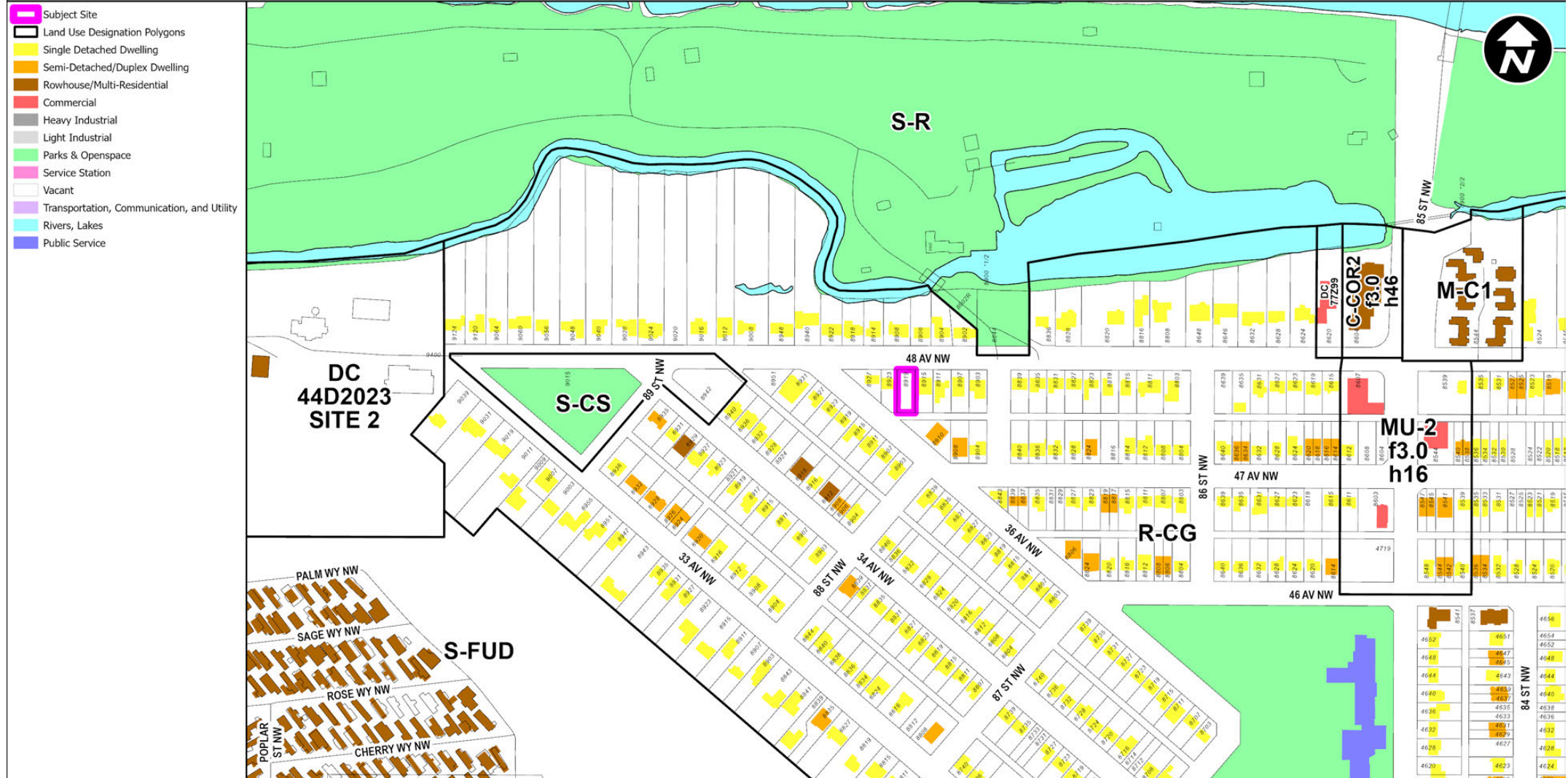




## Land Use Districts SDAB2025-0031



## Surrounding Land Use SDAB2025-0031





February 25, 2025

K5 DESIGNS  
Chandni Rana



Dear Applicant:

**RE: Notification of Decision: DP2024-08425**

**Subject: New: Semi-Detached Dwelling (2 buildings), Secondary Suites (4 suites)**

**Address: 8919 48 AV NW**

This is your notification of decision by the Development Authority to approve the above noted application on February 24, 2025.

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

Development approved by this permit must commence by February 24, 2027 or the development permit shall cease to be valid. The decision will be advertised beginning February 27, 2025 at [www.calgary.ca/publicnotices](http://www.calgary.ca/publicnotices), which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight March 20, 2025. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (587) 891-3451 or by email at [Bridget.Piller@calgary.ca](mailto:Bridget.Piller@calgary.ca) and assist me by quoting the Development Permit number.

Yours truly,

Bridget Piller  
Planner 1  
Planning and Development  
Attachment(s)



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

**DP2024-08425**

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

**8919 48 AV NW**

Community: **Bowness**

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

and legally described as:

**4960AP;1;2**

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

**New: Semi-Detached Dwelling (2 buildings), Secondary Suites (4 suites)**

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

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

Decision By: **Development Authority**

Date of Decision: **February 24, 2025**

Development Authority: **Maurie Loewen**

File Manager: **Bridget Piller**

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

**This permit will not be valid if development has not commenced by: February 24, 2027**

This Development Permit was advertised on: **February 27, 2025**

**This is NOT a Building Permit**

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

**WARNING**

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

Applicant: **K5 DESIGNS**

Address: **300901 centre st nw**

City: **Calgary, Alberta, T2E 2P6**

Phone: **[REDACTED]**



DEVELOPMENT PERMIT  
LAND USE BYLAW NO 1P2007

DP2024-08425

Complete Address and Legal Description listing for Development Permit DP2024-08425

Address Type	Address	Legal Description
Building	8919 48 AV NW	
Parcel	8919 48 AV NW	4960AP;1;2





## Conditions of Approval – Development Permit

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<b>Application Number:</b>	<b>DP2024-08425</b>
<b>Application Description:</b>	New: Semi-Detached Dwelling (2 buildings), Secondary Suites (4 suites)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	8919 48 AV NW
<b>Community:</b>	BOWNESS
<b>Applicant:</b>	K5 DESIGNS
<b>Planning:</b>	BRIDGET PILLER (587) 891-3451 Bridget.Piller@calgary.ca
<b>Utility Engineering:</b>	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca

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## Prior to Release Requirements

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

### Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the listed Prior to Release Condition(s). Ensure that all plans affected by the revisions are amended accordingly.

### Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

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



3. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m<sup>2</sup>, the applicant may:
- a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
  - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
  - c. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

4. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

The off-site levy is based on a 2025 development approval date and on the following:

Development Type:  
Existing Single: 1/New Grade: 4

Based on the information above, the estimate is \$13,226.00

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email [daniela.paul-gutierrez@calgary.ca](mailto:daniela.paul-gutierrez@calgary.ca)

5. Fire - Access Part 9 Building

Indicate on the plans the proposed access route for fire department to access Bldg 2.

The requirements for Part 9 buildings facing a street come from NBC(AE) (2019) Division B, 9.10.20.3. where it specifically states access for fire department equipment shall be provided to each building by means of a street, private roadway, or yard. These requirements of course represent a typical city block configuration where every building faces a typical city street. In the appendix of the Alberta Building Code it make reference to consulting the local fire department as their specific operational concerns need to be addressed.

As an alternative to the restrictive Part 9 compliance path (being each building have access directly from a street, private roadway, or yard) that the requirements found in NBC(AE) (2019) Division B, 3.2.5. Provisions for Fire Fighting would also be an acceptable solution. To my knowledge the City of Calgary has been consistent with this approach for both multi-family Part 9 buildings as well as lower density Part 9 buildings.

The NBC(AE) (2019), Division B, 3.2.5.5. requires the distance from the fire department vehicle to the building not exceed 45m.

6. Fire - Primary Fire Access Route Design

a) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard.

Appropriate code reference - 9.10.20.3.(1)

b) Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property.

Appropriate code reference A-9.10.20.3.(1) Fire Department Access Route Modification.

- Building B may be subject to being sprinklered. To be determined at the Building Permit stage.

c) Where access to a building as required and is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.

d) For residential buildings, including townhouse complexes, the distance of the principle entrance from a street should not exceed 45 m ( as per RB14-042 ).

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

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

### Utility Engineering

11. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
12. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

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

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

13. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
14. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
15. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024. Only certified cheques or bank drafts made payable to the City of Calgary are acceptable. At time of payment, include completed Payment Submission form which was emailed to the applicant.
16. Pursuant to Bylaw 1H2024, off-site levies are applicable.

### Transportation

17. 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.

## Advisory Comments

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

### Planning

18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.

### Utility Engineering

24. The developer is responsible for ensuring that:

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

- a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.
- b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.
- c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.
- d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
- e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

- 25. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

- 26. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of the National Fire Code (Alberta Edition). Visit <https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html> for more information on Fire Safety Plan requirements.

- 27. Fire - Building Size and Construction Relative to Occupancy

#### 3.2.2.10. Streets

- 1) Every building shall face a street located in conformance with the requirements

of Articles 3.2.5.4. and 3.2.5.5. for access routes.

2) For the purposes of Subsections 3.2.2. and 3.2.5. an access route conforming to

Subsection 3.2.5. is permitted to be considered a street.

3) A building conforming to Article 3.2.2.50. or 3.2.2.58. is considered to face 1 street where not less than 25% of the building perimeter is located within 15m of a street or streets.

28. Fire access and/or proximities shall be in accordance with current Calgary Fire Department Access Standards and / or current applicable code(s) articles. See below.

For context:

a) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard. Appropriate code reference 9.10.20.3.(1).

b) Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property. Appropriate code reference A 9.10.20.3.(1) Fire Department Access Route Modification.

Buildings and / or some units may be subject to having to be sprinklered.

1.3.3.4. Building Size Determination

1) Where a firewall divides a building, each portion of the building so divided shall be considered as a separate building, except when this requirement is specifically modified in other parts of this Code.

c) Where access to a building as required and is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.

d) For residential buildings, including townhouse complexes, the distance of the principle entrance from a street should not exceed 45m (as per RB14-042). Each dwelling unit (secondary suites included) must be within 45m travel distance to from street (fire access lane) to principle entrance.

Fire Professional involvement, NBC(AE) 2.4.2.1(4)

Residential buildings with 5 to 20 dwelling units must be imprinted with the seals or stamps of either a registered architectural professional, or one or more registered engineering professionals.

Note:

For further details regarding fire access requirements, see the below link:

<http://www.calgary.ca/CSPS/Fire/Documents/Fire-Department-Access-Standard.pdf>



For further details, contact Fire Department Technical Services at 403-801-6595.

29. A new water connection is required to service the development and is available from 48 AV NW.
30. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
31. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
32. Redundant services are to be disconnected at the source and new service installed at the owners expense.
33. Each unit must be individually metered.
34. Ensure that the water service separation from the foundation wall or piles is:
  - a. 4.0m (100mm service or larger), or
  - b. 3.0m (50mm service or smaller), or
  - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
35. The applicant must apply for water and sewer connections as per City Standards.
36. A new sanitary connection is required to service the development and is available from 48 AV NW.
37. Storm sewers are unavailable for connection.
38. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
39. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
40. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
41. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.



42. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
  43. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
  44. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.
  45. As per Drainage Bylaw 37M2005, Prohibited Materials are not to be released or allow to be released into the Storm Drainage System. This includes substances such as soil, sediment, waste, pesticides, herbicides, fertilizers, or any substance that may have a negative impact on the Storm Drainage System, human health or safety, property or the environment. All substances must be stored appropriately.
  46. Stormwater emergency escape routes must be to a public roadway.
  47. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste  
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>
- OR
- Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.
48. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
  49. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from the City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.



## Reasons for Approval for DP2024-08425

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:

This application is for the development of two Semi-detached Dwellings and four Secondary Suites at 8919 48 Ave NW, in the community of Bowness. The subject parcel has an area of 556.86 m<sup>2</sup> and is designated as Residential – Grade Oriented Infill (R-CG) District. Vehicular access for properties along 48 Ave NW is via a rear lane. Lands immediately surrounding the subject site are designated as Residential – Grade-Oriented Infill (R-CG) District. The proposed development is listed a discretionary use within the R-CG District.

#### Circulation and Notice Posting:

The following referees were circulated:

1. **Public Infrastructure** – Comments received. Off-site Levy of \$13,226.00 is required.
2. **Enmax** – No conflict.
3. **Ward Councillor** – No comments were provided.
4. **Community Association** – The Bowness Community Association was circulated, and provided no comments.
5. **Notice Posting** - As per Land Use Bylaw requirements, the application was notice posted for a 1 week period. Five comments received from Notice Posting. Concerns stated include the following:
  - Infrastructure capacity
  - Reduction in property values
  - Erosion of neighbourhood character
  - Lack of parking
  - Increased traffic congestion
  - Privacy concerns
  - Noise concerns
  - Waste management
  - Snow removal



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### Comments on Relevant City Planning Policies

#### **Bowness Area Redevelopment Plan (ARP)**

The Bowness Area Redevelopment Plan (ARP) identifies the subject parcel as being part of the Residential: Low Density, Conservation & Infill area on Map 2: Land Use Policy Area. ARP policies for residential areas recognize the low-density, family-oriented community nature of the Bowness area while supporting sensitive infill development which protects the existing residential character and quality of the neighbourhood.

ARP policy 6.3.4 provides guidelines for consideration when making decisions on discretionary use residential permits. These guidelines are outlined as follows:

- a) *New developments should be compatible with the scale and form of existing and adjacent homes.*
- b) *Front yards should be used as landscaped areas and not for parking or passenger dropoff areas, except where there is no rear lane.*
- c) *When redevelopment on small lots is considered, to enhance the use of the rear yard as a private amenity space, garages should be located within 9 metres of the lane to prevent tandem parking on long driveways.*
- d) *Private outdoor amenity space should be located in the rear yard where possible. Where this is not possible, such spaces should be screened from public view through the use of landscaping and/or fencing which is compatible with the neighbourhood style.*
- e) *New development should be carefully evaluated for adjacent rear yard privacy problems where building height, raised deck height and orientation, and rear yard setback differences contribute to overlooking of neighbours' back yards.*
- f) *Existing mature vegetation should be maintained. Tree planting should reflect the streets' traditional major tree type and placement*
- g) *Mirror image infills should be discouraged, unless there is a substantial facade treatment to give the illusion of different design.*
- h) *Resubdivision of existing lots should respect the general development and subdivision pattern of adjacent streets with respect to parcel size, dimension, and orientation.*
- i) *In addition to the requirements under the Land Use Bylaw, accessory building design should be sensitive to the existing principal dwelling on the site.*

The development meets the general intent of the ARP.

#### **Land Use Bylaw 1P2007**

The existing land use for the site is Residential – Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate existing residential development, a wide range of grade-oriented development, and secondary and backyard suites. It provides flexible parcel dimensions



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and building setbacks and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

### Bylaw Discrepancies

Regulation	Standard	Provided
NO BYLAW DISCREPANCIES		

### Planning Review

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

The Development Authority has determined that the proposal is in keeping with the character of the surrounding area and respects the intent of the Applicable policies, and the Land Use Bylaw 1P2007.



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

551263449-001

Taken By:

Application Date **Dec 2, 2024****APPLICATION NO DP2024-08425**

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

**Total Fees: \$1,246.00****Cart #:** **Applicant: K5 DESIGNS****Address: 300901 centre st nw****City: Calgary, Alberta, T2E 2P6****Phone:** **Contact: Rana, Chandni****Phone:** **Fax:** **e-mail:** **Parcel Address: 8919 48 AV NW****Legal: 4960AP;1;2****Building Address: 8919 48 AV NW****Legal:** **L.U.D.: R-CG****Community: BOWNESS****Sec. Number: 33W Ward: 01****Description: New: Semi-Detached Dwelling (2 buildings),  
Secondary Suites (4 suites)****Gross Floor Area: 7413.68 feet -  
squared  
Dwelling Units: 4****Proposed Development is: Discretionary****Proposed Use: Semi-Detached Dwelling  
Secondary Suite**

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

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

**Applicant / Agent Signature:** **Date:** 

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

Track your application on-line with **VISTA** Go to: **www.calgary.ca/vista** and enter your JOB ACCESS CODE (JAC) **DP2024-08425**   
or call our Planning Support Centre at (403)268-5311.

**SDAB2025-0031**





## Development Permit Complete Application Requirement List

**Addition or New Multi-Residential Building:**

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

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

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

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

**Processing Times and Deemed Refusals**

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

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

**SECTION 1: Applicant Details**

☐ Property Owner ☒ Representing Owner

Applicant's Name:	<b>Chandni Rana</b>	Company Name (if applicable):	<b>K5+ Design Studio</b>
Applicant's Email:	[REDACTED]	Applicant's Phone Number (during business hours):	[REDACTED]

NOTE: Correspondence

**SECTION 2: Project Details**

Project Address: **8919 48 AVENUE N.W.**

Cumulative gross floor area:	<input type="checkbox"/> Addition	7,413.68	<input checked="" type="checkbox"/> ft <sup>2</sup> <input type="checkbox"/> m <sup>2</sup>
	<input checked="" type="checkbox"/> New Building		
New dwelling units created:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, number of new dwelling units: <b>4</b>	

**SECTION 3: Application Requirements for Development Approval (Development Permit)****Supporting Documents**

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

D.	<b>Colour Photographs</b> (minimum of four different views, label and identify each photographs) <ul style="list-style-type: none"> <li>Site from front and rear</li> <li>Two adjoining parcels on either side</li> <li>Unique features and aspects of significance to development of the parcel</li> <li>Details of curbs, driveways, sidewalks, waste enclosures and overhead poles</li> <li>Indicate on a key plan or the site plan, the direction and location of photos</li> </ul>
E.	Development Permit fee ( <a href="#">Fee Schedule</a> )
F.	Completed <a href="#">Site Contamination Statement</a>
G.	Completed <a href="#">Public Tree Disclosure Statement</a> If public trees are identified one additional site plan may be required
H.	Completed <a href="#">Abandoned Well Declaration</a>
I.	Completed <a href="#">Use Questionnaire</a> *This is only required if there is a Commercial Use being proposed within the building or addition
J.	Completed <a href="#">Climate Resilience Inventory</a> form
K.	<b>Applicant's Submission Planning Analysis (recommended)</b> <p>The purpose of the Planning Analysis is to provide key information about the project; information that cannot be communicated in a set of plans (i.e. the thought process behind the proposal). This information will reduce the number of conditions in the first Detailed Team Review form and speed up the application processing time. Where relevant, the Planning Analysis will be circulated to the Community Association for comment as part of the development permit circulation process.</p> <p>While this is <b>not a mandatory requirement</b>, we strongly encourage applicants to provide this key information.</p> <ul style="list-style-type: none"> <li>Provide an explanation of the proposal/project and how it fits with the surrounding context</li> <li>Describe how the landscaped areas and amenity spaces are configured and programmed. For small residential developments refer to the <a href="#">Landscape Design Guide for Small Residential Sites</a></li> <li>Identify and provide rationale for any variation from the relevant City of Calgary policies</li> <li>Identify and provide rationale for any proposed relaxations to the Land Use Bylaw</li> </ul>
<b>Renderings</b>	
L.	<b>Rendering or Elevation for Notice Posting</b>
At least one (1) <b>rendering</b> matching the specifications below, <b>OR</b> one (1) elevation of the proposed development <b>Note:</b> the purpose of this is to include a visual for the notice posting and is encouraged. This is discretionary upon discussions between the file manager and the applicant.	
1	<b>Perspective:</b> <ul style="list-style-type: none"> <li>For single-building projects, the view must be: <ul style="list-style-type: none"> <li>From the perspective of the sidewalk across the street from the subject site's primary frontage</li> <li>From the perspective of the midpoint of the subject site's primary street frontage</li> <li>At a 90-degree angle, perpendicular to the sidewalk, and</li> <li>From the perspective of 1.5 metres (average human eye-level) above the sidewalk; OR</li> </ul> </li> <li>For multiple building projects, the rendering: <ul style="list-style-type: none"> <li>Should be from an aerial angle; and</li> <li>Must show the entire project area.</li> </ul> </li> </ul>
2	<b>Depiction must:</b> <ul style="list-style-type: none"> <li>Match site plans, landscape plans, and elevations with no removed nor additional items</li> <li>Depict the exterior finishing materials of all parts of proposed and existing neighbouring buildings depicted accurately, including freestanding signs, and retaining walls visible in the frame <ul style="list-style-type: none"> <li>Views through clear windows for proposed buildings may depict interiors, blinds, or curtains</li> <li>Views through clear windows for neighbouring buildings must be of blinds or curtains</li> </ul> </li> <li>Depict the landscaping and paving materials of all landscaped and paved areas visible in the frame</li> <li>Depict trees and shrubs</li> <li>Not depict people nor vehicles; and</li> <li>Have the lighting of September 21 at 4:00pm.</li> </ul>
3	<b>Technical Requirements:</b> <ul style="list-style-type: none"> <li>Be 2431 pixels in width by 2243 pixels in height, landscape view; and</li> <li>Be a Portable Graphics (.PNG) file.</li> </ul>



<b>Plans</b> (preferred scale is Metric 1:100 or Imperial ¼" = 1'0")	
<b>NOTE:</b> Plans must be uploaded as one complete drawing set. Plans should not be uploaded as separate documents.	
<b>M. One (1) copy of a Site Plan</b>	
Your <b>Site Plan</b> should include the following:	
1.	<b>North arrow</b> , pointing to top or left of page
2.	<b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)
3.	All elements of plan labelled as <b>existing</b> or <b>proposed</b>
4.	<b>Plot and dimension property lines:</b> <ul style="list-style-type: none"> <li>Label existing and proposed</li> <li>Label parcel area in square meters</li> </ul>
5.	<b>Easements, Utility Rights-Of-Way:</b> <ul style="list-style-type: none"> <li>Dimension (width, depth and location)</li> <li>Label type of easement and registration number)</li> </ul>
6.	<b>Utilities on and adjoining the parcel (deep, shallow and overhead):</b> <ul style="list-style-type: none"> <li>Water, storm and sanitary sewer</li> <li>Gas</li> <li>Electrical</li> <li>Cable, telephone</li> </ul>
7.	<b>If an abandoned gas or oil well is identified on the site</b> , indicate the necessary setback area for each well
8.	<b>Plot Rights-of-Way setback lines required in Section 53, Table 1:</b> <ul style="list-style-type: none"> <li>Dimension depth of Rights-of-Way</li> <li>Dimension distance from Rights-of-Way to building</li> </ul>
9.	<b>Floodway, Flood Fringe and Overland Flow:</b> <ul style="list-style-type: none"> <li>Indicated on the Floodway/Flood Fringe maps [Section 3 (c) &amp; (d)]</li> <li>Dimension distance to buildings and structures</li> </ul>
10.	<b>Adjacent to parcel:</b> <ul style="list-style-type: none"> <li>City streets, label street names</li> <li>Sidewalks, City and public paths (Regional Pathway System)</li> <li>Curb cuts, medians and breaks in medians</li> <li>Existing and proposed pedestrian crosswalks</li> <li>Bus zones and bus shelters (including signage &amp; route number)</li> <li>Light standards, utility poles, street signage, street furniture</li> <li>Paid parking equipment (parking meters, ticket dispensers, Pay-and-Display)</li> </ul>
11.	<b>Provide Land Use Designation of adjacent parcels</b> (Land Use Designation can be found at <a href="http://calgary.ca/myproperty">calgary.ca/myproperty</a> )
12.	<b>Dimension to property line:</b> <ul style="list-style-type: none"> <li>Back of sidewalk and curb</li> <li>Lip of gutter</li> <li>Width of sidewalk and public paths (Regional Pathway System)</li> </ul>
13.	<b>Parcel Setbacks:</b> <ul style="list-style-type: none"> <li>Dimension front, side and rear building setbacks from property lines</li> <li>Draw, label and dimension required setback areas (as prescribed in the Land Use Bylaw)</li> </ul>
14.	<b>Parcel and building coverage:</b> <ul style="list-style-type: none"> <li>Calculate area of each building (include all covered structures)</li> </ul>
15.	<b>Location of all:</b> <ul style="list-style-type: none"> <li>Catch basins</li> <li>Utility poles</li> <li>Guy wires/pole anchors</li> <li>Hydrants, utility fixtures or boxes</li> <li>At-grade mechanical equipment (parkade vents, air conditioning)</li> </ul>
16.	<b>Corner parcels only:</b> <ul style="list-style-type: none"> <li>Outline and dimension corner visibility triangle</li> </ul>
17.	<b>Geodetic datum points/contours:</b>



<ul style="list-style-type: none"> <li>▪ All the corners of the parcel</li> <li>▪ At the back of sidewalk or curb</li> <li>▪ At primary corners of the building</li> <li>▪ geodetic contours at 0.5 metres intervals including berming for site</li> <li>▪ label existing and proposed geodetic datum points</li> </ul>
<p><b>18. Outline and dimension buildings:</b></p> <ul style="list-style-type: none"> <li>▪ Projections and structures (bay windows, cantilevers, deck, window wells)</li> <li>▪ Detached buildings and structures (sheds, garages)</li> <li>▪ Mobility storage lockers</li> <li>▪ Mechanical equipment (parkade vents, air conditioners)</li> <li>▪ Label existing and proposed buildings (or portions of buildings)</li> <li>▪ Location of all openings (windows, doors, overhead doors)</li> <li>▪ Label use area within the building (tenant locations)</li> <li>▪ Label uses to be located in each use area (see uses listed under Use CARLs)</li> </ul>
<p><b>19. Gross Floor Areas (GFA is the total area of all above-grade floors) of:</b></p> <ul style="list-style-type: none"> <li>▪ Proposed and existing buildings</li> <li>▪ Each distinct use area in buildings (tenant location)</li> <li>▪ Calculate Floor Area Ratio (FAR) (GFA divided by Parcel Area)</li> </ul>
<p><b>20. Density:</b></p> <ul style="list-style-type: none"> <li>▪ Calculate number of existing and proposed units</li> <li>▪ Calculate the density in units per hectare (UPH) (Units divided by Parcel Area)</li> </ul>
<p><b>21. Parking areas, drive aisles and circulation roads:</b></p> <ul style="list-style-type: none"> <li>▪ Include curbs and sidewalks</li> <li>▪ Crosswalks (provide detail if raised)</li> <li>▪ Speed bumps (provide detail)</li> <li>▪ Label all surface material of areas accessible by motor vehicles</li> <li>▪ Dimension widths of all aisles and roads</li> <li>▪ Provide details on vehicle circulation (direction of travel, signage and fire lanes)</li> </ul>
<p><b>22. Waste and collection and loading areas:</b></p> <ul style="list-style-type: none"> <li>▪ Details of garbage, recycling, and organics containers (i.e. method of collection, types, size and volume)</li> <li>▪ Types of waste containers on site</li> <li>▪ Volume of waste containers</li> <li>▪ Waste storage area location and dimensions; including geodetic elevations at all corners and grades of the collection area</li> <li>▪ Screening or enclosure details and dimensions</li> <li>▪ Sweep paths for collection vehicles and dimensions of clearance</li> <li>▪ Vehicle weight supported in collection area (minimum 25,000kg)</li> <li>▪ Refer to the <a href="#">Development Reviews Design Standards for the Storage and Collection of Waste</a></li> </ul>
<p><b>23. Firefighting Access</b></p> <ul style="list-style-type: none"> <li>▪ Sweep paths for the firefighting vehicle access route and dimensions of clearance</li> <li>▪ Indication that the fire access route is designed to a 12.0 metre centerline of the roadway turning radius</li> <li>▪ Vehicle weight supported in firefighting vehicle access route (minimum 38,556kg (85,000 lbs))</li> <li>▪ Grades of the firefighting vehicle access route</li> <li>▪ Indication that the access is designed to support the NFPA 1901 point load of 517kPa (75 psi) over a 24" by 24" area which corresponds to the outrigger pad size</li> <li>▪ Any lockbox location, firefighting service connection, and alarm panel locations</li> <li>▪ Refer to the <a href="#">Fire Department Access Standard</a></li> </ul>
<p><b>24. Motor vehicle parking stalls:</b></p> <ul style="list-style-type: none"> <li>▪ Label as Commercial, Dwelling, Live/Work or Visitor</li> <li>▪ Total each type of motor vehicle parking stall by use</li> <li>▪ Dimension width and depth</li> <li>▪ Dimension overhead clearance</li> <li>▪ Dimension column size and distance between columns</li> <li>▪ Dimension angle of parking stall (if less than 90 degrees)</li> <li>▪ Location and size of wheel stop (provide next to sidewalk)</li> <li>▪ Provide calculations for motor vehicle parking stall requirement by use</li> </ul>
<p><b>25. Driveways:</b></p> <ul style="list-style-type: none"> <li>▪ Label proposed or existing</li> </ul>

	<ul style="list-style-type: none"> <li>Label curb cuts to be removed and rehabilitated</li> <li>Dimension length from back of curb or sidewalk</li> <li>Dimension width of driveway at throat and flare (adjacent to street)</li> <li>Dimension distance to adjoining driveways</li> </ul>
26.	<b>Parking and loading area geodetic grades:</b> <ul style="list-style-type: none"> <li>Driveways grades and parkade ramp grades</li> <li>Detail any areas over 2 per cent slope</li> </ul>
27.	<b>Bicycle parking:</b> <ul style="list-style-type: none"> <li>Location of bicycle parking stall - class 1 (secure) and class 2 (un-secure)</li> <li>Label surface material of bicycle parking stalls</li> <li>Dimension separation to surrounding structures</li> <li>Dimension separation of devices (bike racks) and rows of devices</li> <li>Dimension of bicycle parking area</li> <li>Location of signage related to bicycle parking</li> <li>Cross reference to a detail drawing (for each type of parking device)</li> <li>Total each type of bicycle parking stall (class 1 or class 2)</li> <li>Calculate bicycle parking stall requirement</li> </ul>
28.	<b>Internal sidewalks:</b> <ul style="list-style-type: none"> <li>Label surface material</li> <li>Dimension height from grade or parking areas</li> <li>Dimension width</li> </ul>
29.	<b>Fencing:</b> <ul style="list-style-type: none"> <li>Label height (include height of retaining walls)</li> <li>Cross reference to an elevation (for each type of fence)</li> </ul>
30.	<b>Retaining walls:</b> <ul style="list-style-type: none"> <li>Label height (provide height of fences on top of wall)</li> <li>Provide geodetic datum points at top and bottom of wall</li> <li>Cross reference to elevation (for each wall)</li> <li>If one metre in height or higher, provide engineered, stamped structural design drawings, including cross-sections</li> <li>Provide geodetic datum points of grade on each side of the wall</li> </ul> <p><b>NOTE:</b> height of retaining wall measured as the vertical difference between the ground levels on each side of the wall)</p>
31.	<b>Lighting:</b> <ul style="list-style-type: none"> <li>Plot locations of light fixtures and light standards</li> <li>Plot maximum wattage of fixtures</li> <li>Provide detail of light fixtures (drawing or specification)</li> </ul> <p><b>NOTE:</b> Site lighting plan, showing compliance with Part 3, Division 4 of Bylaw 1P2007, may be requested during the review of this application.</p>
32.	<b>Signage:</b> <ul style="list-style-type: none"> <li>Outline and label the location of all proposed canopy, fascia and freestanding signage (for all other types of signage, obtain the appropriate requirement list for that sign)</li> <li>Label the source of power for the signage (underground, etc.)</li> <li>Plot location of all existing signage on the parcel</li> <li>Dimension distance from property lines to signage</li> <li>Dimension distance to all freestanding signs on the parcel or within 30 metres of the parcel</li> </ul>
33.	<b>Phasing for multi-building developments must be included:</b> <ul style="list-style-type: none"> <li>Outline areas encompassed by each phase</li> <li>Label the sequence of phasing</li> </ul>
N.	One (1) copy of a <b>Landscaping Plan(s)</b> (landscaping and site plans may be combined provided all elements of the plan are clear and legible)
Note: for small residential development, refer to <a href="#">Landscape Design Guide for Small Residential Sites</a>	
Your <b>Landscaping Plan</b> should include the following:	
1.	<b>North arrow</b> , pointing to top or left of page
2.	<b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)
3.	All elements of plan labelled as <b>existing</b> or <b>proposed</b>

4.	<b>Plot and dimension property lines</b>
5.	<b>Draw, label and dimension required setbacks</b>
6.	<b>Easements, Utility Rights-Of-Way:</b> <ul style="list-style-type: none"> <li>▪ Dimension (width, depth and location) on or abutting the parcel</li> <li>▪ Label type of easement and registration number)</li> </ul>
7.	<b>Utilities on and adjoining the parcel (deep, shallow and overhead):</b> <ul style="list-style-type: none"> <li>▪ Water, storm and sanitary sewer</li> <li>▪ Gas</li> <li>▪ Electrical</li> <li>▪ Cable, telephone</li> </ul>
8.	<b>Corner parcels only:</b> <ul style="list-style-type: none"> <li>▪ Outline and dimension corner visibility triangle</li> </ul>
9.	<b>Geodetic datum points/contours:</b> <ul style="list-style-type: none"> <li>▪ All the corners of the parcel</li> <li>▪ At the back of sidewalk or curb</li> <li>▪ At primary corners of the building</li> <li>▪ Geodetic contours at 0.5 metres intervals including berming for site</li> <li>▪ Label existing and proposed geodetic datum points</li> </ul>
10.	<b>Outline and dimension buildings:</b> <ul style="list-style-type: none"> <li>▪ Include projections and structures (bay windows, cantilevers, deck, window wells)</li> <li>▪ Include detached buildings and structures (sheds, garages)</li> <li>▪ Include mechanical equipment (parkade vents, air conditioners)</li> <li>▪ Label existing and proposed buildings (or portions of buildings)</li> </ul>
11.	<b>Outline and dimension all at grade amenity spaces (including courtyards):</b> <ul style="list-style-type: none"> <li>▪ Label amenity space as private or common</li> <li>▪ Indicate the associated unit and/or suite for each private amenity space</li> <li>▪ Indicate access to amenity spaces</li> <li>▪ Indicate surface treatment or surface materials</li> <li>▪ Indicate how the common amenity spaces will be used (seating, dining areas, play areas, urban agriculture, etc.)</li> </ul>
12.	<b>Plot and label:</b> <ul style="list-style-type: none"> <li>▪ Fencing, retaining walls, sidewalks (dimension width)</li> <li>▪ Waste storage areas and screening</li> </ul>
13.	<b>Trees and shrubs</b> <ul style="list-style-type: none"> <li>▪ Plot location of trees by symbol (each symbol should be unique to size and type of tree)</li> <li>▪ Plot shrubbed areas</li> <li>▪ Label number of shrubs in each shrubbed area (only include shrubs greater than 0.6 metres in height or spread)</li> <li>▪ Indicate trees and shrubs to be added, removed or retained</li> </ul>
14.	<b>Landscape legend:</b> <ul style="list-style-type: none"> <li>▪ Label by symbol (each symbol should be unique to size and type of tree and shrub)</li> <li>▪ Provide species</li> <li>▪ Provide caliper of deciduous trees</li> <li>▪ Provide height of coniferous trees</li> <li>▪ Provide height and spread of shrubs (greater than 0.6 metres)</li> <li>▪ Provide total of each type of tree and shrub (by height and size)</li> </ul>
15.	<b>Landscaped area:</b> <ul style="list-style-type: none"> <li>▪ Surface treatment of all soft surfaced landscaped areas (e.g. grass, plant cover)</li> <li>▪ Surface treatment of all hard surfaced landscaped areas (e.g. decorative pavers, brick, stamped concrete)</li> <li>▪ Label surface material of bicycle parking area</li> <li>▪ Curb details to separate landscaping</li> <li>▪ Label new landscaped areas and areas to be retained</li> </ul>
16.	<b>Irrigation:</b> <ul style="list-style-type: none"> <li>▪ Method of irrigation (specify if using Low Water Irrigation System)</li> <li>▪ Label all soft surface landscaping to be irrigated or plot specific areas (zones)</li> </ul>
17.	<b>Provide Land Use Designation of adjacent parcels</b> (Land Use Designation can be found at <a href="http://calgary.ca/myproperty">calgary.ca/myproperty</a> )
18.	<b>If a landscape area reduction, listed in Section 553 of the Bylaw, is being requested,</b> clearly indicate which reduction is being applied for and provide any additional information required by Part 6 of the Bylaw.

<p><b>19. If trees are existing on public lands adjacent to the site:</b></p> <ul style="list-style-type: none"> <li>Specify the species of each tree (e.g. Green Ash, Colorado blue spruce, American Elm). Note that identification of deciduous or coniferous is not sufficient. If you require assistance in identifying the species of a tree, call 311 to obtain additional information.</li> <li>Diameter of each tree, measured at a height of 1.4 metres above the ground</li> <li>Estimated mature height of each tree (e.g. less than 3 metres, 3-6 metres, 6-9 metres, etc.)</li> <li>Location of the centre point of the trunk of each tree</li> <li>Outline of the “drip line” of each tree (i.e. the outline of the outer reach of the branches of the tree)</li> </ul>
<p><b>O. On M-CG, M-C1 and M-C2 designated parcels, provide one (1) copy of <b>Block Plan(s)</b> (block and site plans may be combined provided all elements are clear and legible)</b></p>
<p>Your <b>block plans</b> should include the following:</p>
<p><b>1. North arrow</b>, pointing to top or left of page</p>
<p><b>2. Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)</p>
<p><b>3. All elements of plan labelled as <b>existing</b> or <b>proposed</b></b></p>
<p><b>4. Plot and dimension property lines</b></p>
<p><b>5. Outline subject parcel</b></p>
<p><b>6. Draw, label and dimension required setbacks</b></p>
<p><b>7. Outline and dimension all buildings:</b></p> <ul style="list-style-type: none"> <li>Eaves, porches, projections and exterior walls</li> <li>Plot location of exterior openings (windows, doors, overhead doors)</li> <li>Label geodetic datum of roof peak of adjacent buildings</li> </ul>
<p><b>8. Adjacent parcels:</b></p> <ul style="list-style-type: none"> <li>Indicate two parcels on either side of the subject parcel that are located on the same block face (total of four parcels)</li> <li>If there are fewer than two parcels on either side of the subject parcel, provide all the parcels on the block face</li> <li>Where a building is on a corner parcel, the block plan should extend to include the parcels on both streets within the block.</li> <li>If there are no buildings located on the parcels adjoining the subject parcel, plot all parcels to the closest two parcels with buildings contained in the block face (including the parcels containing the buildings)</li> </ul>
<p><b>9. Provide Land Use Designation of adjacent parcels</b> (Land Use Designation can be found at <a href="http://calgary.ca/myproperty">calgary.ca/myproperty</a>)</p>
<p><b>P. One (1) copy of <b>Floor Plan(s)</b></b></p>
<p>Your <b>floor plans</b> should include the following:</p>
<p><b>1. Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)</p>
<p><b>2. All elements of plan labelled as <b>existing</b> or <b>proposed</b></b></p>
<p><b>3. Outline and dimension walls:</b></p> <ul style="list-style-type: none"> <li>Include exterior dimensions (dimension to centre line of common walls)</li> <li>Plot location of interior and exterior openings (windows, doors, overhead doors)</li> <li>Internal motor vehicle, bicycle parking, mobility storage, loading and waste collection facilities (see site plan requirements)</li> <li>Label use in each use area (tenant space)</li> <li>Label the purpose of spaces (e.g. Kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities)</li> <li>Label private and common amenity spaces on balconies and rooftop terraces</li> <li>Label existing and proposed rooms and portions of the building</li> <li>Label units as dwelling units, live/work units or secondary suites</li> </ul>
<p><b>Q. One (1) copy of <b>Elevation(s)</b></b></p>
<p>Your <b>elevations</b> should include the following:</p>
<p><b>1. Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)</p>
<p><b>2. All elements of plan labelled as <b>existing</b> or <b>proposed</b></b></p>

3.	<b>Include elevations for:</b> <ul style="list-style-type: none"> <li>Buildings</li> <li>Fences</li> <li>Retaining walls (over 0.6 metres in height)</li> <li>Waste collection facilities</li> <li>Screening (e.g. Service meters, privacy screens, mechanical equipment)</li> <li>Additional walls or structures (e.g. Exhaust fan shed)</li> <li>Cross reference with other plans, where applicable</li> </ul>
4.	<b>Include on elevations:</b> <ul style="list-style-type: none"> <li>Doors, windows, overhead doors</li> <li>Projections, service meters, decorative elements, rooftop equipment</li> <li>Screening (e.g. Service meters, rooftop equipment, privacy screens)</li> <li>Dimension all doors, windows and overhead doors</li> </ul>
5.	<b>Label finishing materials:</b> <ul style="list-style-type: none"> <li>Exterior materials (brick, stucco, vinyl siding, metal siding)</li> <li>Roof materials (asphalt, cedar shakes, concrete tile)</li> <li>Colours of all major exterior materials</li> </ul>
6.	<b>Lighting:</b> <ul style="list-style-type: none"> <li>Plot location of light fixtures</li> <li>Dimension height of fixtures from grade to bottom of fixture</li> </ul>
7.	<b>Grade:</b> <ul style="list-style-type: none"> <li>Plot existing and proposed grade extending to property lines</li> <li>Plot property lines (extending vertically)</li> <li>Plot all geodetic datum points required on site plan</li> </ul>
8.	<b>Building height (indicate on all elevations):</b> <ul style="list-style-type: none"> <li>Plot line for main floor</li> <li>Plot line for roof when concealed by parapet</li> <li>Dimension height of building from existing and proposed grade</li> <li>Dimension height of main floor from existing and proposed grade</li> <li>Dimension height of structures (fences, retaining walls) from existing and proposed grade</li> </ul>
9.	<b>Signage (where appropriate, provide separate sign elevation):</b> <ul style="list-style-type: none"> <li>Label materials, lettering details, copy and colours</li> <li>Dimension sign and signable area</li> <li>Dimension distance from grade to bottom of sign</li> <li>Label means of supporting sign (structures, guy wires, brackets, bracing)</li> <li>Label physical form of sign (cabinet, box, individual letters)</li> <li>Provide details on exterior lighting, label if internally illuminated</li> </ul>
R.	<b>One (1) copy of Cross-sections</b>
Your <b>cross-sections</b> should include the following:	
1.	If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.
2.	<b>Label width</b> of any roof structure, mechanical rooms, projections
3.	<b>Dimension</b> to outermost limits of the cross-section
4.	<b>Calculate the area</b> of the cross-section, including all elements of buildings
5.	<b>For landscaped areas with building below (e.g. parkade):</b> <ul style="list-style-type: none"> <li>Detail location of underlying slabs and abutting walls</li> <li>Dimension depth of the growing medium for each planting area</li> <li>Detail the waterproofing membranes, protection board, insulation and drainage layer</li> </ul>
6.	<b>Cross-section of sloping driveways and parkade ramps</b> <ul style="list-style-type: none"> <li>Indicate slope and include transition lengths</li> <li>Provide geodetic datum points at transition points in ramp (including top and bottom)</li> <li>Dimension overhead clearance</li> </ul>
7.	<b>Cross-sections may be required if there are retaining walls on the parcel that are 1.2 metre or higher, or to provide more information on the impact of the proposed building on the adjacent properties, showing:</b> <ul style="list-style-type: none"> <li>Existing and proposed grade of parcel</li> </ul>



- Grade of adjacent parcels and city streets
- Cross-sectional outline of the building
- Geodetic datum points

#### SECTION 4: Supporting Information

- A. If the site is within the Airport Vicinity Protection Area (AVPA), please note that additional copies of plans may be required during the review of this application.**
- B. When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a written planning rationale in support of such deficiencies.**
- C. If the application is being submitted concurrently with an existing Land Use Amendment, a completed Concurrent Submission Declaration Form is required.**
- ☐ Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20\_\_\_ - \_\_\_\_
- ☒ No, this application is not being submitted concurrently with a Land Use Amendment
- D. Slope Stability Report where:**
- Slope across the property is fifteen (15) per cent or greater; and/or
  - Development is to be located within a zone where an imaginary line, drawn from the toe to the top of an embankment, exceeds a slope of one in three, and
  - Required by city engineer
- E. Where a residential development is adjacent to a major road, expressway, railway, LRT line, or any other transportation and/or utility corridor:**
- Provide information confirming the provision for sound attenuation meets The City's standards (for information on such standards, contact the Transportation Department)
  - **Transportation Impact Assessment:** where required by the Land Use Bylaw and at the discretion of the approving authority
- F. When proposed development is to be phased (i.e. portions are to be occupied prior to the completion of the entire development)**
- Provide a phasing plan showing the sequence of the phases and the area encompassed by each phase
  - Provide information detailing how the site will function throughout the phasing; details such as access to waste facilities
- G. Off-site Levy Bylaw**  
Review the Off-site Levy Bylaw at [calgary.ca/offsitelevy](http://calgary.ca/offsitelevy) to determine if additional charges are applicable to the application.
- H. Energy Code Compliance Declaration**  
By submitting this application, the applicant acknowledges that the proposed development will be designed to comply with either NECB or Alberta Building Code Section 9.36 for energy efficiency as required. This compliance will be verified as a condition of Building Permit issuance. At the time of application for the Building Permit, the applicant will declare a compliance path as described on the appropriate Building Permit requirement list.

## SECTION 5: Use Application Requirement Lists

- I. Please list all Uses\* that are being proposed as part of the Development Permit application below. A list of Uses, and their definitions, are available online under [Schedule A](#) at [calgary.ca/landusebylaw](http://calgary.ca/landusebylaw).

Proposed or Existing Use(s):

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

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

## SECTION 6: Applicant's Declaration

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

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

The personal information on this form is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (Section 5) and amendments thereto, as well as section 33(c) of the [FOIP Act](#). This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received

from Planning & Development. The name of the applicant and the nature of the permit will be available to the public through general inquiries, paid subscription reports for permit data and resources found online, as authorized by the FOIP Act. You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by contacting the FOIP Program Administrator for Planning and Development through telephone at 403-268-5480 or by writing to PO Box 2100, Station M, Calgary, AB T2P 2M5.

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

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

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



## LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0019 374 396	4960AP;1;2	241 199 783

LEGAL DESCRIPTION  
 PLAN 4960AP  
 BLOCK 1  
 LOT 2  
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 5;2;24;33;NE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 231 202 561

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
241 199 783	01/08/2024	TRANSFER OF LAND	\$550,000	\$550,000

## OWNERS

MY YEN KANG  
 OF 8352-33RD AVENUE NW  
 CALGARY  
 ALBERTA T3B 1L9  
 AS TO AN UNDIVIDED 1/2 INTEREST

QUINTERRA HOMES LTD.  
 OF 4139-16TH ST SE  
 CALGARY  
 ALBERTA T2G 3R9  
 AS TO AN UNDIVIDED 1/2 INTEREST

## ENCUMBRANCES, LIENS &amp; INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

NO REGISTRATIONS

( CONTINUED )



PAGE 2  
# 241 199 783

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 15 DAY OF  
NOVEMBER, 2024 AT 03:15 P.M.

ORDER NUMBER: 52173487

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) .

## KANGSTER PROPERTIES INC

owner(s)

Thanh Kang

contact name

8919 48 Avenue NW, Calgary, AB.

contact address

contact email

City of Calgary

Planning &amp; Development

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

Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to 8919 48 Avenue NW K24-0705  
property address project name (if applicable)

Please be advised that I, Thanh Kang am:  
full name

(select one)



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

an officer or director of the owner(s) of the above mentioned property,  
and that I am authorized by that owner to authorizeK5 Designsagent or company name

and/or its

Staffapplicant, consultant, contractor (if applicable)

to apply for any and all Landuse/demo/DP/BP  
permit type

for the above mentioned property.

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

August 16, 2023date signedsignature of ownerThanh Kangname of owner (printed)

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## Site Contamination Statement

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

Site Address: 8919 48 Avenue NW, Calgary Alberta

Legal Description: Lot:2, Block: 1, Plan: 4960AP

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):

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

☐ Yes ☒ No

If yes, please provide a brief description:

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

☐ Yes ☒ No

Examples include (but are not limited to):

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

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

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

☐ Yes ☒ No

If yes, please describe:

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

☐ Yes ☒ No

If yes, please provided a brief description:

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**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.*

November 15, 2024

Date

Applicant Signature

Chandni Rana

Applicant Name (Please Print)

K5+ Design Studio

Company Name (Please Print)

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## Abandoned Well Declaration

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

Site Address: 8919 48 Avenue NW, Calgary Alberta

Legal Description: Lot: 2, Block: 1, Plan: 4960AP

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

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

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

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

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

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

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

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

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

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

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

Company Name K5+ Design Studio Contact Person Chandni Rana

Address 300-901 Centre Street NW, Calgary Alberta, T2E 2P6

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



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

☐ Yes ☒ No

**If you answered 'yes':**

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

N/A

**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.*

November 15, 2024

Date

Applicant Signature

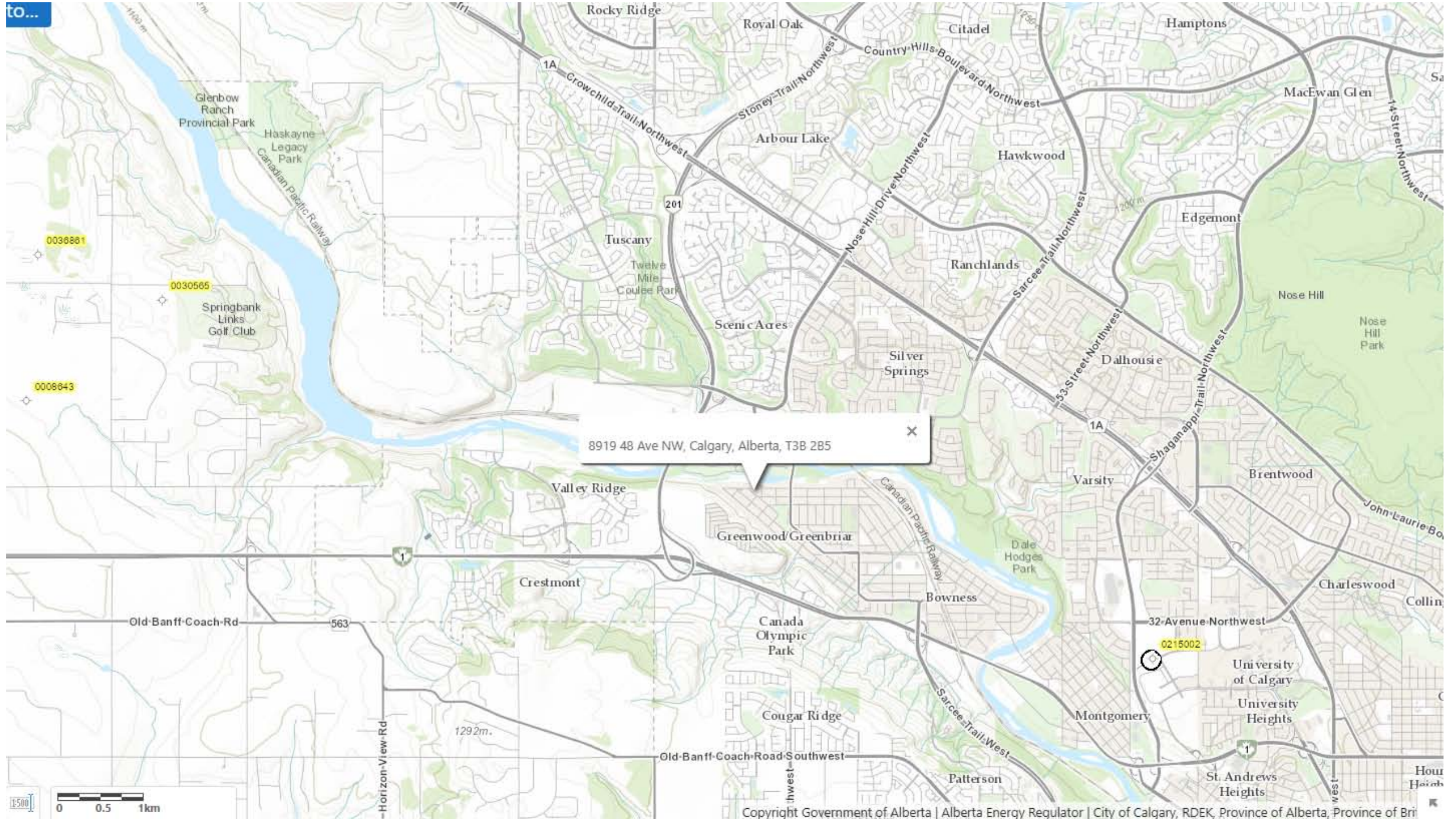
Chandni Rana

Applicant Name (Please Print)

K5+ Design Studio

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.







FRONT VIEW  
8919 48 AVENUE N.W.



REAR VIEW  
8919 48 AVENUE N.W.



FRONT VIEW-NEIGHBOUR HOUSE)  
8906 48 AVENUE N.W.



FRONT VIEW-NEIGHBOUR HOUSE)  
8923 48 AVENUE N.W.

LEGAL DESCRIPTION:  
Lot 2, Block 1, Plan 4960AP

MUNICIPAL DESCRIPTION:  
8919 48 N.W. Calgary  
Alberta

November 18, 2024



k5 Designs  
+300 - 901 Centre Street NW  
Calgary, Alberta. T2E 2P6

DEVELOPMENT PERMIT PHOTOS

[www.k5designs.ca](http://www.k5designs.ca)

[info@k5designs.ca](mailto:info@k5designs.ca)

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**SDAB2025-0031**



CONTEXTUAL FRONT VIEW  
8919 48 AVENUE N.W.



CONTEXTUAL FRONT VIEW  
8919 48 AVENUE N.W.



CONTEXTUAL STREETSCAPE  
8919 48 AVENUE N.W.

LEGAL DESCRIPTION:  
Lot 2, Block 1, Plan 4960AP

MUNICIPAL DESCRIPTION:  
8919 48 N.W. Calgary  
Alberta

November 18, 2024



k5 Designs  
+300 - 901 Centre Street NW  
Calgary, Alberta. T2E 2P6

DEVELOPMENT PERMIT PHOTOS

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**SDAB2025-0031**





## Public Tree Disclosure Statement

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

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

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

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

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

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

☒ Applicant ☐ Owner ☐ Builder ☐ Other:

If Other: Name: Chandni Rana Phone: [REDACTED]

Email: 8919 48 AVENUE N.W.

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

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



## Climate Resilience Inventory Additions and new buildings

### Purpose

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

### SECTION 1: Application information

Applicant name: Chandni Rana	Company name (if applicable): K5+ Design Studio
Email: [REDACTED]	Phone number (during business hours): [REDACTED]
Applicant signature:	



*Correspondence will be sent to only the applicant*

### SECTION 2: Certification

Is the project seeking green building certification?

☐ Yes, indicate type and level:

☐ No, explain why not:

N/A

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

☐ Yes ☒ No

### SECTION 3: Energy efficiency and renewables

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

N/A

☐ Photovoltaics: kW rated output

**SECTION 4: Low carbon mobility**

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

There are transit (bus) stops within a 5-10 minute walking radius around the development.

<input type="checkbox"/> EV charging stations	Level of EV charging stations	Number of stalls	% of total stalls
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**SECTION 5: Green infrastructure**

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

N/A

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

**SECTION 6: Flood and Disaster Resilience**

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

N/A

☐ Building envelope meets Passive House Standard

**SECTION 7: Other features**

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

N/A

**SECTION 8: Issues**

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

N/A

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



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





January 8, 2025

K5 DESIGNS  
Rana, Chandni



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2024-08425**

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 February 7, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (587) 891-3451 or by email at [Bridget.Piller@calgary.ca](mailto:Bridget.Piller@calgary.ca).

Sincerely,

**BRIDGET PILLER**



## Detailed Review 1 – Development Permit

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<b>Application Number:</b>	<b>DP2024-08425</b>
<b>Application Description:</b>	New: Semi-Detached Dwelling (2 buildings), Secondary Suites (4 suites)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	8919 48 AV NW
<b>Community:</b>	BOWNESS
<b>Applicant:</b>	K5 DESIGNS
<b>Date DR Sent:</b>	January 8, 2025
<b>Response Due Date:</b>	February 7, 2025
<b>Planning:</b>	BRIDGET PILLER (587) 891-3451 Bridget.Piller@calgary.ca
<b>Utility Engineering:</b>	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca

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## General Comments

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This application is for the development of two Semi-detached Dwellings and four Secondary Suites at 8919 48 Ave NW, in the community of Bowness. The subject parcel has an area of 556.86 m<sup>2</sup> and is designated as Residential – Grade Oriented Infill (R-CG) District. Vehicular access for properties along 48 Ave NW is via a rear lane. Lands immediately surrounding the subject site are designated as Residential – Grade-Oriented Infill (R-CG) District. The proposed development is listed a discretionary use within the R-CG District.

## Comments from Ward Councillor

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Plans for DP2024-08425 were circulated to the Ward Councillor's office and no comments were received.

## Comments from Community Association

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Plans for DP2024-08425 were circulated to the Local Community Association and no comments were received.

## Comments from Notice Posting

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A notice posting was placed on the subject parcel from December 12 to December 20, 2024 and comments in opposition to the application were received from five members of the public.

Concerns stated include the following:

- Infrastructure capacity
- Reduction in property values
- Erosion of neighbourhood character
- Lack of parking
- Increased traffic congestion
- Privacy concerns
- Noise concerns
- Waste management
- Snow removal
- Conflict with above ground utility line

## Comments on Relevant City Policies

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### **Rocky View County/City of Calgary Intermunicipal Development Plan (2012 – Statutory)**

The subject parcel is located within the policy area of the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). The application was circulated to Rocky View County for 20 days, in alignment with the IDP.

### **Bowness Area Redevelopment Plan (Statutory –1995)**

The Bowness Area Redevelopment Plan (ARP) identifies the subject parcel as being part of the Residential: Low Density, Conservation & Infill area on Map 2: Land Use Policy Area. ARP policies for residential areas recognize the low-density, family-oriented community nature of the Bowness area while supporting sensitive infill development which protects the existing residential character and quality of the neighbourhood.

ARP policy 6.3.4 provides guidelines for consideration when making decisions on discretionary use residential permits. These guidelines are outlined as follows:

- a) *New developments should be compatible with the scale and form of existing and adjacent homes.*
- b) *Front yards should be used as landscaped areas and not for parking or passenger dropoff areas, except where there is no rear lane.*
- c) *When redevelopment on small lots is considered, to enhance the use of the rear yard as a private amenity space, garages should be located within 9 metres of the lane to prevent tandem parking on long driveways.*
- d) *Private outdoor amenity space should be located in the rear yard where possible. Where this is not possible, such spaces should be screened from public view through the use of landscaping and/or fencing which is compatible with the neighbourhood style.*
- e) *New development should be carefully evaluated for adjacent rear yard privacy problems where building height, raised deck height and orientation, and rear yard setback differences contribute to overlooking of neighbours' back yards.*
- f) *Existing mature vegetation should be maintained. Tree planting should reflect the streets' traditional major tree type and placement.*

- g) Mirror image infills should be discouraged, unless there is a substantial facade treatment to give the illusion of different design.
- h) Resubdivision of existing lots should respect the general development and subdivision pattern of adjacent streets with respect to parcel size, dimension, and orientation.
- i) In addition to the requirements under the Land Use Bylaw, accessory building design should be sensitive to the existing principal dwelling on the site.

**The proposed development meets the general intent of the ARP.**

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	Plans indicate the North setback to the architectural buildout is 2.71m (-0.29m).  <b>Amend plans to comply.</b>
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.  OR!  (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: (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	Plans indicate the building depth is 78.09% (+13.09%) or 28.55m (+4.75m).  OR!  Plans indicate the building separation is 3.90m (-2.60m).  <b>Amend plans to provide 6.5m building separation.</b>
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (d) 60.0% of the area of the parcels subject to a single development permit for a	Plans indicate the parcel coverage is 46.44% (+0.08%) or 258.74sm (+0.44sm).  <b>Amend plans to comply.</b>



	<p>development with a density of 60 units per hectare or greater.</p> <p>(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by: (b) 19.0m<sup>2</sup> for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.</p>	
542 Landscaping Requirements	<p>(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.</p>	<p>Plans indicate gravel as a landscape material. Gravel is not an acceptable landscape material.</p> <p><b>Amend plans to comply.</b></p>
542.2 Planting Requirements	<p>(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m<sup>2</sup> of parcel area.</p>	<p>Plans indicate 5 (1) trees. Plans indicate 12 (-4) shrubs.</p> <p><b>Amend plans to comply.</b></p>
546.2 Bicycle Parking Stalls	<p>(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.</p>	<p>Plans indicate 0 (-4) bicycle class 1 parking stalls.</p> <p><b>Amend plans to comply or provide rationale for a relaxation.</b></p>
13(90.3) Mobility Storage Locker	<p>(b) has a minimum length of 2.8m; (c) has a minimum width of 1.2m; (d) has a minimum height of 1.8m</p>	<p>Plans indicate the interior length is 2.70m (-0.10m).</p> <p>Plans indicate the interior width is 1.00m (-0.20m).</p> <p>Plans indicate the interior height is 1.70m (-0.10m).</p> <p><b>Amend plans to comply.</b></p>
122 Standards for Motor Vehicle Parking Stalls	<p>(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:</p>	<p>Plans indicate the parking pad is 10.65m (-0.05m) for the required 4 motor vehicle parking stalls.</p>

	(b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other	<b>2 stalls abutting physical barriers 2.85m</b> <b>2 stalls in all other cases 2.50m</b> <b>2.85m + 2.50m + 2.50m + 2.85m = 10.70m</b>  <b>Amend plans to comply.</b>
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## Prior to Decision Requirements

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

### Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
2. The development, as proposed, is not supported for the following reasons:
  - Reference issues/rationale elsewhere in the Detailed Review, including policy section and Prior to Decision issues.

Indicate, in writing, the manner in which the application will proceed:

(A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.

(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

OR

(C) **Amend** the application to address all prior to decision conditions of this detailed review (DR).

If option (C) is pursued, the last day to respond to the detailed review is thirty days from the date the detailed review was issued (see cover page of detailed review for exact date).

3. Comments from ENMAX and Rocky View County have not yet been received. Comments from ENMAX and Rocky View County may prompt additional conditions.
4. Amend the plans to indicate capacity and/or confirm location of electric vehicle charging equipment. Provide Note: "A minimum of 40 amps, 240-volt circuit and wiring to be provided to this location for an electrical vehicle charger."
5. Amend the plans to indicate a minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other areas.

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

6. Amend plans to specify all sodded areas are planted with a drought tolerant grass species.
7. (Amend the plans to confirm or provide confirmation/details) that (dwelling units, units, building) will be 'solar ready' and able to accommodate solar photovoltaic (PV) panels to generate electricity. For solar PV at least 2.5 cm (1") nominal diameter constructed of rigid or flexible metal conduit, rigid PVC conduit, liquid tight flexible conduit or electrical metallic tubing (as per Section 12 of the Canadian Electrical Code Part 1 concerning "raceways") should be installed.

### Utility Engineering

8. Amend the plans to:  
Water Resources - Water Servicing
  - a. Indicate an adequate 'water meter area' where the services (50mm and smaller) enter the building. Ensure floor plans show 1 single water meter area per building. (Typically located in a mechanical room in the basement level)

Note: Plans show water service coming into the center of the building 1 but the basement plans show the water meter at the front corner of proposed building 1, need to relocate the water service to location of water meter room

there is not water meter location in building 2, amend plans showing building 2 water meter location
9. Amend the plans to:  
Waste & Recycling Services - Multi-Family
  - a) Provide 8 carts and label them on the site plan.  
Multi-family residential dwelling units produce 0.23m<sup>3</sup> of combined waste per week. This application of 8 dwelling units is expected to produce 1.8m<sup>3</sup> of material per week.

To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.

Note: waste and recycling location is shown but no bins are shown, need to amend plans to show the 8 bins

## Prior to Release Requirements

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

### Planning

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

### Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

12. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m<sup>2</sup>, the applicant may:
  - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
  - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
  - c. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

13. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

The off-site levy is based on a 2024 development approval date and on the following:

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



Development Type:  
Existing Single: 1/New Grade: 4

Based on the information above, the estimate is \$12,659.20

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email [daniela.paul-gutierrez@calgary.ca](mailto:daniela.paul-gutierrez@calgary.ca)

14. Amend plans to add a note as follows:

Minimum 300mm deep topsoil is required on all landscaped areas.

15. Fire - Access Part 9 Building

Indicate on the plans the proposed access route for fire department to access Bldg 2.

The requirements for Part 9 buildings facing a street come from NBC(AE) (2019) Division B, 9.10.20.3. where it specifically states access for fire department equipment shall be provided to each building by means of a street, private roadway, or yard. These requirements of course represent a typical city block configuration where every building faces a typical city street. In the appendix of the Alberta Building Code it make reference to consulting the local fire department as their specific operational concerns need to be addressed.

As an alternative to the restrictive Part 9 compliance path (being each building have access directly from a street, private roadway, or yard) that the requirements found in NBC(AE) (2019) Division B, 3.2.5. Provisions for Fire Fighting would also be an acceptable solution. To my knowledge the City of Calgary has been consistent with this approach for both multi-family Part 9 buildings as well as lower density Part 9 buildings.

The NBC(AE) (2019), Division B, 3.2.5.5. requires the distance from the fire department vehicle to the building not exceed 45m.

16. Fire - Primary Fire Access Route Design

a) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard.  
Appropriate code reference - 9.10.20.3.(1)

b) Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and

also to infill housing units that are located behind other buildings on a given property.

Appropriate code reference A-9.10.20.3.(1) Fire Department Access Route Modification.

- Building B may be subject to being sprinklered. To be determined at the Building Permit stage.

c) Where access to a building as required and is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.

d) For residential buildings, including townhouse complexes, the distance of the principle entrance from a street should not exceed 45 m ( as per RB14-042 ).

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

17. The Permanent Conditions will be finalized at the time of Development Authority decision.
18. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
19. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
20. A Development Completion Permit is required prior to the development being occupied.
21. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)

### Utility Engineering

22. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
23. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment

Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

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

24. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
25. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
26. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024. Only certified cheques or bank drafts made payable to the City of Calgary are acceptable. At time of payment, include completed Payment Submission form which was emailed to the applicant.
27. Pursuant to Bylaw 1H2024, off-site levies are applicable.



## Advisory Comments

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

### Planning

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

### Utility Engineering

34. The developer is responsible for ensuring that:
  - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.

- b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.
- c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.
- d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
- e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

- 35. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

- 36. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of the National Fire Code (Alberta Edition). Visit <https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html> for more information on Fire Safety Plan requirements.

- 37. Fire - Building Size and Construction Relative to Occupancy

#### 3.2.2.10. Streets

- 1) Every building shall face a street located in conformance with the requirements of Articles 3.2.5.4. and 3.2.5.5. for access routes.
- 2) For the purposes of Subsections 3.2.2. and 3.2.5. an access route conforming to Subsection 3.2.5. is permitted to be considered a street.

3) A building conforming to Article 3.2.2.50. or 3.2.2.58. is considered to face 1 street where not less than 25% of the building perimeter is located within 15m of a street or streets.

38. Fire access and/or proximities shall be in accordance with current Calgary Fire Department Access Standards and / or current applicable code(s) articles. See below.

For context:

- a) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard. Appropriate code reference 9.10.20.3.(1).
- b) Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property. Appropriate code reference A 9.10.20.3.(1) Fire Department Access Route Modification.

Buildings and / or some units may be subject to having to be sprinklered.

#### 1.3.3.4. Building Size Determination

1) Where a firewall divides a building, each portion of the building so divided shall be considered as a separate building, except when this requirement is specifically modified in other parts of this Code.

- c) Where access to a building as required and is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.
- d) For residential buildings, including townhouse complexes, the distance of the principle entrance from a street should not exceed 45m (as per RB14-042). Each dwelling unit (secondary suites included) must be within 45m travel distance to from street (fire access lane) to principle entrance.

#### Fire Professional involvement, NBC(AE) 2.4.2.1(4)

Residential buildings with 5 to 20 dwelling units must be imprinted with the seals or stamps of either a registered architectural professional, or one or more registered engineering professionals.

Note:

For further details regarding fire access requirements, see the below link:  
<http://www.calgary.ca/CSPS/Fire/Documents/Fire-Department-Access-Standard.pdf>

For further details, contact Fire Department Technical Services at 403-801-6595.

39. A new water connection is required to service the development and is available from 48 AV NW.

40. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
41. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
42. Redundant services are to be disconnected at the source and new service installed at the owners expense.
43. Each unit must be individually metered.
44. Ensure that the water service separation from the foundation wall or piles is:
  - a. 4.0m (100mm service or larger), or
  - b. 3.0m (50mm service or smaller), or
  - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
45. The applicant must apply for water and sewer connections as per City Standards.
46. A new sanitary connection is required to service the development and is available from 48 AV NW.
47. Storm sewers are unavailable for connection.
48. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
49. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
50. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
51. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
52. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
53. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is



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

54. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.
55. As per Drainage Bylaw 37M2005, Prohibited Materials are not to be released or allow to be released into the Storm Drainage System. This includes substances such as soil, sediment, waste, pesticides, herbicides, fertilizers, or any substance that may have a negative impact on the Storm Drainage System, human health or safety, property or the environment. All substances must be stored appropriately.
56. Stormwater emergency escape routes must be to a public roadway.
57. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste  
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

OR

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

58. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
59. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from the City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.

January 30, 2025

**Project Location: 8919 48<sup>th</sup> Avenue NW, Calgary, AB**  
**RE: DP2024-08425 Detailed Review 1 Response Letter**

Development & Building Approvals  
 The City of Calgary  
 Municipal Building – 800 McLeod Trail SE  
 P.O. Box 2100, Station M  
 Calgary, AB  
 Canada, T2P 2M5  
 T: (403) 268-5311  
 E: Bridget.Piller@calgary.ca

Attention: Bridget Piller

Dear Bridget,

Attached are the requested items to address the items/issues described in the Detailed Review previously sent to us on January 8<sup>th</sup>, 2025. The items are as follows:

- 1 Detailed Response Letter for DP2024-08425
- 1 Complete set of amended architectural plans for DP2024-08425
- 1 Marked set of similar plans to coincide with this letter

Please do not hesitate to contact me at your earliest convenience should you have any questions, comments or concerns.

Thank you.

Chandni Rana




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**Canada T2E 2P6**

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January 30, 2025

**BYLAW DISCREPANCIES:**

(537) Building Setback from Front Property Line

Plans have been revised to have a 3.00 metre setback from the front property line. The house is located 3.02 metres from the front property line. Please refer to DP1 for reference.

(535) Building Depth and Separation

Plans have been modified to allow for a 6.50 metre separation between the proposed buildings. Please refer to DP1.

(534) Parcel Coverage

Based on the survey plan (DP1A) and software (ArchiCAD) calculations, the parcel coverage is 557.23m<sup>2</sup>. Based on this calculation, allowable coverage at 60% is 334.34m<sup>2</sup>. There are 4 parking stalls not part of a private garage (19.00m<sup>2</sup> x 4 = 76.00m<sup>2</sup>).

New allowable coverage is 334.34m<sup>2</sup> – 76.00m<sup>2</sup> = 258.34m<sup>2</sup>.

The revised parcel coverage is at 39.91% (222.41m<sup>2</sup>), meeting the allowable parcel coverage. Please refer to DP1 for calculations, and *figure 1* on page 4 for parcel dimensions and area calculated.

(542) Landscaping Requirements

Landscape plan has been revised to use concrete for motor vehicle parking, access, and garbage facilities. Please refer to DP2 (landscaping plan) for the changes.

(542.2) Planting Requirements

Landscape plan has been revised to include 6 trees (3 American Elm and 3 Blue Spruce) and 16 shrubs (8 Common Juniper and 8 Western Snowberry) on the parcel. Please refer to DP2 for the plant additions.

(546.2) Bicycle Parking Stalls

The landscape plan (DP2) has been amended to include 4 bicycle stalls.

13(90.3) Mobility Storage Locker

Plans have been amended to update locker dimensions. Locker depth is 2.80 metres, width is 1.20 metres, and height is 1.80 metres. Please refer to DP2.

(122) Standards for Motor Vehicle Parking Stalls

Plans (DP1 And DP2) have been amended to have a total width of 10.70 metres, with end stalls at 2.85 metres - as they abut a physical barrier and a side property line.




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January 30, 2025

**PRIOR TO DECISION REQUIREMENTS:**

***Planning:***

1. Amended plans have been created and submitted alongside a marked drawing set, and this letter. Updated drawings address the requirements in this detailed review.
2. Application has been amended (option C) to address conditions outlined in the DR1 document received January 8<sup>th</sup>, 2025.
3. City awaiting Enmax comments from Rocky View County.
4. Landscape plan (DP2) has been amended to show and note electric vehicle chargers with an amperage, voltage, and wiring note. This is applied to all of the charges on site (4).
5. A note regarding soil depth has been added to DP2 (landscape plan), explaining soil depths for shrubs and other plants.
6. Landscape plan (DP2) has been revised to include a note stating minimum soil depth to be 600mm for planting beds with shrubs, and 300mm for all other areas.

***Utility Engineering:***

7. Plans (DP3 and DP4) have been amended to accommodate solar photovoltaic (PV) panels that generate electricity. A note stating "*Provide solar conduit (2x50mm PVC) installed to rooftop or attic*", has been added.
8. Site plan (DP1) has been amended to include 1 water meter per building located in the mechanical room, with water service directly connecting to its location.
9. Landscape plan (DP2) has been amended to show garbage and recycling facility locations and indicate the type and number of bins (8 bins). Bins have been reduced from 12 to 8.




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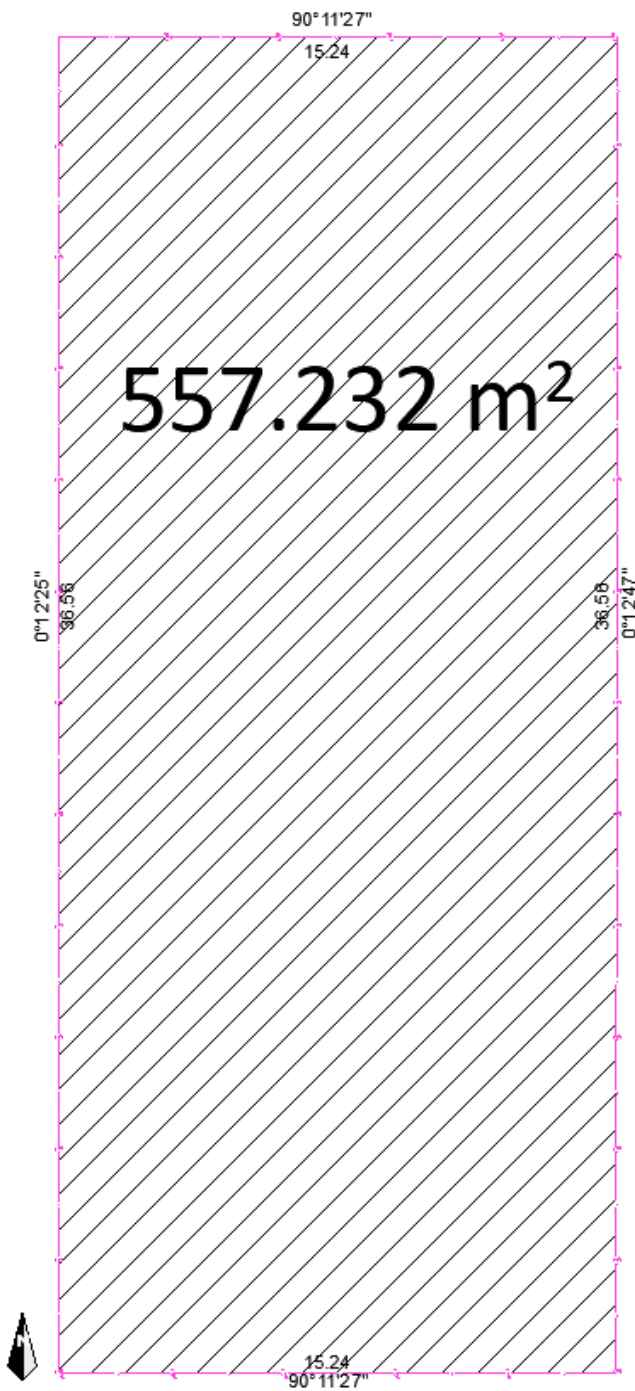


Figure 1 (Above) – Parcel dimensions for 8919 48<sup>th</sup> Avenue NW, and total area used for site calculations. The numbers are provided from the original survey conducted on site, and by using the area tool in ArchiCAD.



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February 5, 2025

K5 DESIGNS  
Rana, Chandni



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2024-08425**

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 7, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (587) 891-3451 or by email at [Bridget.Piller@calgary.ca](mailto:Bridget.Piller@calgary.ca).

Sincerely,

**BRIDGET PILLER**  
Planner 1



## Detailed Review 2 – Development Permit

<b>Application Number:</b>	<b>DP2024-08425</b>
<b>Application Description:</b>	New: Semi-Detached Dwelling (2 buildings), Secondary Suites (4 suites)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	8919 48 AV NW
<b>Community:</b>	BOWNESS
<b>Applicant:</b>	K5 DESIGNS
<b>Date DR Sent:</b>	February 5, 2025
<b>Response Due Date:</b>	March 7, 2025
<b>Planning:</b>	BRIDGET PILLER (587) 891-3451 Bridget.Piller@calgary.ca
<b>Utility Engineering:</b>	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca

## General Comments

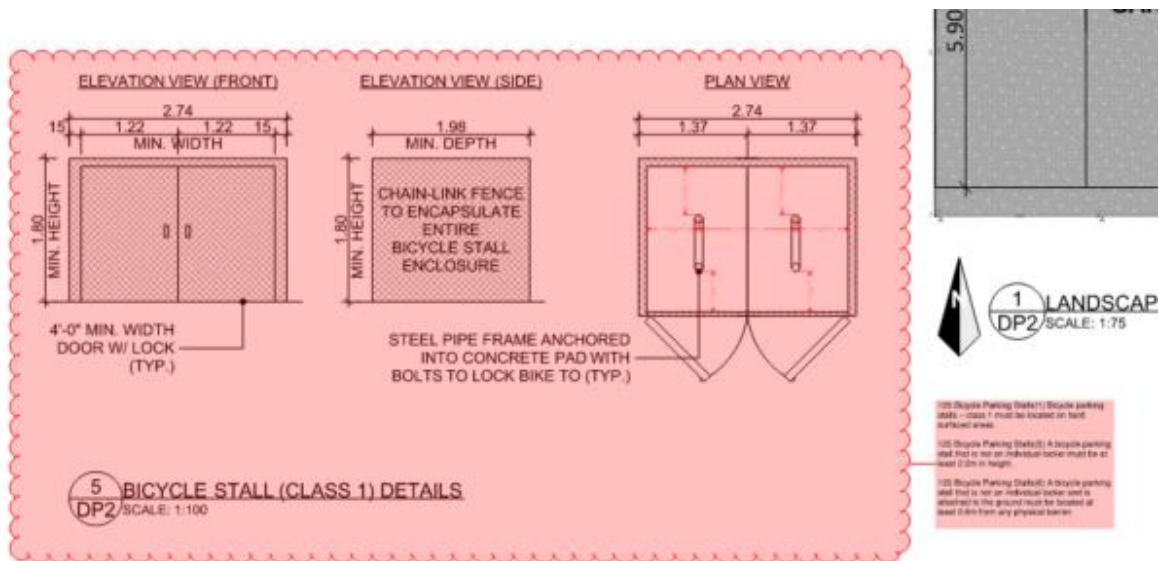
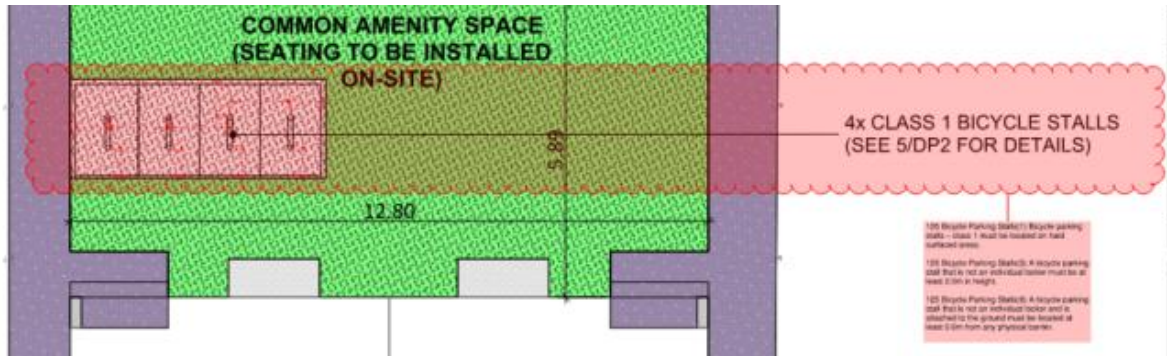
**Detailed Review 2 comments are provided in response to the amended plans received January 30<sup>th</sup>, 2025.**

This application is for the development of two Semi-detached Dwellings and four Secondary Suites at 8919 48 Ave NW, in the community of Bowness. The subject parcel has an area of 556.86 m<sup>2</sup> and is designated as Residential – Grade Oriented Infill (R-CG) District. Vehicular access for properties along 48 Ave NW is via a rear lane. Lands immediately surrounding the subject site are designated as Residential – Grade-Oriented Infill (R-CG) District. The proposed development is listed a discretionary use within the R-CG District.

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
125 Bicycle Parking Stalls	(1) Bicycle parking stalls – class 1 must be located on hard surfaced areas.	Plans indicate the bicycle class 1 parking stalls are on a sodded area.  <b>Amend plans to comply by moving location of bike stalls or ensuring surface underneath bike stalls and access to bike stalls is hard surfaced.</b>

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

125 Bicycle Parking Stalls	(5) A bicycle parking stall that is not an individual locker must be at least 2.0m in height.	Plans indicate the bicycle class 1 parking stalls are 1.80m (-0.20m) in height. <b>Amend plans to comply.</b>
125 Bicycle Parking Stalls	(6) A bicycle parking stall that is not an individual locker and is attached to the ground must be located at least 0.6m from any physical barrier.	Plans indicate the bicycle class 1 parking stalls are 0.50m from a physical barrier. <b>Amend plans to comply.</b>





## Prior to Decision Requirements

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

### Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
2. The development, as proposed, is not supported for the following reasons:

- Reference issues/rationale outlined in the bylaw discrepancies section.

Indicate, in writing, the manner in which the application will proceed:

(A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.

(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

OR

(C) **Amend** the application to address all prior to decision conditions of this detailed review (DR).

If option (C) is pursued, the last day to respond to the detailed review is thirty days from the date the detailed review was issued (see cover page of detailed review for exact date).

## Prior to Release Requirements

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

### Planning

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

### Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

5. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m<sup>2</sup>, the applicant may:
  - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
  - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
  - c. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

6. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

The off-site levy is based on a 2025 development approval date and on the following:

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

Development Type:  
Existing Single: 1/New Grade: 4

Based on the information above, the estimate is \$13,226.00

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email [daniela.paul-gutierrez@calgary.ca](mailto:daniela.paul-gutierrez@calgary.ca)

7. Fire - Access Part 9 Building

Indicate on the plans the proposed access route for fire department to access Bldg 2.

The requirements for Part 9 buildings facing a street come from NBC(AE) (2019) Division B, 9.10.20.3. where it specifically states access for fire department equipment shall be provided to each building by means of a street, private roadway, or yard. These requirements of course represent a typical city block configuration where every building faces a typical city street. In the appendix of the Alberta Building Code it make reference to consulting the local fire department as their specific operational concerns need to be addressed.

As an alternative to the restrictive Part 9 compliance path (being each building have access directly from a street, private roadway, or yard) that the requirements found in NBC(AE) (2019) Division B, 3.2.5. Provisions for Fire Fighting would also be an acceptable solution. To my knowledge the City of Calgary has been consistent with this approach for both multi-family Part 9 buildings as well as lower density Part 9 buildings.

The NBC(AE) (2019), Division B, 3.2.5.5. requires the distance from the fire department vehicle to the building not exceed 45m.

8. Fire - Primary Fire Access Route Design

a) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard.  
Appropriate code reference - 9.10.20.3.(1)

b) Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property.  
Appropriate code reference A-9.10.20.3.(1) Fire Department Access Route Modification.

- Building B may be subject to being sprinklered. To be determined at the Building Permit stage.

c) Where access to a building as required and is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.

d) For residential buildings, including townhouse complexes, the distance of the principle entrance from a street should not exceed 45 m ( as per RB14-042 ).



## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

9. The Permanent Conditions will be finalized at the time of Development Authority decision.
10. 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.
11. 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.
12. A Development Completion Permit is required prior to the development being occupied.
13. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)

### Utility Engineering

14. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
15. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment

Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

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

16. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
17. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
18. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024. Only certified cheques or bank drafts made payable to the City of Calgary are acceptable. At time of payment, include completed Payment Submission form which was emailed to the applicant.
19. Pursuant to Bylaw 1H2024, off-site levies are applicable.

## Transportation

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.

## Advisory Comments

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

### Planning

21. The Advisory Comments will be finalized at the time of Development Authority decision.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

### Utility Engineering

28. The developer is responsible for ensuring that:

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

- a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.
- b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.
- c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.
- d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
- e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

- 29. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

- 30. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of the National Fire Code (Alberta Edition). Visit <https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html> for more information on Fire Safety Plan requirements.
- 31. Fire - Building Size and Construction Relative to Occupancy

#### 3.2.2.10. Streets

- 1) Every building shall face a street located in conformance with the requirements of Articles 3.2.5.4. and 3.2.5.5. for access routes.
- 2) For the purposes of Subsections 3.2.2. and 3.2.5. an access route conforming to Subsection 3.2.5. is permitted to be considered a street.
- 3) A building conforming to Article 3.2.2.50. or 3.2.2.58. is considered to face 1 street where not less than 25% of the building perimeter is located within 15m of a street or streets.

32. Fire access and/or proximities shall be in accordance with current Calgary Fire Department Access Standards and / or current applicable code(s) articles. See below.

For context:

- a) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard. Appropriate code reference 9.10.20.3.(1).
- b) Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property. Appropriate code reference A 9.10.20.3.(1) Fire Department Access Route Modification.

Buildings and / or some units may be subject to having to be sprinklered.

#### 1.3.3.4. Building Size Determination

- 1) Where a firewall divides a building, each portion of the building so divided shall be considered as a separate building, except when this requirement is specifically modified in other parts of this Code.

- c) Where access to a building as required and is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.

- d) For residential buildings, including townhouse complexes, the distance of the principle entrance from a street should not exceed 45m (as per RB14-042). Each dwelling unit (secondary suites included) must be within 45m travel distance to from street (fire access lane) to principle entrance.

#### Fire Professional involvement, NBC(AE) 2.4.2.1(4)

Residential buildings with 5 to 20 dwelling units must be imprinted with the seals or stamps of either a registered architectural professional, or one or more registered engineering professionals.

Note:

For further details regarding fire access requirements, see the below link:



<http://www.calgary.ca/CSPS/Fire/Documents/Fire-Department-Access-Standard.pdf>

For further details, contact Fire Department Technical Services at 403-801-6595.

33. A new water connection is required to service the development and is available from 48 AV NW.
34. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
35. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
36. Redundant services are to be disconnected at the source and new service installed at the owners expense.
37. Each unit must be individually metered.
38. Ensure that the water service separation from the foundation wall or piles is:
  - a. 4.0m (100mm service or larger), or
  - b. 3.0m (50mm service or smaller), or
  - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
39. The applicant must apply for water and sewer connections as per City Standards.
40. A new sanitary connection is required to service the development and is available from 48 AV NW.
41. Storm sewers are unavailable for connection.
42. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
43. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
44. The applicant is encouraged to explore and adopt stormwater volume control options for this development.

45. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
46. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
47. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
48. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.
49. As per Drainage Bylaw 37M2005, Prohibited Materials are not to be released or allow to be released into the Storm Drainage System. This includes substances such as soil, sediment, waste, pesticides, herbicides, fertilizers, or any substance that may have a negative impact on the Storm Drainage System, human health or safety, property or the environment. All substances must be stored appropriately.
50. Stormwater emergency escape routes must be to a public roadway.
51. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste  
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>  
  
OR  
  
Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.
52. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
53. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from the City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.

February 6, 2025

**Project Location: 8919 48<sup>th</sup> Avenue NW, Calgary, AB**  
**RE: DP2024-08425 Detailed Review 2 Response Letter**

Development & Building Approvals  
 The City of Calgary  
 Municipal Building – 800 McLeod Trail SE  
 P.O. Box 2100, Station M  
 Calgary, AB  
 Canada, T2P 2M5  
 T: (403) 268-5311  
 E: Bridget.Piller@calgary.ca

Attention: Bridget Piller

Dear Bridget,

Attached are the requested items to address the items/issues described in the Detailed Review previously sent to us on February 5<sup>th</sup>, 2025. The items are as follows:

- 1 Detailed Response Letter for DP2024-08425
- 1 Complete set of amended architectural plans for DP2024-08425
- 1 Marked set of similar plans to coincide with this letter

Please do not hesitate to contact me at your earliest convenience should you have any questions, comments or concerns.

Thank you!

Chandni Rana




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**Design Studio**

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**Interior Designs**

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**+300 – 901 Centre St N**  
**Calgary AB**  
**Canada T2E 2P6**

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**Burnaby BC**  
**Canada**

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**Scarborough ONT**  
**Canada**

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[www.k5design.ca](http://www.k5design.ca)



February 6, 2025

**BYLAW DISCREPANCIES:**

(125) Bicycle Parking Stalls – Class 1

The landscape plan (DP2) has been revised by moving the 4 bicycle stalls onto a hard surface – concrete.

(125) Bicycle Parking Stalls – Class 1

The landscape plan (DP2) has been revised to ensure the bicycle stalls have a height of 2 metres. Please refer to drawing 5/DP2 on the landscape plan for details.

(125) Bicycle Parking Stalls – Class 1

The landscape plan (DP2) has been revised to ensure the dimensions of the bicycle stall have enough distance from a physical barrier. The distance has been changed to be 0.60 metres or more on all sides which are considered a physical barrier.

**PRIOR TO DECISION REQUIREMENTS:**

***Planning:***

1. Amended plans have been created and submitted alongside a marked drawing set, and this letter. Updated drawings address the requirements in this detailed review.
2. Application has been amended (option C) to address conditions outlined in the DR2 document received February 5<sup>th</sup>, 2025.
3. Prior to Release Requirements to be finalized at the time of Development Authority decision.




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

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

<b>Date:</b>	February 4, 2025
<b>Date Received:</b>	January 30, 2025
<b>BLC BY:</b>	Andrew Kjartanson
<b>Review Required:</b>	<div>COMPLETE ▼</div>

D.P. #

**2024-08425**

For Internal Distribution Only

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

DOES NOT APPLY ▼

*\*If applicable Complete Flood Sheet\**

Heritage Guidelines Area

Not Located within Heritage Guideline Area ▼

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

N/A

Main Floor Elevation(S):		Roof Peak Elevation(s):	
Bldg 1	1079.66	Bldg 1	1086.69
Bldg 2	1079.66	Bldg 2	1086.69

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

Notes:

Did not consider chainlink bike enclosure towards parcel coverage/GFA or ARB rules. As chainlink is an open fence system.

2 or 4 mobility storage lockers exewmpt from paracel coverage per 13(100)

ISC: Protected

For Internal Distribution Only





## Communities

0.5 Parking Rate

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

- ☐ Acadia
- ☐ Albert Park / Ridsson Heights
- ☐ Altadore

**B**

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

**C**

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

**D**

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

**E**

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

**F**

- ☐ Fairview
- ☐ Forest Heights
- ☐ Forest Lawn

**G**

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

☐ Hillhurst☐ Hounsfield Heights / Briar Hill☐ Huntington Hills**I**☐ Inglewood**K**

- ☐ Kelvin Grove
- ☐ Killarney / Glengarry
- ☐ Kingsland

**L**

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

**M**

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

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

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

- ☐ Mission
- ☐ Montgomery
- ☐ Mount Pleasant

**N**

- ☐ North Glenmore Park
- ☐ North Haven
- ☐ North Haven Upper

**O**

- ☐ Oakridge
- ☐ Ogden

**P**

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

**Q**

- ☐ Queens Park Village

**R**

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

**S**

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

**T**

- ☐ Thorncliffe
- ☐ Tuxedo Park

**U**

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

**V**

- ☐ Varsity
- ☐ Vista Heights

**W**

☐ Rosscarrock

☐ Roxboro

☐ Rutland Park

☐ West Hillhurst

☐ Westgate

☐ Wildwood

☐ Willow Park

☐ Windsor Park

☐ Winston Heights / Mountview



Residential - Grade-Oriented Infill (R-CG) District										D.P. #		2024-08425	
Page 7	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 0.00 + Front B 0.00 ) / 2 = Front Average Building Reference Point						0						
	( Rear A 0.00 + Rear B 0.00 ) / 2 = Rear Average Building Reference Point						0						
	(1) 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 =						0.00	C	N/C	N/A	N/I		
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m						North - Building 1		3.02		0.02		
							North - Building 2		Complies				
347.1 Contextual Semi-Detached Dwelling	(1) A contextual Semi Detached Dwelling	(a) must have:	(i) principal front façade of one unit staggered a min of 0.60m behind the principal front façade of the other unit and			C	N/C	N/A	N/I				
			(ii) the principal rear façade of one unit staggered a min of 0.60m behind the principal rear façade or the other unit.			C	N/C	N/A	N/I				
		(b) must have façade articulation for each unit by including	(i) a portion of the front façade of each unit recessed or projecting forward from the remainder of the front façade of that unit with the projecting or recessed portion having a min dimension of: (A) 2.0m in width; (B) 0.6m in depth; and (C) 2.4m in height or			C	N/C	N/A	N/I				
		(ii)a porch that projects from the front façade a min dimension of (A)2.0m; and (B) 1.2m in depth			C	N/C	N/A	N/I					
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.								C	N/C	N/A	N/I	
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.						North Eave		0.29		-0.31		
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:		(a) they provide access to the main floor or lower level of the building; and				C	N/C	N/A	N/I			
			(b) the area of a landing does not exceed 2.5m²				N/A						
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:  (a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;  (b) the setback of the porch from the front property line is not less than the minimum setback in the district;  (c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and  (d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.								N/A				
(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).													
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade  (Does not apply to decks , eaves, porches, ramps, and stairs)						PROVIDE LENGTH AND % VALUES		N/A				
	1st st			X 40% =									
	2nd st			X 40% =									
	(2) The max. length of an individual projection into any setback area is 3.1m												
							East - Building 1		1.22		0.02		

Page 8	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m		East - Building 2		1.22		0.02	
			West - Building 1		1.22		0.02	
			West - Building 2		1.22		0.02	
	(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							
	(7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;						
(b) that provides unrestricted vehicle access to the rear of the parcel.								
(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m								
(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.								
539 Building Setback from Side Property Line					N/A			
	337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.						
(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,				N/A				
(a) for a Semi-detached Dwelling, only where the side setback area is on the streets side of a corner parcel; and				C	N/C	N/A	N/I	
(1.2) (b) for all other uses:		(i) when located on a corner parcel;			C	N/C	N/A	N/I
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or			C	N/C	N/A	N/I
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.			C	N/C	N/A	N/I
(1.3) Window wells may project a maximum of 0.8m into any side setback area.				N/A				
(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.								
(3) Eaves may project a max. of 0.6m into any side setback area.		West Eave - Building 1		0.29		-0.31		
		East Eave - building 2		0.29		-0.31		
		West Eave - Building 2		0.29		-0.31		
(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 <sup>2</sup>							
	(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m <sup>2</sup>							
	(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				N/A				



Page 9	the nearest front façade.														
	(9) Balconies and decks must not project into any side setback area;					No Decks	C	N/C	N/A	N/I					
						No Balconies									
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	N/A								
	1st st			X 40% =											
	2nd st			X 40% =											
	__st			X 40% =											
	__st			X 40% =											
	(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>														
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m						N/A								
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m					South - Building 1	Complies								
						South - Building 2									
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 <sup>2</sup> in gross floor area for each Dwelling Unit located on the parcel.													
		(c) has no part that is located closer than 0.60m to the rear property line; and													
		(d) has no eave closer than 0.6m to a side property line.													
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.														
	347.1 Contextual Semi- Detached Dwelling	(1) A contextual Semi- Detached Dwelling	(c) located on a corner parcel must have an exterior entrance which is visible from the street side of the corner parcel.									N/A			
(d) must not have vehicular access from the lane to an attached private garage															
(e) must not have windows that are located beyond the rear façade of a contextually adjacent building on an adjoining parcel unless:			(i) the window is located below the second storey;												
			(ii) the window is located on the rear façade;												
			(iii) the glass in the window is entirely obscured;												
			(iv) there is a minimum distance of 1.5m between the finished floor and the bottom of the window sill												
335 Length of Portions of a Building in Setback Areas (Rear)		(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>					PROVIDE LENGTH AND % VALUES	N/A							
	1st st			X 40% =											
	2nd st			X 40% =											
	(2) The max. length of an individual projection into any setback area is 3.1 m.														
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5 m 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				No Decks	N/A								
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.													
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and													
		(b) must not be located between the foremost front façade of the main residential building and the front property line.													
(3) A deck attached to a Semi-detached			(a) is a min. of 2.0m in height;												

**SDAB2025-0031**



		measured from grade.								
541 Building Height	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m									
							N/A			
	Prim. Bldg Cnr 1		Prim. Bldg Cnr 2		Geo 9.5m Above Avrge Grade					
	Prim. Bldg Cnr 3		Prim. Bldg Cnr 4		Geo 8.6m Above Avrge Grade					
			X 75% =							
			Max. Area		Max. Area allowed at 9.5m					
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.									
	Height Required Beyond 23.05 m and Rear Property Line									
	16.29	20.61	36.56				Complies			
	C.A.B. #1	C.A.B. #2	Parcel Depth							
347.1 Contextual Semi-Detached Dwelling	(1) A contextual Semi-Detached Dwelling	(h) must not have an exterior entrance from grade located on a side façade, unless the entrance provides access to a Secondary Suite or is located on the street side of a corner parcel.					C	N/C	N/A	N/I
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			
531 Parcel Width	The minimum parcel width is 7.5m for a parcel containing a Duplex Dwelling						N/A			
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m						Complies			
37 Contextual Building Depth Average	A) Contextual Building Depth Average for 2 Contextual Adjacent Buildings									
	( Adj. building 1		+ Adj. building 2		) / 2 + 4.6 = A		4.6			
	OR B) Contextual Building Depth Average for 1 Contextual Adjacent Building									
	Adjacent Building					+ 4.6 = B				
	OR C) Contextual Building Depth Average with no Contextual Adjacent Buildings									
	60% X					= C	0			
347.1 Contextual Semi Detached Dwelling	(3) The maximum building depth of a Contextual Semi-Detached Dwelling is the greater of:		(a) 60.0% of the parcel depth; or			N/A				
			60% x		=					0.00
			Parcel Depth		Max Building Depth					
		(b) the contextual building depth average								
		Contextual Building Depth Avg. =			4.6					
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.						N/A			
	65%	x		=	0.00					
	Parcel Depth		Max Bldg Depth							
	(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;				2	1	Number of Units within First 60.0% of Parcel Depth		
		(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								
				36.56	Parcel Depth (m)	40% / 60.0% Parcel Depth (m)	2	0		
				21.94						
		4	Total Number of Units	Required Number of Units in Front 60.0%						
		2								
		(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			6.50	0.00				
(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	(a) 50.0 per cent parcel depth; or					N/A				
		Parcel Depth								
	(b) the building depth of the main residential building on the adjoining parcel;									
			C.A.B. Building Depth							
		whichever is closer to the rear property line.								



Page 1	3.0m for any portion of the building located between the rear property line and:		3.0m Building Side Setback Required beyond 0.00 m and the rear property line					
347.1 Contextual Semi Detached Dwelling	(5) A Contextual Semi-detached Dwelling must not be located on a parcel that contains more than one main residential building.				C	N/C	N/A	N/I
529 Density	For parcels designated R-CG use this calculation:							
	The maximum density for parcels designated R-CG District is 75 units per hectare.				Units	4	0	
	75	557.17	(m2)	4.00				
		0.0557170	(ha)	=	Units	U.P.H	71.79	-3.21
	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: The max density for parcels designated multi-residential is the density requirement of that district.				Units	N/A		
			(m2)		U.P.H			
365 Exempt Addition	(i) 40.0m² in floor area for any portion at a height less than or equal to:				N/A			
	(A) 7.5m measured from grade where the existing building has a walkout basement; or (B) 6.0m measured from grade where the existing building does not have a walkout basement; and							
	(ii) 10.0m² in floor area for any portion not exceeding the highest point of the existing roof;							
339.1 Porches (must meet all requirements to be exempt)	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C	N/C	N/A	N/I
			(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and		C	N/C	N/A	N/I	
			(c) there is no enclosed floor area or balcony located directly above the roof of the porch.		C	N/C	N/A	N/I
		534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;		Applies	Does Not Apply	
(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;				Applies	Does Not Apply			
(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater 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) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and			Applies	Does Not Apply			
	(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.			Applies	Does Not Apply			
(4) For all other uses, the maximum parcel coverage is 45.0%				Applies	Does Not Apply			
Determine correct percentage of parcel coverage and input values below					See Attached			
#DIV/0!		Number of Units						
	Parcel Area (m²)	minus	Required Stalls	60.00 =				
Max. Coverage								
Parcel Coverage Totals								
	House	Proj. > 1.0m	Garage(s)	Other	Total			

	<table><tr><td>Unit 1</td><td></td><td></td><td></td><td></td><td>0.00</td></tr><tr><td>Unit 2</td><td></td><td></td><td></td><td></td><td>0.00</td></tr><tr><td>Total</td><td>0.00</td><td>0.00</td><td>0.00</td><td>0.00</td><td>0.00</td></tr></table>	Unit 1					0.00	Unit 2					0.00	Total	0.00	0.00	0.00	0.00	0.00				
Unit 1					0.00																		
Unit 2					0.00																		
Total	0.00	0.00	0.00	0.00	0.00																		
347.1 Contextual Semi-Detached Dwelling	(4) Where a private garage is attached to a Contextual Semi-Detached Dwelling the maximum building coverage is the maximum parcel coverage which must be reduced by 21m <sup>2</sup> for each required parking stall				m <sup>2</sup>	m <sup>2</sup>																	
	<div><div></div>Max. Coverage</div> minus <div><div></div>Required Stalls</div> X 21m <sup>2</sup> = <div><div></div>Max. Coverage</div>				N/A																		
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.				C	N/C	N/A	N/I															
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.				C	N/C	N/A	N/I															
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.				C	N/C	N/A	N/I															
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.				C	N/C	N/A	N/I															
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.				Percentage (%)																		
					45.07%		15.07%																
					Area (m <sup>2</sup> )																		
					103.63		34.65																
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.				C	N/C	Low H2O Irrig.	N/I															
	(9) Mechanical systems or equipment that are located outside of a building must be screened.				C	N/C	N/A	N/I															
542.2 Planting Requirements <i>Applies with 3 or more units</i>	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;		Calliper (mm)																			
		<div>3</div> # Provided		75.00		15.00																	
		(b) a coniferous tree has a minimum height of 2.0m		Height (m)																			
		<div>3</div> # Provided		3.00		1.00																	
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm;		Calliper (mm)																			
		<div>0</div> # Provided		N/A																			
		(b) a coniferous tree has a minimum height of 4.0m		Height (m)																			
		<div>0</div> # Provided		N/A																			
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.			Calliper (mm)																			
		<div>0</div> # Provided		N/A																			
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m <sup>2</sup> of parcel area.			# of Trees																			
		<div>6</div>	Required Trees	<div>557.17</div>	6		0																
		<div>16</div>	Required Shrubs	Parcel Area (m <sup>2</sup> )	16		0																
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.				0.60		0.00																
(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;		N/A																				
	(b) 0.6m for shrubs; an																						
	(c) 0.3m for all other planting areas.																						
(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.																							
(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																						
	(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) be a min of 6.0m in length along the intended direction of travel for vehicles	(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																						



**SDAB2025-0031**

	storage locker.		8		4	
	<div>4</div> Number of Units					
13(90.3) Mobility Storage Locker	(a) has a door with a minimum width of 0.9m that has direct access to grade;		Complies			
	(b) has a minimum length of 2.8m;					
	(c) has a minimum width of 1.2m;					
	(d) has a minimum height of 1.8m					
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for:		C	N/C	N/A	N/I
	(a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling					
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:		C	N/C	N/A	N/I
	(a) 3.0m where both sides of a stall abut a physical barrier;					
	(b) 2.85m where one side of a stall abuts a physical barrier; and					
	(c) 2.5m in all other					
	(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:		C	N/C	N/A	N/I
	(a) hard surfaced; and					
	(b) located wholly on the subject parcel.					

Page 16					Residential - Grade-Oriented Infill (R-CG) District		D.P. # 2024-08425	
Rule	Requirements					Evaluation		
						Provided/Variance		
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;				Applies	Does Not Apply	
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;				Applies	Does Not Apply	
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or				Applies	Does Not Apply	
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.				Applies	Does Not Apply	
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m <sup>2</sup> where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and				Applies	Does Not Apply	
		(b) 19.0m <sup>2</sup> for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.				Applies	Does Not Apply	
	(4) For all other uses, the maximum parcel coverage is 45.0%					Applies	Does Not Apply	
	Determine correct percentage of parcel coverage and input values below					%	%	
	60.0%	<div><div>4</div><div>557.17</div><div>Parcel Area (m<sup>2</sup>)</div></div>	minus	<div><div>4</div><div>Required Stalls</div></div>	19.00 =	<div><div>258.30</div><div>Max. Coverage</div></div>	40.86%	-5.50%
	Parcel Coverage Totals					m <sup>2</sup>	m <sup>2</sup>	
	Bldg 1	Bldg 2	MSL (ARB)		Total			
	109.77	109.77	8.12		227.66	227.66	-30.64	



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Accessory Residential Building							D.P. #	2024-08425				
Rule	Requirements						Evaluation					
							Notes				Provided/Variance	
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or						N/A				
		(b) 0.6m from a side or rear property line in all other cases.				East		1.64	1.04			
						South		0.90	0.30			
						West		Complies				
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m <sup>2</sup>						C	N/C	N/A	N/I	
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or						C	N/C	N/A	N/I	
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and						C	N/C	N/A	N/I
			(ii) include a 0.60m eave and footing encroachment easement.						C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not be located in the actual front setback area.								C	N/C	N/A	N/I
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.								C	N/C	N/A	N/I
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m <sup>2</sup> or more and a main residential building or a building containing a Secondary Suite is 1.0m								C	N/C	N/A	N/I
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;						Complies				
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; and										
		(c ) one storey,										
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;									
			(ii) does not have windows;									
			(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.									
	346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.								C	N/C	N/A
(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.								C	N/C	N/A	N/I	
(3) An Accessory Residential Building must not have a balcony or rooftop deck.								C	N/C	N/A	N/I	
(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:		(i) the building coverage of the main residential buildings; or						C	N/C	N/A	N/I	
		(a) must not exceed the less of:						Complies				
		(ii) 75.0m <sup>2</sup> for each Dwelling Unit located on the parcel; and										

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Secondary Suite - R-CG			D.P. # 2024-08425			
Rule	Requirements		Evaluation			
		Notes	Provided/Variance			
Note: Remember to check any applicable district rules						
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.		C	N/C	N/A	N/I
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m <sup>2</sup> :	(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or	N/A			
		(b) when located on a parcel with a parcel width less than 13.0m.				
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.		Applies	N/A	N/I	
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;		N/A			

354 Accessory Suite - Density	(g) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit.		C	N/C	N/A	N/I
	(1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit.		C	N/C	N/A	N/I
	(3) A Secondary Suite or a Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan.		C	N/C	N/A	N/I
Additional Notes						

Bicycle Parking Standards					D.P. # 2024-08425	
Rule	Requirements		Evaluation			
		Notes	Provided/Variance			
125 Bicycle Parking Stalls	(1) Bicycle parking stalls – class 1 must be located on hard surfaced areas.	Detail does not appear to match landscape plan. Detail indicates 2 U-Racks and Landscape plan indicates 4 U-Racks	C	N/C	N/A	N/I
	(2) Bicycle parking stalls – class 2 may only be located in hard surfaced areas and in hard surfaced landscaped areas.		C	N/C	N/A	N/I
	(3) Bicycle parking stalls must not interfere with a pedestrian walkway.		FM Discretion			
	(4) Bicycle parking stalls must be separated from motor vehicle parking stalls, visitor parking stalls or loading stalls by 2.0m or a physical barrier.		Complies			
	(5) A bicycle parking stall that is not an individual locker must be at least 2.0m in height.		1.80		-0.20	
	(6) A bicycle parking stall that is not an individual locker and is attached to the ground must be located at least 0.6m from any physical barrier.		0.50		-0.10	
	(7) Rows of bicycle parking devices, when affixed on the floor or grade, must be separated by at least 2.0m.		N/A			
	(8) Bicycle parking devices, when affixed on the floor or grade, must be separated by at least 0.6m.		1.22		0.62	
	(9) Required bicycle parking stalls – class 2 should be located within 15.0m of the public entrance of a building containing the uses for which they are required.		N/A			

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

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

Date:	February 14, 2025
Date Received:	February 6, 2025
BLC BY:	Andrew Kjartanson
Review Required:	PARTIAL

D.P. #

**2024-08425**

For Internal Distribution Only

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

Heritage Guidelines Area

\*If applicable Complete Flood Sheet\*

\*If Applicable Disregard Contextual Rules\*

**Public Realm Setbacks**

Rd / St / Av	Required	Provided
Rd / St / Av	Required	Provided
Rd / St / Av	Required	Provided

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

Unit 1	Unit 1
Unit 2	Unit 2

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

Notes:

Partial check on bicycle stall standards and landscape area only.

ISC: Protected

For Internal Distribution Only



Page 3			Residential - Grade-Oriented Infill (R-CG) District		D.P. # 2024-08425	
Rule	Requirements			Evaluation		
				Provided/Variance		
542 Landscaping Requirements	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping. <div><div>240.23</div>Landscaped Area (m<sup>2</sup>)</div>			Percentage (%)		
				41.24%	11.24%	
				Area (m <sup>2</sup> )		
				99.07	27.00	

Bicycle Parking Standards					D.P. # 2024-08425	
Rule	Requirements		Evaluation			
		Notes	Provided/Variance			
125 Bicycle Parking Stalls	(1) Bicycle parking stalls – class 1 must be located on hard surfaced areas.		C	N/C	N/A	N/I
	(2) Bicycle parking stalls – class 2 may only be located in hard surfaced areas and in hard surfaced landscaped areas.		C	N/C	N/A	N/I
	(3) Bicycle parking stalls must not interfere with a pedestrian walkway.		FM Discretion			
	(4) Bicycle parking stalls must be separated from motor vehicle parking stalls, visitor parking stalls or loading stalls by 2.0m or a physical barrier.		Complies			
	(5) A bicycle parking stall that is not an individual locker must be at least 2.0m in height.		2.00		0.00	
	(6) A bicycle parking stall that is not an individual locker and is attached to the ground must be located at least 0.6m from any physical barrier.		0.60		0.00	
	(7) Rows of bicycle parking devices, when affixed on the floor or grade, must be separated by at least 2.0m.		N/A			
	(8) Bicycle parking devices, when affixed on the floor or grade, must be separated by at least 0.6m.		1.22		0.62	
	(9) Required bicycle parking stalls – class 2 should be located within 15.0m of the public entrance of a building containing the uses for which they are required.		N/A			

FILE: DP 2024-08426

DATE RECEIVED: December 2, 2024

Bylaw Discrepancies		
Regulation	Standard	Provided
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	Plans indicate the North setback to the architectural buildout is 2.71m (-0.29m).
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>OR!</p> <p>(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: (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</p>	<p>Plans indicate the building depth is 78.09% (+13.09%) or 28.55m (+4.75m).</p> <p>OR!</p> <p>Plans indicate the building separation is 3.90m (-2.60m).</p>
534 Parcel Coverage	<p>(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (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.</p> <p>(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by: (b) 19.0m<sup>2</sup></p>	Plans indicate the parcel coverage is 46.44% (+0.08%) or 258.74sm (+0.44sm).

	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.	
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	Plans indicate gravel as a landscape material. Gravel is not an acceptable landscape material.
542.2 Planting Requirements	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m <sup>2</sup> of parcel area.	Plans indicate 5 (1) trees. Plans indicate 12 (-4) shrubs.
546.2 Bicycle Parking Stalls	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.	Plans indicate 0 (-4) bicycle class 1 parking stalls.
13(90.3) Mobility Storage Locker	(b) has a minimum length of 2.8m; (c) has a minimum width of 1.2m; (d) has a minimum height of 1.8m	Plans indicate the interior length is 2.70m (-0.10m).  Plans indicate the interior width is 1.00m (-0.20m).  Plans indicate the interior height is 1.70m (-0.10m).
122 Standards for Motor Vehicle Parking Stalls	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other	Plans indicate the parking pad is 10.65m (-0.05m) for the required 4 motor vehicle parking stalls.  <b>2 stalls abutting physical barriers 2.85m</b> <b>2 stalls in all other cases 2.50m</b> <b>2.85m + 2.50m + 2.50m + 2.85m = 10.70m</b>

**FILE: DP 2024-08425**

**DATE RECEIVED:** January 30, 2025

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
125 Bicycle Parking Stalls	(1) Bicycle parking stalls – class 1 must be located on hard surfaced areas.	Plans indicate the bicycle class 1 parking stalls are on a soded area.
125 Bicycle Parking Stalls	(5) A bicycle parking stall that is not an individual locker must be at least 2.0m in height.	Plans indicate the bicycle class 1 parking stalls are 1.80m (-0.20m) in height.
125 Bicycle Parking Stalls	(6) A bicycle parking stall that is not an individual locker and is attached to the ground must be located at least 0.6m from any physical barrier.	Plans indicate the bicycle class 1 parking stalls are 0.50m from a physical barrier.



FILE: DP 2024-08425

DATE RECEIVED: February 6, 2025

Bylaw Discrepancies		
Regulation	Standard	Provided
PARTIAL CHECK COMPLIES		



**Re: DP2024-08425 COMPLETENESS REVIEW - 8919 48 AV NW**

---

Dear Applicant,

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

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

For more information about the development permit process please visit [www.calgary.ca/dpprocess](http://www.calgary.ca/dpprocess).

Please track your application, using your Job Access Code (JAC) DP2024-08425-63449, at [www.calgary.ca/vista](http://www.calgary.ca/vista).

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

Regards,

BRIDGET PILLER

Bridget.Piller@calgary.ca  
(587) 891-3451  
[www.calgary.ca/PDMap](http://www.calgary.ca/PDMap)

**Samnick, Cyrille**

---

**From:** [REDACTED]  
**Sent:** Thursday, February 6, 2025 10:51 AM  
**To:** Piller, Bridget  
**Subject:** RE: [External] RE: DP2024-08425 Detail Review - 8919 48 AV NW  
**Attachments:** K24-0705 8919 48 Ave NW-DR2 - Feb. 6 2025 - Mark-up and Comments.pdf; K24-0705 8919 48 Ave NW-DR2 - Feb. 6 2025.pdf; K24-0705\_8919 48 Avenue NW\_DP2024-08425 DR2 Response Letter\_2025-02-06.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Good morning Bridget,

Thank you for the reference below!

I have completed the requirements/revisions requested in the DR2. Please find attached the revised drawing set, a marked-up copy outlining the changes made, and an accompanying DR2 letter further explaining the revisions.

Hope you have a great day!

Sincerely,  
 Chandni Rana

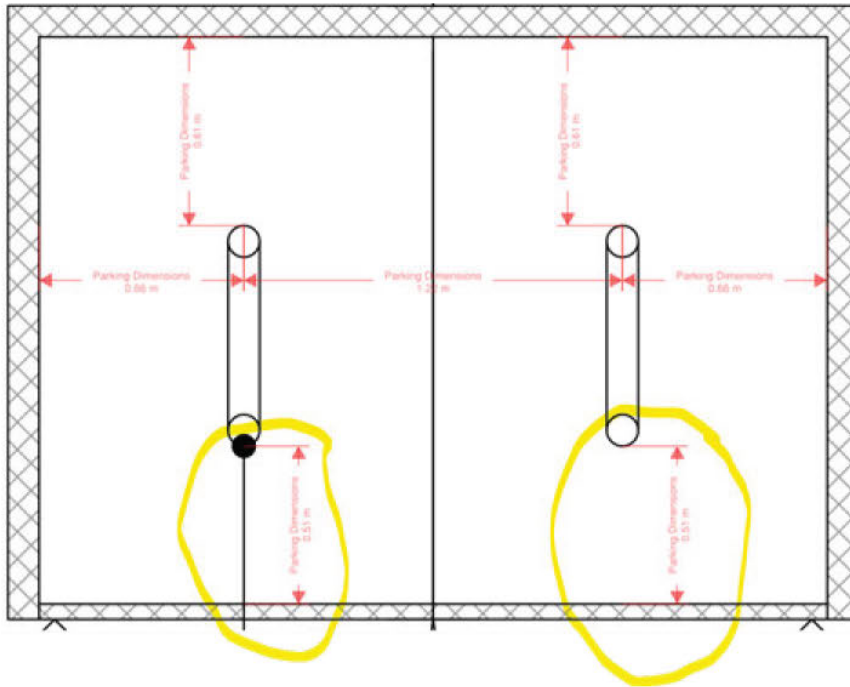
---

**From:** Piller, Bridget <[Bridget.Piller@calgary.ca](mailto:Bridget.Piller@calgary.ca)>  
**Sent:** February 5, 2025 3:12 PM  
**To:** chandni.rana <[REDACTED]>  
**Subject:** RE: [External] RE: DP2024-08425 Detail Review - 8919 48 AV NW

Hi Chandni,

The barrier this bylaw discrepancy is referring to is the wall of the bike locker. So, the distance from the bike rack to the wall of the bike locker needs to be at least 0.6m.

Please see the highlighted sections below for reference.



Please let me know if you have any other questions or concerns.

Best regards,

**Bridget Piller** (She/Her)

Planner 1, North Area

Planning & Development Services

The City of Calgary | Mail Code: #8076

[E Bridget.Piller@Calgary.ca](mailto:Bridget.Piller@Calgary.ca) | P (587) 891-3451

Planning Services Centre (General Enquiries) 403.268.5311 or [Calgary.ca/LiveChat](https://calgary.ca/LiveChat)

**We partner with you to build a great City, through service, time, and quality.**

From: [chandni.rana@k5designs.ca](mailto:chandni.rana@k5designs.ca) <[chandni.rana@k5designs.ca](mailto:chandni.rana@k5designs.ca)>

Sent: Wednesday, February 5, 2025 3:06 PM

To: Piller, Bridget <[Bridget.Piller@calgary.ca](mailto:Bridget.Piller@calgary.ca)>

Subject: [External] RE: DP2024-08425 Detail Review - 8919 48 AV NW

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Hi Bridget,

Thanks for the DR comments!

I would like to clarify which barrier you are referring to for by-law discrepancy (125) bicycle parking stalls. I have attached screenshots for reference.

Thank you and have a great day!  
Chandni Rana

From: [Bridget.Piller@calgary.ca](mailto:Bridget.Piller@calgary.ca) <[Bridget.Piller@calgary.ca](mailto:Bridget.Piller@calgary.ca)>

Sent: February 5, 2025 10:28 AM

Cc: [Bridget.Piller@calgary.ca](mailto:Bridget.Piller@calgary.ca)

Subject: DP2024-08425 Detail Review - 8919 48 AV NW



Dear Applicant,

The detailed review for your development permit has been completed and we require additional information before we are able to proceed to a decision. Please see the attached Detailed Review document for details.

This email contains the following information:

#### DETAILED REVIEW

For more information about the development permit process please visit [www.calgary.ca/dpprocess](http://www.calgary.ca/dpprocess).

For status updates and more information on your specific development permit please visit [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap).

Please contact me if you have any questions or concerns about your development permit.

Regards,

BRIDGET PILLER  
Planner 1  
[Bridget.Piller@calgary.ca](mailto:Bridget.Piller@calgary.ca)  
(587) 891-3451  
[www.calgary.ca/PDMap](http://www.calgary.ca/PDMap)

#### NOTICE -

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

2025-01-06

**File No: DP2024-08425**

**Location: 8919 48 AV NW**

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2024-12-11 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

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

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

Sincerely,

Will Du P.Eng  
Distribution Engineering

QR Code for ENMAX Ground  
Disturbance Guidelines



Dear Members of the City Council,

Re: Formal Objection to Proposed Development at 8919 48th Ave NW (DP2024-08425)

We are writing to formally object to the proposed redevelopment of the single-family home at 8919 48th Ave NW into a two-story, four-unit multiplex. This project represents a significant departure from the established character and infrastructure capacity of our neighborhood, and we urge the City Council to reject this proposal or, at the very least, mandate a thorough review to address the substantial risks it poses.

#### Key Concerns

1. **Infrastructure Strain** Calgary's aging infrastructure is already under immense strain, as evidenced by the catastrophic water main break in June 2024 that left thousands without basic services. Adding four units will further burden utilities, including water, sewage, and electricity, and risks overloading systems that are already at capacity. Proceeding with this development without an infrastructure assessment would be reckless and short-sighted.
  - a. **Recommendation:** A detailed infrastructure impact assessment must be completed before this application is considered for approval.
2. **Reduction in Property Values:** This project will result in the reduction of House values for the following reasons.
  - a. Firstly, the increase in density will lead to higher traffic, noise, and a change in the neighborhood's character, which can make the area less appealing to buyers or residents who prefer a quieter, less dense living environment. Secondly, concerns about increased competition for parking, privacy issues due to overlooking, can also contribute to a perception of quality of life, which often correlates with lower property values.
  - b. Furthermore, local opposition to such developments can create a narrative of conflict or an area in flux, deterring potential buyers who might see this as a sign of instability or declining community cohesion.
3. **Erosion of Neighborhood Character:** The proposed two-story structure is inconsistent with the architectural integrity of Bowness, which is characterized by low-profile, single-family homes and bungalow's. This development will obstruct cherished community views, diminish property values, and set a dangerous precedent for unchecked densification in a neighborhood not designed for it.
  - a. **Recommendation:** The City must ensure adherence to height and massing guidelines that protect existing view corridors and align with the established character of the area.
4. **Parking and Traffic Congestion** This development will fundamentally alter the functionality and safety of our streets. The proposed multiplex will lead to a sharp increase in residents and vehicles in an area already facing parking challenges due to its proximity to Bowness Park. The existing infrastructure is insufficient to handle this additional burden, and the

overflow of vehicles onto the street will create unsafe conditions for pedestrians and drivers alike.

- a. Relevant Bylaw: Calgary Land Use Bylaw 1P2007 requires sufficient on-site parking for multi-residential developments. The current proposal clearly risks non-compliance, and without a parking impact assessment, this application is incomplete and irresponsible.
5. **Privacy and Noise Intrusions** A fourplex, with increased residents, balconies, and windows overlooking neighboring properties, will severely compromise privacy for nearby homes. The inevitable rise in noise from additional occupants will disrupt the peace and quiet that residents value and expect in this area.
  - a. Relevant Considerations: Developments of this scale should include robust privacy mitigation measures, such as setbacks, screening, and careful window placement, which are absent from this proposal.
6. **Waste Management Deficiencies** Multi-unit dwellings generate significantly more waste, and without proper planning, this will lead to overflow, missed collections, and sanitation issues. Bowness' current waste management systems are not scaled for such developments, and the proposal lacks clarity on how these additional demands will be addressed.
  - a. Recommendation: Approvals must be contingent upon a clear and enforceable waste management plan.
7. **Social and Community Impacts** The introduction of a fourplex into this neighborhood risks disrupting its cohesive, community-oriented character. The shift from single-family homes to multi-unit dwellings fundamentally changes the social fabric of the area, creating challenges in integration and potentially diminishing the quality of life for existing residents.
  - a. Recommendation: The City must require comprehensive social impact assessments for developments that fundamentally alter the residential makeup of established neighborhoods.

### **Our Position and Requests**

We firmly believe that this proposal is incompatible with the needs, infrastructure, and character of our neighborhood. We request that the City take the following actions:

1. **Reject the Current Application:** Until all concerns regarding parking, infrastructure, and community impact are addressed through formal studies and revised plans.
2. **Mandate Detailed Impact Assessments:** Require parking, traffic, infrastructure, and community impact assessments as part of the application process for developments of this scale.
3. **Protect Community Standards:** Enforce zoning and design guidelines that preserve the character, privacy, and safety of existing neighborhoods.

4. Facilitate Community Consultation: Ensure residents have a meaningful opportunity to voice their concerns and influence decisions directly impacting their quality of life.

Allowing this development to proceed without addressing the abovementioned issues would be a failure of responsible urban planning and governance. The City has a duty to balance housing needs with the preservation of livability, safety, and community integrity. We urge you to act in the best interests of Bowness residents and reject this development in its current form.

We look forward to participating in any public meetings or hearings related to this matter and expect to see these concerns seriously addressed in your deliberations.

Sincerely,  
Shane Suprovich  
Charla Suprovich

**Piller, Bridget**

**From:** CORY LINDER [REDACTED] >  
**Sent:** Sunday, December 15, 2024 1:59 PM  
**To:** Piller, Bridget  
**Subject:** [External] DP2024-08425 8919 - 48 Avenue NW

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Dear Ms. Piller

Re: Formal Objection to Proposed Development at 8919 - 48th Ave NW (DP2024-08425)

We are writing to formally object to the proposed redevelopment of the single-family home at 8919 - 48th Ave NW into a two-story, four-unit multiplex. This project represents a significant departure from the established character and infrastructure capacity of our neighborhood, and we urge the City Council to reject this proposal or, at the very least, mandate a thorough review to address the substantial risks it poses.

**Key Concerns**

1. **Infrastructure Strain** Calgary's aging infrastructure is already under immense strain, as evidenced by the catastrophic water main break in June 2024 that left thousands without basic services. Adding four units will further burden utilities, including water, sewage, and electricity, and risks overloading systems that are already at capacity. Proceeding with this development without an infrastructure assessment would be reckless and short-sighted.
  - a. **Recommendation:** A detailed infrastructure impact assessment must be completed before this application is considered for approval.
2. **Erosion of Neighborhood Character** The proposed two-story structure is inconsistent with the architectural integrity of Bowness, which is characterized by low-profile, single-family homes. This development will obstruct cherished community views, diminish property values, and set a dangerous precedent for unchecked densification in a neighborhood not designed for it.
  - a. **Recommendation:** The City must ensure adherence to height and massing guidelines that protect existing view corridors and align with the established character of the area.
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7. Mandate Detailed Impact Assessments: Require parking, traffic, infrastructure, and community impact assessments as part of the application process for developments of this scale.
8. Protect Community Standards: Enforce zoning and design guidelines that preserve the character, privacy, and safety of existing neighborhoods.
9. Facilitate Community Consultation: Ensure residents have a meaningful opportunity to voice their concerns and influence decisions directly impacting their quality of life.

Allowing this development to proceed without addressing the above mentioned issues would be a failure of responsible urban planning and governance. The City has a duty to balance housing needs with the preservation of livability, safety, and community integrity. We urge you to act in the best interests of Bowness residents and reject this development in its current form.

We look forward to participating in any public meetings or hearings related to this matter and expect to see these concerns seriously addressed in your deliberations.

Sincerely,

Mrs. Cory Linder

8906 - 48 Avenue NW

Calgary AB T3B 2B2



## Comment Summary



Permit #: DP2024-08425  
 Address: 8919 48 AV NW  
 Job Description: New: Semi-Detached Dwelling (2 buildings), Secondary Suites (4 suites)

Name:	Katrina Trigg	Created Date:	December 16, 2024
Phone:	4 [REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	558796517
Address:	8908 48th Ave NW		
Overall:	In opposition of this application		

**Area of Concern**

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

**General Comment**

Please read the attached document that details my significant concerns for this development. Thanks

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Adjacent property concerns DP2024-08425.pdf](#)

Name:	Richard Dylong	Created Date:	December 16, 2024
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED].com	Number:	558957708
Address:	8923 48 Avenue NW		
Overall:	In opposition of this application		

**Area of Concern**

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

**Strengths / Challenges**

The two semi-detached buildings along with garage take up the whole of the property leaving very little space for removal of snow. Calgary bylaw states snow on private property can not be shoveled onto the public street. There is a small common area between buildings and 3 foot walkways along the sides of the structures and neighboring property line. Removing snow from the common area and walkways will be difficult and there is no place on the property aside from the very small front yard to store snow. This may cause owners or tenants to put snow on the street or back ally during heavy snow events there being nowhere on the property to store excess snow.

**Property Impact**

Loss of privacy due to location of walkways along side of buildings and my property line. Loss of privacy due to doorways and windows positioned with views into my home's windows. Four units increases the amount of people living beside my

home.

### Community Impact

While increasing density in older neighborhoods is a mandate that the city is trying to implement through changing the zoning, it allows developers to try to maximize the amount of units they can build on a lot with the goal of increasing their profit with little concern how this impacts the street or neighborhood. Calgary suburbs are still very car dependent places. Urban or more densely populated suburbs have better public transit and amenities within the neighborhood so people don't necessarily need to rely on a car to get food, go to work etc. Having these developers overbuild and then have more people and more cars everywhere does not work to improve the neighborhood. The city should work on adding more commercial space in older suburbs along with the new zoning for homes so less cars are needed if you have the option of shorter walks to commercial areas in the neighborhood or better public transit around the neighborhood.

### Surrounding Impact

see attachment

### General Comment

see attachment

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Objection to DP2024-08425.pdf](#)

Name:	Charla Suprovich	Created Date:	December 18, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	559538641
Address:	8904 48 Ave NW		
Overall:	In opposition of this application		

### Area of Concern

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

### General Comment

This area of Bowness only has single family homes. Infills have been single family homes. Parking is already hard in the summer with Bowness Park. An 8 plex is just to many. Please reconsider.

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Adjacent property concerns DP2024-08425 v2.pdf](#)

Name:	Richard Dylong	Created Date:	December 19, 2024
Phone:	[REDACTED]		[REDACTED]
	[REDACTED].com	Number:	559772481
Address:	8923 48 Avenue NW		
Overall:	In opposition of this application		

### Area of Concern

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

**General Comment**

My property, 8923 48Ave NW is adjacent to 8919 48Ave NW. The above ground electrical utility line to my property passes through the back of 8919 before crossing the common property line and then connecting to my house. The proposed buildings of plan DP2024-08425 stretch far to the rear of the property and might conflict with the power line to my house. How will this be resolved?

**Attachments**

---

Name:	ENMAX	Created Date:	January 6, 2025
Phone:		Circulation Referee:	N
Email:	epc_permits@enmax.com	Number:	561744612
Address:	8820 52 ST SE		
Overall:	Neither in support nor in opposition of this application		

**Area of Concern**

Other

**General Comment**

No conflict from nearby ENMAX facilities.

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2024-08425-Reply Letter-2025-01-06.pdf](#)

---



Dear Members of the City Council,

Re: Formal Objection to Proposed Development at 8919 48th Ave NW (DP2024-08425)

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  - a. Firstly, the increase in density will lead to higher traffic, noise, and a change in the neighborhood's character, which can make the area less appealing to buyers or residents who prefer a quieter, less dense living environment. Secondly, concerns about increased competition for parking, privacy issues due to overlooking, can also contribute to a perception of quality of life, which often correlates with lower property values.
  - b. Furthermore, local opposition to such developments can create a narrative of conflict or an area in flux, deterring potential buyers who might see this as a sign of instability or declining community cohesion.
3. **Erosion of Neighborhood Character:** The proposed two-story structure is inconsistent with the architectural integrity of Bowness, which is characterized by low-profile, single-family homes and bungalow's. This development will obstruct cherished community views, diminish property values, and set a dangerous precedent for unchecked densification in a neighborhood not designed for it.
  - a. **Recommendation:** The City must ensure adherence to height and massing guidelines that protect existing view corridors and align with the established character of the area.
4. **Parking and Traffic Congestion** This development will fundamentally alter the functionality and safety of our streets. The proposed multiplex will lead to a sharp increase in residents and vehicles in an area already facing parking challenges due to its proximity to Bowness Park. The existing infrastructure is insufficient to handle this additional burden, and the

overflow of vehicles onto the street will create unsafe conditions for pedestrians and drivers alike.

- a. Relevant Bylaw: Calgary Land Use Bylaw 1P2007 requires sufficient on-site parking for multi-residential developments. The current proposal clearly risks non-compliance, and without a parking impact assessment, this application is incomplete and irresponsible.
5. **Privacy and Noise Intrusions** A fourplex, with increased residents, balconies, and windows overlooking neighboring properties, will severely compromise privacy for nearby homes. The inevitable rise in noise from additional occupants will disrupt the peace and quiet that residents value and expect in this area.
    - a. Relevant Considerations: Developments of this scale should include robust privacy mitigation measures, such as setbacks, screening, and careful window placement, which are absent from this proposal.
  6. **Waste Management Deficiencies** Multi-unit dwellings generate significantly more waste, and without proper planning, this will lead to overflow, missed collections, and sanitation issues. Bowness' current waste management systems are not scaled for such developments, and the proposal lacks clarity on how these additional demands will be addressed.
    - a. Recommendation: Approvals must be contingent upon a clear and enforceable waste management plan.
  7. **Social and Community Impacts** The introduction of a fourplex into this neighborhood risks disrupting its cohesive, community-oriented character. The shift from single-family homes to multi-unit dwellings fundamentally changes the social fabric of the area, creating challenges in integration and potentially diminishing the quality of life for existing residents.
    - a. Recommendation: The City must require comprehensive social impact assessments for developments that fundamentally alter the residential makeup of established neighborhoods.

### **Our Position and Requests**

We firmly believe that this proposal is incompatible with the needs, infrastructure, and character of our neighborhood. We request that the City take the following actions:

1. **Reject the Current Application:** Until all concerns regarding parking, infrastructure, and community impact are addressed through formal studies and revised plans.
2. **Mandate Detailed Impact Assessments:** Require parking, traffic, infrastructure, and community impact assessments as part of the application process for developments of this scale.
3. **Protect Community Standards:** Enforce zoning and design guidelines that preserve the character, privacy, and safety of existing neighborhoods.

4. Facilitate Community Consultation: Ensure residents have a meaningful opportunity to voice their concerns and influence decisions directly impacting their quality of life.

Allowing this development to proceed without addressing the abovementioned issues would be a failure of responsible urban planning and governance. The City has a duty to balance housing needs with the preservation of livability, safety, and community integrity. We urge you to act in the best interests of Bowness residents and reject this development in its current form.

We look forward to participating in any public meetings or hearings related to this matter and expect to see these concerns seriously addressed in your deliberations.

Sincerely,  
Katrina Trigg

Patrick Trigg

**Piller, Bridget**

---

**From:** Richard Dylong <[REDACTED]>  
**Sent:** Tuesday, December 17, 2024 1:00 PM  
**To:** Piller, Bridget  
**Subject:** [External] Objection to Development Permit - DP2024-08425  
**Attachments:** Objection to DP2024-08425.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

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

Dear Mrs Piller,

I am writing to express my concerns regarding the development permit DP2024-08425 for lot address 8919 48Ave NW. I live next to this address and do not agree with the proposed double duplex (4 units) plus garage planned. Below are some of my concerns along with my thoughts on the city's blanket zoning change.

The two semi-detached buildings along with garage take up the whole of the property leaving very little space for removal of snow. Calgary bylaw states snow on private property can not be shoveled onto the public street. There is a small common area between buildings and 3 foot walkways along the sides of the structures and neighboring property line. Removing snow from the common area and walkways will be difficult and there is no place on the property aside from the very small front yard to store snow. This may cause owners or tenants to put snow on the street or back ally during heavy snow events there being nowhere on the property to store excess snow.

Loss of privacy due to location of walkways along side of buildings and my property line. Loss of privacy due to doorways and windows positioned with views into my home's windows. Four units increases the amount of people living beside my home.

While increasing density in older neighborhoods is a mandate that the city is trying to implement through changing the zoning, it allows developers to try to maximize the amount of units they can build on a lot with the goal of increasing their profit with little concern how this impacts the street or neighborhood. Calgary suburbs are still very car dependent places. Urban or more densely populated suburbs have better public transit and amenities within the neighborhood, so people don't necessarily need to rely on a car to get food, go to work etc. Having these developers overbuild and then have more people and more cars everywhere does not work to improve the neighborhood. The

city should work on adding more commercial space in older suburbs along with the new zoning for homes so less cars are needed if you have the option of shorter walks to commercial areas in the neighborhood or better public transit around the neighborhood.

Attached is the letter sent to the Development Permit website comments section by several neighbors who live by this property.

I look forward to hearing your feedback on this matter.

Regards,

Richard Dylong, 8923 48Ave NW, ( [REDACTED] )



Dear Members of the City Council,

Re: Formal Objection to Proposed Development at 8919 48th Ave NW (DP2024-08425)

We are writing to formally object to the proposed redevelopment of the single-family home at 8919 48th Ave NW into a two-story, four-unit multiplex. This project represents a significant departure from the established character and infrastructure capacity of our neighborhood, and we urge the City Council to reject this proposal or, at the very least, mandate a thorough review to address the substantial risks it poses.

### Key Concerns

1. **Infrastructure Strain** Calgary's aging infrastructure is already under immense strain, as evidenced by the catastrophic water main break in June 2024 that left thousands without basic services. Adding four units will further burden utilities, including water, sewage, and electricity, and risks overloading systems that are already at capacity. Proceeding with this development without an infrastructure assessment would be reckless and short-sighted.
  - a. **Recommendation:** A detailed infrastructure impact assessment must be completed before this application is considered for approval.
2. **Reduction in Property Values:** This project will result in the reduction of House values for the following reasons.
  - a. Firstly, the increase in density will lead to higher traffic, noise, and a change in the neighborhood's character, which can make the area less appealing to buyers or residents who prefer a quieter, less dense living environment. Secondly, concerns about increased competition for parking, privacy issues due to overlooking, can also contribute to a perception of quality of life, which often correlates with lower property values.
  - b. Furthermore, local opposition to such developments can create a narrative of conflict or an area in flux, deterring potential buyers who might see this as a sign of instability or declining community cohesion.
3. **Erosion of Neighborhood Character:** The proposed two-story structure is inconsistent with the architectural integrity of Bowness, which is characterized by low-profile, single-family homes and bungalows. This development will obstruct cherished community views, diminish property values, and set a dangerous precedent for unchecked densification in a neighborhood not designed for it.
  - a. **Recommendation:** The City must ensure adherence to height and massing guidelines that protect existing view corridors and align with the established character of the area.
3. **Parking and Traffic Congestion** This development will fundamentally alter the functionality and safety of our streets. The proposed multiplex will lead to a sharp increase in residents and vehicles in an area already facing parking challenges due to its proximity to Bowness Park. The existing infrastructure is insufficient to handle this additional burden, and the overflow of vehicles onto the street will create unsafe conditions for pedestrians and drivers alike.

- a. Relevant Bylaw: Calgary Land Use Bylaw 1P2007 requires sufficient on-site parking for multi-residential developments. The current proposal clearly risks non-compliance, and without a parking impact assessment, this application is incomplete and irresponsible.
- 4. **Privacy and Noise Intrusions** A fourplex, with increased residents, balconies, and windows overlooking neighboring properties, will severely compromise privacy for nearby homes. The inevitable rise in noise from additional occupants will disrupt the peace and quiet that residents value and expect in this area.
  - a. Relevant Considerations: Developments of this scale should include robust privacy mitigation measures, such as setbacks, screening, and careful window placement, which are absent from this proposal.
- 5. **Waste Management Deficiencies** Multi-unit dwellings generate significantly more waste, and without proper planning, this will lead to overflow, missed collections, and sanitation issues. Bowness' current waste management systems are not scaled for such developments, and the proposal lacks clarity on how these additional demands will be addressed.
  - a. Recommendation: Approvals must be contingent upon a clear and enforceable waste management plan.
- 6. **Social and Community Impacts** The introduction of a fourplex into this neighborhood risks disrupting its cohesive, community-oriented character. The shift from single-family homes to multi-unit dwellings fundamentally changes the social fabric of the area, creating challenges in integration and potentially diminishing the quality of life for existing residents.
  - a. Recommendation: The City must require comprehensive social impact assessments for developments that fundamentally alter the residential makeup of established neighborhoods.

### Our Position and Requests

We firmly believe that this proposal is incompatible with the needs, infrastructure, and character of our neighborhood. We request that the City take the following actions:

- 7. **Reject the Current Application:** Until all concerns regarding parking, infrastructure, and community impact are addressed through formal studies and revised plans.
- 8. **Mandate Detailed Impact Assessments:** Require parking, traffic, infrastructure, and community impact assessments as part of the application process for developments of this scale.
- 9. **Protect Community Standards:** Enforce zoning and design guidelines that preserve the character, privacy, and safety of existing neighborhoods.
- 10. **Facilitate Community Consultation:** Ensure residents have a meaningful opportunity to voice their concerns and influence decisions directly impacting their quality of life.

Allowing this development to proceed without addressing the abovementioned issues would be a failure of responsible urban planning and governance. The City has a duty to balance housing needs with the preservation of livability, safety, and community integrity. We urge you to act in the best interests of Bowness residents and reject this development in its current form.

We look forward to participating in any public meetings or hearings related to this matter and expect to see these concerns seriously addressed in your deliberations.

Sincerely,

Richard Dylong, 8923 48Ave NW, ( [REDACTED] )

**From:** [Fandrich, Jamie](#)  
**To:** [Calgary SDAB Info](#)  
**Subject:** SDAB2025-00028 & 0031 Appeal Response  
**Date:** Tuesday, April 1, 2025 10:34:16 AM  
**Attachments:** [SDAB2025-0028 / DP2024-00384 Appeal Response.pdf](#)  
[SDAB2025-0031 / DP2024-08425 Appeal Response.pdf](#)

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Hello,

Attached is the Appeal Response for SDAB2025-0028 / DP2024-00384 & SDAB2025-0031/DP2024-08425.

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](mailto:jamie.fandrich@calgary.ca)



The City of Calgary  
Planning & Development Services

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# Development Authority Appeal Response

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**Appeal Number:** SDAB2025-0031

**Development Permit Number:** DP2024-08425

**Address:** 8919 48 AV NW

**Description:** New: Semi-Detached Dwelling (2 buildings), Secondary Suites (4 suites)

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

**Community:** Bowness

**Identified Appeal Body:**

Subdivision and Development Appeal Board (SDAB)

**Development Authority Attendance:** Yes

**Use:** Discretionary

**Notice Posted:** Completed as per Bylaw

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

**Applicable Planning Policies:**

- Bowness Area Redevelopment Plan (the ARP)
- The Low Density Residential Guidelines for Established Communities (Infill Guidelines)
- Policy to Guide Discretion for Secondary Suites and Backyard Suites (the Policy)

**Bylaw Relaxations:**

The development does not require Land Use Bylaw relaxations.

**Additional Factors, Considerations, and/or Rationale:**

1. Please see the Reasons for Approval.
2. The Development Authority may provide additional materials prior to the merits hearing.



# SDAB PRESENTATION FILE

SDAB2025-0031



K5 +  
DESIGN  
STUDIO

Cover Page

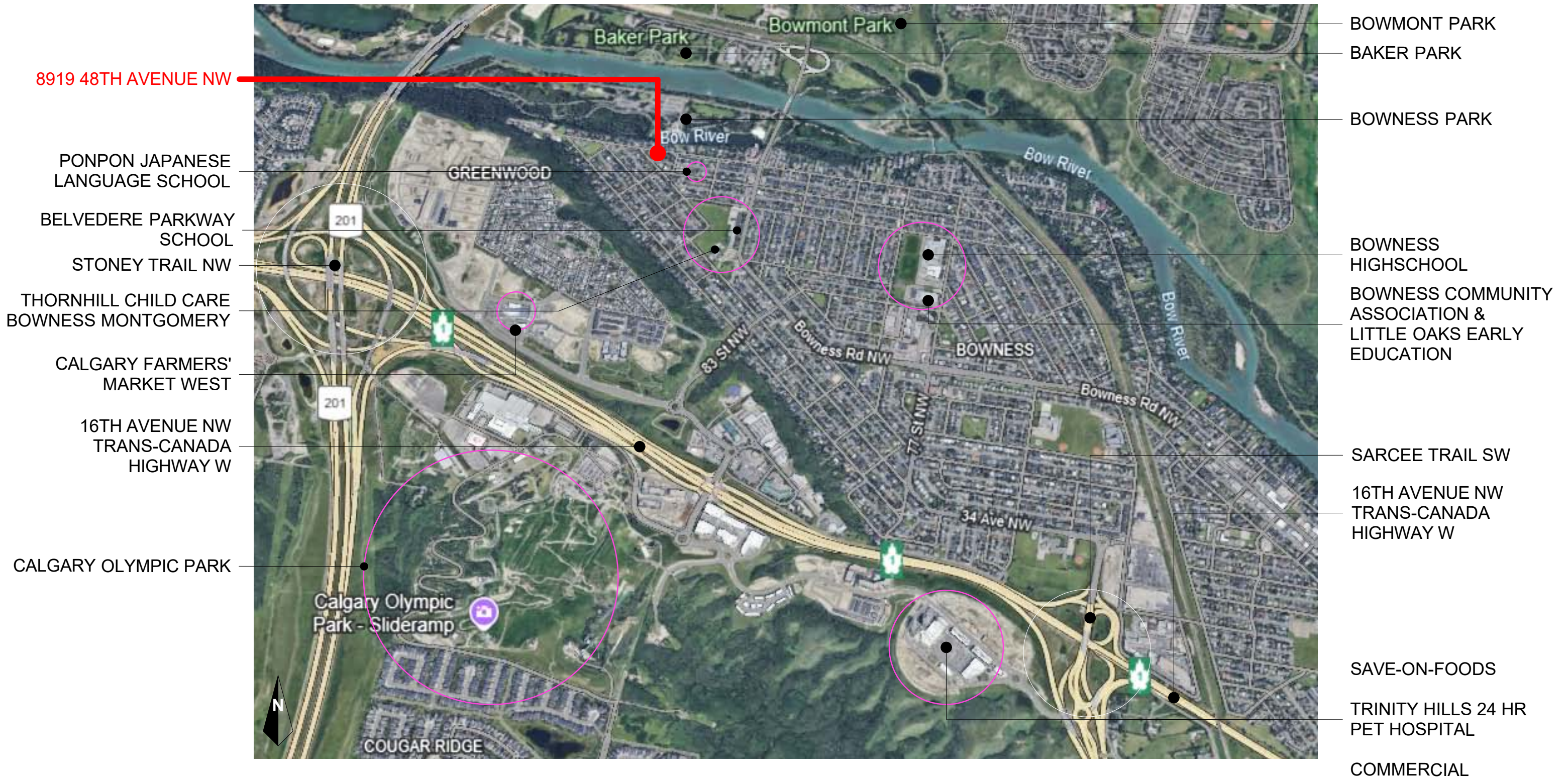


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Subdivision and Development Appeal Board SDAB2025-0031/DP2024-08425

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The site is located East of Stoney Trail and North of the Trans-Canada Highway. Calgary Olympic Park is South of the site, with Bowness Park and the Bow River in the North. Other points of interest include Calgary Farmers' Market West, Belvedere Parkway School, Bowness Highschool, Bowness Community Association, PonPon Japanese Language School, Baker Park, and Bowmont Park - among others.

## Aerial Map

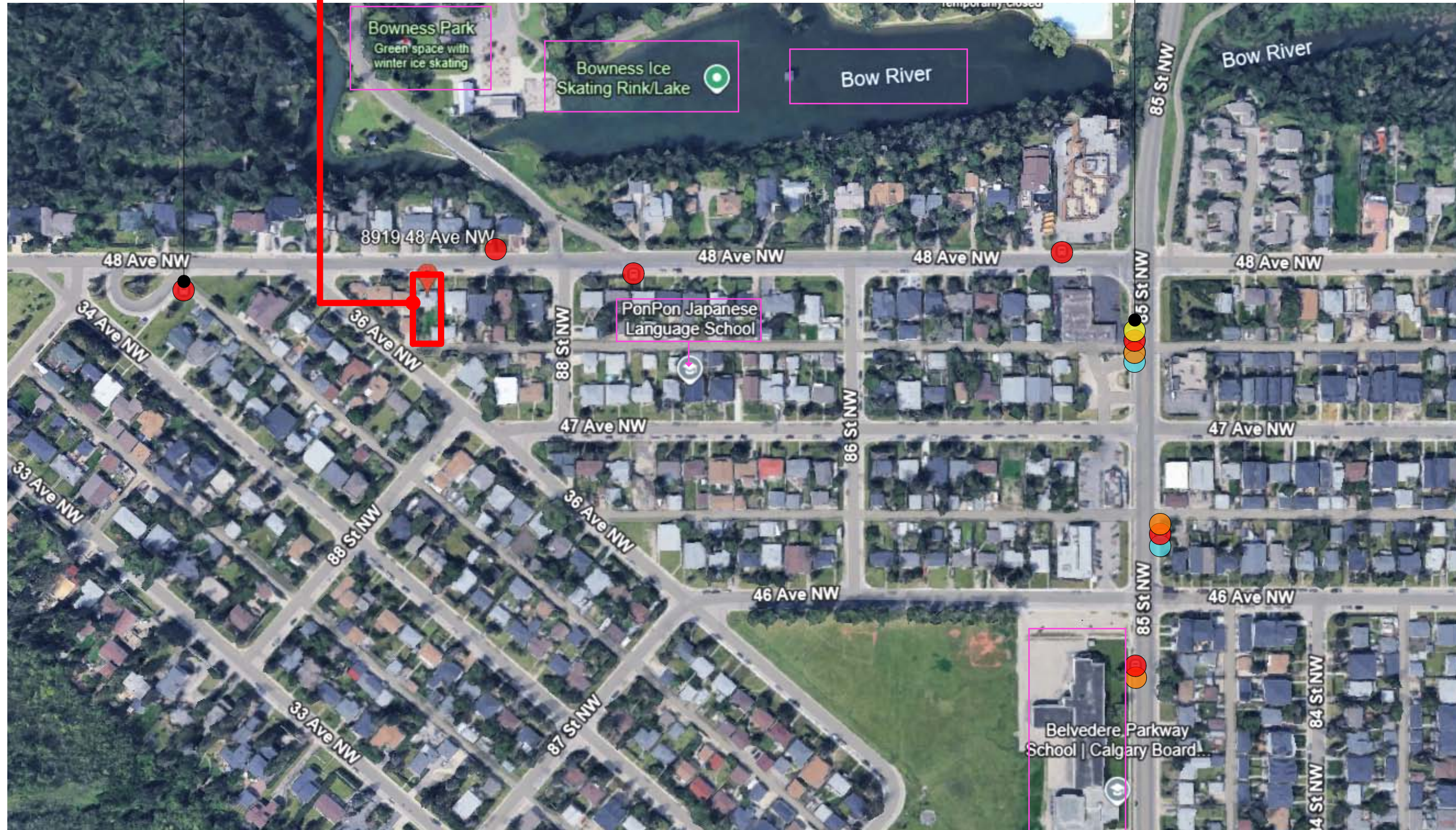




BOWNESS  
BUS TERMINAL

SUBJECT SITE

BUS HUB



LEGEND

— SITE

— POINTS OF INTEREST

BUS ROUTES AND STOPS

- ROUTE 724  
NEAREST STOP: 6 MIN.
- ROUTE 1  
NEAREST STOP: 1 MIN.
- ROUTE 26  
NEAREST STOP: 6 MIN.
- ROUTE 40  
NEAREST STOP: 6 MIN.



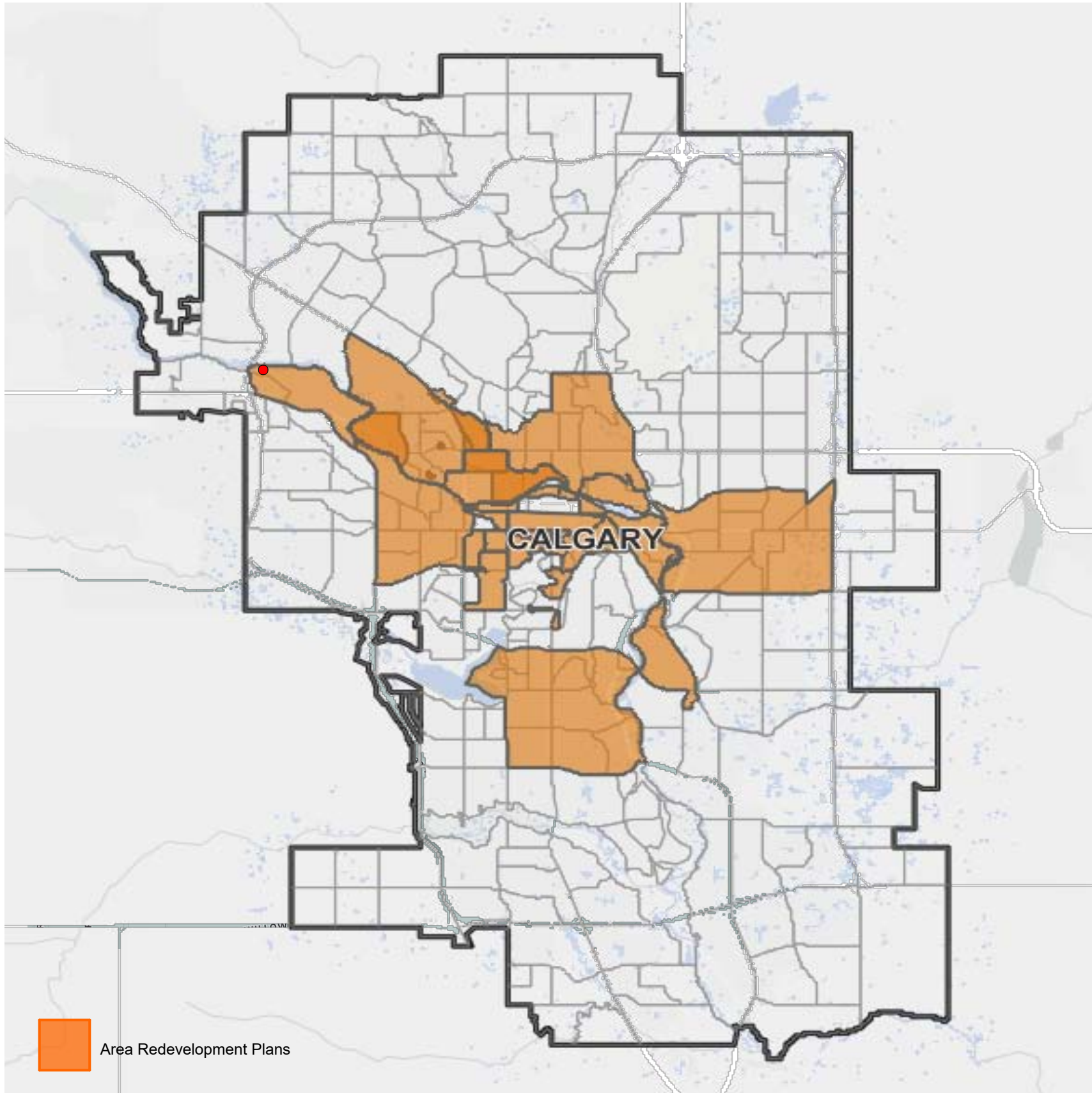
## Community Map and Local Transit



Subdivision and Development Appeal Board SDAB2025-0031/DP2024-08425

k2



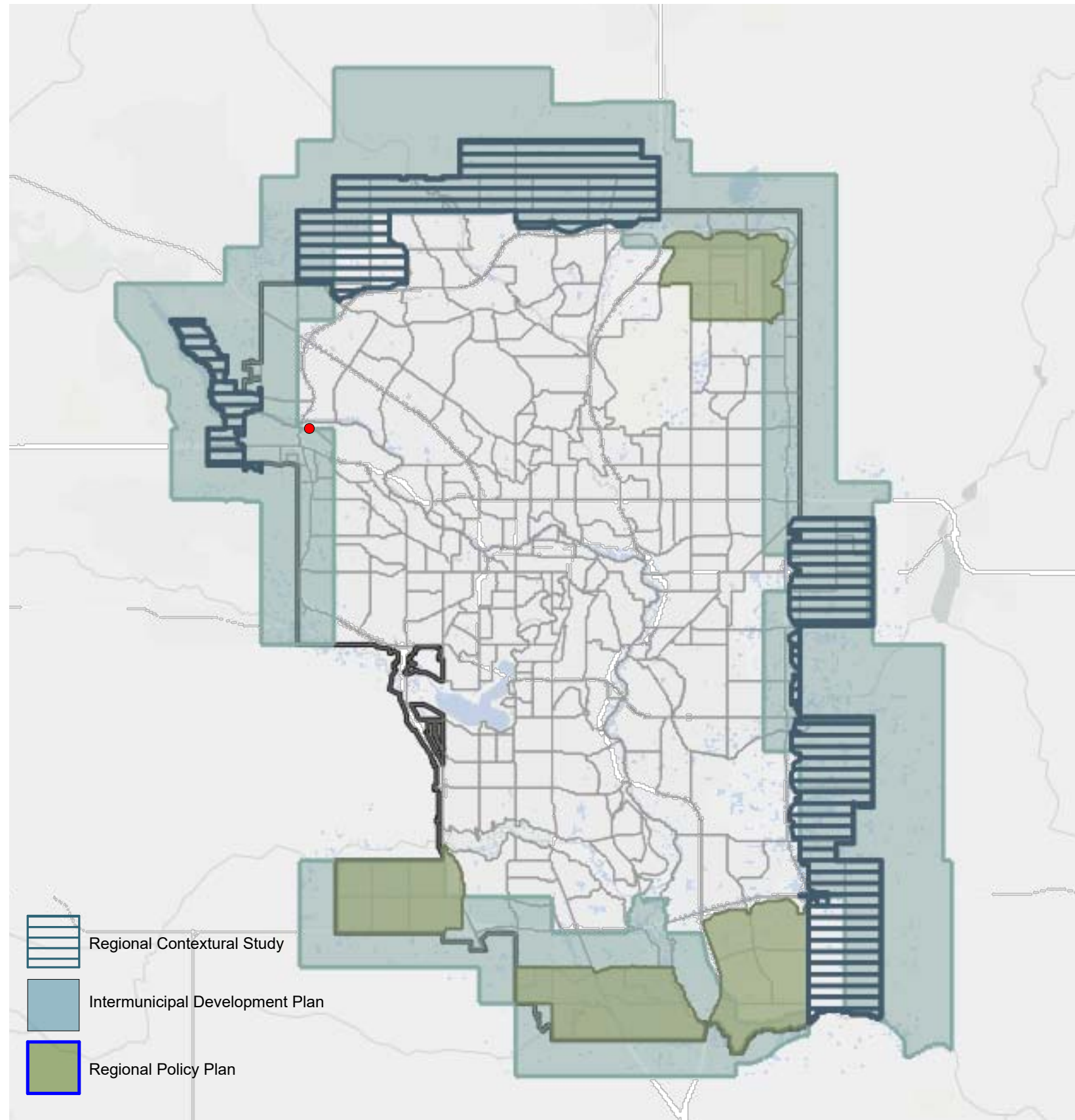


This map depicts redevelopments in **existing** communities.

These redevelopments include land use, urban design, means of transportation along with other amenities.

The site is part of an area undergoing redevelopment.

# Area Redevelopment Plan

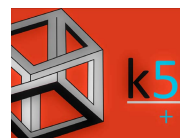


This map depicts redevelopments in **existing** communities.

These redevelopments include land use, urban design, means of transportation along with other amenities.

The site is part of an area undergoing redevelopment.

## Regional Plan



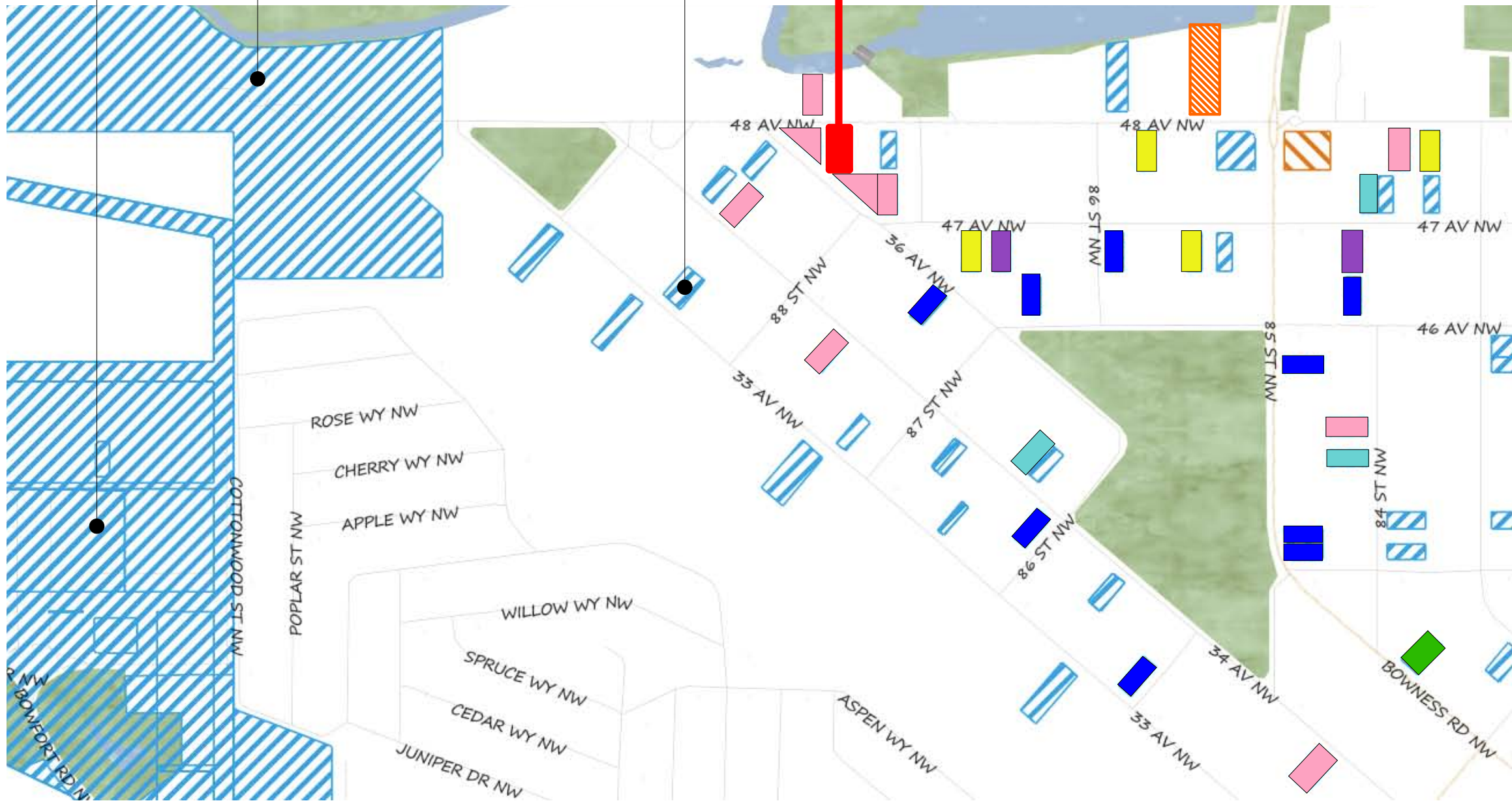


SINGLE DETACHED DWELLING  
(TRACT DEVELOPMENT - 67 UNITS)  
NEW SEMI-DETACHED DWELLING  
(TRACT DEVELOPMENT - 33 UNITS)

CHILDREN'S HEALTH CENTRE

ROWHOUSE (1 BUILDING)

SUBJECT SITE

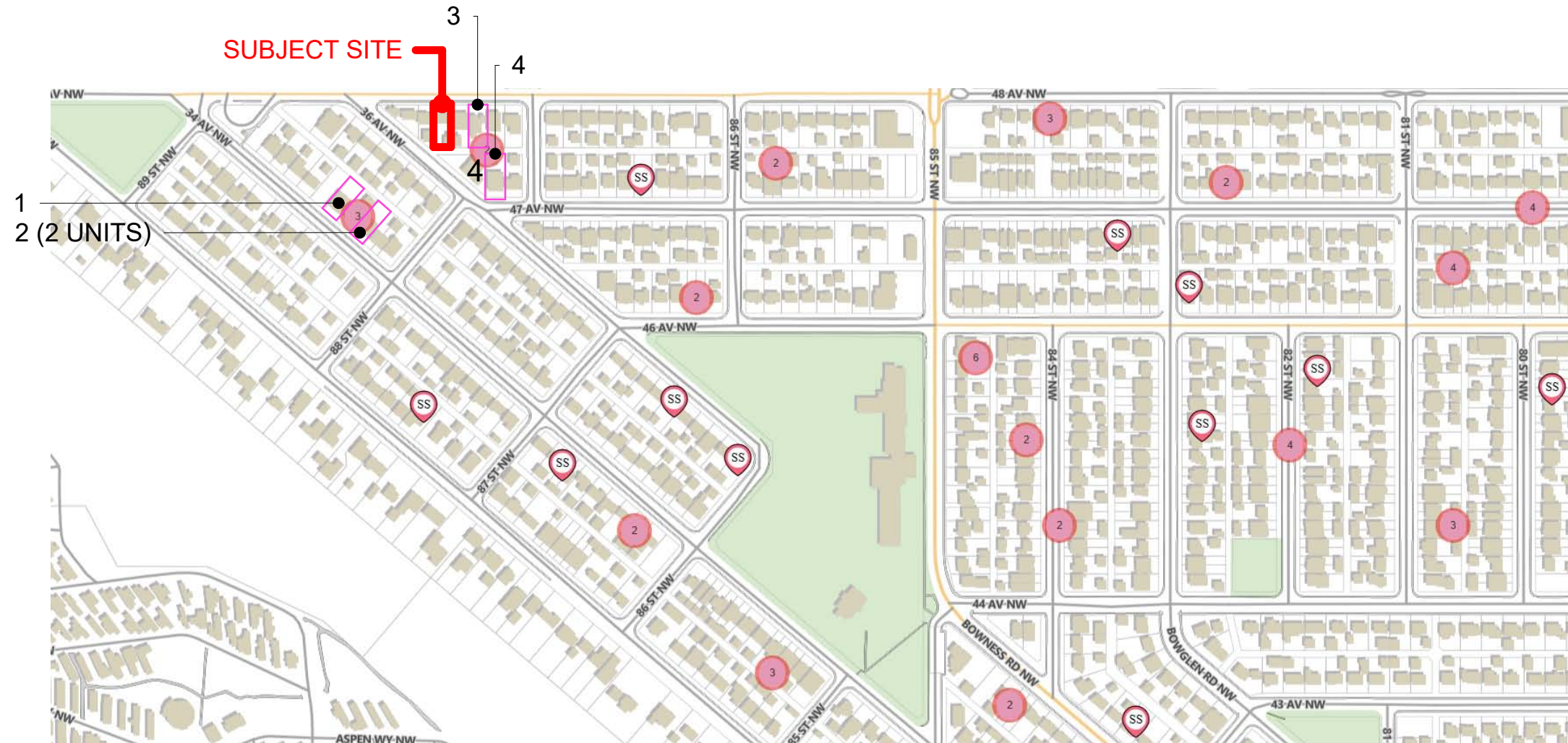


- SEMI-DETACHED DWELLINGS WITH SECONDARY SUITES (4)
- CONTEXTUAL SEMI-DETACHED DWELLING WITH SECONDARY SUITES
- SEMI-DETACHED DWELLING WITH SECONDARY SUITES
- MULTI-RESIDENTIAL BUILDING
- OTHER DEVELOPMENTS
- SECONDARY SUITE ADDITIONS
- ROWHOUSES AND TOWNHOMES WITH SECONDARY SUITES
- LAND USE REDESIGNATIONS

## Area Developments







8919 48th Avenue NW - Subject Site



1. 8918B 34th Avenue NW



2. 8912B 34th Avenue NW



3. 8911B 48th Avenue NW



4. 8909B 47th Avenue NW

## Secondary Suites & Local Context







SDAB2025-0031

Subdivision and Development Appeal Board SDAB2025-0031/DP2024-08425

k6



NEW PROPOSED TREE LEGEND			
TYPE	TREE SPECIES	DETAILS	QUANTITY
AE	DECIDUOUS - AMERICAN ELM	 75MM CALIPER (MIN.)	3
BS	CONIFEROUS - BLUE SPRUCE	 75MM CALIPER 3.0M HEIGHT (MIN.)	3

NEW PROPOSED SHRUB LEGEND			
TYPE	TREE SPECIES	DETAILS	QUANTITY
J	JUNIPER SPP (COMMON JUNIPER)	 0.6M HT MIN.	8
WS	SYMPHORICARPOS OCCIDENTALIS (WESTERN SNOWBERRY)	 0.6M HT MIN.	8



BLUE SPRUCE (TYP.)



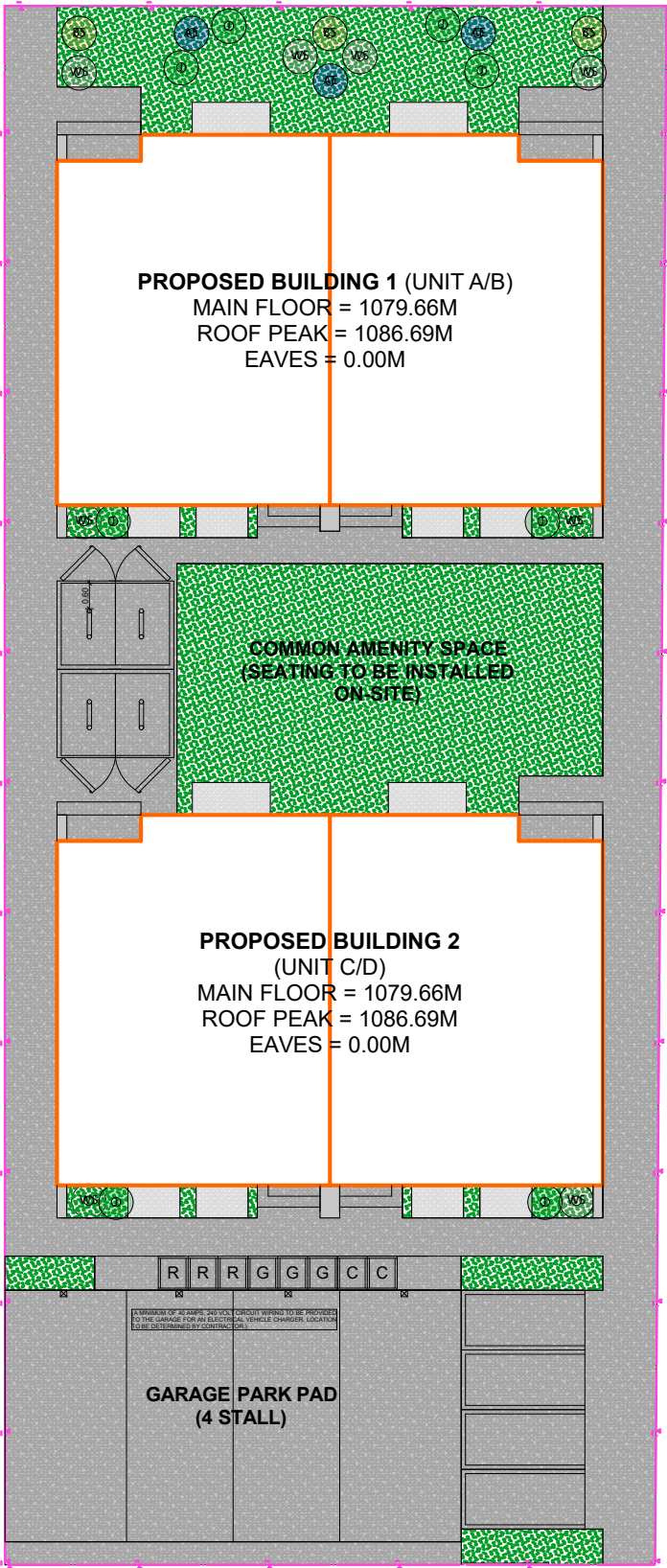
AMERICAN ELM (TYP.)



COMMON JUNIPER (TYP.)



WESTERN SNOWBERRY (TYP.)



Design focuses on providing a smaller set of buildings to allow for **natural light, and ample amenity space.**

Landscaping allows for a **seamless blend with the local dwellings** and preserves the look of the neighbourhood.

**Avoiding the monolithic look,** through the separation of units.

The **separation reduces localized traffic** on the walkways.

**Two paths** also allow for reduced traffic for **each building.**

Bowness Area Redevelopment Plan (Statutory –1995)

The Bowness Area Redevelopment Plan (ARP) identifies the subject parcel as being part of the Residential: Low Density, Conservation & Infill area on Map 2: Land Use Policy Area. ARP policies for residential areas recognize the low-density, family-oriented community nature of the Bowness area while supporting sensitive infill development which protects the existing residential character and quality of the neighbourhood.

- ARP policy 6.3.4 provides guidelines for consideration when making decisions on discretionary use residential permits. These guidelines are outlined as follows:
- a) *New developments should be compatible with the scale and form of existing and adjacent homes.*
  - b) *Front yards should be used as landscaped areas and not for parking or passenger dropoff areas, except where there is no rear lane.*
  - c) *When redevelopment on small lots is considered, to enhance the use of the rear yard as a private amenity space, garages should be located within 9 metres of the lane to prevent tandem parking on long driveways.*
  - d) *Private outdoor amenity space should be located in the rear yard where possible. Where this is not possible, such spaces should be screened from public view through the use of landscaping and/or fencing which is compatible with the neighbourhood style.*
  - e) *New development should be carefully evaluated for adjacent rear yard privacy problems where building height, raised deck height and orientation, and rear yard setback differences contribute to overlooking of neighbours' back yards.*
  - f) *Existing mature vegetation should be maintained. Tree planting should reflect the streets' traditional major tree type and placement.*
  - g) *Mirror image infills should be discouraged, unless there is a substantial facade treatment to give the illusion of different design.*
  - h) *Resubdivision of existing lots should respect the general development and subdivision pattern of adjacent streets with respect to parcel size, dimension, and orientation.*
  - i) *In addition to the requirements under the Land Use Bylaw, accessory building design should be sensitive to the existing principal dwelling on the site.*

The proposed development meets the general intent of the ARP.

Note: The project seeks **no relaxations**, and meets ARP guidelines.

**No comments** from the Community Association and Ward Councillor



DP Approval

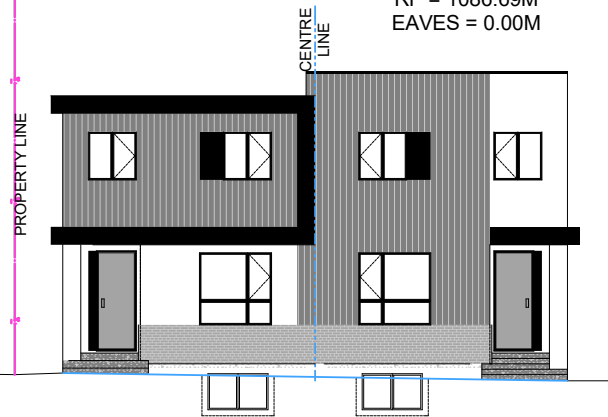




147

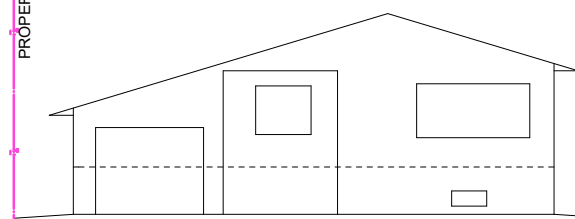
PROPOSED DWELLING  
BUILDING 1 (UNIT A/B)  
NORTH VIEW

8919 - 48 AVE NW  
Lot 2, Block 1, Plan 4960 AP  
MF = 1079.66M  
RP = 1086.69M  
EAVES = 0.00M

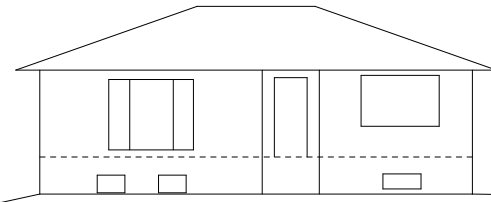


STREETSCAPE PLAN

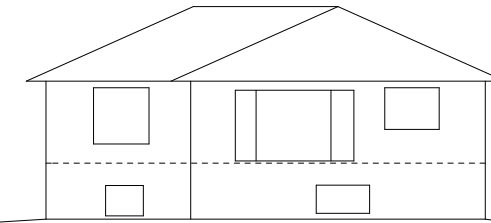
#8911 Single Dwelling  
0.50 Eaves  
R.P. ELEV.=1083.88  
M.F. ELEV.=1079.99



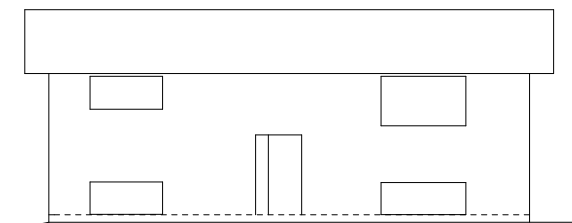
#8915 Single Dwelling  
0.61 Eaves  
R.P. ELEV.=1083.81  
M.F. ELEV.=1079.99



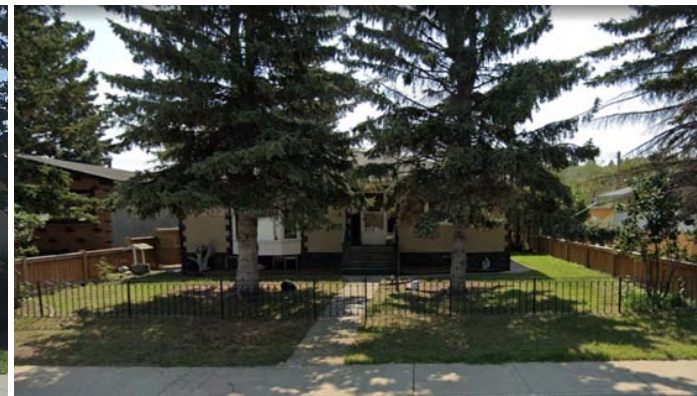
#8923 Single Dwelling  
0.50 Eaves  
Wood Board Siding  
R.P. ELEV.=1084.59  
M.F. ELEV.=1080.62



#8927 Single Dwelling  
0.61 Eaves  
Vinyl & Stucco Siding  
R.P. ELEV.=1084.79  
M.F. ELEV.=1079.59



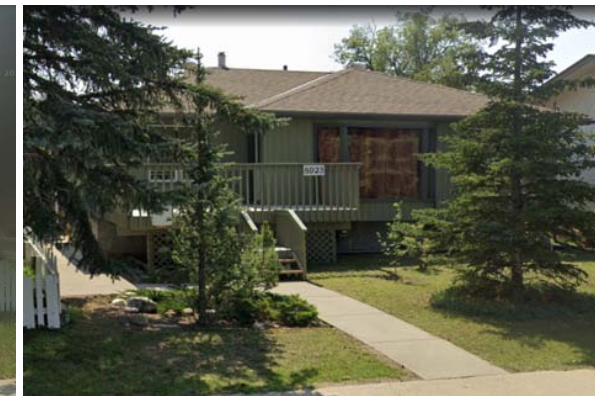
8911 48th Avenue NW  
Year of Construction: 1967



8915 48th Avenue NW  
Year of Construction: 1953



8919 48th Avenue NW - Subject Site  
Year of Construction: 1955



8923 48th Avenue NW  
Year of Construction: 1954

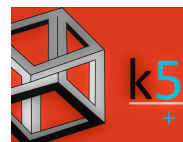


8927 48th Avenue NW  
Year of Construction: 1978



Houses across from property

Neighbouring Lots

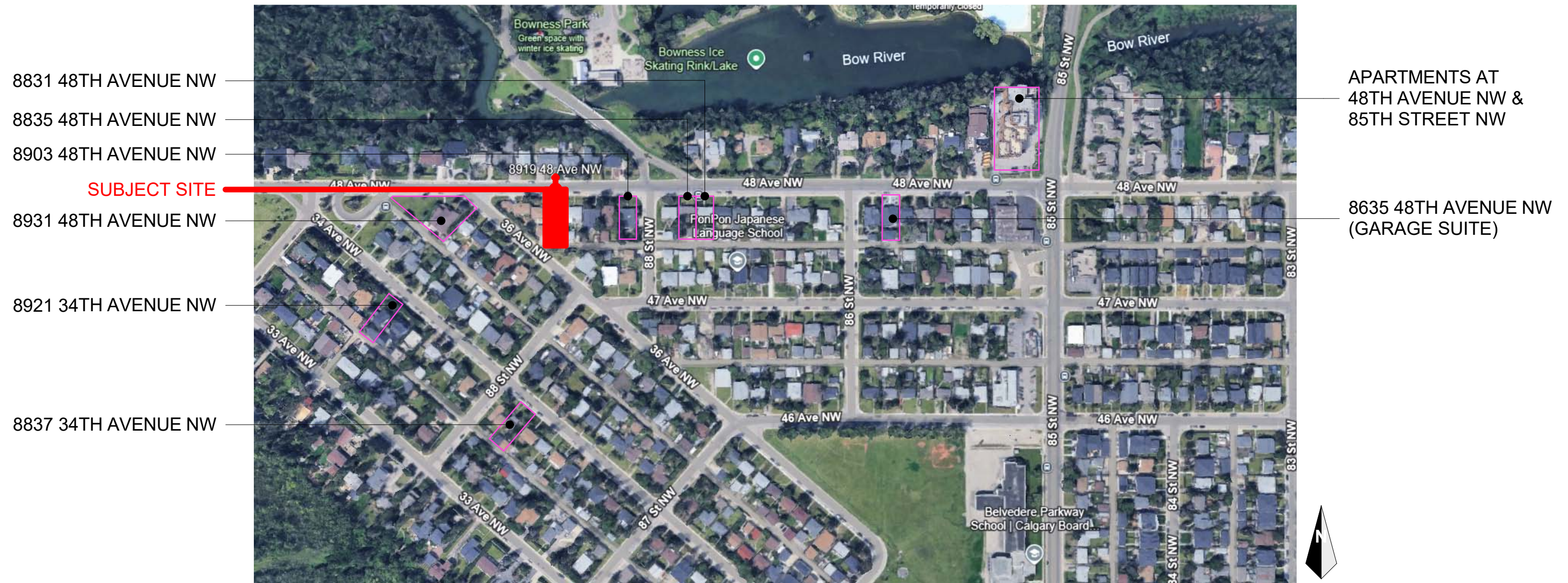


SDAB2025-0031

Subdivision and Development Appeal Board SDAB2025-0031/DP2024-08425

k9





# Contextual Differences Building Map

Subdivision and Development Appeal Board SDAB2025-0031/DP2024-08425

# k10





48th Avenue NW and 85th Street NW



8931 48th Avenue NW



8921 34th Avenue NW



8831 48th Avenue NW



8635 48th Avenue NW (Garage Suite)



8835 48th Avenue NW



8903 48th Avenue NW



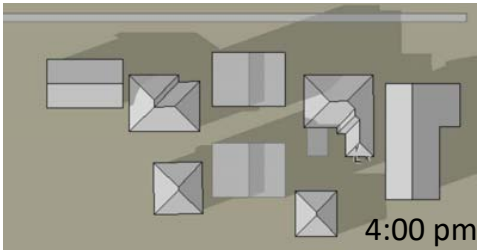
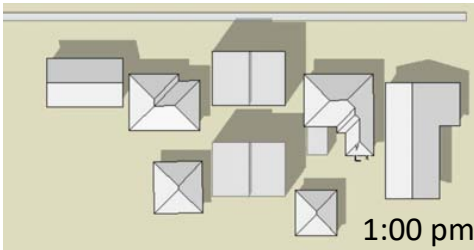
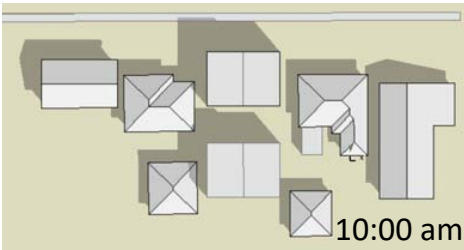
8837 34th Avenue NW

## Contextual Differences

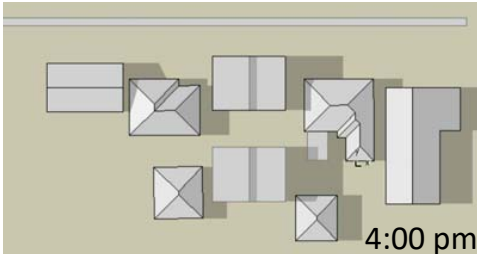
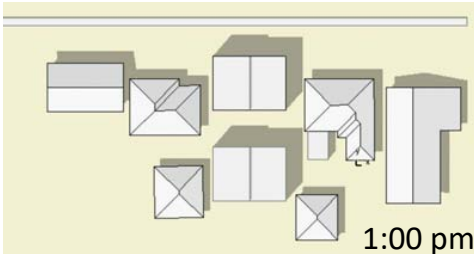
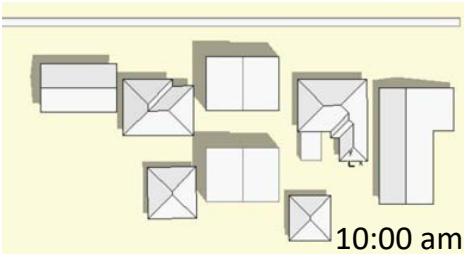


SHADOW STUDY

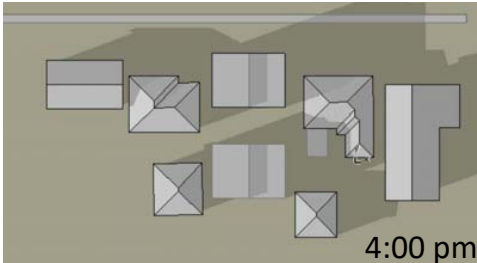
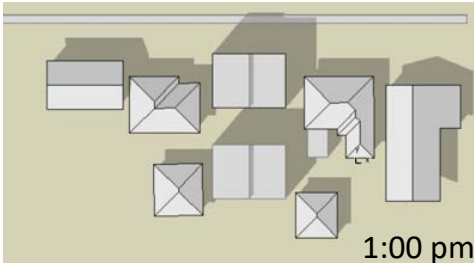
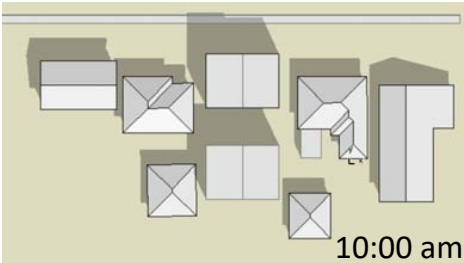
MARCH 21 (SPRING EQUINOX)



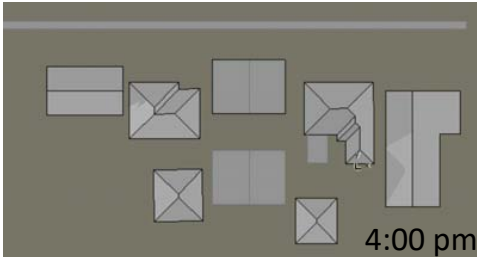
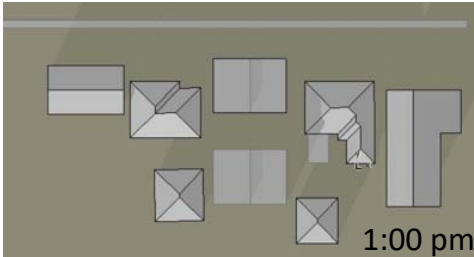
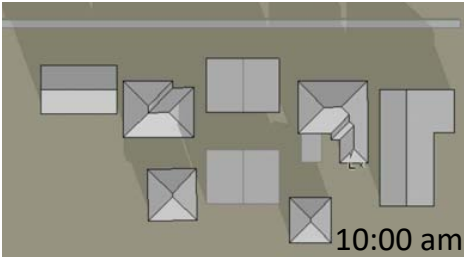
JUNE 21 (SUMMER SOLSTICE)



SEPTEMBER 21 (AUTUMN EQUINOX)



DECEMBER 21 (WINTER SOLSTICE)



NOTE: Sections, times of day and year have been selected to demonstrate impacts to the affected area of the proposed site. Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across the study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of the sun shadow study are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates are based on established City of Calgary requirements.

Site Shadow Study



**RATIONALE**

1.

a) Character / Identity

- Design meets criteria

- Dwelling is under the **allowable height** (at 2 storeys)

- **Landscaping** creates character in the front

- Focuses on the **future** of the neighbourhood

b) Building Setback

- Separation of the building form **allows for more natural light**

- Separation allows for **more softscape, and amenity areas**

- The design helps **avoid a monolithic imposition** on site

c) Rear Amenity Spaces and Existing Developments

- Left and right elevations **do not have any openings**

- There will be **privacy and separation** at the ground level with fencing

d) Sensitive to Existing Dwellings

- Existing development is not to code and this will change moving forward

- 8919 48<sup>th</sup> Avenue NW is in an area which will be experiencing growth, and many **projects similar to ours are being proposed**

- There is a **pattern in the types of homes being proposed** which match our designs and goals

- Shadow study displays the **amount of sunlight throughout the year** and the shadows cast
2.

Policy Provisions - **ARP guidelines are met** (specific to Bowness)
3.

a) Activity Along Side Paths

- **Should not impede** on neighbouring lots, and will be separated

b) Identity of the Rear

- Intent to not copy the front facade of the building, but provide an **inverse that is an interesting play on the materials and patterns.**

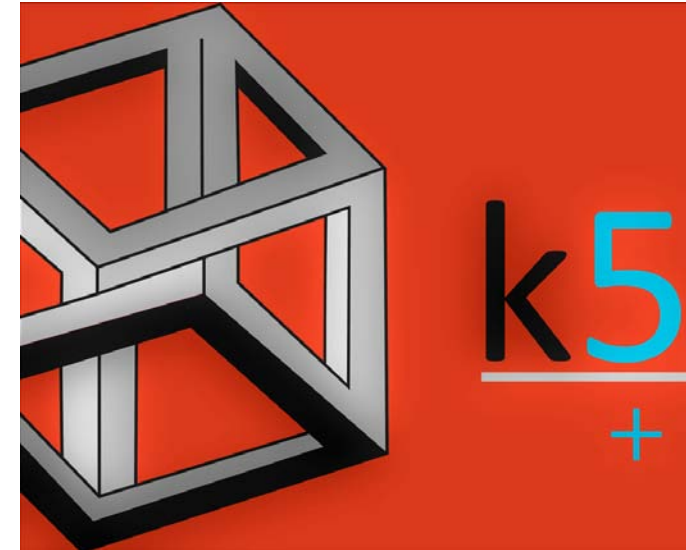
- **The materials used are also seen in surrounding home designs.**

Summary





**THANK YOU**  
**FOR YOUR TIME**



K5 +  
DESIGN  
STUDIO

Conclusion

---

Subdivision and Development Appeal Board SDAB2025-0031/DP2024-08425

---

k14

**Cody, Kimberly**

---

**From:** LynnGray <benz07@shaw.ca>  
**Sent:** Wednesday, March 19, 2025 11:45 AM  
**To:** Calgary SDAB Info  
**Subject:** [External] Appeal number SDAB 2025-0031

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

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

This is an appeal against an approval DP 2024-08425  
Address for semi detached dwelling 8919 48th Ave. NW., Calgary

We are against the development of this as our concern still and always will be additional parking issues.

Once the city of Calgary decided to cut back the parking with Bowness park, there has been an ongoing problem with parking in the area.

We currently have a no parking out front of our home which is at 8923 36th Ave. NW., but that is for weekends only. If there is going to be an additional 4 suites built on this proposed lot, that means that there is a possibility of eight more vehicles.

Most homes owners have two vehicles per home at a minimum and this will then make parking once again a burden on current residents.

Brian & Lynn Gray

PROJECT NAME AND ADDRESS

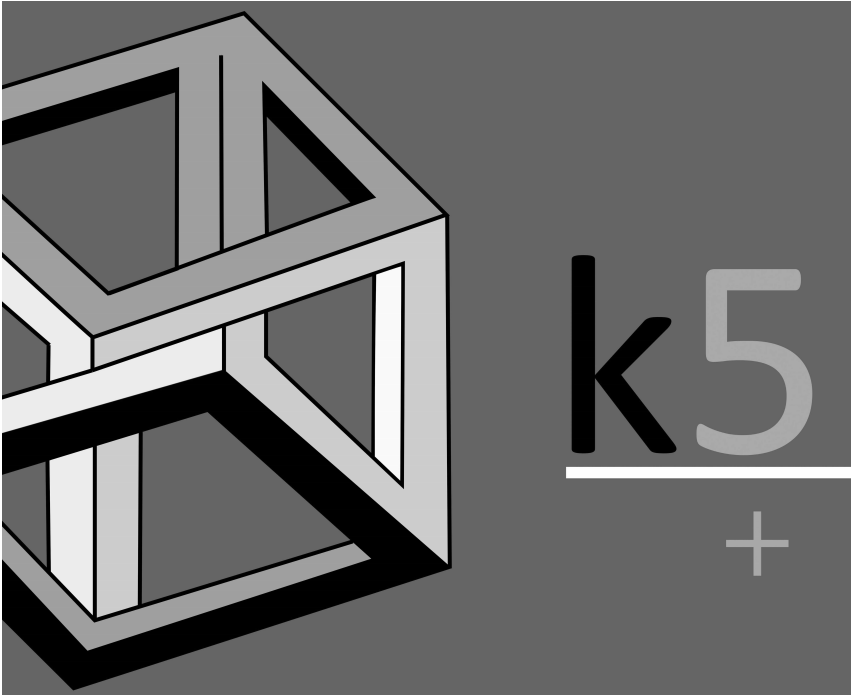
BOWNESS DOUBLE DUPLEX

8919 48 Avenue N.W.  
CALGARY, ALBERTA  
Lot 2, Block 1, Plan 4960 AP

DEVELOPMENT PERMIT DRAWINGS SET

DP

DESIGN CONSULTANT



+300 - 901 Centre Street N  
Calgary, Alberta. T2E 2P6  
587.353.9797  
www.k5design.ca

- DRAWING LIST (DEVELOPMENT DRAWINGS)
- DP1 SITE / BLOCK PLAN / STREETSCAPE DRAWING
  - DP1A ORIGINAL SURVEY
  - DP2 LANDSCAPE PLAN / COLOUR BOARD
  - DP3 LOWER / MAIN FLOOR PLAN
  - DP4 UPPER / ROOF PLAN
  - DP5 TYPICAL SECTIONS PARTYWALL DETAIL
  - DP6 EAST / WEST ELEVATIONS
  - DP7 NORTH / SOUTH ELEVATIONS

DP-  
BP-  
PROJECT #: K24-0705  
BOWNESS DOUBLE DUPLEX  
PRINTED DATE: November 18, 2024 - 9:15 AM



The Streetscape Plan displays five building elevations from left to right, each with associated property lines and elevation data.

- Building 1:** #8911 Single Dwelling, 0.50 Eaves. R.P. ELEV.=1083.88, M.F. ELEV.=1079.99.
- Building 2:** #8915 Single Dwelling, 0.61 Eaves. R.P. ELEV.=1083.81, M.F. ELEV.=1079.99.
- Building 3:** A two-story building with a central vertical line. RP = 1086.69M, EAVES = 0.00M.
- Building 4:** #8923 Single Dwelling, 0.50 Eaves. Wood Board Siding. R.P. ELEV.=1084.59, M.F. ELEV.=1080.62.
- Building 5:** #8927 Single Dwelling, 0.61 Eaves. Vinyl & Stucco Siding. R.P. ELEV.=1084.79, M.F. ELEV.=1079.59.

Each building elevation is flanked by vertical lines labeled "PROPERTY LINE". A dashed horizontal line indicates the ground level for each building.

**2** STREETScape PLAN  
 DP1 SCALE= 1:100



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DEVELOPMENT PERMIT SET

ISSUED FOR:	DATE: (D/M/Y)
REVISION:	DATE: (D/M/Y)
1.	
2.	
3.	
4.	

ENGINEER CONSULTANT

ENERGY CONSULTANT

SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:

DOUBLE DUPLEX  
8919 48 Avenue N.W.  
CALGARY, ALBERTA

DRAWING TITLE:

ORIGINAL SURVEY

PROJECT #: K24-0705


DATE: 2024-11-18

SCALE: AS SHOWN

DRAWN BY: KN

DRAWING #:


DP1A



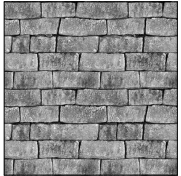
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Calgary, Alberta.  
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587.353.9797  
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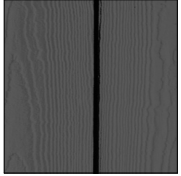
COLOUR BOARD  
(NUMBER CORRESPONDS TO ELEVATIONS):



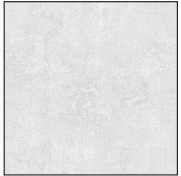
1. FOUNDATION/RETAINING WALLS  
FINISHED CONCRETE  
GREY (OR EQUIV.)




2. PRIMARY CLADDING  
BRICK  
GREY (OR EQUIV.)




3. SECONDARY CLADDING  
HARDIEBOARD SIDING  
GREY (OR EQUIV.)



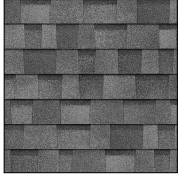
4. SECONDARY CLADDING  
STUCCO  
WHITE (OR EQUIV.)




5. FASCIA/BUILDOUTS  
PREFINISHED ALUMINUM PANEL  
BLACK (OR EQUIV.)



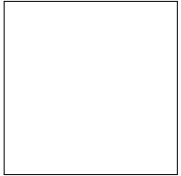
6. EXTERIOR STEPS  
PRECAST CONCRETE  
DARK GREY (OR EQUIV.)




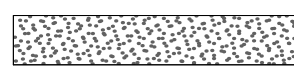

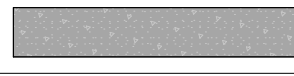
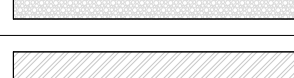



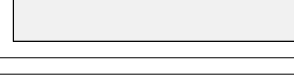
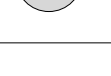




7. ROOF  
ASPHALT SHINGLES  
BLACK (OR EQUIV.)

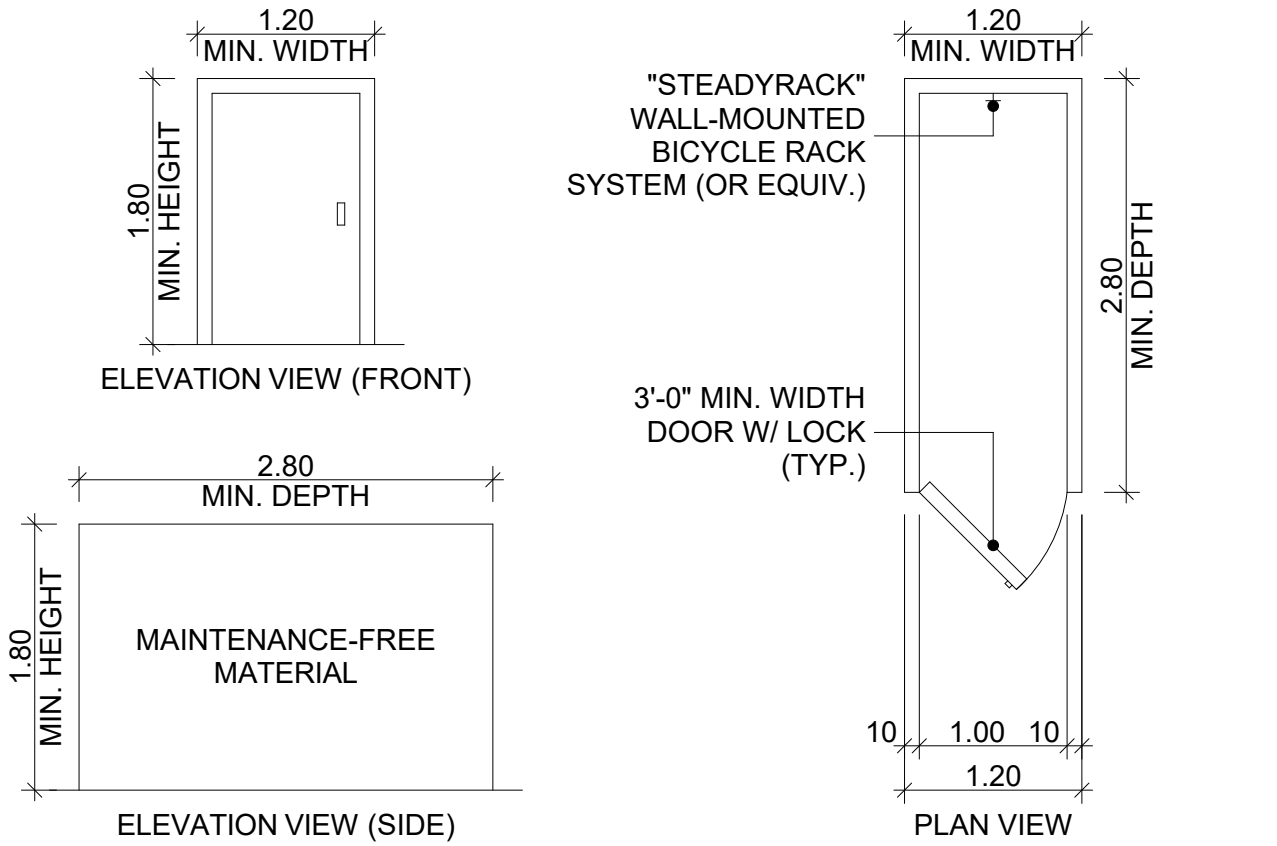


8. RAILINGS  
PREFINISHED ALUMINIUM  
BLACK (OR EQUIV.)

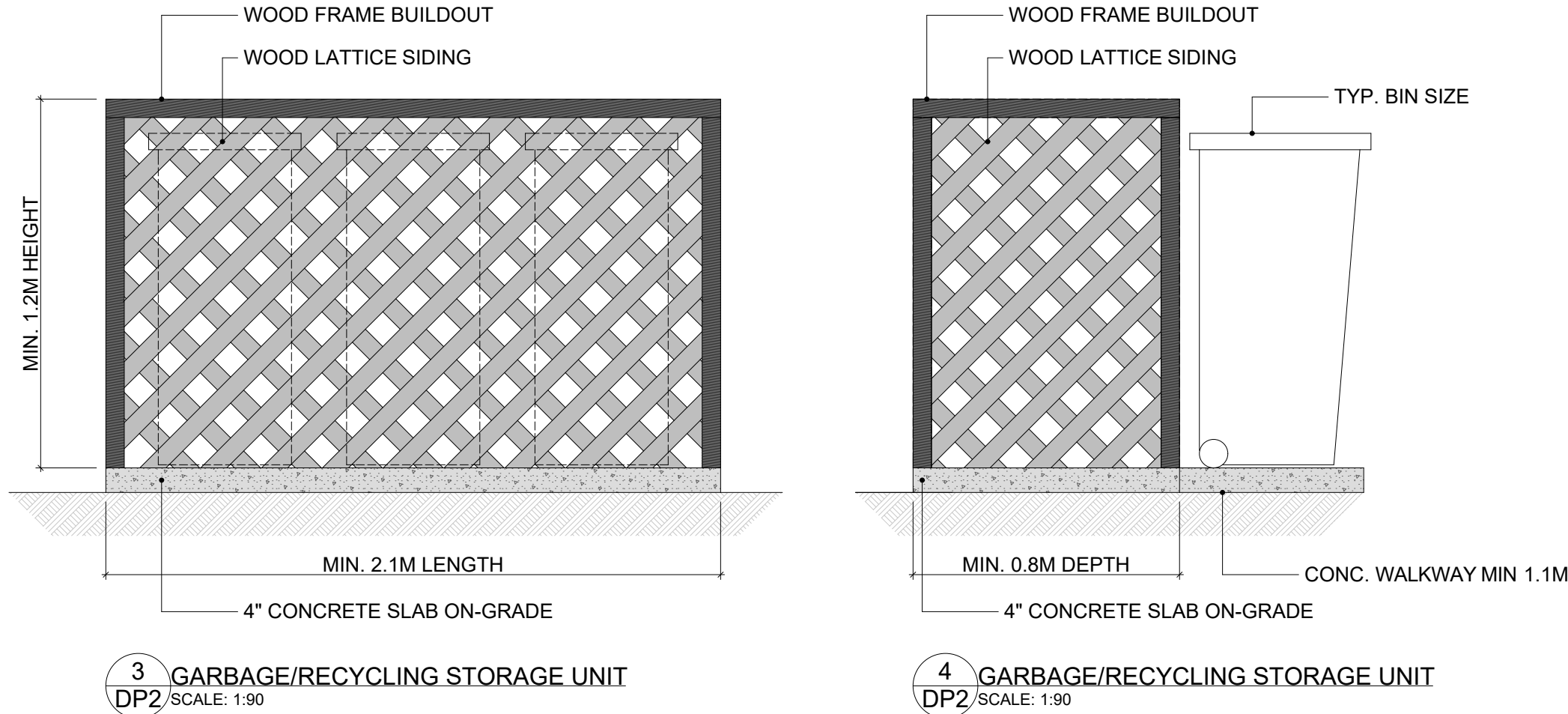


9. NOT USED

NEW PROPOSED TREE LEGEND				PROPOSED SURFACE LANDSCAPE LEGEND		
TYPE	TREE SPECIES	DETAILS	QUANTITY	LANDSCAPE MATERIAL	FILL	AREA (APPR.)
AE	DECIDUOUS - AMERICAN ELM	 75MM CALIPER (MIN.)	2	GRASS (KENTUCKY BLUEGRASS OR TYP.)		52.51 m <sup>2</sup>
BS	CONIFEROUS - BLUE SPRUCE	 75MM CALIPER 3.0M HEIGHT (MIN.)	3	STAMPED CONCRETE (TYP.)		76.57 m <sup>2</sup>
				GRAVEL (TYP.)		109.71 m <sup>2</sup>
NEW PROPOSED SHRUB LEGEND				RETAINING WALL		2.79 m <sup>2</sup>
TYPE	TREE SPECIES	DETAILS	QUANTITY	WOOD ON-GRADE PATIO		37.55 m <sup>2</sup>
J	JUNIPER SPP (COMMON JUNIPER)	 0.6M HT MIN.	6	BUILDOUT STRUCTURE		2.80 m <sup>2</sup>
WS	SYMPHORICARPOS OCCIDENTALIS (WESTERN SNOWBERRY)	 0.6M HT MIN.	6	<b>GENERAL LANDSCAPE NOTES</b> 1) ALL MATERIALS AND EXECUTION OF LANDSCAPE WORKS SHALL CONFIRM TO THE CLS/BCNTA LANDSCAPE STANDARD. 2) NOT FOR CONSTRUCT UNLESS NOTED "ISSUED FOR CONSTRUCTION". 3) ALL LANDSCAPE WORKS TO BE PERFORMED UNDER THIS CONTRACT TO MEET THE APPLICABLE PROVISIONS AND RECOMMENDATIONS SET BORTH IN THE MASTER MUNICIPAL SPECIFICATIONS AND STANDARDS DETAILS/CANADIAN LANDSCAPE STANDARDS AND RESPECT ALL LOCAL BYLAWS. 4) THE CURRENT STANDARDS AND CODES REFERENCED IN THESE NOTES AND ON THE DRAWING SET SHALL APPLY. 5) THE CONTRACTOR SHALL MAKE A FULL REVIEW OF ALL EXISTING CONDITIONS OF THE SITE AND SHALL REPORT ANY DISCREPANCIES TO k5 designs ltd. PRIOR TO CONSTRUCTIONS. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ACTUAL CONDITIONS AS THEY EXISTS ON SITE. 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING SITE TO DETERMINE THE EXTENT OF DEMOLITION, PREPARATION, AND REMOVALS OF ALL NECESSARY (WHETHER SHOWN ON THE DRAWING SET OR NOT) ITEMS TO CONSTRUCT THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL REPORT IN WRITING OF ANY DISCREPANCIES BETWEEN EXISTING AND PROPOSED DESIGN TO k5 designs ltd. PRIOR TO PROCEEDING WITH CONSTRUCTION. FAILURE TO INSPECT, NOTICE, OR REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION SHALL NOT RELIEVED THE CONTRACTOR FROM THEIR DUTIES TO PERFORM THE NECESSARY OPERATION FOR THE SUCCESSFUL COMPLETION OF THE PROPOSED IMPROVEMENTS WITHOUT ANY CHANGES OF FEE(S). 7) THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWING SET AND REPORT ANY DISCREPANCIES TO K5 designs ltd. PRIOR TO CONSTRUCTION. 8) CONTRACTOR TO REPAIR ANY DAMAGES RESULTING FROM WORK ON SITE. 9) ALL SOFT LANDSCAPED AREAS TO BE FITTED WITH UNDERGROUND IRRIGATION SYSTEMS AS PER BYLAW REQUIREMENTS. GRASS TO BE DROUGHT TOLERANT GRASS SPECIES AS PER LISTED ABOVE OR TYP.		
 BLUE SPRUCE (TYP.)  AMERICAN ELM (TYP.)						
 COMMON JUNIPER (TYP.)  WESTERN SNOWBERRY (TYP.)						
<b>LANDSCAPE LOT COVERAGE CALCULATIONS</b> TOTAL SITE AREA = 557.23 m <sup>2</sup> REQ'D LANDSCAPE AREA @40.00% = 222.89 m <sup>2</sup> PROPOSED LANDSCAPE AREA @38.31% = 213.50 m <sup>2</sup> GRASS = 52.51 m <sup>2</sup> WOOD PATIO = 37.55 m <sup>2</sup> SOFT LANDSCAPE AREA @42.51% = 90.06 m <sup>2</sup> STAMPED CONCRETE = 76.57 m <sup>2</sup> GRAVEL (PARKING PAD NOT INC.) = 46.87 m <sup>2</sup> LANDSCAPE RETAINING WALL = 2.79 m <sup>2</sup> HARD LANDSCAPE AREA @59.58% = 126.23 m <sup>2</sup> TOTAL LANDSCAPED AREA = 216.29 m <sup>2</sup> PROPOSED BUILDINGS = 322.61 m <sup>2</sup> BUILDOUTS = 2.80 m <sup>2</sup> WINDOW WELLS = 11.12 m <sup>2</sup> PARKING GARAGE = 78.29 m <sup>2</sup> TOTAL NON-LANDSCAPE AREA = 414.82 m <sup>2</sup>						

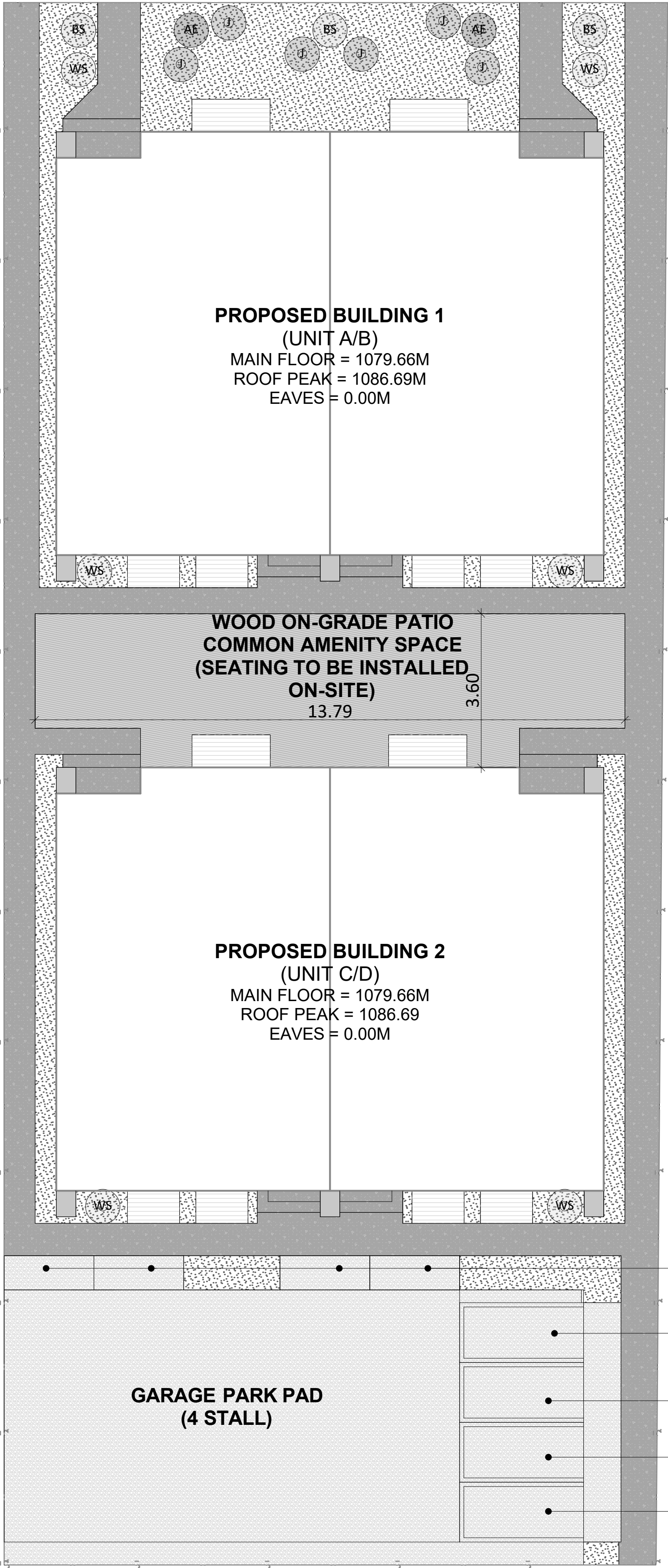


2 MOBILITY STORAGE LOCKER DETAILS  
DP2 SCALE: 1:90



3 GARBAGE/RECYCLING STORAGE UNIT  
DP2 SCALE: 1:90

4 GARBAGE/RECYCLING STORAGE UNIT  
DP2 SCALE: 1:90



1 LANDSCAPE PLAN  
DP2 SCALE: 1:75

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REVISION:	DATE: (D/M/Y)
1.	
2.	
3.	
4.	

ENGINEER CONSULTANT

ENERGY CONSULTANT

SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:  
DOUBLE DUPLEX  
8919 48 Avenue N.W.  
CALGARY, ALBERTA

DRAWING TITLE:

LANDSCAPE PLAN /  
COLOUR BOARD

PROJECT #: K24-0705

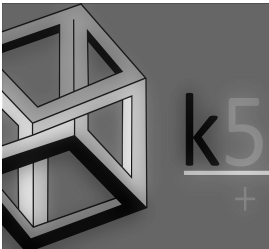
DATE: 2024-11-18

SCALE: AS SHOWN

DRAWN BY: KN

DRAWING #:

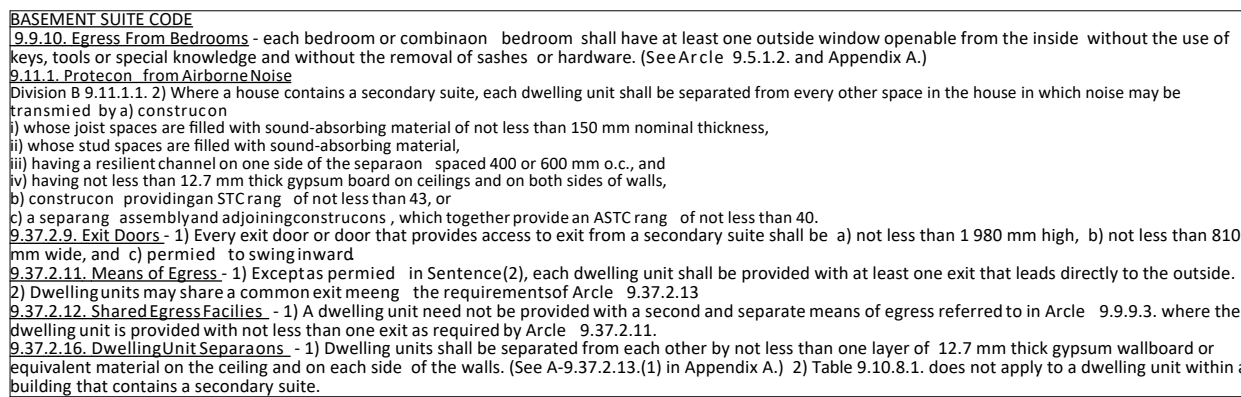
DP2



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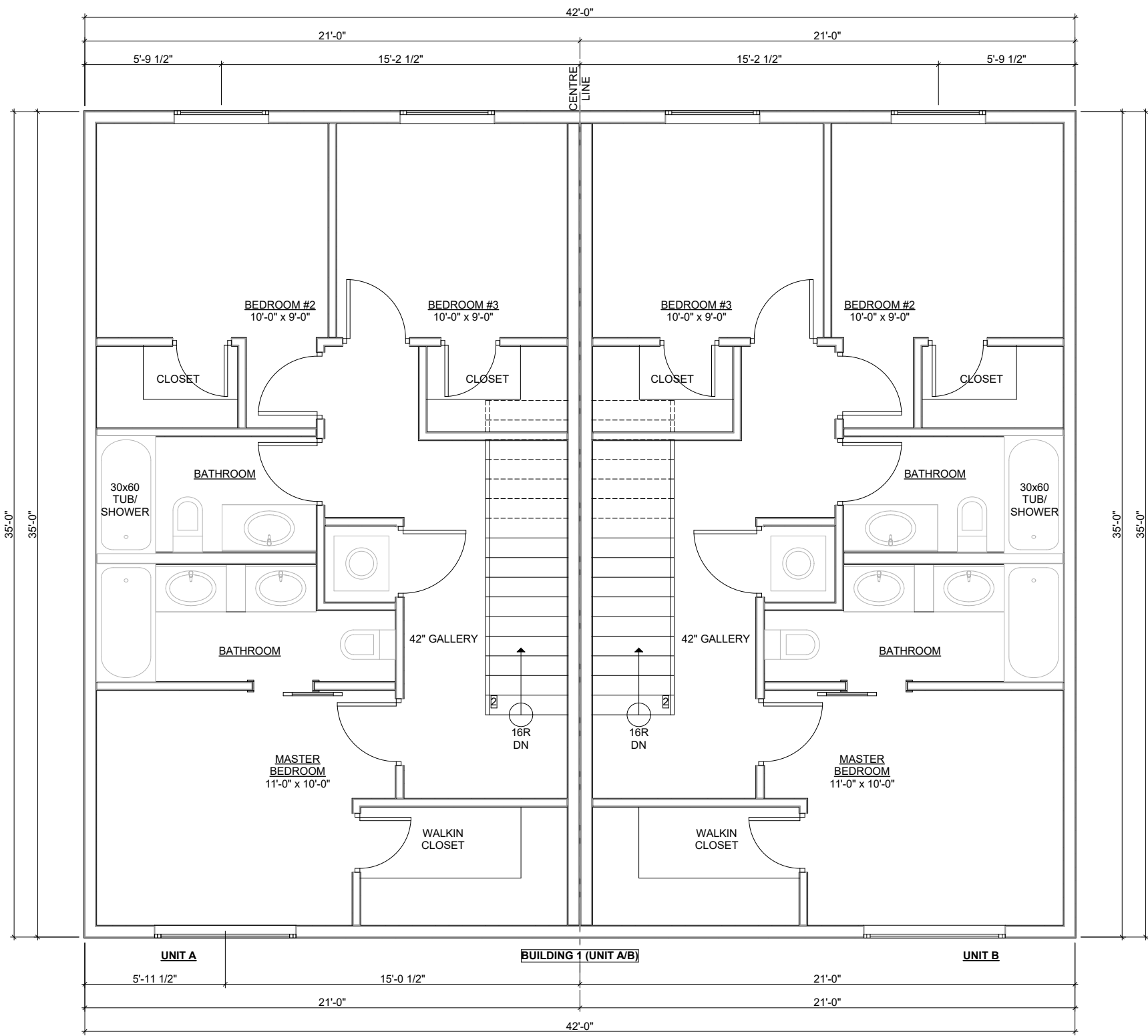


**CONSTRUCTION NOTES:**  
1- CONTRACTOR TO CONFIRM FLOORS/ROOF SUPPLIER LAYOUT PRIOR TO CONSTRUCTION  
1- CONTRACTOR TO CONFIRM WINDOW AND WINDOW OPENINGS WITH OWNER AND SUPPLIER PRIOR TO CONSTRUCTION  
1- CONTRACTOR TO CONFIRM ALL DIMENSIONS/SUPPLIER LAYOUTS AND NBC (AE) CODE REQUIREMENTS PRIOR TO CONSTRUCTION

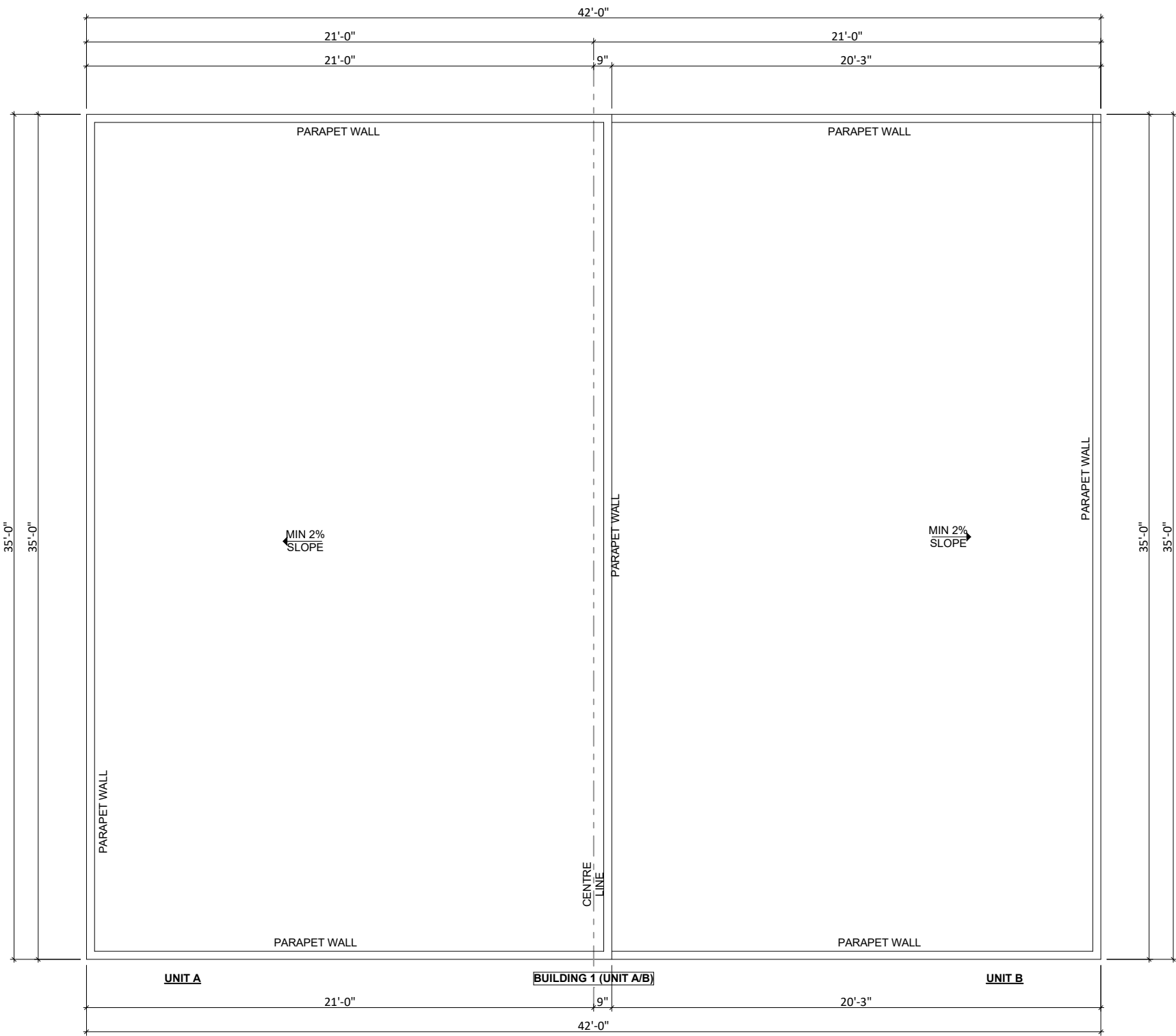
**FLOOR AREA CALCULATIONS (PER UNIT):**  
LOWER FLOOR: 50.04M<sup>2</sup> (538.65FT<sup>2</sup>)  
MAIN FLOOR: 59.88M<sup>2</sup> (644.58FT<sup>2</sup>)  
UPPER FLOOR: 53.71M<sup>2</sup> (578.10FT<sup>2</sup>)  
TOTAL: 163.63M<sup>2</sup> (1,761.33FT<sup>2</sup>)

**STAIRS CONSTRUCTION NOTE:**  
STAIR 1:  
RISE = 16 @ 7-1/2"  
RUN = 15 @ 9'-10"  
WIDTH = 3'-3"  
TREAD = ALLOW 1" FOR NOSING ON ALL TREADS

STAIR 2:  
RISE = 16 @ 7-3/4"  
RUN = 15 @ 9'-10"  
WIDTH = 3'-4"  
TREAD = ALLOW 1" FOR NOSING ON ALL TREADS



**CONSTRUCTION NOTES:**  
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1- CONTRACTOR TO CONFIRM WINDOW AND WINDOW OPENINGS WITH OWNER AND SUPPLIER PRIOR TO CONSTRUCTION  
1- CONTRACTOR TO CONFIRM ALL DIMENSIONS/SUPPLIER LAYOUTS AND NBC (AE) CODE REQUIREMENTS PRIOR TO CONSTRUCTION

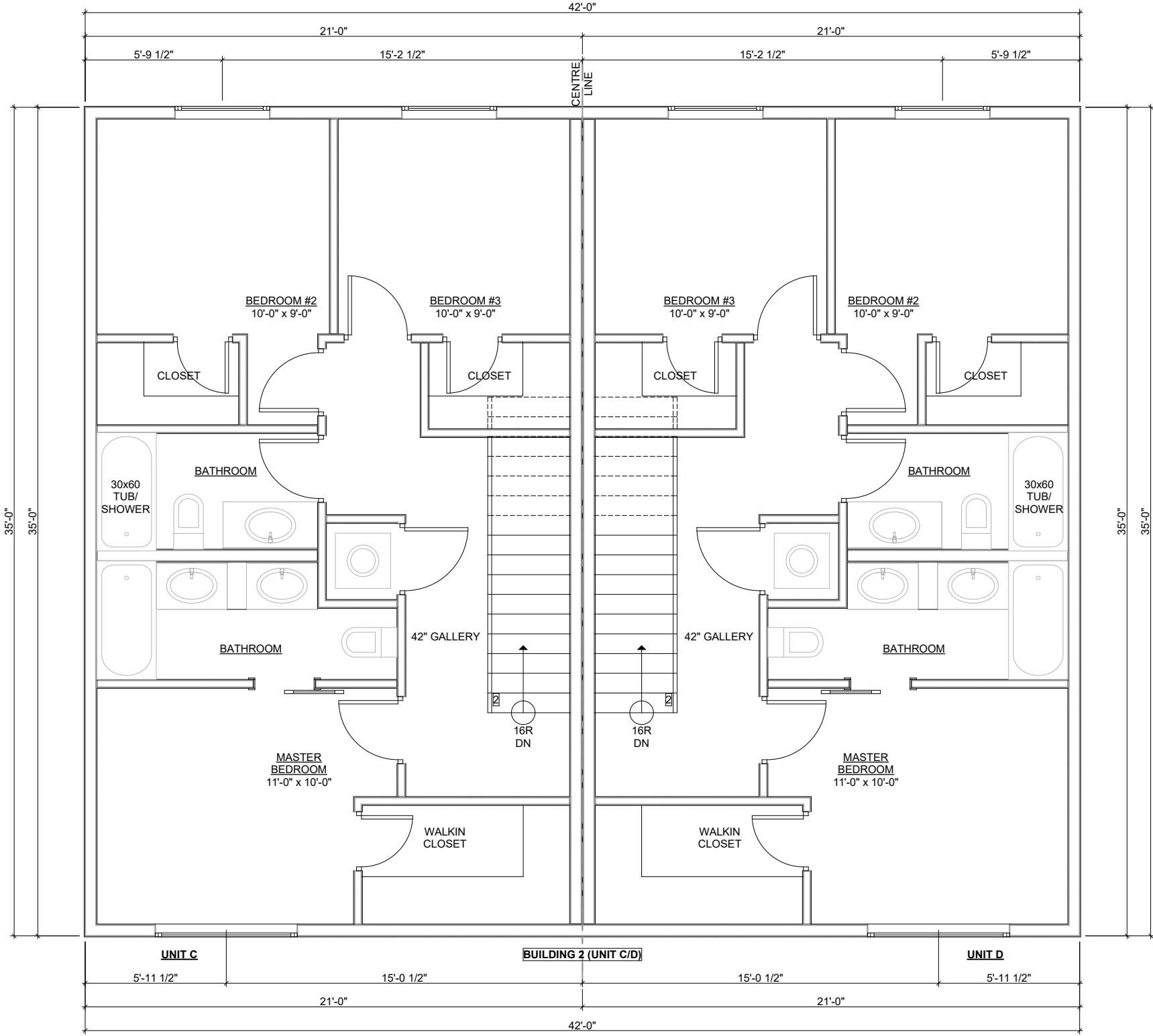


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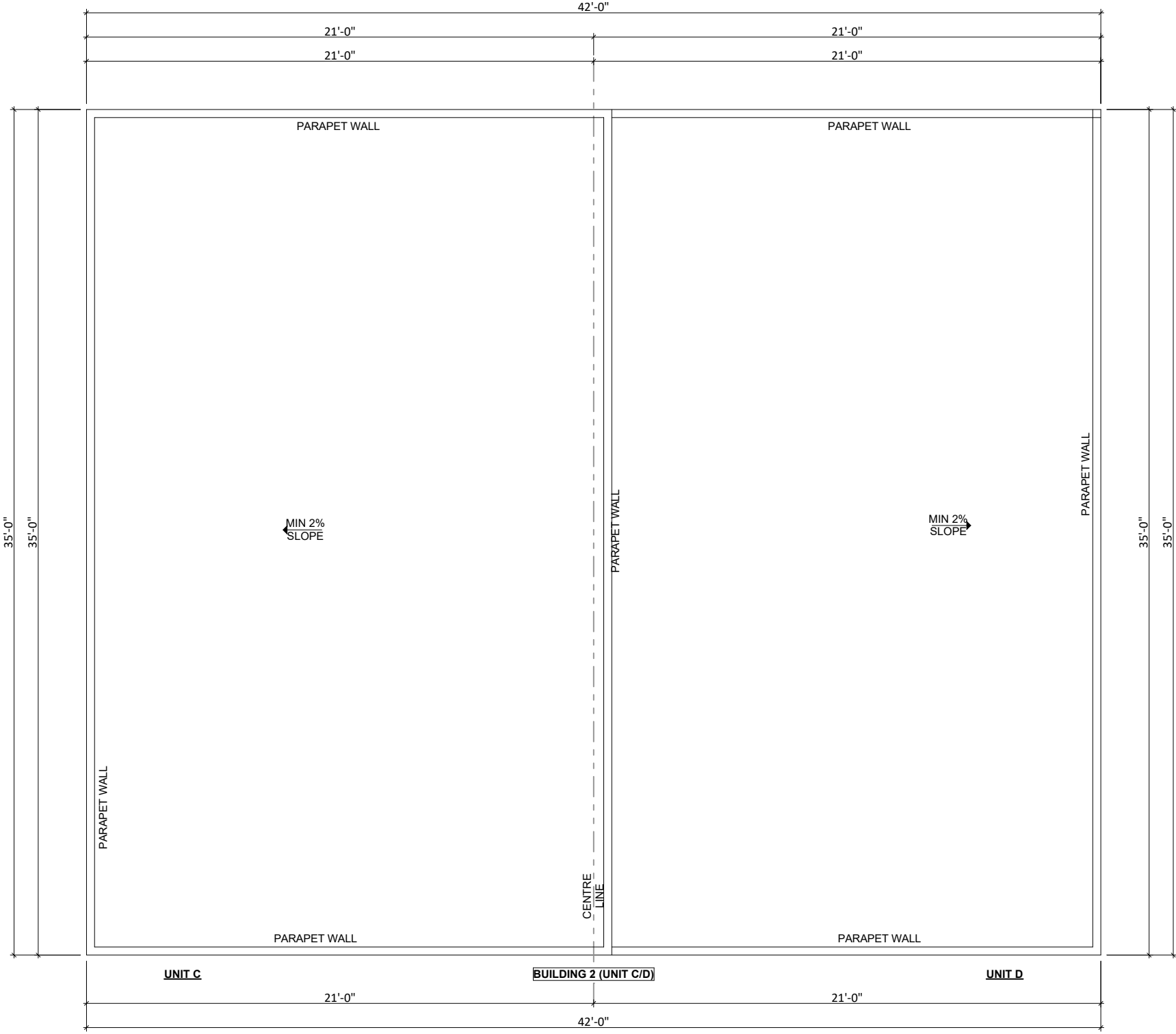
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RUN = 15 @ 9'-10"  
WIDTH = 3'-4"  
TREAD = ALLOW 1" FOR NOSING ON ALL TREADS



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1- CONTRACTOR TO CONFIRM WINDOW AND WINDOW OPENINGS WITH OWNER AND SUPPLIER PRIOR TO CONSTRUCTION  
1- CONTRACTOR TO CONFIRM ALL DIMENSIONS/SUPPLIER LAYOUTS AND NBC (AE) CODE REQUIREMENTS PRIOR TO CONSTRUCTION



1 UPPER FLOOR PLAN  
DP4 SCALE: 3/16" = 1'-0"



LEGAL DESCRIPTION: Lot 2, Block 1  
MUNICIPAL ADDRESS: 8919 48 Avenue N.W., Calgary, Alberta

2 ROOF FLOOR PLAN  
DP4 SCALE: 3/16" = 1'-0"



LEGAL DESCRIPTION: Lot 2, Block 1  
MUNICIPAL ADDRESS: 8919 48 Avenue N.W., Calgary, Alberta

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## DEVELOPMENT PERMIT SET

ISSUED FOR:	DATE: (D/M/Y)
REVISION:	DATE: (D/M/Y)
1.	
2.	
3.	
4.	

ENGINEER CONSULTANT

ENERGY CONSULTANT

SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:

DOUBLE DUPLEX  
8919 48 Avenue N.W.  
CALGARY, ALBERTA

DRAWING TITLE:

UPPER / ROOF PLAN

PROJECT #: K24-0705

DATE: 2024-11-18

SCALE: AS SHOWN

DRAWN BY: KN

DRAWING #:

DP4



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## DEVELOPMENT PERMIT SET

ISSUED FOR:	DATE: (D/M/Y)
REVISION:	DATE: (D/M/Y)
1.	
2.	
3.	
4.	

ENGINEER CONSULTANT

ENERGY CONSULTANT

SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:  
**DOUBLE DUPLEX**  
**8919 48 Avenue N.W.**  
**CALGARY, ALBERTA**

DRAWING TITLE:

## NORTH ELEVATIONS (FRONT/REAR)

PROJECT #: K24-0705

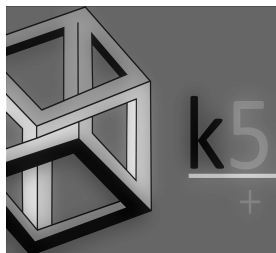
DATE: 2024-11-18

SCALE: AS SHOWN

DRAWN BY: KN

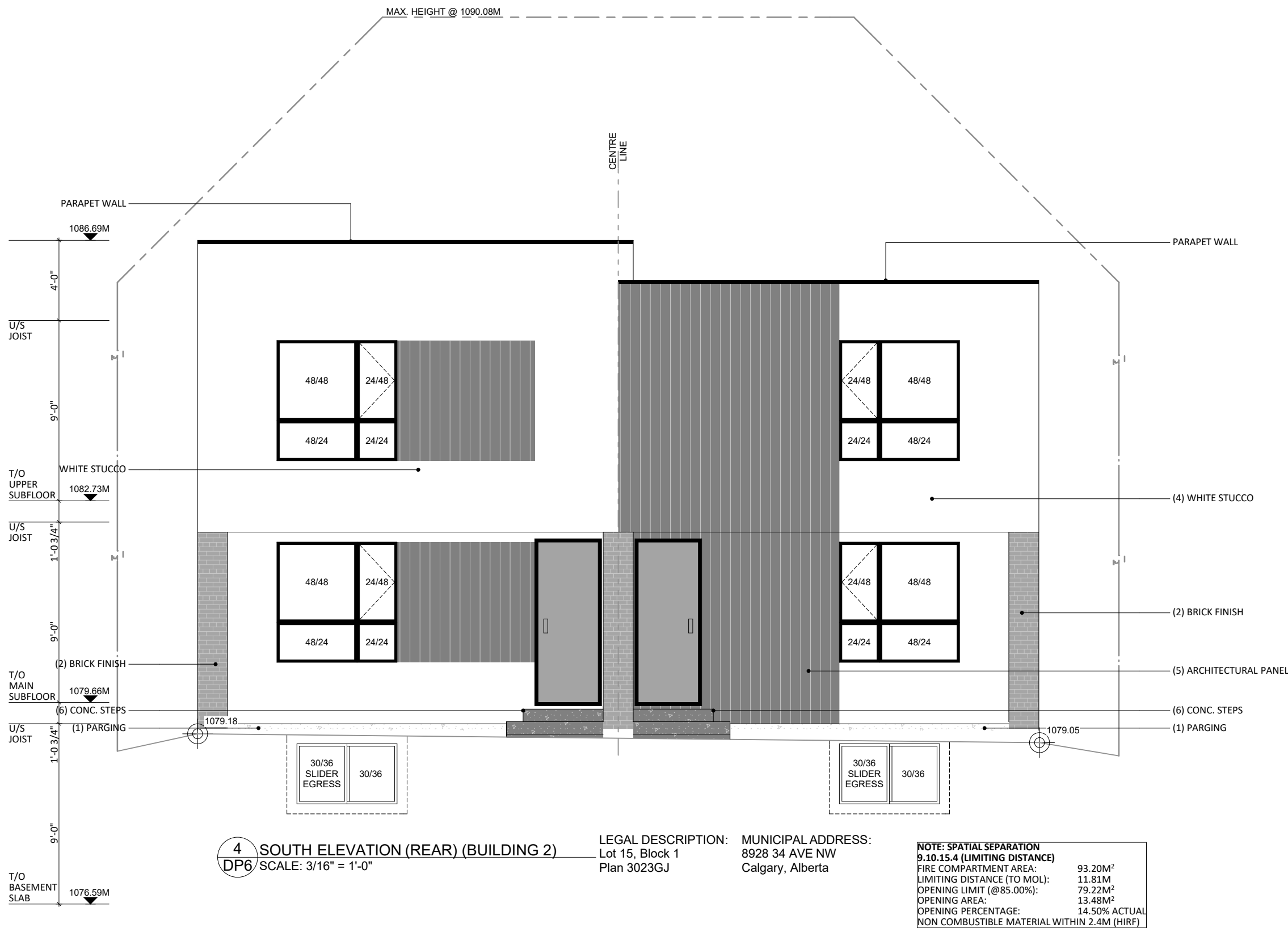
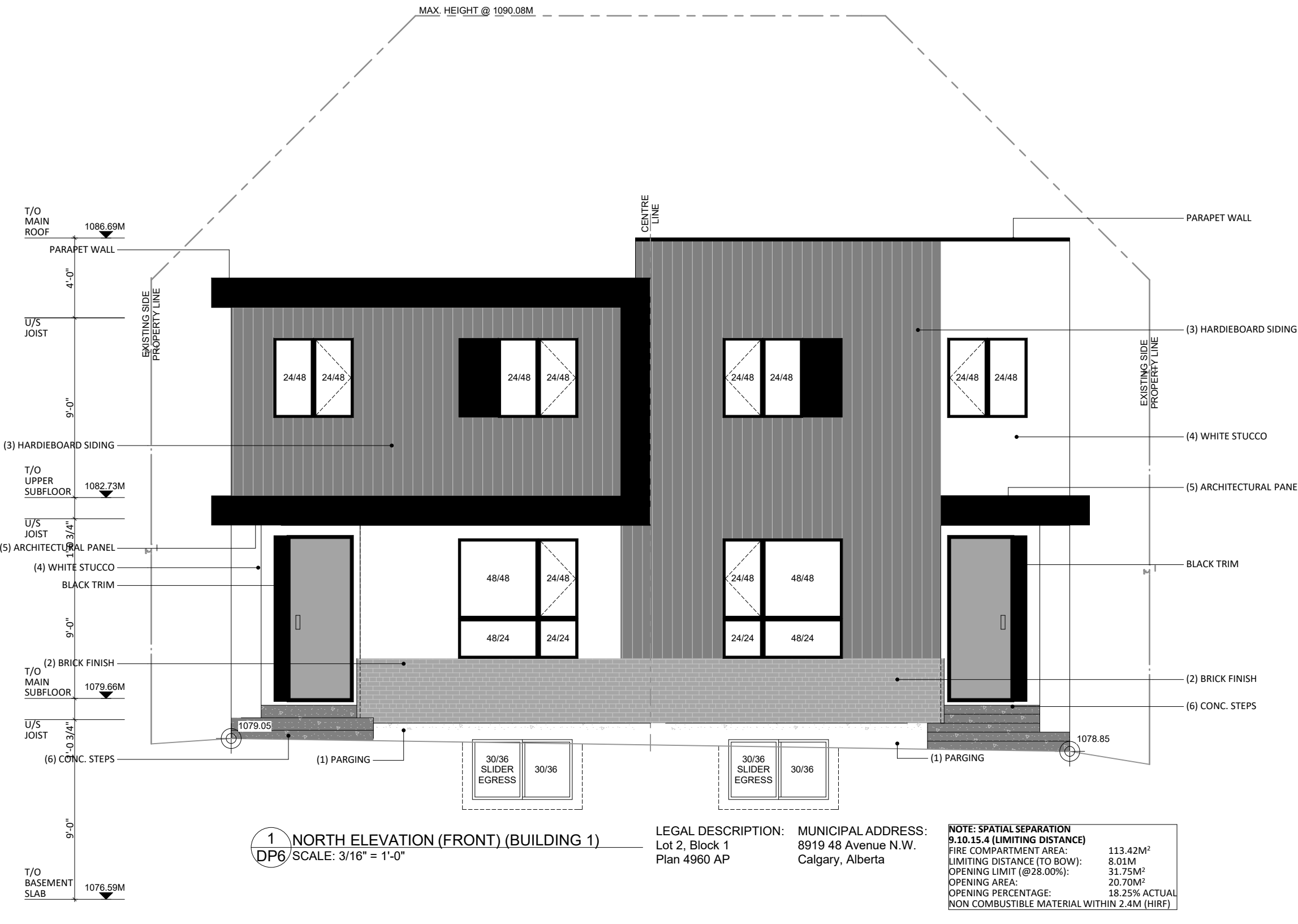
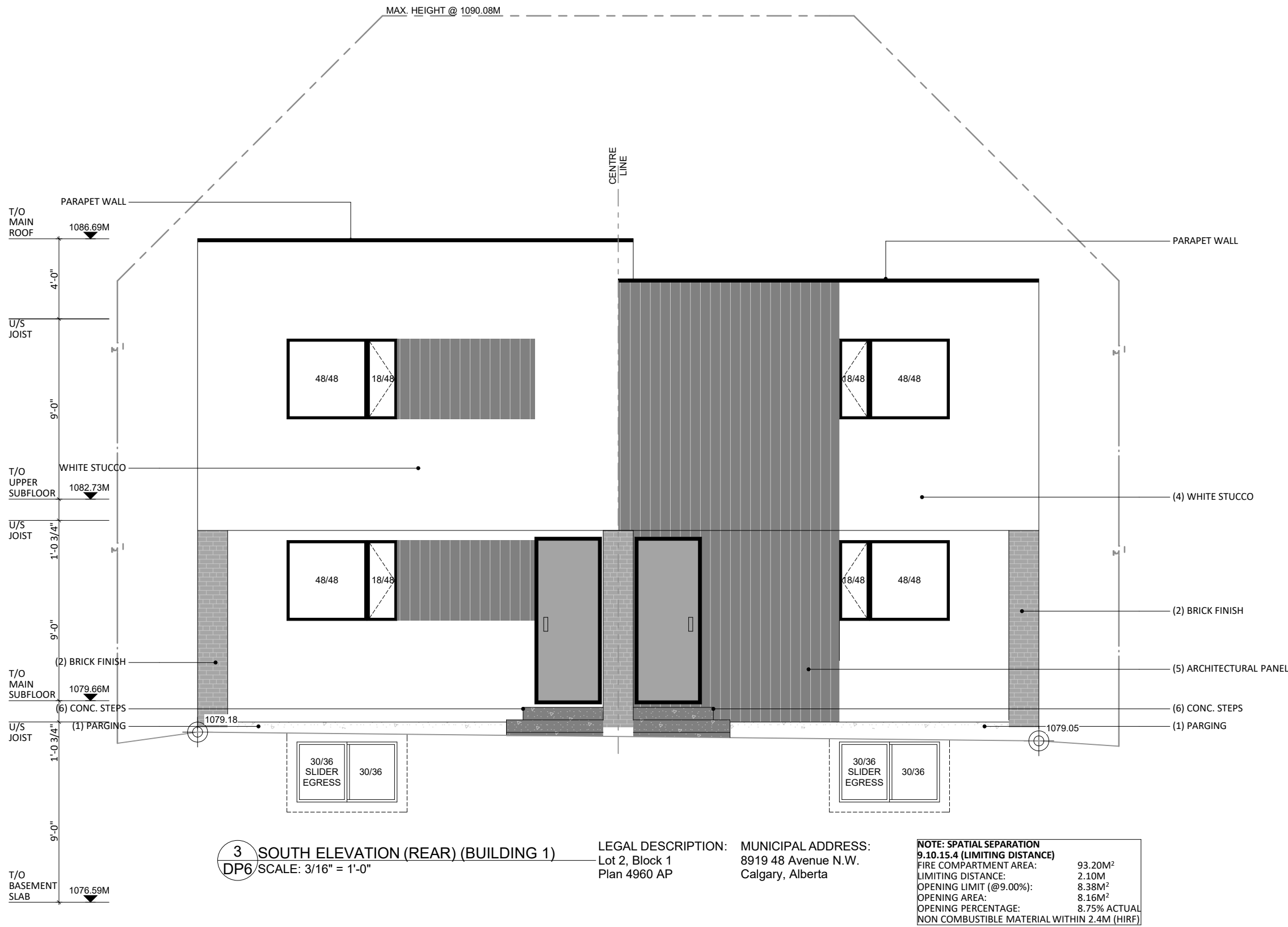
DRAWING #:

# DP6

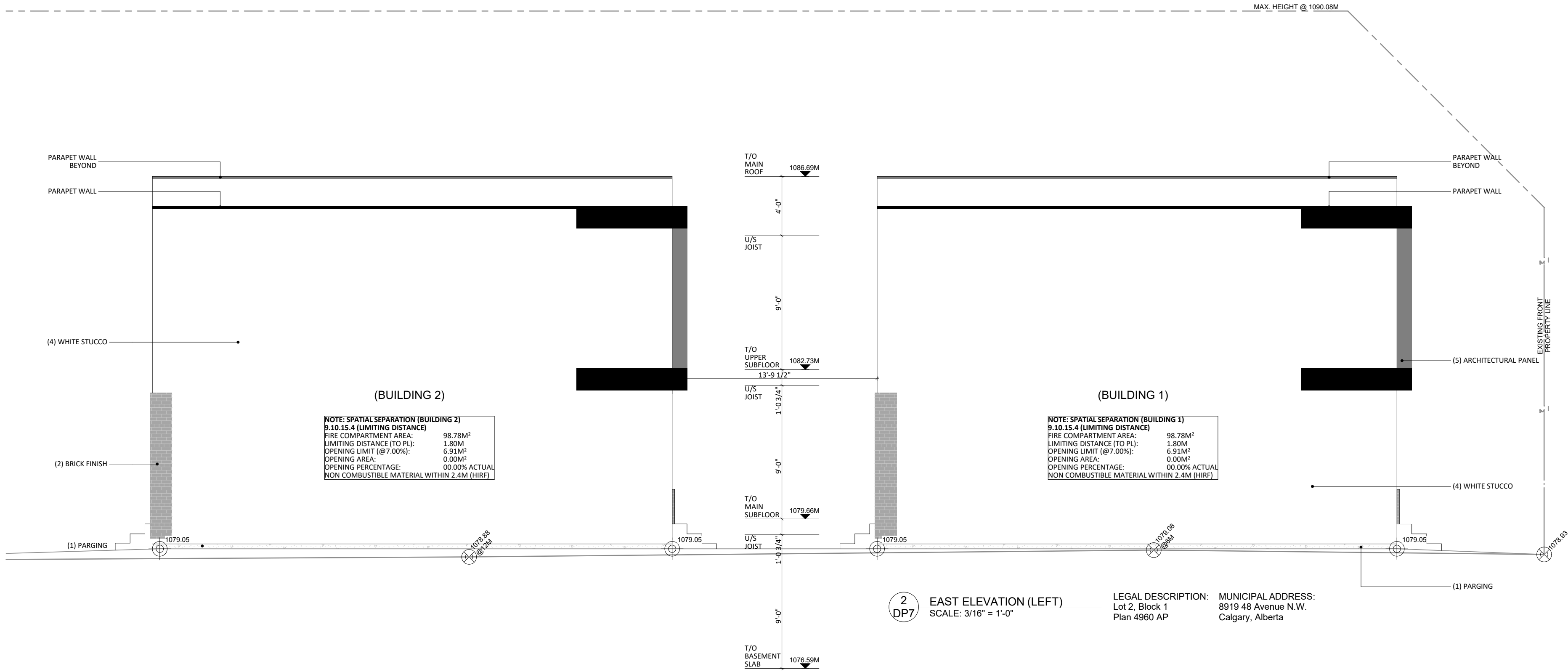
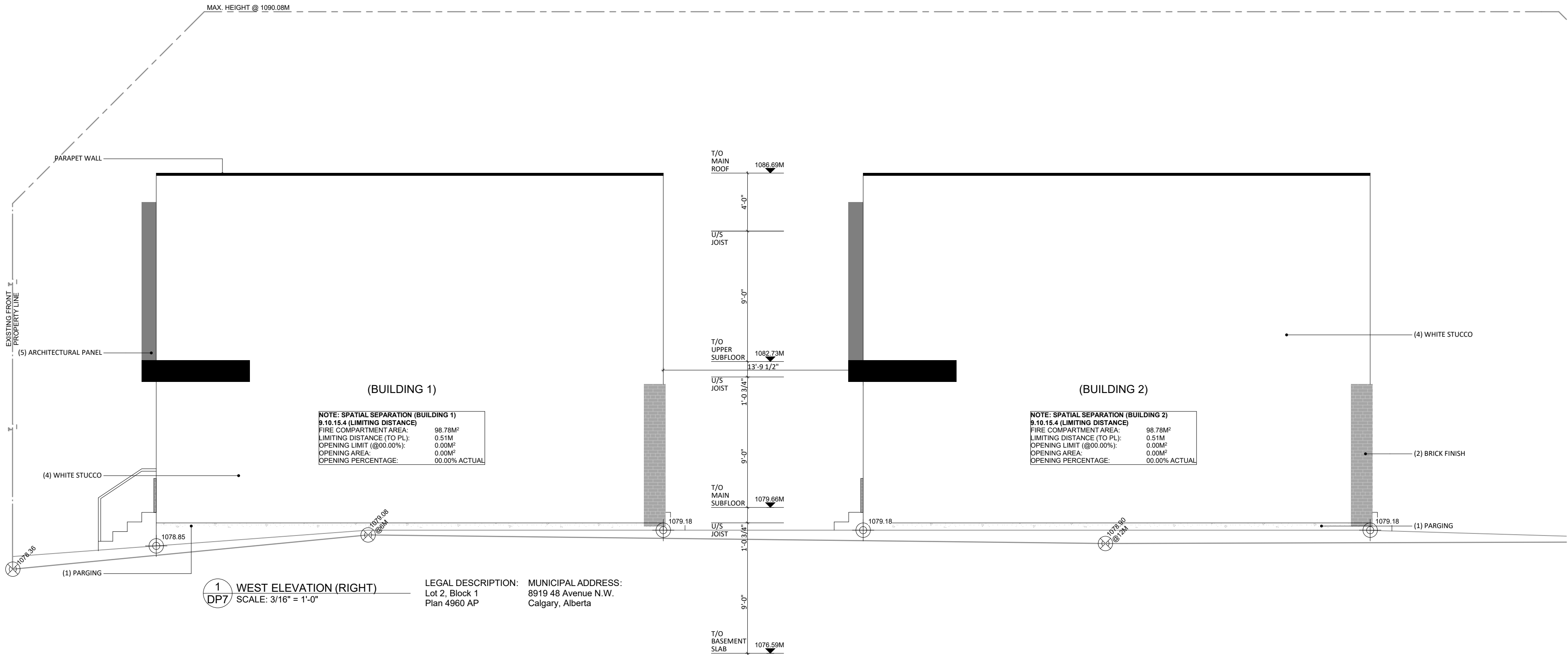


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ENGINEER CONSULTANT

ENERGY CONSULTANT

SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:

DOUBLE DUPLEX  
8919 48 Avenue N.W.  
CALGARY, ALBERTA

DRAWING TITLE:

NORTH/SOUTH  
ELEVATIONS  
(LEFT/RIGHT)

PROJECT #: K24-0705

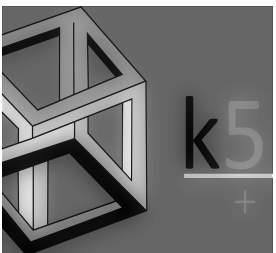
DATE: 2024-11-18

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