REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

DATE: September 29, 2026	**APPEAL NO.: SDAB2026-0163** **FILE NO.: DP2025-02461**
APPEAL BY: Roberta White	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a **New: Multi-Residential Development (2 buildings)** **was approved at 4024 Stanley Road SW.**	**LAND USE DESIGNATION: M-C1** **Discretionary**
COMMUNITY OF: Parkhill	**DATE OF DECISION: August 6, 2026**
APPLICANT: John Trinh & Associates	**OWNER: G.L.S. Consulting Inc.**

Notes:

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

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

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

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

Municipal Address of Site Under Appeal [required]	4024 Stanley Road SW
Development Permit/Subdivision Application/File Number [required]	DP2025-02461
Name of Appellant [required]	Roberta White
Agent Name (if applicable)	N/A
Street Address [required]	4108 Stanley Road SW
hdnFullAddress	4108 Stanley Road SW Calgary AB T2S 2P4
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2S 2P4
Residential Phone # [required]	(403) 991-7616
Business Phone #	(403) 991-7616
Email Address [required]	robertadwhite@gmail.com

APPEAL AGAINST

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

Development Permit Approval

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Sep 3, 2026

9:35:17 AM

SDAB2026-0163

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]	Appellant / Affected Property: 4108 Stanley Road SW, Calgary, Alberta I am submitting this appeal as an owner/resident of 4108 Stanley Road SW, the property immediately adjacent to and directly south of the proposed development at 4024 Stanley Road SW. I am not opposed to responsible redevelopment or appropriate increased housing density within Parkhill. My concern is that the scale, massing, parking provisions and location of this 12-unit development create significant impacts on the immediately adjoining property and add pressure to an area where parking is already heavily constrained. 1. Loss of Sunlight and Residential Amenity My primary concern is the significant loss of natural sunlight to 4108 Stanley Road SW. The proposed development is immediately north of our property. Given its height, massing and proximity, it will substantially reduce the natural sunlight currently reaching our building and property. This is not simply a concern about a change in view. Natural sunlight directly affects the use and enjoyment of our homes and outdoor areas. I respectfully request that the Board carefully review the proposed setbacks, height, massing and building separation, and consider whether the development provides an appropriate transition from the existing residential building at 4108 Stanley Road SW. I further request a detailed shadow study, if one has not already been completed, showing the impact on 4108 Stanley Road SW at different times of day and during different seaso

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

Estimated Presentation Time	60 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

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Sep 3, 2026

9:35:17 AM

SDAB2026-0163

If yes, how many will you be bringing?	5

I confirm and acknowledge that

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

Submission Date	2026-09-03 08:43:41 MST

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

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

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NOTICE OF APPEAL - GROUNDS FOR APPEAL

Development Permit DP2025-02461
4024 Stanley Road SW, Calgary, Alberta

Appellant / Affected Property: 4108 Stanley Road SW, Calgary, Alberta

I am submitting this appeal as an owner/resident of 4108 Stanley Road SW, the property immediately adjacent to and directly south of the proposed development at 4024 Stanley Road SW.

I am not opposed to responsible redevelopment or appropriate increased housing density within Parkhill. My concern is that the scale, massing, parking provisions and location of this 12-unit development create significant impacts on the immediately adjoining property and add pressure to an area where parking is already heavily constrained.

1. Loss of Sunlight and Residential Amenity

My primary concern is the significant loss of natural sunlight to 4108 Stanley Road SW. The proposed development is immediately north of our property. Given its height, massing and proximity, it will substantially reduce the natural sunlight currently reaching our building and property.

This is not simply a concern about a change in view. Natural sunlight directly affects the use and enjoyment of our homes and outdoor areas. I respectfully request that the Board carefully review the proposed setbacks, height, massing and building separation, and consider whether the development provides an appropriate transition from the existing residential building at 4108 Stanley Road SW.

I further request a detailed shadow study, if one has not already been completed, showing the impact on 4108 Stanley Road SW at different times of day and during different seasons, particularly fall, winter and spring when daylight is already limited.

2. Parking and Existing Community Parking Pressures

I am seriously concerned about the parking implications of adding 12 residential units at this location. The proposal has only four garages for 12 units. Regardless of the minimum technical parking requirement, the actual conditions on Stanley Road SW should be considered.

Street parking is already subject to competing demand. Stanley Park is directly across the street and generates parking from park and recreational users. The Parkhill Community Association/community centre creates additional demand during programs, meetings and events. The neighbourhood also experiences vehicles parked by people accessing the nearby CTrain/transit system. Existing residents and their visitors already rely on the same limited supply of street parking.

Adding 12 residential units without sufficient dedicated on-site parking has the potential to transfer the development's parking demand onto the surrounding community. I respectfully request that the Board consider the cumulative, real-world parking conditions in this immediate area.

3. Density, Massing and Compatibility

Twelve residential units represent a significant intensification of this parcel. Increased density should be designed in a manner that reasonably considers the effects on existing neighbouring properties. Here, the combination of density, building massing, proximity, shadowing and additional parking demand concentrates the impacts on the immediately adjacent property.

4. Privacy, Overlooking and Screening

The relationship between the proposed development and 4108 Stanley Road SW should be reviewed for privacy and overlooking impacts. Windows, balconies, decks and outdoor amenity areas facing the neighbouring property may affect the privacy and enjoyment of existing residents. Appropriate setbacks, landscaping, fencing, screening and building orientation should be considered.

5. Lack of Direct Notification to Immediately Adjacent Property

Despite being immediately adjacent to and directly south of the proposed development, I did not receive a letter, postcard or other direct notification from the City of Calgary advising me of this development application or inviting my comments during the review process.

My awareness of the proposed development came from observing the City of Calgary "Proposed Development" sign posted on the lawn at 4024 Stanley Road SW.

Had I received direct notification, I would have provided comments during the City's review regarding the significant impacts on my property and neighbourhood, including loss of sunlight and shadowing, height and massing, privacy and overlooking, adequacy of on-site parking, and the existing parking pressures created by Stanley Park, the Parkhill Community Association/community centre and nearby CTrain/transit users.

As an immediately adjacent property owner, these impacts are direct rather than generalized. I respectfully ask the Board to consider these impacts and the fact that I did not have the benefit of direct notification and an effective opportunity to raise these concerns earlier in the review process.

REQUESTED RELIEF

Development Permit DP2025-02461 - 4024 Stanley Road SW

I respectfully request that the Calgary Subdivision and Development Appeal Board review the approval of DP2025-02461 and consider:

1. The loss of natural sunlight and increased shadowing affecting 4108 Stanley Road SW;

2. The height, scale, massing, setbacks and building separation;

3. The adequacy of on-site parking for 12 residential units, including the limited number of garages;

4. Existing street-parking pressures associated with Stanley Park;

5. Parking demand associated with the Parkhill Community Association/community centre;

6. Neighbourhood parking associated with nearby CTrain/transit access;

7. Privacy and overlooking impacts on neighbouring residences;

8. Landscaping, screening and buffering between the development and existing properties; and

9. Any Land Use Bylaw relaxations or discretionary approvals associated with the development.

I respectfully request that the Board allow the appeal and reconsider the approval, or alternatively require modifications and/or additional conditions that materially reduce the impact of the development on 4108 Stanley Road SW and the surrounding community. This may include changes to building massing, setbacks, screening, parking provisions and other design measures necessary to mitigate the identified impacts.

I support thoughtful and responsible redevelopment within Parkhill. This appeal is not an objection to redevelopment itself, but a request that development of this scale appropriately address its direct impacts on existing neighbouring residents and neighbourhood amenities.

Appellant Name: Roberta D White

Address: 4108 Stanley Road SW, Calgary, ~~Alberta~~

Signature:

Date: Sept. 3rd 2026

NEIGHBOURHOOD PETITION IN SUPPORT OF THE APPEAL

Development Permit DP2025-02461 - 4024 Stanley Road SW

We, the undersigned residents and/or property owners, support the appeal of Development Permit DP2025-02461 and oppose the development as currently approved. We share concerns regarding building density and massing, loss of sunlight and shadowing, parking impacts, privacy and overlooking, and impacts on surrounding residential properties and neighbourhood amenities.

We ask the Calgary Subdivision and Development Appeal Board to consider these concerns and to reconsider the approval or require modifications and/or conditions that materially reduce the impacts on neighbouring properties and the surrounding community.

NAME	ADDRESS	SIGNATURE
Brooks Harvey	4108 Stanley RD SW	
Roberta White	4108 Stanley Rd SW	
Bruce Leslie	" " "	
Whitney Wong	" " "	

Note: This petition is intended as supporting material for the appeal. A person who wishes to preserve independent appeal rights should follow the applicable City/SDAB filing requirements.

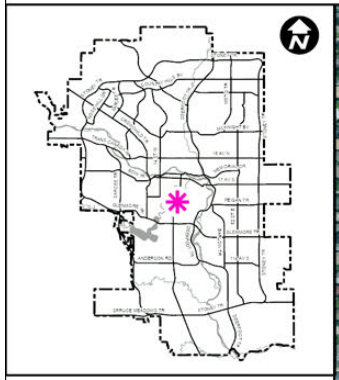
EXHIBIT A

City of Calgary Proposed Development Sign
4024 Stanley Road SW - DP2025-02461



Photograph documenting the City of Calgary "Proposed Development" sign observed at the development site. The appellant states that this posted sign was how she became aware of the proposed development and that she did not receive direct notification by letter or postcard.

Community Context SDAB2026-0163

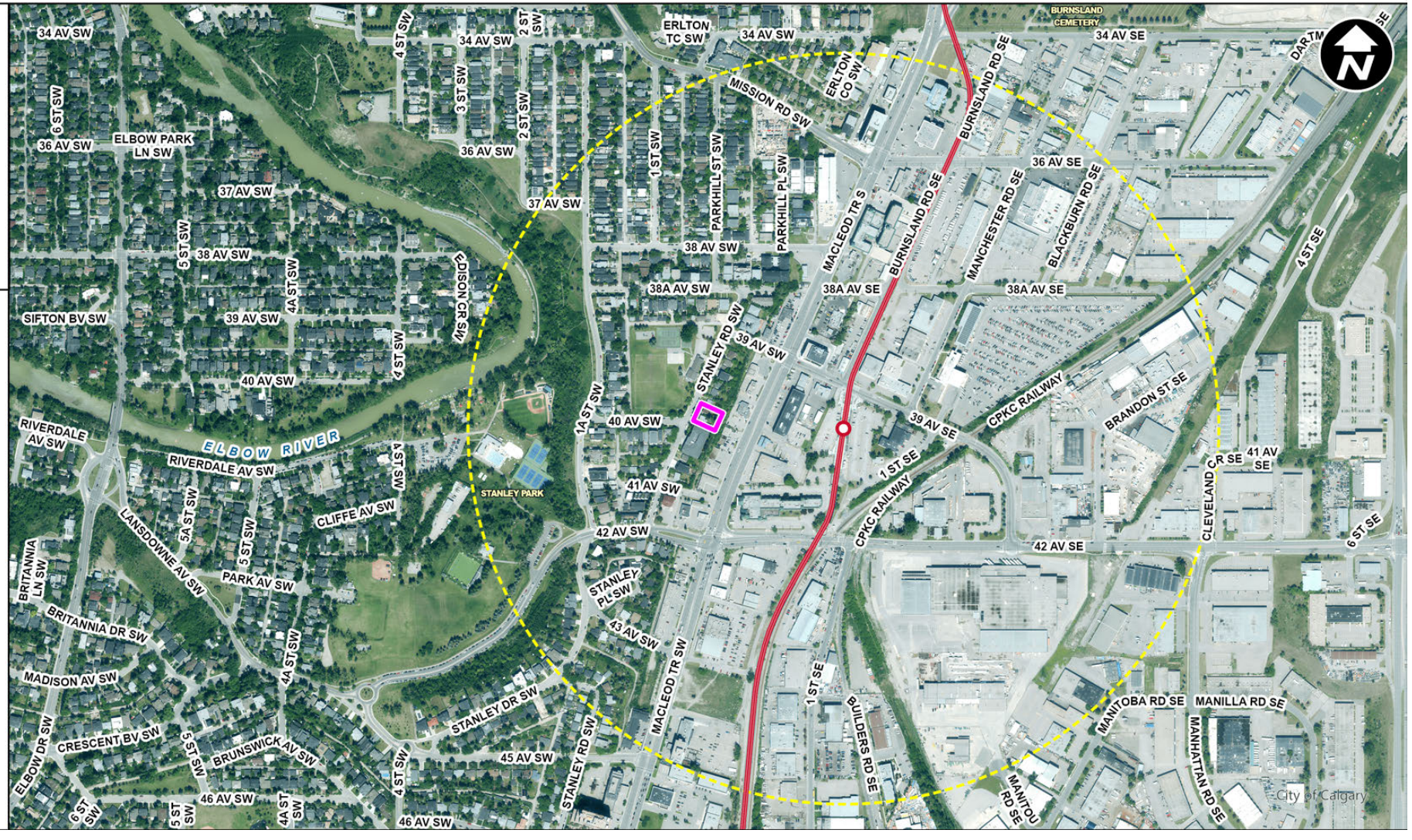


- Subject Site
- 600m buffer from LRT Station
- City Limits

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

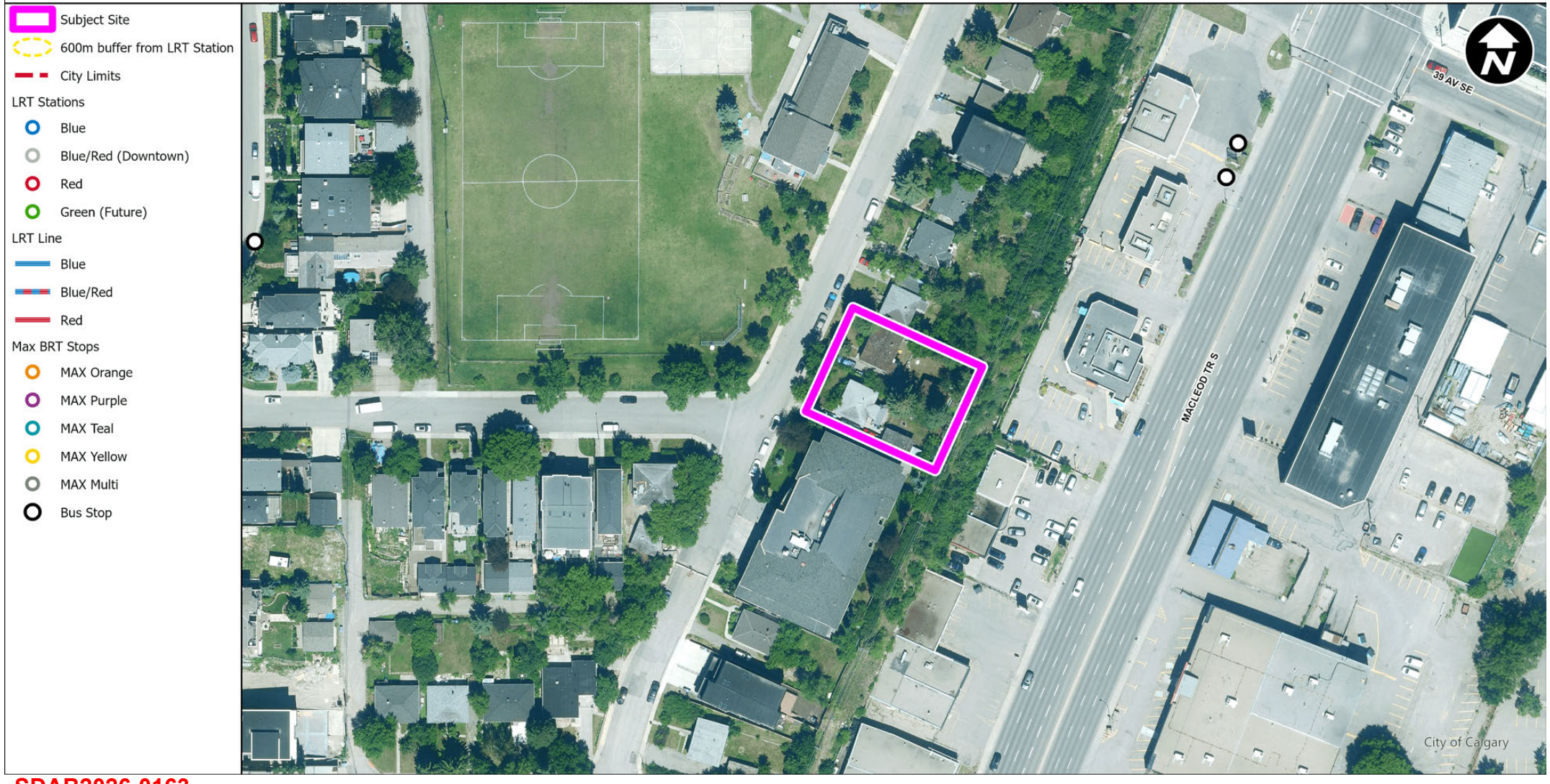
LRT Line
- Blue
- Blue/Red
- Red

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



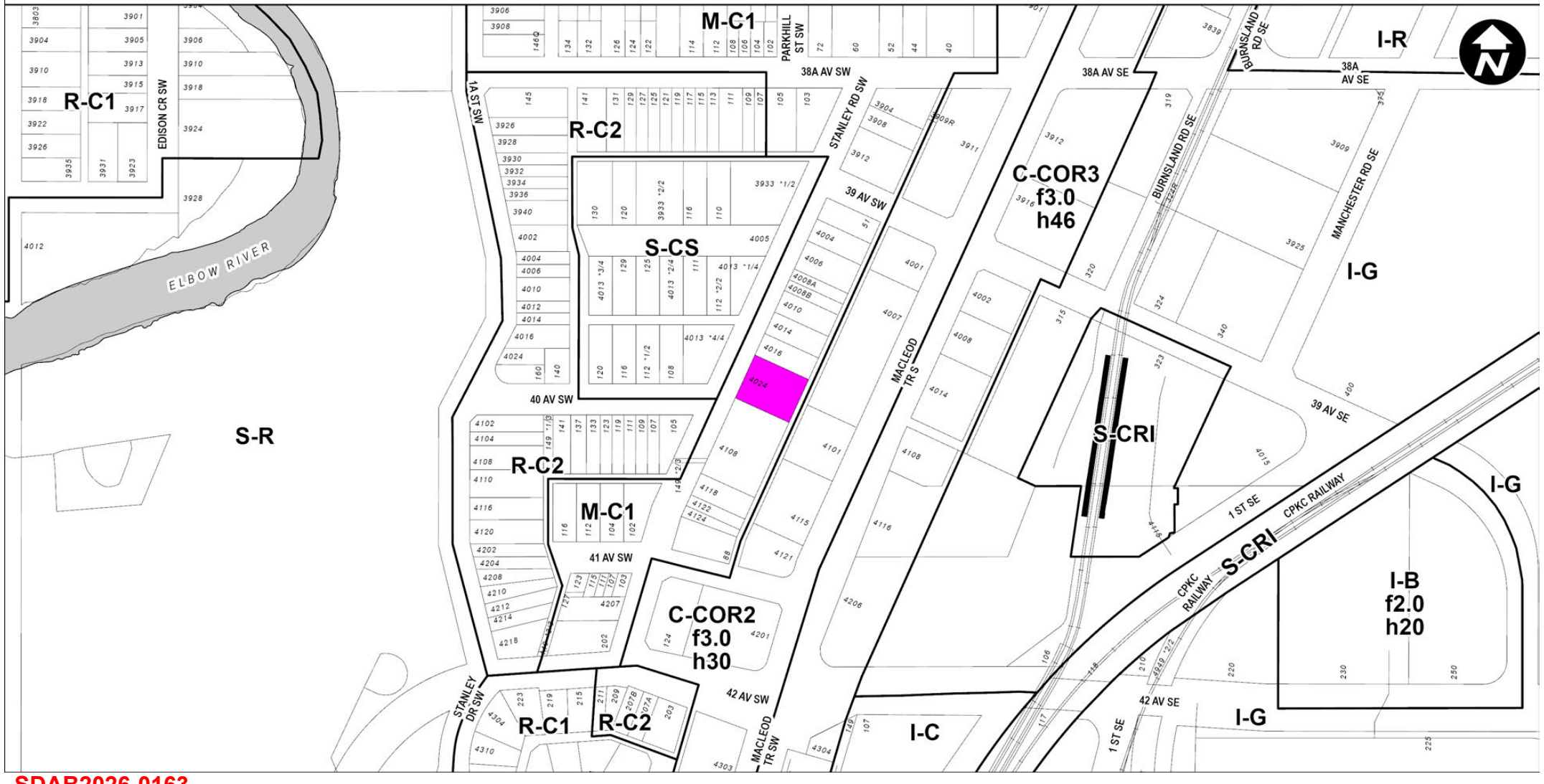
SDAB2026-0163

Site Context SDAB2026-0163



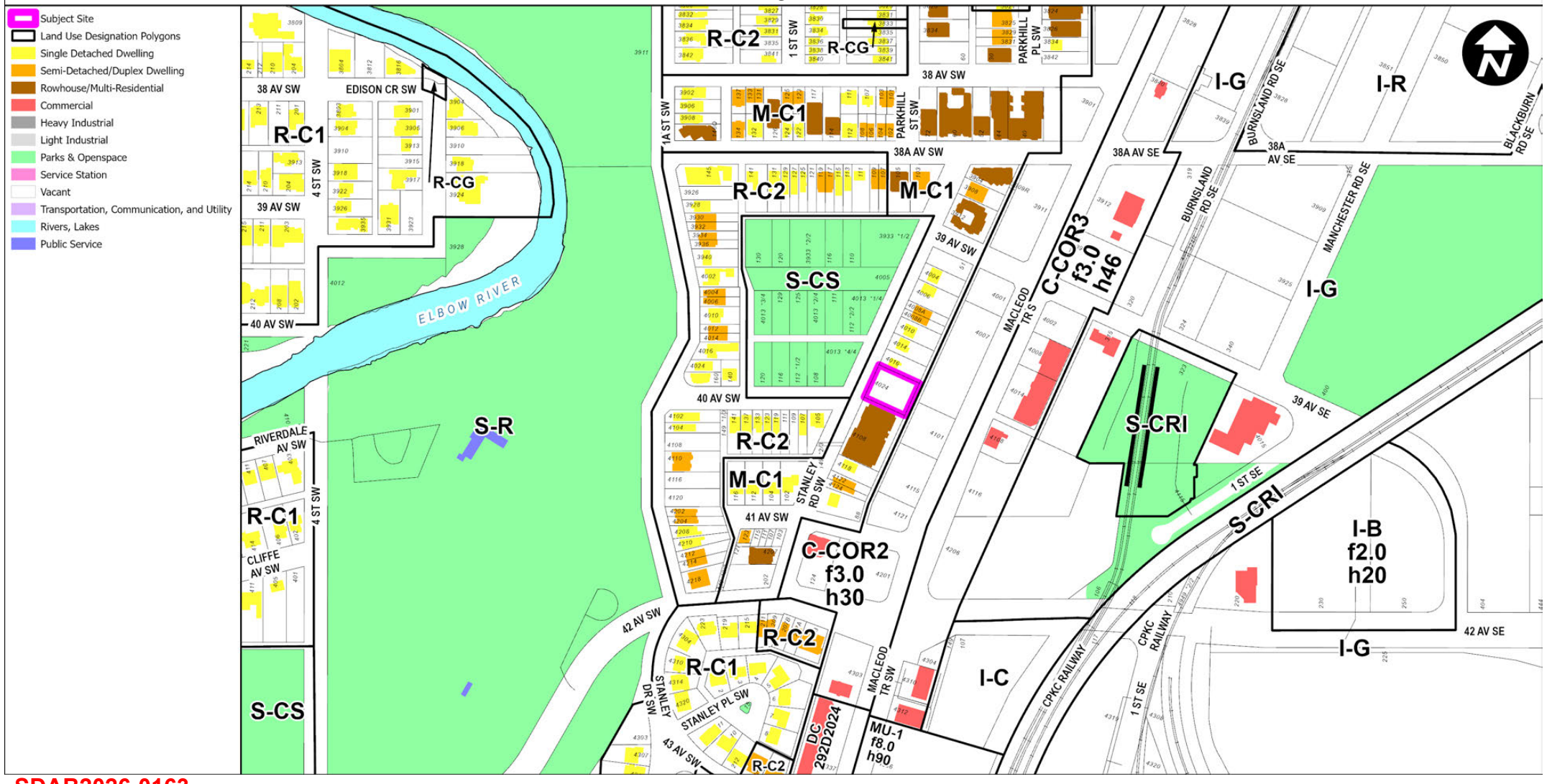
SDAB2026-0163

Land Use Districts SDAB2026-0163



SDAB2026-0163

Surrounding Land Use SDAB2026-0163



SDAB2026-0163

August 6, 2026

JOHN TRINH & ASSOCIATES
Anneliese Sirju
[redacted]

Dear Applicant:

RE: Notification of Decision: DP2025-02461
Subject: New: Multi-Residential Development (2 buildings)
Address: 4024 STANLEY RD SW

This is your notification of decision by the Development Authority to approve the above noted application on August 6, 2026.

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

Development approved by this permit must commence by August 6, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning August 13, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight September 3, 2026. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (368) 886-2137 or by email at Josh.Cruickshank@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Josh Cruickshank
Planner 1
Planning and Development
Attachment(s)

15

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-02461

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

4024 STANLEY RD SW

Community: **Parkhill** L.U.D.:**M-C1**

and legally described as:

3550AJ;2;37-40

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

New: Multi-Residential Development (2 buildings)

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

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

Decision By: **Development Authority**

Date of Decision: **August 6, 2026**

Development Authority: **Dwayne Drobot**

File Manager: **Josh Cruickshank**

Release Date: _____

This permit will not be valid if development has not commenced by: August 06, 2028

This Development Permit was advertised on: **August 13, 2026**

This is NOT a Building Permit

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

WARNING

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

Applicant: **JOHN TRINH & ASSOCIATES**
Address: **222 17 AV SE**
City: **CALGARY, AB, T2G1H4**
Phone: [redacted]

SDAB2026-0163

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-02461

Complete Address and Legal Description listing for Development Permit DP2025-02461

Address Type	Address	Legal Description
Parcel	4024 STANLEY RD SW	**3550AJ;2;37-40**

SDAB2026-0163

Conditions of Approval – Development Permit

Application Number:	**DP2025-02461**
Application Description:	New: Multi-Residential Development (2 buildings)
Land Use District:	Multi-Residential - Contextual Low Profile
Use Type:	Discretionary
Site Address:	4024 STANLEY RD SW
Community:	PARKHILL
Applicant:	JOHN TRINH & ASSOCIATES
Development Applications Review Team	
Planning:	JOSH CRUICKSHANK (368) 886-2137 Josh.Cruickshank@calgary.ca
Utility Engineering:	CHRIS FLEETWOOD (403) 268-5690 Chris.Fleetwood@calgary.ca
Mobility Engineering:	IRIS YE 403-268-1657 Iris.Ye@calgary.ca

Prior to Release Requirements

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

Planning

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

Utility Engineering

2. Amend the plans, as to adequately coincide with the final details (servicing, metering, grading, drain / catchment locations, etc.) of a future (to be approved) final Development Site Servicing Plan (DSSP) circulation.

SDAB2026-0163

3. Submit an electronic Development Site Servicing Plan (DSSP) circulation, for review and acceptance, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.

   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

   Note(s):
   -Only one set of services is allowed per parcel. Both buildings (the singular, consolidated parcel) must be serviced by one set of connections (water, sanitary and storm), directly to the public mains.
   -A public storm sewer main extension is required, as to adequately service the proposed development / parcel. See the Indemnification Agreement (IA) Prior to Release condition below (related).

   For further information, contact Utility Specialists at:
   WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

4. Execute an Indemnification Agreement (IA) to the satisfaction of the Coordinator, Development Commitments (City).

   The proposal requires the developer to construct public infrastructure (public storm main extension, development service connections) within City rights-of-way. As such, this requires the developer to execute an IA.

   To initiate circulation and approval of the Work that will form part of the Indemnification Agreement, submit construction drawings online using your existing VISTA account at calgary.ca/vista. At the time of submission of the construction drawings, the following items shall also be submitted:
   a. An 8 1/2 x 11 site plan indicating the construction boundaries.
   b. Indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
   c. A detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for sanitary, storm and watermains and their respective lengths in linear metres) within the City right of way.
   d. A detailed cost estimate for the scope of Work including GST prepared by the contractor or opinion of probable cost from a qualified engineering consultant.

   Note:
   There is currently a funding opportunity available for Development Permit (DP) applications that require a storm main extension using the Stormwater and Housing Impacts Project (SHIP). This program provides the potential for the repayment of portions of the costs associated with construction of these types of

SDAB2026-0163

extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments. For more information (regarding SHIP), and/or to apply, contact Pete Meadows at Pete.Meadows@calgary.ca.

For further details regarding the above / required agreement (and associated process), contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 or yunpeng.qin@calgary.ca OR 587-216-8613 or mary.jerebic@calgary.ca.

5. After the Development Permit is approved, but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

Based on the information provided with the initial submission, the preliminary estimate is $48,596.00.

Note(s):
-Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

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

6. Execute and register (on all affected titles) a Geotechnical Covenant, by way of Caveat, prohibiting the development of the lands, except in strict accordance with the accepted Geotechnical Report / Slope Stability Report.

Provide the following documentation (directly) to the Development Engineering Utility Generalist (via email) in order to initiate work on the agreement:

a. One (1) copy of the current Certificate of Title, and
b. One (1) copy of a Corporate Search
c. One (1) copy of a legal survey plan indicating the geotechnical stability setback line if required.

A standard template of the agreement will be provided by the Development Engineering Generalist or can be found on the Planning & Development Resource Library page under Legal Agreement Precedents: https://www.calgary.ca/pda/pd/planning-and-development-resource-library/publications.html

Mobility Engineering

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

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

Roads
a. Construction of two new driveway crossings on Stanley Road SW,
b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

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

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

12. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

15. There shall be no construction access through the adjacent boulevard / park / municipal reserve.

SDAB2026-0163

16. Public trees located on the park / open space / municipal reserve / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

    NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

17. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*. Applicant is to contact the Parks Development Inspector, Jackie Swartz at 403-620-3216, to arrange an inspection.

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

Utility Engineering

19. The parcel / site shall be developed in accordance with the development restriction recommendations outlined in the Geotechnical Investigation report, prepared by PrarieGEO Engineering Ltd., entitled Geotechnical Investigation Proposed Multi-Residential Development 4020 & 4024 Stanley Road SW, Calgary, Alberta, File No. PGE25-255_Rev.1, dated October 9, 2025, prepared for G.L.S. Consulting Ltd..

20. The developer shall develop and use this site / parcel in accordance with the Development and Geotechnical Covenant that is / shall be registered on title, by way of caveat.

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

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

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

22. The subject parcel must remain on a single certificate of title for the duration of the development, unless subdivision is approved by the subdivision authority.

23. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,

SDAB2026-0163

a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

24. 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.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

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 (> 12mm 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.

25. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Manager, Development Engineering.

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

27. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

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

SDAB2026-0163

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.

Note(s):
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
To obtain a final estimate contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

29. 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.

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

31. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

SDAB2026-0163

Advisory Comments

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

Planning

32. The 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.

33. 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.

34. 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.

35. 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.

36. 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.

37. This Development Permit shows no indication of professional stamps or seals. Refer to the Alberta Association of Architects (AAA) Practice Bulletin PB-26 for information on when the involvement of a registered architect is necessary. While professional stamps or seals may not be required by The City of Calgary on drawings until the Building Permit stage, it does not preclude the need for professional involvement at all stages of a project when it applies, including the Development Permit stage. Based on this, The City of Calgary may notify the AAA of Development Permit applications where the involvement of a registered architect appears to be needed but has not been demonstrated.

38. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed,

SDAB2026-0163

moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.

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

40. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$9,156.77**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

Utility Engineering

41. The developer is responsible for ensuring that:
a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation or risk management is undertaken.
b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action 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 Alberta Health Services.
c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
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 (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and 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.

SDAB2026-0163

42. Additional hydrants may be required. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

43. 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 NFC(AE) (2019) 2014, Div. B, 5.6.1.3. This document is required as a building permit condition for approval.

44. 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.

45. Fire access, coverage and/or proximities shall be to the satisfaction of the Fire Department 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.

Some 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 45 m (as per RB14-042).
-Path of travel must be a minimum 1m wide and 2.1m high of pathway.
-Projections into the yard emergency access are not allowed. This includes A/C units, cantilevers, window wells, sheds, gates, fences and decks.

SDAB2026-0163

-Ensure path of travel is hard surface, continuously maintained and unobstructed.
-Any gates installed must be able to have an openable width of 1m minimum for operational clearances.

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.

46. Water connection is available from Stanley RD SW.

Sanitary connection is available from Stanley RD SW.

Storm connection is unavailable as no public storm sewers exist (for connection) adjacent to the site.

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

The fire flow available in the adjacent City watermain is 15,000 L/min at 15m residual pressure, under normal operating conditions.

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

47. As of April 11, 2025, developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential, or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements.
https://www.calgary.ca/development/home-building/stormwater-housing-impacts-project.html

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

48. It has been determined that a storm main extension is required to service the subject proposal.

The work is to be constructed by the developer, and will be 100% at the developers expense, subject to the terms and conditions of the Indemnification Agreement (IA), to the satisfaction of the Coordinator, Development Commitments.

Potential reimbursement from the Stormwater and Housing Impacts Project (SHIP) may be available. This program provides the potential for the repayment of the costs associated with construction of these types of extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments.

For more information and to apply please contact Pete Meadows at Pete.Meadows@calgary.ca.

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

    Note:
    For further information, contact Utility Specialists at:
    WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

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

51. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

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

53. Each unit must be individually metered.

54. Each titled parcel must have separate (direct) service connections to public mains. Only one (1) set of services is / will be permitted to the single (consolidated) titled parcel.

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

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

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

58. 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.

59. Controlled stormwater discharge is required for the subject site.

60. All on-site sewers are to be designed to City of Calgary specifications.

61. 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

SDAB2026-0163

higher. The minimum grade within the lot adjacent to 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.

62. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

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

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

65. Locate any / all services and / or utilities in the field.

Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities. All of the above is contingent to the satisfaction of the affected utility owner(s).

66. Any / all tree planting proposed to be located within road rights of way shall require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
    a. Property lines
    b. Curb/sidewalks
    c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
    d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
    e. Dimensions from property line to all of the above features

Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026. Alternatively, the required information can be submitted to the ULA Support email as a PDF at ulasupport@calgary.ca.

For further details, contact ulasupport@calgary.ca.

67. Waste (garbage, recyclable materials and organics materials) storage and / or collection areas shall be maintained and clear of snow and ice.

SDAB2026-0163

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 at 403-268-8429 or steve.gorda@calgary.ca, for further site-specific details.

Mobility Engineering

68. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

69. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

SDAB2026-0163

FILE: **DP 2025-02461**

DATE RECEIVED: July 27, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
592 Building Setbacks (min.)	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street: (a) the contextual multi-residential building setback	Plans indicate the setback from the Northwest property line is 4.0m (-1.17m). *Relaxation is acceptable. The proposed 4.0m front setback reflects a natural setback transition between the multi-residential development to the South with a 3.01m front setback, and the single detached dwelling to the North with a 7.33m front setback. With this development site being smaller, and the building setback further than the adjacent multi-residential development, the proposed development should not have a significant impact to the existing streetscape along Stanley Road SW. The proposed development also cannot be shifted further towards the rear property line without removing required landscaped area and creating further bylaw relaxations. Relaxation does not interfere or affect the use or enjoyment of neighbouring properties.*
549 Projections Into Setback Areas (max.)	(1) Unless otherwise referenced in subsections (2), (3), (4), (5), (6), and (7), a building or air conditioning units must not be located in any setback area.	Plans indicate the building is located within the Northwest setback area. *Relaxation is acceptable. The proposed 4.0m front setback reflects a natural setback transition between the multi-residential development to the South with a 3.01m front setback, and the single detached dwelling to the North with a 7.33m front setback. With this development site being smaller, and the building setback further than the adjacent multi-residential development, the proposed development should not have a significant impact to the existing streetscape along Stanley Road SW. Relaxation does not interfere or affect the use or enjoyment of neighbouring properties.*

549 Projections Into Setback Areas (max.)	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.	Plans indicate both landings in the southwest and northeast setback areas as 3.34m^2 (+0.84m^2). *Relaxation is acceptable. The considerable grade difference between the front and rear of the parcel required elevated landings to access unit entryways along the side of the building. The proposed landings are located as close to the front of each building as was feasible, mitigating the privacy impacts on neighbouring parcels that the elevated landing create. A 2.0m fence is proposed along the property lines shared with the parcels to the North and South to further mitigate adverse privacy impacts. Relaxation does not interfere or affect the use or enjoyment of neighbouring properties.*
570 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall (b) within 3.0m of a property line.	Plans indicate a retaining wall greater than 1.2m in height. *Relaxation is acceptable. The considerable grade difference between the front and rear of the parcel, and the grade difference between the subject parcel and the neighbour parcels require the use of retaining walls greater than 1.2m in height to ensure a safe and viable development. Relaxation does not interfere or affect the use or enjoyment of neighbouring properties.*

APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

585284272-001
Taken By:

Application Date **Apr 27, 2025**

APPLICATION NO DP2025-02461

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: $1,622.00

Cart #:

Applicant: **JOHN TRINH & ASSOCIATES**
Address: **1039 20 AV SE**
City: **CALGARY, AB, T2G 1M7**
Phone: [redacted]

Contact: **Sirju, Anneliese**
Phone: [redacted]
Fax: **( ) -**

Parcel Address: **4024 STANLEY RD SW**
Legal: **3550AJ;2;37-40**

L.U.D.: **M-C1**

Community: **PARKHILL**
Sec. Number: **3C** Ward: **08**

Description: **New: Dwelling Units (2 buildings)**

Gross Floor Area: 20104.08 feet - squared\r\nDwelling Units: 12

Proposed Development is: **Discretionary**
Proposed Use: **Multi-Residential Development**

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.

SDAB2026-0163

DISCRETIONAR

35

Development Permit Complete Application Requirement List

New Rowhouse, or Addition to Existing Rowhouse:

In the Developed Area

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

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

The Development Authority may require additional material considered necessary to properly evaluate the proposed development (as stated in Part 2, Section 26(3) of the Land Use Bylaw1P2007).

Processing Times and Deemed Refusals

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

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

SECTION 1: Applicant Details

❑ Property Owner ☒ Representing Owner

Applicant's Name:	Company Name (if applicable):
Applicant's Email: [redacted]	Applicant's Phone Number (during business hours):

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

SECTION 2: Project Details

DISCRETIONAR

Project Address: 4020 & 4024 Stanley Rd SW, Calgary, AB T2S 2P4

Cumulative gross floor area:	Addition	❑ ft² ❑ m²	New Building:	20,104.0	☒ ft² ❑ m²
New dwelling units created:	☒ Yes	If yes, number of new dwelling units:	12		

SECTION 3: Required Items

1	A copy of the current **Certificate(s) of Title**
2	Current copies of any **Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats** registered on the Title(s)

SDAB2026-0163

3	**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
4	**Colour Photographs** (minimum of four different views, label and identify each photograph) ▪ Site from front and rear ▪ Two adjoining parcels on either side ▪ Unique features and aspects of significance to development of the parcel ▪ Details of curbs, driveways, sidewalks, waste enclosures and overhead poles ▪ Indicate on a key plan or the site plan, the direction and location of photos
5	Development Permit fee (Fee Schedule)
6	Residential Grades fee, where applicable
7	Completed Site Contamination Statement
8	Completed Public Tree Disclosure Statement If public trees are identified one additional site plan may be required
9	Completed Abandoned Well Declaration
10	Completed Use Questionnaire *This is only required if there is a Commercial Use being proposed within the building or addition
11	Completed Climate Resilience Inventory form
12	**Applicant's Submission Planning Analysis**
	The purpose of the Planning Analysis is to provide key information about the project; information that cannot be communicated in a set of plans (i.e. the thought process behind the proposal). This information will reduce the number of conditions in the first Detailed Team Review form and speed up the application processing time. Where relevant, the Planning Analysis will be circulated to the Community Association for comment as part of the development permit circulation process. While this is **not a mandatory requirement**, we strongly encourage applicants to provide this key information. ▪ Provide an explanation of the proposal/project and how it fits with the surrounding context ▪ Identify and provide rationale for any variation from the relevant City of Calgary policies ▪ identify and provide rationale for any proposed relaxations to the Land Use Bylaw
Renderings	
13	**Rendering or Elevation for Notice Posting** At least one (1) **rendering** matching the specifications below, **OR** one (1) elevation of the proposed development **Note:** the purpose of this is to include a visual for the notice posting and is encouraged. This is discretionary upon discussions between the file manager and the applicant.

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

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

Technical Requirements:
- Be 2431 pixels in width by 2243 pixels in height, landscape view; and
- Be a Portable Graphics (.PNG) file.

Plans

14 One (1) copy of a **Site Plan**, including:
(preferred scale is Metric 1:100 or Imperial ¼" = 1'0")

North arrow, pointing to top or left of page

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

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

Plot and dimension property lines:
- Label existing and proposed
- Label parcel area in square meters

Easements, Utility Rights-Of-Way:
- Dimension (width, depth and location)
- Label type of easement and registration number)

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

If an abandoned gas or oil well is identified on the site, indicate the necessary setback area for each well

Plot Rights-of-Way setback lines required in Section 53, Table1:
- Dimension depth of Rights-of-Way
- Dimension distance from Rights-of-Way to building

Floodway, Flood Fringe and Overland Flow:
- Indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)]
- Dimension distance to buildings and structures

Adjacent to parcel:
- City streets, label street names
- Sidewalks, City and public paths (Regional Pathway System)
- Curb cuts, medians and breaks in medians
- Existing and proposed pedestrian crosswalks
- Bus zones and bus shelters (including signage & route number)
- Light standards, utility poles, street signage, street furniture
- Paid parking equipment (parking meters, ticket dispensers, Pay-and-Display)

Dimension to property line:
- Back of sidewalk and curb
- Lip of gutter
- Width of sidewalk and public paths (Regional Pathway System)

Setbacks:
- Dimension front, side and rear building setbacks from property lines
- Draw, label and dimension required setback areas (as prescribed in the Land Use Bylaw)

Parcel and building coverage:
- Calculate area of each building (include all coveredstructures)

Location of all:
- Catch basins
- Utility poles
- Guy wires/pole anchors
- Hydrants, utility fixtures or boxes

Corner parcels only:
- Outline and dimension corner visibility triangle

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

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

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

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

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

Motor vehicle parking stalls:
- Dimension width and depth
- Dimension column size and distance between columns
- Dimension angle or parking stall (if less than 90 degrees)
- Location and size of wheel stop (provide next to sidewalk)

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

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

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

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

Retaining walls:
- Label height (provide height of fences on top of wall)
- Provide geodetic datum points at top and bottom of wall
- Cross reference to elevation (for each wall)
- If one metre in height or higher, provide engineered, stamped structural design drawings, including cross-sections
- Provide geodetic datum points of grade on each side of the wall (**NOTE**: height of retaining wall measured as the vertical difference between the ground levels on each side of the wall)

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

For R-CG districts only:
- indicate the outdoor private amenity space, along with the dimensions and total area.

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

15	**One (1) copy of Block Plan(s) including:** (preferred scale is Metric 1:100 ; *block plan and site plan may be combined if the site plan does not become cluttered)*
	North arrow, pointing to top or left of page
	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as **existing** or **proposed**
	Plot and dimension property lines
	Outline subject parcel
	Draw, label and dimension required setbacks
	Outline and dimension all buildings: ▪ Eaves, porches, projections and exterior walls ▪ Plot location of exterior openings (windows, doors, overhead doors) ▪ Label geodetic datum of roof peak of adjacent buildings
	Adjacent parcels: ▪ Indicate two parcels on either side of the subject parcel that are located on the same block face (total of four parcels) ▪ If there are fewer than two parcels on either side of the subject parcel, provide all the parcels on the block face ▪ Where a building is on a corner parcel, the block plan should extend to include the parcels on both streets within the block. ▪ If there are no buildings located on the parcels adjoining the subject parcel, plot all parcels to the closest two parcels with buildings contained in the block face (including the parcels containing the buildings)
16	One (1) copy of **Floor Plan(s)** (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16″=1″)
	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as **existing** or **proposed**
	Outline and dimension walls: ▪ Include exterior dimensions (dimension to centre line of common walls) ▪ Plot location of interior and exterior openings (windows, doors, overhead doors) ▪ Internal motor vehicle and bicycle parking, loading and waste collection facilities (see site plan requirements) ▪ Label use in each use area (tenant space) ▪ Label the purpose of spaces (e.g. Kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities) ▪ Label existing and proposed rooms and portions of the building ▪ Label units as dwelling units or live/work units
17	One (1) copy of **Elevation(s)** (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16″=1″)
	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as **existing** or **proposed**
	Include elevations for: ▪ Buildings ▪ Fences ▪ Retaining walls (over 0.6 metres in height) ▪ Waste collection facilities ▪ Screening (e.g. Service meters, privacy screens, mechanical equipment) ▪ Additional walls or structures (e.g. Exhaust fan shed)

	▪ Cross reference with other plans, where applicable
	Include on elevations: ▪ Doors, windows, overhead doors ▪ Projections, service meters, decorative elements, rooftop equipment ▪ Screening (e.g. Service meters, rooftop equipment, privacy screens) ▪ Dimension all doors, windows and overhead doors
	Label finishing materials: ▪ Exterior materials (brick, stucco, vinyl siding, metal siding) ▪ Roof materials (asphalt, cedar shakes, concrete tile) ▪ Colours of all major exterior materials
	Grade: ▪ Plot existing and proposed grade extending to property lines ▪ Plot property lines (extending vertically) ▪ Plot all geodetic datum points required on site plan
	Building height (indicate on all elevations): ▪ Plot line for main floor ▪ Plot line for roof when concealed by parapet ▪ Dimension height of building from existing and proposed grade ▪ Dimension height of main floor from existing and proposed grade ▪ Dimension height of structures (fences, retaining walls) from existing and proposed grade
18	One (1) copy of **Cross-sections**, including: (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16″=1″)
	If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.
	Label width of any roof structure, mechanical rooms, projections
	Dimension to outermost limits of the cross-section
	Calculate the area of the cross-section, including all elements of buildings
	Cross-section of sloping driveways and parkade ramps ▪ Indicate slope and include transition lengths ▪ Provide geodetic datum points at transition points in ramp (including top and bottom) ▪ Dimension overhead clearance

SECTION 4: Supporting Information	
19	**If the site is within the Airport Vicinity Protection Area (AVPA),** please note that additional copies of plans may be required during the review of this application.
20	When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a **written planning rationale** in support of such deficiencies.
21	**If the application is being submitted concurrently with an existing Land Use Amendment, a completed Concurrent Submission Declaration Form is required.**
	❑ Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20___ -_____
	☒ No, this application is not being submitted concurrently with a Land UseAmendment

SDAB2026-0163

22	When proposed development is to be phased (e.g. portions are to be occupied prior to the completion of the entire development), include a phasing plan showing the sequence of the phases and the area encompassed by each phase ▪ include information detailing how the site will function throughout the phasing; detailssuch as access to waste facilities
23	**Off-site Levy Bylaw** Review the Off-site Levy Bylaw at calgary.ca/offsitelevy to determine if additional chargesare applicable to the application.
24	**Energy Code Compliance Declaration** By submitting this application, the applicant acknowledges that the proposed development willbe 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 requirementlist.

SECTION 5: Applicant's Declaration

☒ By submitting this application to The City of Calgary (the "City"), I understand and acknowledge that, as part of the City's process in reviewing, evaluating, and processing this application, the City will be required to circulate hard or electronic copies of my application materials to members of City Administration, members of the public who may be affected by the application's approval, and to relevant Community Associations' Boards of Directors, including their Planning Committees. The City will also make my application materials available online for public viewing through its website, www.calgary.ca. 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 within 48 hours of submitting your application and we will consider your request. If your request is accepted our website will reflect that the applicant has chosen not the have their application materials online for public viewing.

The personal information on this form is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (Section 5) and amendments thereto, as well as section 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.

SDAB2026-0163

Richview *Engineering Inc.*
Unit 130, 201 38Ave NE
Calgary AB T2E2M3 Tel: (redacted)

August 25, 2025 Our file#: 2039

City of Calgary

Attn To Who May Concern

Re: Fire Flow Letter for DP2025-02461 .

We provide the following summary of the Required Fire Flow (RFF) for the above referenced project. In accordance with the City of Calgary's instructions, the fire flow demand has been calculated based on the Fire Underwriters Survey (FUS) guideline for Water Supply for Public Fire Protection (2020).

DP Number : DP2025-02461

Project Address : 4024 STANLEY RD SW

Type of Building : 2 three-story Residential buildings without Sprinkler System.

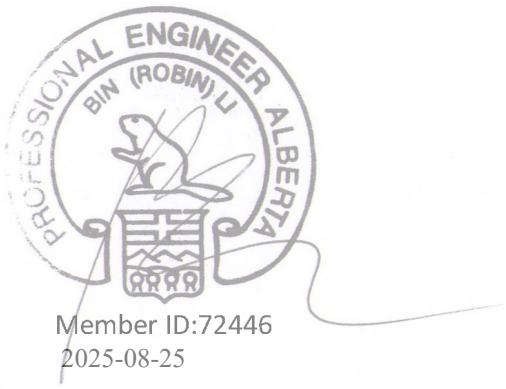
Each building is divided into east and west sections by an internal 2-hour fire-resistance-rated (2h-FRR) firewall.

Available Fire Flow provided from City of Calgary : 15,000 LPM

Required Fire Flow calculated : 9,000LPM

The required fire flow is less than the available fire flow provided by City.

Should you have any concern or question, please feel free to contact myself @ (redacted)
Yours truly,



Robin Li
Richview Engineering Inc

GEOTECHNICAL INVESTIGATION

PROPOSED MULTI-RESIDENTIAL DEVELOPMENT

4020 & 4024 STANLEY ROAD SW, CALGARY, ALBERTA

PRESENTED TO
G.L.S CONSULTING INC.
CALGARY, ALBERTA

PREPARED BY
PRAIRIEGEO ENGINEERING LTD.
CALGARY, ALBERTA

FILE NO. PGE25-255_Rev.1

OCTOBER 9, 2025

SDAB2026-0163

TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 SCOPE OF WORK 1
1.2 PREVIOUS INVESTIGATIONS 1
1.3 PROJECT INFORMATION 1

1.3.1 Site Description 1
1.3.2 Project Description 2

2.0 METHODOLOGY 2

2.1 FIELD DRILLING PROGRAM 2
2.2 LABORATORY TEST PROGRAM 2

3.0 SITE CONDITIONS 3

3.1 SURFACE CONDITIONS 3
3.2 SOIL CONDITIONS 3

3.2.1 Concrete / Asphalt Concrete Pavement 3
3.2.2 Silt 3
3.2.3 Glacial Till 3
3.2.4 Sand 4

3.3 LABORATORY SOIL TEST SUMMARY 4

3.3.1 Soil Classification 4
3.3.2 Water Soluble Sulphate 4

3.4 SEEPAGE AND GROUNDWATER CONDITIONS 4

4.0 ASSESSMENT OF SLOPE STABILITY 5

4.1 GENERAL SLOPE STABILITY COMMENTS 5
4.2 SLOPE PROFILE 5
4.3 SUBSURFACE PROFILE 6
4.4 STABILITY ANALYSIS 6
4.5 SLOPE ASSESSMENT AND DISCUSSIONS 7

5.0 GEOTECHNICAL RECOMMENDATIONS 9

5.1 GENERAL EVALUATION 9
5.2 SITE PREPARATION 9

5.2.1 General Site Stripping 9
5.2.2 Excavations and Backfill 10
5.2.3 Fill Materials 10
5.2.4 Fill Placement and Compaction 10
5.2.5 Surface Drainage 11

5.3 LIMIT STATE DESIGN 11

SDAB2026-0163

5.3.1 Ultimate Limit States (ULS) 11
5.3.2 Serviceability Limit States (SLS) 11
5.3.3 Seismic Classification 12
5.4 FOOTINGS – ULS AND SLS DESIGN 12
5.5 LATERAL EARTH PRESSURES 13
5.6 GRADE SUPPORTED SLABS 15
5.7 PAVEMENT 16
5.7.1 Flexible Asphalt Pavements 16
5.7.2 Pavement Materials 16
5.7.3 Geotextile for Pavements 17
5.7.4 Rigid Concrete Pavements 18
5.8 SIDEWALKS AND EXTERIOR FLATWORK 19
5.9 FROST PROTECTION FOR BURIED UTILITIES 19
5.10 FOUNDATION CONCRETE 19
5.11 INSPECTION 19
6.0 LIMITATIONS AND CLOSURE 20

TABLES

Table 1 - Laboratory Classification Test Summary 4
Table 2 - Groundwater Measurements 4
Table 3 - Soil Parameters for Stability Analysis 6
Table 4 - Slope Stability Modeling Results 7
Table 5 - Recommended Fill Compaction Specifications 10
Table 6 - Bearing Resistance For Footings 12
Table 7 - Lateral Earth Pressure Parameters 14
Table 8 - Flexible Pavement Design 16
Table 9 - Asphalt Cement 17
Table 10 - Woven Filter Cloth Specification 18

SDAB2026-0163

APPENDICES

FIGURES	Figure 1 – Key Plan
	Figure 2 – Site & Cross-Section Plan
	Figure 3 – Aerial Plan
	Figure 4 – Site Photographs
APPENDIX A	Borehole Logs
	Explanation of Terms and Symbols
APPENDIX B	Slope Stability Analysis Results
	PGA from 2020 National Building Code of Canada Seismic Hazard Tool
	Soil Test Results
LIMITATIONS	General Terms and Conditions

SDAB2026-0163

1.0 INTRODUCTION

G.L.S Consulting Inc. is proposing to develop a multi-residential project in southwest quadrant of Calgary, Alberta. PrairieGEO Engineering Ltd. (PrairieGEO) was requested to perform geotechnical investigation and provide recommendations for the proposed residential development. This report summarizes the results of field and laboratory testing programs and presents geotechnical recommendations for general site preparation, slope stability assessment, and foundation design.

As per City of Calgary under Municipal Government Act Section 656, and Geotechnical Report Guidelines for Land Development document Section 5.3 - Report Limitation, this report has been prepared for the benefit of Tamson Developments Inc. and their agents in support of the associated building permit application to the City of Calgary, which report becomes a public document upon submission.

The City of Calgary shall at all times be entitled to fully use and rely on this report, including all attachments, drawings, and schedules, for the specific purpose for which the report was prepared, in each case notwithstanding any provision, disclaimer, or waiver in the report that reliance is not permitted.

The City of Calgary shall be entitled to provide copies of the report to City Council, City of Calgary employees, and City of Calgary regulatory boards, each of whom shall also be similarly entitled to fully use and rely on the report in their official capacities for the specific purpose for which the report was prepared.
The City of Calgary is at all times entitled to provide copies of the report to Alberta Transportation, adjacent municipalities, and any other governmental authorities and regulatory bodies having jurisdiction. The City of Calgary may also contact the author or any other parties to the report to request further information respecting the report or to discuss the report further.

1.1 SCOPE OF WORK

The scope of work for this project was outlined in PrairieGEO's proposal No. PR25-224-REV1, dated July 29, 2025. Authorization to proceed with this investigation was given by Steve Giacomin via email on July 29, 2025.

1.2 PREVIOUS INVESTIGATIONS

PrairieGEO was not provided with a previous geotechnical report for review during preparation of this report.

1.3 PROJECT INFORMATION

1.3.1 Site Description

The civic address of the site is 4020 & 4024 Stanley Road SW, Calgary, Alberta, as show on the Key Plan, Figure 1. The legal address of the site is Lots 37&38&39&40, Block 2, Plan 3550 AJ. This site is accessible

SDAB2026-0163

from Stanley Road SW to the west. The site is situated on the east escarpment of the Elbow River, about 280 m away from the riverbank. The site is bonded to residential buildings to north and south, road and school playground to west, and alley lane right-of-way and commercial buildings to east.

1.3.2 Project Description

It is understood that the proposed multi-residential project will consist of two (2) townhouse buildings with a total of 12 units, partial basements and attached garages at ground level. Other site features include concrete driveway, walkway, and landscaping area. Foundation loads for the 3-storey townhouse buildings with basements are expected to be moderate. It is understood that shallow concrete footing foundations are the preferred foundation option for the proposed buildings.

2.0 METHODOLOGY

2.1 FIELD DRILLING PROGRAM

Prior to commencing the drilling program, PrairieGEO personnel requested Utility Safety Partners (formerly Alberta One-Call) to locate the existing underground utilities.

On August 15, 2025, two (2) boreholes were drilled on the subject property to depths ranging from 12.5 m to 15.5 m blow ground surface (mbgs). Borehole locations were selected by PrairieGEO field engineer, after consideration of the site plan, drilling rig accessibility and underground and overhead utility constraints. The boreholes were drilled using a truck mounted power auger drilling rig with 150 mm diameter solid stem augers. The drill rig was owned and operated by Great West Drilling Ltd. of Calgary, Alberta. Drilling operations were supervised by PrairieGEO's competent engineer. The soil encountered was visually examined during drilling and logged in accordance with Modified Unified Soil Classification System (MUSCS). Soil samples were collected from auger cuttings to determine the soil/moisture profile and other soil testing. Standard Penetrations Tests (SPT) were conducted to estimate soil consistency or compactness at select depth intervals (typically every 1.5 m).

Upon completion of drilling, 25 mm PVC standpipe was installed in one (1) borehole location. All boreholes were backfilled with auger cuttings and sealed with bentonite chips. Groundwater measurements were recorded at completion of drilling and again on July 22, 2025, about 8 days after drilling.

The borehole locations were surveyed by PrairieGEO using a handheld GPS with an accuracy of ± 3 m. UTM coordinates and elevations are provided on the borehole logs in Appendix A.

2.2 LABORATORY TEST PROGRAM

All soil samples were returned to PrairieGEO's Calgary laboratory for further testing. The results of all laboratory testing are shown on the borehole logs (Appendix A) and individual test results are presented in Appendix B. The laboratory program consisted of moisture contents, soil grain size analysis (hydrometer and sieve), and water-soluble sulphate content.

SDAB2026-0163

3.0 SITE CONDITIONS

3.1 SURFACE CONDITIONS

At the time of field visit, the site was by two single-family houses. Base on the provided topographic survey plan, the front area (house and garage) of the site was gently sloping down from west. However the east end areas of the site had a steep slope towards east to the MacLeod Trail. Muiltple retaining wall system was constructed along both sides of the alley lane. Site conditions are shown on the Site / Cross-section Plan, Aerial Plan and Site Photographs, Figures 2, 3, and 4. The retaining walls for the commercial lots along MacLeod Trail can be seen from google imagery view.

3.2 SOIL CONDITIONS

The soil profile consisted of in descending order: Pavement, silt, glacial till interbedded with sand. Detailed descriptions of the soil profiles at the borehole locations are provided on the borehole logs in Appendix A. Definitions of the terminology and symbols used on the borehole logs are provided on the explanation sheets, also in Appendix A. The following is a brief description of the main soil types found at the site.

3.2.1 Concrete / Asphalt Concrete Pavement

A 150 mm cement concrete was encountered at the ground surface of Borehole 01; a 50 mm asphalt concrete pavement was encountered at the ground surface of Borehole 01, underlain by thin gravel base.

3.2.2 Silt

Silt deposits were encountered below the pavement layer in both borehole locations and extended to depths ranging from 4.3 mbgs to 4.6 mbgs. The silt was noted trace sand to sandy, some clay to clayey, and non to trace gravel. The silt was characterized as non to low plastic, brown, and moist. SPT ‘N’ values ranged from 9 to 18 denoted a stiff to very stiff consistency. Measured moisture contents ranged from 13.9 percent to 20.7 percent with an average value of 15.6 percent.

3.2.3 Glacial Till

Glacial clay or silt till deposits were encountered below the silt layer in both borehole locations and respectively extended beyond the drilling termination depths (i.e., 12.5 mbgs and 15.5 mbgs). A sand layer was interbedded within the till deposits. The till was a mixture of silt, clay, sand, trace gravel with occasional coal and oxidation. Depending on the clay content, the till was generally characterized as non to medium plastic, brown to grey, and moist. SPT ‘N’ values ranging from 13 to 45 denoted a stiff to hard consistency. Measured moisture contents ranged from 5.2 percent to 21.6 percent with an average value of 15.2 percent.

SDAB2026-0163

3.2.4 Sand

A sand layer was interbedded within the till deposits in Borehole 01 at depths from 7.0 mbgs to 9.2 mbgs. The sand was generally noted silty, trace clay, fine, compact to dense, brown, and moist. One (1) SPT 'N' value of 41 denoted a very dense relative density. Measured moisture contents ranged from 5.3 percent to 6.6 percent with an average value of 5.9 percent.

3.3 LABORATORY SOIL TEST SUMMARY

3.3.1 Soil Classification

The following table provides a summary of laboratory classification testing undertaken.

TABLE 1
LABORATORY CLASSIFICATION TEST SUMMARY

BH#	Depth (m)	Grain Size Distribution (%)				Limits			Soil Type	Symbol*
		Gravel	Sand	Silt	Clay	PL	LL	PI		
BH-01	10.0	0.0	17.2	64.8	18.0	non-plastic			Silt	ML
BH-01	2.5	did not test				14	30	16	Silt and Clay	CL
BH-02	1.0	2.0	28.8	48.1	21.1	non-plastic			Sandy Silt	ML

*Modified Unified Soil Classification System (MUSCS)

3.3.2 Water Soluble Sulphate

Soil samples were taken at depths of 2.5 m and 1.0 m in Boreholes 01 and 02 for water soluble sulphate concentration testing which is expressed as a percent of the dry mass of soil. The sulphate concentrations were 0.061 percent and 0.165 percent which indicates "S-3, moderate potential for sulphate attack on buried concrete in direct contact with soil."

3.4 SEEPAGE AND GROUNDWATER CONDITIONS

Minor sloughing condition was encountered within the relatively wet soils during the drilling program. The groundwater level measured at completion of drilling and again on August 22, 2025, about 7 days after drilling was summarized in the following table.

TABLE 2
GROUNDWATER MEASUREMENTS

Borehole	Ground Elev. (m)	Upon Completion	August 22, 2025	
		Groundwater Condition	Groundwater Level (mbg)	Groundwater Elevation (m)
BH-01	1066.73	Dry	-	-
BH-02	1067.36	Dry	3.50	1063.86

SDAB2026-0163

A relatively shallow groundwater condition is considered to be typical for this area in City of Calgary. Groundwater levels are expected to be dependent on precipitation infiltration for recharge. Groundwater elevations are expected to fluctuate on a seasonal basis and will be highest after periods of heavy or prolonged precipitation and snowmelt. Groundwater seepage is expected for shallow excavation into the silt or clay formation. High flow rates are possible in the permeable sandy soils. The groundwater table is expected to connect to the Elbow River at west.

4.0 ASSESSMENT OF SLOPE STABILITY

A slope stability study was required by the City of Calgary to assess the sensitivity and risk of the local slope impacts on the proposed development and to minimize impacts on the slope and surrounding properties. The stability analysis for this study was carried out using the Slope/W computer program and complied with all the requirements of the City of Calgary Geotechnical Report Guidelines for Land Development Application (2017).

4.1 GENERAL SLOPE STABILITY COMMENTS

Slope stability is described in terms of a factor of safety (FoS) against slope failure which is the ratio of total forces resisting failure divided by the sum of forces promoting failure. As per the City of Calgary Geotechnical Report Guidelines for Land Development Application (2017), a current and post-development slope should have a minimum FoS of 1.5 against slope failure. For seismic loading cases, the minimum FS should be 1.0.

Development on slightly steeper slope faces is possible if the slope is stable. On steepened slopes which are not stable, the typical recommendation is to provide buffer areas along the crest and toe of the slope based on the critical failure surface with the appropriate FoS for the proposed development feature. A permanent structure would need to be setback an appropriate distance from the crest to provide a safe buffer for structure in the event of a landslide at the site.

4.2 SLOPE PROFILE

Slope profiles for the site were based on elevation survey information provided in Site Plan prepared by Horizon Land Surveys Inc., of Calgary, Alberta. The natural slopes at this site were considered to be part of Elbow River escarpment, which was formed by post glacial landslides.

The overall elevation change from west side at Stanley Road SW to east property line was about 4.7 m over a 48.5 m horizontal distance, which indicated an overall gradient of about 10H:1V. The steepest section of about 1.5H:1V was side slope located near the east property line. The slope extended to the gravel alley lane outside of the site, where had slope gradient of about 2.5H:1V. There was a retaining wall constructed near the west property line of the commercial property. However, no available information regarding the design and construction of the wall was provided with PrairieGEO during the time of this report.

SDAB2026-0163

Examples of the overall slope profiles across the site are provided in Figures A1 and A3 based on Cross Sections AA' shown in Site / Cross Section Plan.

4.3 SUBSURFACE PROFILE

The steep slope profile used for the stability analysis was deep layers of silt and clay. It was assumed that all deleterious soils will be removed, and engineered fill will be used for site grading purposes for the proposed building areas.

Since the design and construciton as-built details of the existing retaining walls are unknown, PrairieGEO had to make some assumptions on the existing wall design conditions. Assumptions (1): the embedment of a cantilever wall such as sheet piles or soldier piles is at least one time of the wall height above ground (i.e., approximately 5 m); (2): a gravity wall is located about at least 1.5 m below ground and the concrete footing with a minimum width of 3 m; (3): no soil anchors.

For slope modelling, conservative groundwater conditions were assumed in the analysis based on estimated peak seasonal groundwater depths below the slope face. The modelled water elevations are about 3 mbgs which is expected to be seasonal high-water level, but this was considered to be representative of near saturated conditions for the down slope which might occur during periods of prolonged or heavy precipitation and spring snow melt.

4.4 STABILITY ANALYSIS

A Two-dimensional (2D) Limit Equilibrium (LE) slope stability analysis using the Morgenstern-Price method of slices with the optimized slip surface was carried out using the Slope/W computer program to evaluate the factor of safety for the representative slope profile. Local soil experience and borehole data were used to estimate the soil parameters and groundwater or soil moisture conditions. The following effective strength parameters were used in the analysis.

TABLE 3
SOIL PARAMETERS FOR STABILITY ANALYSIS

Soil	Unit Weight (kN/m^3)	Undrained Shear Strength (kPa)	Cohesion, c' (kPa)	Internal Friction Angle, ϕ' (Degrees)
Surficial Silt	18.5	40	0	24
Silt / Clay Till	19.0	80	0 to 3	28
Retaining Wall	21.0	High-Strength		

The following table summarizes the results of the slope stability analysis, which is also shown on Figures in Appendix B. Seismic loading information was obtained from 2020 National Building Code of Canada Seismic Hazard Tool which is included in Appendix B.

SDAB2026-0163

TABLE 4
SLOPE STABILITY MODELING RESULTS

Assumed Retaining Wall Type	Stability Run	Section	Case	FoS	Figure
Assumption 1: Cantilever Wall - 5 m embedment	Existing Condition	AA'	Long Term	1.52	A1
	Slope with New Buildings	AA'	Long Term	1.50	A2
	Slope with New Buildings	AA'	Seismic	1.05	A3
Assumption 2: Gravity Wall -1.5 m deep and 3.0 m wide	Existing Condition	AA'	Long Term	1.40	A4
	Slope with New Buildings	AA'	Long Term	1.24	A5
	Slope with New Buildings	AA'	Seismic	0.99	A6
	Existing Backyard and Gravel Lane	AA'	Long Term	1.21	A7
	Existing Backyard and Gravel Lane with New Buildings	AA'	Long Term	1.20	A8
Assumption 2: Gravity Wall - 1.5 m deep and 3.0 m wide; Lower the Groundwater Table for the backyard area	Existing Condition	AA'	Long Term	1.60	A9
	Slope with New Buildings	AA'	Long Term	1.52	A10
	Slope with New Buildings	AA'	Seismic	1.15	A11
	Existing Backyard and Gravel Lane	AA'	Long Term	1.52	A12
	Existing Backyard and Gravel Lane with New Buildings	AA'	Long Term	1.51	A13

It should be noted that a series of stability runs have be undertaken for both localized failures and global stability and the example runs provided in Appendix are just samples of typical analysis results for various cases and conditions.

4.5 SLOPE ASSESSMENT AND DISCUSSIONS

Based on the site development plan, the proposed buildings are approximate 8.5 m setback from the rear property line. Based on the results of analyses on the assumed cantilever wall, no potential slip surfaces less than a FOS of 1.5 encroach the above defined setback. Based on results of analyses on the assumed gravity wall, the current and post development FOS were both less than 1.5, which did not meet the City of City development requirements. However, the impact of the new proposed development on the slope stability was expected to be minimal since the FOS did not decreased significantly. In the case of lower groundwater table, no potential slip surfaces less than a FOS of 1.5 encroach the above defined setback. The local slope stability at backyard also had FOS greater than 1.5.

In conclusion, the impact of the proposed development with 8.5 m setback on local slope stability will be minimal if the existing slope face remains close to the existing condition. From a geotechnical perspective, the proposed site is suitable for development with specific reference to the proposed

SDAB2026-0163

development. It is suggested that the slope stability should be re-assessed and optimized in further detail as existing retaining wall information become available, if required.

The stability analysis and setback limit, either those currently identified or potential optimized locations, will rely on the following limiting assumptions:

- Positive surface water drainage will be maintained within the property to prevent ponding of water and directing concentrated runoff over the slope areas.
- Proposed design grades will be maintained and will not be steepened, and no additional loading will be introduced to the slope without review and approval by a qualified geotechnical engineer.
- Exposed slope surfaces will be protected by topsoil and grass plantings. The vegetation reduces surface water infiltration, minimizes erosion, and provides near surface root structure reinforcement that is essential to the long-term stability of the site slopes.

SDAB2026-0163

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 GENERAL EVALUATION

The proposed 3-storey townhouse buildings with partial basements are expected to have moderate structural loads. The site soil conditions are considered to be typical for this area of Calgary and will be suitable for the proposed development. The main geotechnical considerations for this development include:

1. Shallow foundation is preferable for the development. The footing of rear side of building with basement will be at approximate elevation of 1062.8 m. The footing of front side of building with basement is expected to below elevation of 1065 m. The native silt or clay will provide a suitable bearing strata for the conventional concrete footings. Recommendations for concrete footings are given in Section 5.4. Recommendations on other foundation systems can be provided upon request.

2. Site excavation of about 4.0 m will be required for the foundation construction. An unsupported excavation is considered feasible if the availability of space on the site to cutback side slopes to stabilize the excavation. If not, temporary shoring should be considered to protect workers' safety. Excavation stability should be reviewed once more details regarding the design and construction methods are known.

3. Ground water seepage is not expected to be encountered in utility trench excavations. If encountered, a conventional sump pump system should be sufficient for this excavation.

4. The surficial silt soils at the site should be marginally suitable for use as backfill for service trenches. Good moisture control will be required to achieve reasonable level of density. If the silt is difficult to be compacted to required density, it is recommended to replace with approved engineered clay fill for backfilling.

5.2 SITE PREPARATION

5.2.1 General Site Stripping

Any surficial topsoil, organics, non-engineered fill, or unsuitable soils should be stripped from in the structure footprint, sidewalk and slab areas prior to excavation for the proofing and subgrade preparation, respectively. Following stripping, the exposed subgrade should be scarified to a depth of 150 mm and compacted to a minimum of 98% of Standard Proctor Maximum Dry Density (SPMDD) as determined by ASTM D698.

The prepared subgrade should then be proof rolled under supervision and approval by a qualified geotechnical engineer. Any soft or wet areas should be sub-excavated and backfilled with an approved Gravel Fill to promote subgrade uniformity.

SDAB2026-0163

5.2.2 Excavations and Backfill

All excavations must in accordance with Part 32 of the Alberta Occupational Health and Safety Act (OH&S). Side slopes should be cut back to no steeper than 1H:1V from the toe for temporary excavations greater than 1.5 m in any soils. Further flattening of the slope may be required if seepage or sloughing is encountered. If excavations exceed 3 m deep, this should be reviewed by a geotechnical engineer.

If space does not permit the slopes to be cut back, temporary shoring must be installed to protect workers in trenches. The shoring design shall be competent professional shoring design specialist. PrairieGEO can provide and / review the shoring design once project details regarding the design and construction methods are known.

All temporary surcharge loads should be kept back from the excavated faces a distance of at least one-half the depth of the excavation. All vehicles delivering materials to the site should be kept back from excavated faces at least 1.0 m or one times the excavation depth, whichever is greater.

5.2.3 Fill Materials

Fill required to bring the site up to grade should be low to medium plastic inorganic clay or well graded select sand or gravel. The native silt soils are considered marginally suitable as fill materials, they will require moisture conditioning to achieve proper compaction. Imported granular Engineered Fill is expected to be required for use below the sidewalks, slab-on-grade and as sub-base and base course layers for pavement. All imported materials should be reviewed by a qualified geotechnical engineer prior to using them as fill materials.

5.2.4 Fill Placement and Compaction

Fill material should be placed uniformly to the following compaction specifications.

TABLE 5
RECOMMENDED FILL COMPACTION SPECIFICATIONS

Fill Location	Minimum Compaction (% SPMDD*)	Moisture Content (% of OMC)
New fill greater than 0.6 m thickness (including trenches)	100%	±2%
New fill less than 0.6 m thick (including trenches)	98%	±2%
Landscaping area	95 to 98%	±3%

**SPMDD = Standard Proctor Maximum Dry Density and OMC = Optimum Moisture Content as per ASTM D698.*

The lift thicknesses should be governed by the ability of the selected compaction equipment to uniformly achieve the recommended density. However, it is generally recommended to use lifts with a maximum compacted thickness of 200 mm for granular fill and 150 mm for silt / clay fill.

SDAB2026-0163

Fill placement and compaction during the winter months is challenging due to the difficulty in moisture conditioning fill soils and obtaining high compaction levels. Materials and methodology should be reviewed prior to construction if cold weather compaction of clay fills is proposed. High compaction levels can only be achieved using fill soils that are unfrozen.

5.2.5 Surface Drainage

Surface water should be drained away from the building and pavement area as quickly as possible, both during and after construction. It is recommended to provide a 5 percent back slope from buildings for a distance of at least 3 m. Roof and other drains should discharge well clear of buildings. A minimum grade of 2 percent is recommended around the rest of the site to promote surface runoff and minimize potential saturation and degradation of the parking area subgrade.

The slope of exterior backfill should be checked periodically to verify water is shed away from buildings. If the backfill settles causing water to pond against foundation walls, the surface should be re-graded. Water should not be allowed to pond adjacent to buildings, equipment, or pavement areas. If possible, the upper 500 mm of backfill around the basement walls should be low to medium plastic clay, to reduce potential surface water infiltration against the foundation walls.

5.3 LIMIT STATE DESIGN

In accordance with the National Building Code - 2023 Alberta Edition (NBC-AE), the use of Limit States Design (LSD) is required for the design of buildings and their structural components including foundations. The limit states of LSD design are classified into two groups; the Ultimate Limit States (ULS) and the Serviceability Limit States (SLS). The ULS design requirements in the NBC-AE reference the Structural Commentaries in the User Guide of the National Building Code of Canada (NBCC, 2020).

5.3.1 Ultimate Limit States (ULS)

The ULS case is primarily concerned with safety and the levels of load and resistance at the point of collapse or structural failure. The geotechnical value for this case is the ultimate resistance. For foundation design this ultimate resistance value is reduced using a Geotechnical Resistance Factor (GRF) which is based on the reliability index of the geotechnical data used to determine the ultimate resistance for the foundation loading case. As per the NBCC (2020), a GRF value of 0.5 should be used for shallow foundation design for vertical resistance based on semi-empirical analysis of in-situ test data.

5.3.2 Serviceability Limit States (SLS)

The SLS case occurs when the foundation loads cause movements or vibrations that are greater than are tolerable for the intended use of the structure. The SLS case is addressed by determining the maximum available resistance to keep the foundation deformation within tolerable limits under service loads (i.e., settlement, lateral deflection, etc.). Typically, the foundation loads, configurations and serviceability tolerances have to be known to properly determine geotechnical SLS resistance values. In some

SDAB2026-0163

foundation cases such as small footings, basic assumptions can be used to provide preliminary SLS resistance values under specific stated conditions.

For axial loading conditions the SLS resistance is addressed by determining the limiting load to keep foundation settlements within tolerable limits. Tolerable total and differential settlements should be verified by the structural engineer, but for normal buildings the tolerable limit of total settlement for foundations is typically about 25 mm.

5.3.3 Seismic Classification

The NBC-AE requires buildings to be designed to resist a minimum earthquake force. The formula for obtaining minimum earthquake force is dependent of several factors including Foundation Factors (F_a and F_v) which should be determined using a Site Class of D for this site (Table 4.1.8.4.A). The subgrade soil is stiff to very stiff silt overlying very stiff to hard till with an anticipated shear wave velocity between 180 m/s and 360 m/s.

5.4 FOOTINGS – ULS AND SLS DESIGN

It is understood the footings would bear on native clay / silt at depth greater than 1.5 m. The soil conditions in the development area are considered suitable for conventional strip and spread footings bearing on native silt or till deposits. Strip or spread footings may be designed based on an ultimate and serviceability limit states using the bearing resistance values given in the following table:

TABLE 6
BEARING RESISTANCE FOR FOOTINGS

Soil Type	Footing Type	Depth (m)	ULS (kPa)		SLS (kPa)
			Ultimate	Factored	
Silt	Strip	1.5 to 3.0	350	175	120
	Spread		400	200	135
Silt / Till	Strip	> 3.0	400	160	140
	Spread		450	200	155

The “factored” resistance in this table is calculated by multiplying the unfactored value by a geotechnical resistance factor of 0.5, in accordance with the building code as summarized in Section 5.3.1. The serviceability bearing resistance value given above is based on limiting the settlement to less than 25 mm and is applicable to footings to a maximum dimension of 2.0 m wide or 2.5 x 2.5 m^2. If very strict settlement tolerances are required or if larger footings are proposed the footing sizes and settlement potential should be reviewed. If weak soils are encountered during the excavations for the footings an alternative configuration is to replace the weak soils with lean mix concrete or a mat of compacted gravel.

The following additional recommendations are submitted for footing design and construction:

SDAB2026-0163

1. Footings should bear on native silt or till or approved engineered granular fill free from loosened material. Excavation of the footing trenches should be undertaken in a manner to minimize disturbance to the bearing surface. The use of backhoe or grade-all equipment is strongly recommended over loader or dozer equipment.

2. For protection against frost action, exterior footings in continuously heated structures should be provided with a minimum depth of ground cover of 1.5 m. Interior footings in heated buildings require a minimum of 0.5 m of ground cover. Isolated footings and exterior footings in unheated structures will require at least 2.1 m of ground cover. Insulation details can be provided upon request.

3. Footings and foundation walls should be reinforced to span localized soft spots.

4. The footing trenches should be protected against surface water run-off and seepage water through the use of conventional sumps and ditches, if required. Foundation soils must not be allowed to freeze at any time prior to, during, or after construction.

5. Preparation of the bearing surfaces should be monitored by a qualified geotechnical engineer prior to placement of footings to verify that design criteria are met.

5.5 LATERAL EARTH PRESSURES

It is understood that development of the site may include temporary shoring walls. Earth pressures behind retaining walls produce a horizontal sliding force and an overturning moment. It is expected that long term permanent lateral earth pressure cases may be encountered on this project. The permanent cases would apply to foundation walls, if proposed. Three long term earth pressure cases may be encountered for earth retaining structures on this project.

1. Active Case. Active earth pressures (K_A) should be used for retaining walls which are unrestrained at the top and flexible walls which are allowed to move away from the restrained soil mass.

2. "At Rest" Case. "At rest" pressures (K_O) should be used behind fixed walls (ie. Basement walls). "At rest" earth pressures will be larger than active earth pressures, but shoring walls will be more stable. Given the proximity of the proposed shoring walls to the property line, it is recommended to assume "at rest" earth pressure conditions govern.

3. Passive Case. Passive earth pressures (K_P) act on the front of walls for the portion installed below the final excavation grade. Horizontal stresses on the wall push against the soil creating a much larger resisting force than is produced by the active or "at rest" conditions.

Lateral earth pressures may be computed using the following equation:

SDAB2026-0163

$$P = K\,Q + K\,\gamma\,H$$

where: P = lateral earth pressure at depth H below ground level (kPa)
Q = any surcharge loading at the ground surface (kPa)
K = coefficient of lateral earth pressure
γ = total unit weight of backfill compacted to 95 % SPMDD (kN/m^3)
H = depth below ground level

TABLE 7
LATERAL EARTH PRESSURE PARAMETERS

Type of Backfill	Total Unit Weight (kN/m^3)	Coefficient of Lateral Earth Pressure		
		K_A	K_O	K_P
Gravel fill	21.0	0.33	0.50	3.00
Silt	18.5	0.42	0.59	2.37
Clay / Silt Till	19.0	0.39	0.56	2.56

1. The coefficients of lateral earth pressure provided in the table above assume the wall is vertical and the ground surface behind the wall is horizontal. These values do not account for a titled wall or inclined ground surface behind the wall. If a backslope is included in the retaining wall configuration, the coefficients of lateral earth pressure must be recalculated using the angle of the inclined surface and the interface friction angle between the retaining wall material and backfill soils.

2. The preceding relationship makes no allowance for hydrostatic pressure to build up behind the wall. This relationship may be used if the foundation wall elevations is above the high groundwater or if a sub-drainage system capable of handling the anticipated groundwater flows is installed. If no weeping drain system are provided, then hydrostatic pressure should be added to the above expression assuming a design groundwater table elevation using the following equation.

$$P = K\,Q + K\,\gamma\,H + \gamma w\,d\,(1 - K)$$

where: γ_w = unit weight of water (9.8 kN/m^3)
d = depth below design high water elevation (estimated at 3 mbg)

3. The preceding relationship makes no allowance for additional horizontal forces due to frost to build up behind the basement walls on the assumption that the basement heat loss will protect the surrounding soil (or equivalent frost protection) and a weeping drain system will be utilized. If no frost protection is provided the long-term lateral earth pressures pushing on the wall should be increased by a factor of 2 for the depth of frost.

SDAB2026-0163

5.6 GRADE SUPPORTED SLABS

Grade supported floor slabs, supported by the native silt or engineered fill prepared as described in Section 5.2, are expected to perform adequately at this site. The magnitude of the expected vertical slab movements is considered to be within acceptable design tolerance. If proposed, grade supported floor slabs in continuously heated buildings should be designed based on a modulus of subgrade reaction (K_s) of 25,000 kN/m^3 for slabs placed on at least 150 mm of compacted gravel base. The following should be followed:

1. Concrete flatwork will experience shrinkage cracking and must be placed the floor with a high level of workmanship. Slabs should be provided with construction joints or saw cuts in accordance with local practice. The concrete slab should be reinforced with steel bars and dimensioned in accordance with the structural engineer's requirements. The reinforcing bars can be carried through the construction joints. As a minimum, the recommended option for reinforcing steel to keep shrinkage cracks together is properly chaired 10M steel bar on 300 to 450 mm centers. The use of equivalent wire mesh is not recommended. Large slab areas should be saw-cut within 24 to 48 hours of placement to train cracks into planned locations. The maximum panel dimension between saw-cuts and/or joints should be 4.0 to 4.5 m.

2. Slabs should be constructed independently of all walls, columns, and grade beams. Slab on grade floors should be tied into the grade beam with dowels at doorways. Alternatively, the slab may be tied to grade beams if a construction joint is placed parallel to the wall at a distance of about 2.0 m.

3. Non-load bearing partitions should be designed to accommodate slight vertical movements. Mechanical equipment placed on floor slabs should be designed to permit some relevelling should the equipment be susceptible to small changes in level.

4. Piping and electrical conduit connections should be laid out to permit some flexibility, as vertical movement of such equipment as water meters, furnaces and electrical equipment may cause distress in the pipes. This provision is particularly important where there are short pipe runs between mechanical equipment and points where piping passes through the walls. Forced air heating ducts beneath the floor must not be allowed.

SDAB2026-0163

5.7 PAVEMENT

5.7.1 Flexible Asphalt Pavements

The proposed pavement design sections are based on the assumption that the pavement will be constructed on a stable, prepared subgrade with a soaked California Bearing Ratio (CBR) of 3.0. Proposed parking lots may be considered to carry mainly light-duty traffic with occasional heavy-duty traffic. Light-duty traffic areas are assumed to be used only by cars and light trucks (i.e., vans and ½-ton pickups). Heavy-duty traffic areas, including the main access road and other designated areas, are assumed to be used by heavier vehicles, such as transport vehicles, garbage trucks, and delivery trucks. Using the subgrade conditions and subgrade preparation described above, the recommended pavement structures are presented in the following table.

TABLE 8
FLEXIBLE PAVEMENT DESIGN

Materials	Recommended Minimum Thickness (mm)	
	Light	Heavy
Asphalt Concrete (City of Calgary Mix Type B)	80	120
Base Course (25 mm Crushed Gravel)	100	100*
Subbase (80 mm Crushed Gravel)	200	300*

*Alternatively, a single layer with a thickness of 400 mm of 25 mm granular base may be used.

The above proposed asphalt structures have been designed to resist the effects of the loads from fire department vehicles including the capacity to resist a point load of 85,000 lb (38,556 kg) resulting from a load of 75 psi (517 kPa) applied over a 24" x 24" outrigger pad (43,200 lbs / 191 kN) as per NFPA 1901).

The proposed pavement sections are considered to be the minimum assuming a stable prepared subgrade. If soft subgrade conditions are encountered, it is assumed that the subgrade will be improved with select clay fill or coarse gravel to support construction traffic and paving activities.

5.7.2 Pavement Materials

The performance of the proposed pavement design sections will be, in part, dependent on achieving an adequate level of compaction in subgrade and pavement materials. The proposed pavement sections are considered to be the minimum assuming a stable prepared subgrade. If soft subgrade conditions are encountered, it is assumed that the subgrade will be improved with select clay fill or coarse gravel to support construction traffic and paving activities. Additional localized thickening of the gravel layers may be required depending on conditions at the time of construction. If required, the subgrade improvement gravel and the sub-base layer are typically placed together, effectively increasing the thickness of the sub-base layer. The pavement could be thickened in the future when the “serviceability performance” warrants an overlay. The recommended level of compaction for the sub-base gravel in the pavement section should be a minimum of 98 percent of SPMDD. The base gravel should be compacted to a

SDAB2026-0163

minimum of 100 percent of SPMDD. The asphalt concrete should be compacted to a minimum of 97 percent of Marshall density based on a 50-blow laboratory Marshall test. Asphalt concrete should not be placed in lifts exceeding 75 mm in thickness. Crushed gravel should not be placed in lifts exceeding 300 mm in thickness. It is recommended to use pavement materials conforming to the following specifications (City of Calgary Mix Type B).

TABLE 9
ASPHALT CEMENT

Asphalt Property	Mix Type B
Stability (kN)	> 8.0
Flow (mm)	2.0 – 4.0
Air Voids (percent)	3.3 – 3.7
Voids in Mineral Aggregate, VMA (percent)	> 14.0
Voids Filled with Asphalt (VFA)	70 – 80

Aggregate materials for surfacing, base and subbase gravel should be composed of sound, hard, durable particles free from organics and other foreign material. The aggregate materials used should meet the requirements defined in the City of Calgary aggregate specifications. Based on availability of local materials at the time of tendering or construction, alternate materials could be considered upon review by the geotechnical engineer.

A copy of the City of Calgary aggregate specifications is provided in Appendix B. Based on availability of local materials at the time of tendering or construction, alternate materials could be considered upon review by the geotechnical engineer.

5.7.3 Geotextile for Pavements

The use of a geotextile filter fabric as a separation barrier between the pavement gravel and the subgrade is strongly recommended to minimize the movement of fines into the gravel base course for pavement areas with subgrade layer, or at least for critical areas such as site access. As a general rule, if the subgrade is too sensitive to scarify and recompact, a filter fabric is required. This is usually cost comparable, but is not considered an equivalent substitution.

SDAB2026-0163

TABLE 10
WOVEN FILTER CLOTH SPECIFICATION

Parameter	Specification	Test Method
Minimum Grab Tensile Strength	1100 N	ASTM D4632
Maximum Elongation at Break	25%	ASTM D4632
Minimum Puncture Strength	400 N	ASTM D4833
Minimum Sewn Seam Strength	990 N	ASTM D3786
Minimum Tear Strength	400 N	ASTM D4533
Maximum Apparent Opening Size	0.6 mm	ASTM D4751

*Alberta Transportation Standard Medium Weight Woven Filter Cloth

The addition of a geotextile at the subgrade surface on this type of subgrade material would not reduce the granular thickness requirements significantly since the subgrade would have to deform (rut) in order for the strength of the geotextile to be developed. Woven fabrics typically have more favourable stress/strain characteristics (30% elongation at failure) than non-woven filter fabrics (100% elongation at failure). Therefore, the woven fabric will mobilize more strength as the subgrade deflects under traffic loads. Proposed geosynthetic filter fabrics should be reviewed based on their proposed end use. A slightly less robust geotextile could be given consideration if initial field performance ratings dictate.

The selective use of geo-grid reinforcement may be prudent for critical traffic areas at this site. The need for extra pavement reinforcement measures should be reviewed based on conditions in the field at the time of construction. Geo-grids are used to reinforce pavement base layers and are typically placed under the granular base course layer of the pavement. Geo-grid reinforcement of a granular base course layer is expected to increase the modulus of the base layer 1.5 to 2 times. The actual amount of increase of the base modulus would need to be evaluated based on the product type selected for construction. The granular surfacing base course thickness could be reduced if a geo-grid layer product is used. This amount should be reviewed once a geo-grid product is selected. The granular base course layer may be adjusted to get the grid in the optimal location which is about 300 m below the surface. Thinner granular base course and granular surfacing base course layers on sensitive subgrades can result in “pumping” of the subgrade during construction. Subgrade conditions will have to be monitored during construction.

5.7.4 Rigid Concrete Pavements

Rigid reinforced concrete pavement should be considered for areas of the site which will be subjected to high static loads (i.e., load ramp, garbage bin pad areas). The use of rigid concrete pavement, with or without an asphalt topping, will provide better long-term performance with less operational and maintenance costs compared with asphalt pavement. The base of the rigid concrete pavement shall be prepared as per recommendations provided in Section 5.2.

SDAB2026-0163

5.8 SIDEWALKS AND EXTERIOR FLATWORK

Frost heave of exterior flatwork in front of doorways is a common problem in Alberta, especially in areas shaded by buildings. The typical frost heave expected in the cohesive soils is in the order of 50 to 100 mm. Unprotected sidewalks dowelled into foundations often tip up due to heave rotating around the dowel connection blocking doors and promoting drainage towards the foundation wall. Unprotected sidewalks that are not dowelled into the foundation may heave adjacent to the wall blocking doors and crushing any exterior wall facing not given enough clearance above the sidewalk.

If possible, exterior sidewalks should be moved away from foundation walls and exterior flatwork or sidewalks in front of doorways should be designed to minimize the impact of frost penetration on foundation walls and doors. The use of rigid structural insulation, heat tracing or a crushable, non-degradable void form material (so the void does not fill with water) is recommended in front of doorways. At least 75 mm of rigid insulation (Styrofoam HI or equivalent) should be placed below flatwork to restrict frost penetration into the subgrade soils. The insulation should taper out from the building, providing a gradual transition to unprotected subgrade. The exterior flatwork should slope away from the building and the sidewalk/building interface should be sealed to prevent seepage of surface runoff into the foundation soils.

5.9 FROST PROTECTION FOR BURIED UTILITIES

Based on the 1 in 25 year return period winter, the average depth of frost penetration at this site is approximately 2.1 m. The recommended minimum buried depth for water lines is 2.5 m. Insulation details for buried services can be provided upon request.

5.10 FOUNDATION CONCRETE

Water soluble sulphate concentration results indicate a moderate potential for sulphate attack of subsurface concrete. As per CSA A23.1-19, a MS, MSb, LH, HS, HSb or Hse hydraulic cement is recommended with a minimum 28-day compressive strength of 30 MPa with a water cement ratio of 0.50. All concrete exposed to a freezing environment either during or after construction should be air entrained.

Any imported soil that may be in contact with the concrete structures on site should be tested for compatibility with the recommended cement type.

5.11 INSPECTION

It is recommended that on-site inspection and testing be performed to verify that actual site conditions are consistent with assumed conditions which meet or exceed design criteria. The recommendations provided within this report are dependent on proper quality control of fill placement. Initial site stripping and excavation activities should be monitored by experienced and qualified geotechnical personnel. The placement of an engineered fill should be monitored and tested by a qualified soils technician to verify adequate levels of compaction and design standards are achieved. Based on the

SDAB2026-0163

National Building Code – Alberta Edition, adequate levels of inspection are considered to be: full-time monitoring of shoring construction, monitoring and compaction testing of engineered fill, and review of all completed bearing surfaces for footings.

6.0 LIMITATIONS AND CLOSURE

Geological conditions are variable. At the time this report was prepared, information on the subsurface conditions was available only at the borehole locations. Therefore, it was necessary to make certain assumptions concerning conditions between the borehole locations. The recommendations presented in this report and any subsequent correspondence, are based on an evaluation of information derived from two boreholes and additional sources of information referenced in this report. The conditions described are believed to be reasonably representative of the site. If conditions are noted during construction which are believed to be at variance with the conditions described in this report, this office should be contacted immediately.

This report has been prepared for the exclusive use of the **G.L.S Consulting Inc.,** and their approved agents, for the specified application of the Proposed Multi-Residential Development project located at 4020 & 4024 Stanley Road SW, Calgary, Alberta. It has been prepared in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made. Use of the report is subject to acceptance of the General Terms and Conditions provided in Limitation Appendix of this report.

We trust this meets with your present needs. If you have any questions or comments regarding this information, please do not hesitate to contact this office.

Respectfully submitted,
PRAIRIEGEO ENGINEERING LTD.

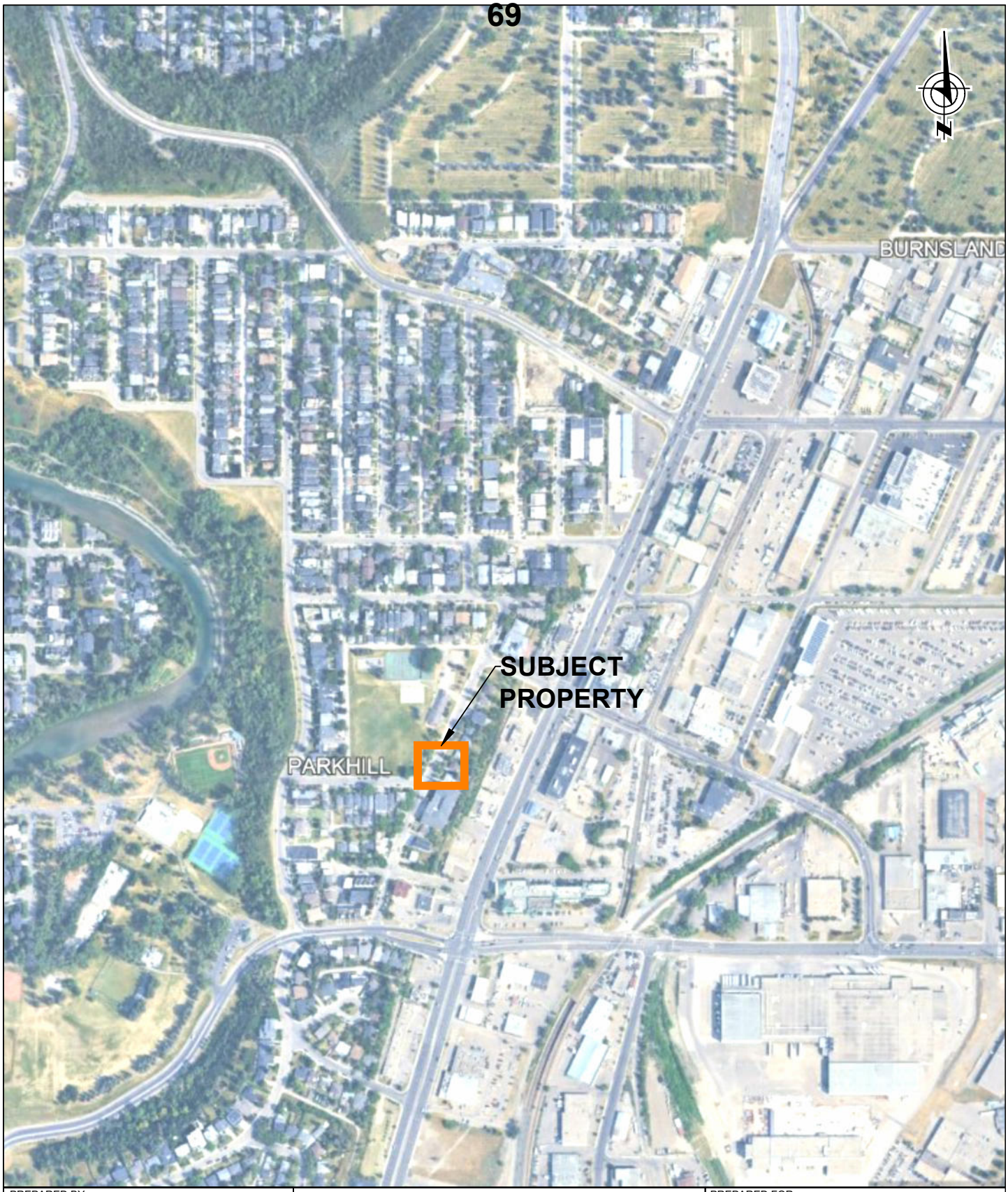
Jiachen (Jason) Ni, M.Eng., P.Eng.
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SDAB2026-0163

FIGURES

Figure 1 – Key Plan
Figure 2 – Site & Cross-section Plan
Figure 3 – Aerial Plan
Figure 4 – Site Photographs

SDAB2026-0163



PREPARED BY:

PrairieGEO Engineering

KEY PLAN

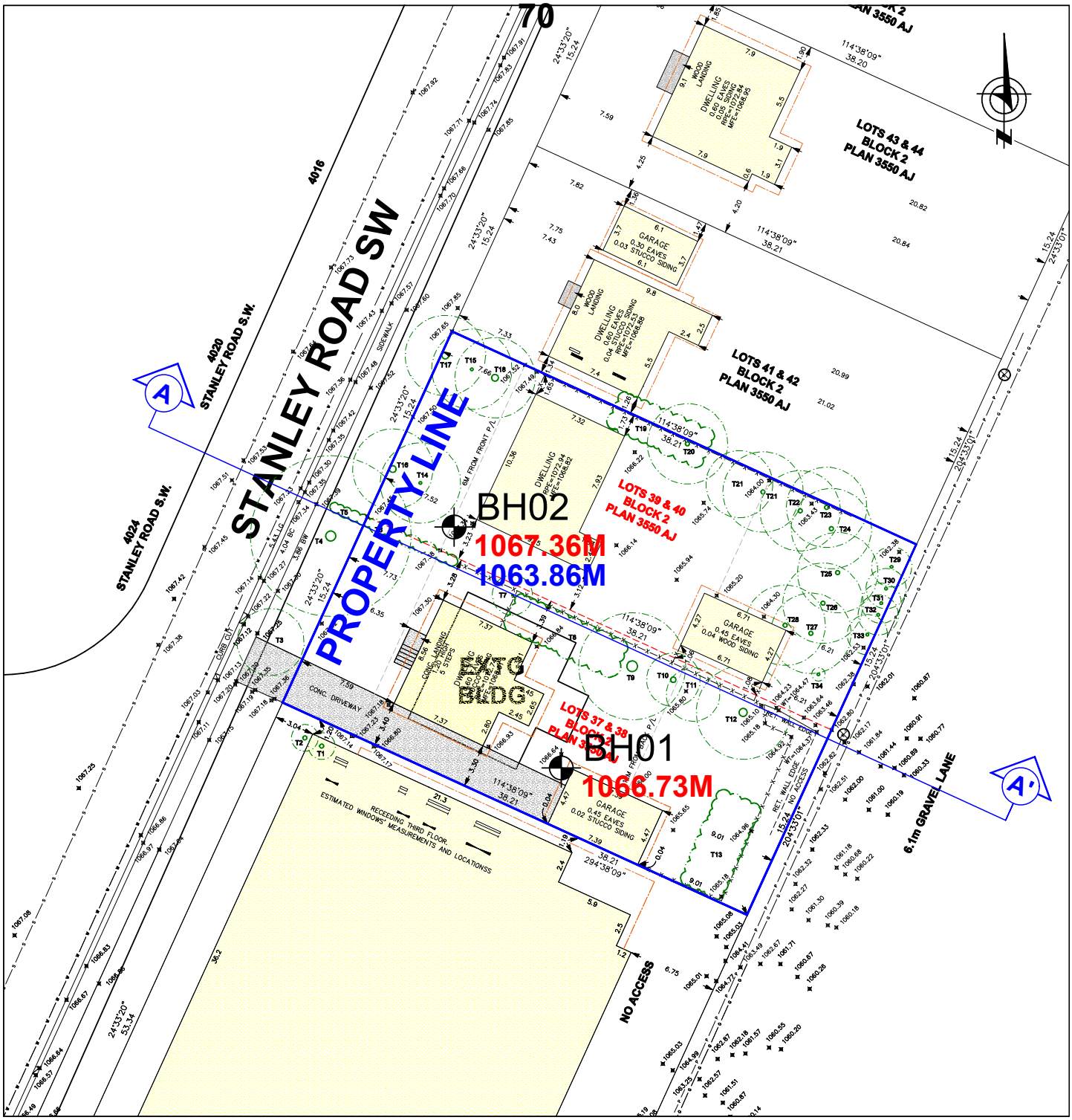
PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
4020 & 4024 STANLEY ROAD SW, CALGARY, ALBERTA

DRAWN:	REVIEWED:	REV #:	DATE:
MG	ZZ	0	AUG 2025

SCALE:	PROJECT NO.:	FIGURE NO.:
NTS	PGE25-255	1

PREPARED FOR:

GLS CONSULTING INC.



ALL BOREHOLE LOCATIONS ARE APPROXIMATE

1000.00M SURFACE ELEVATION

1000.00M GROUND WATER ELEVATION

SCALE (metres)

-8 -4 0 4 8 16

PREPARED BY:	SITE PLAN	PREPARED FOR:
PrairieGEO Engineering	PROPOSED MULTI-RESIDENTIAL DEVELOPMENT 4020 & 4024 STANLEY ROAD SW, CALGARY, ALBERTA	GLS CONSULTING INC.

DRAWN:	REVIEWED:	REV #:	DATE:
MG	ZZ	0	AUG 2025

SCALE:	PROJECT NO.:	FIGURE NO.:
1:400	PGE25-255	2

SDAB2026-0163



ALL BOREHOLE LOCATIONS ARE APPROXIMATE

1000.00M SURFACE ELEVATION

1000.00M GROUND WATER ELEVATION

SCALE (metres)

-8 -4 0 4 8 16

PREPARED BY:

PrairieGEO Engineering

SITE PLAN

PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
4020 & 4024 STANLEY ROAD SW, CALGARY, ALBERTA

DRAWN:	REVIEWED:	REV #:	DATE:
MG	ZZ	0	AUG 2025

SCALE:	PROJECT NO.:	FIGURE NO.:
1:400	PGE25-255	2

PREPARED FOR:

GLS CONSULTING INC.

SDAB2026-0163



AUG 15, 2025 - LOOKING AT THE SITE FROM SOUTHWEST TOWARDS NORTHEAST.



AUG 15, 2025 - LOOKING AT THE SITE FROM SOUTHEAST TOWARDS NORTHWEST.

PREPARED BY:	PHOTOGRAPH				PREPARED FOR:
PrairieGEO Engineering	PROPOSED MULTI-RESIDENTIAL DEVELOPMENT 4020 & 4024 STANLEY ROAD SW, CALGARY, ALBERTA				GLS CONSULTING INC.
	DRAWN: MG	REVIEWED: ZZ	REV #: 0	DATE: AUG 2025	
	SCALE: NTS	PROJECT NO.: PGE25-255		FIGURE NO.: 4A	

SDAB2026-0163



AUG 15, 2025 - LOOKING AT RETRIEVED SOIL SAMPLE FROM BH02.



AUG, 2025 - LOOKING AT RETRIEVED SOIL SAMPLE FROM BH02.

PREPARED BY:	PHOTOGRAPH				PREPARED FOR:
PrairieGEO Engineering	PROPOSED MULTI-RESIDENTIAL DEVELOPMENT 4020 & 4024 STANLEY ROAD SW, CALGARY, ALBERTA				GLS CONSULTING INC.
	DRAWN: MG	REVIEWED: ZZ	REV #: 0	DATE: AUG 2025	
	SCALE: NTS	PROJECT NO.: PGE25-255		FIGURE NO.: 4B	

SDAB2026-0163

APPENDIX A

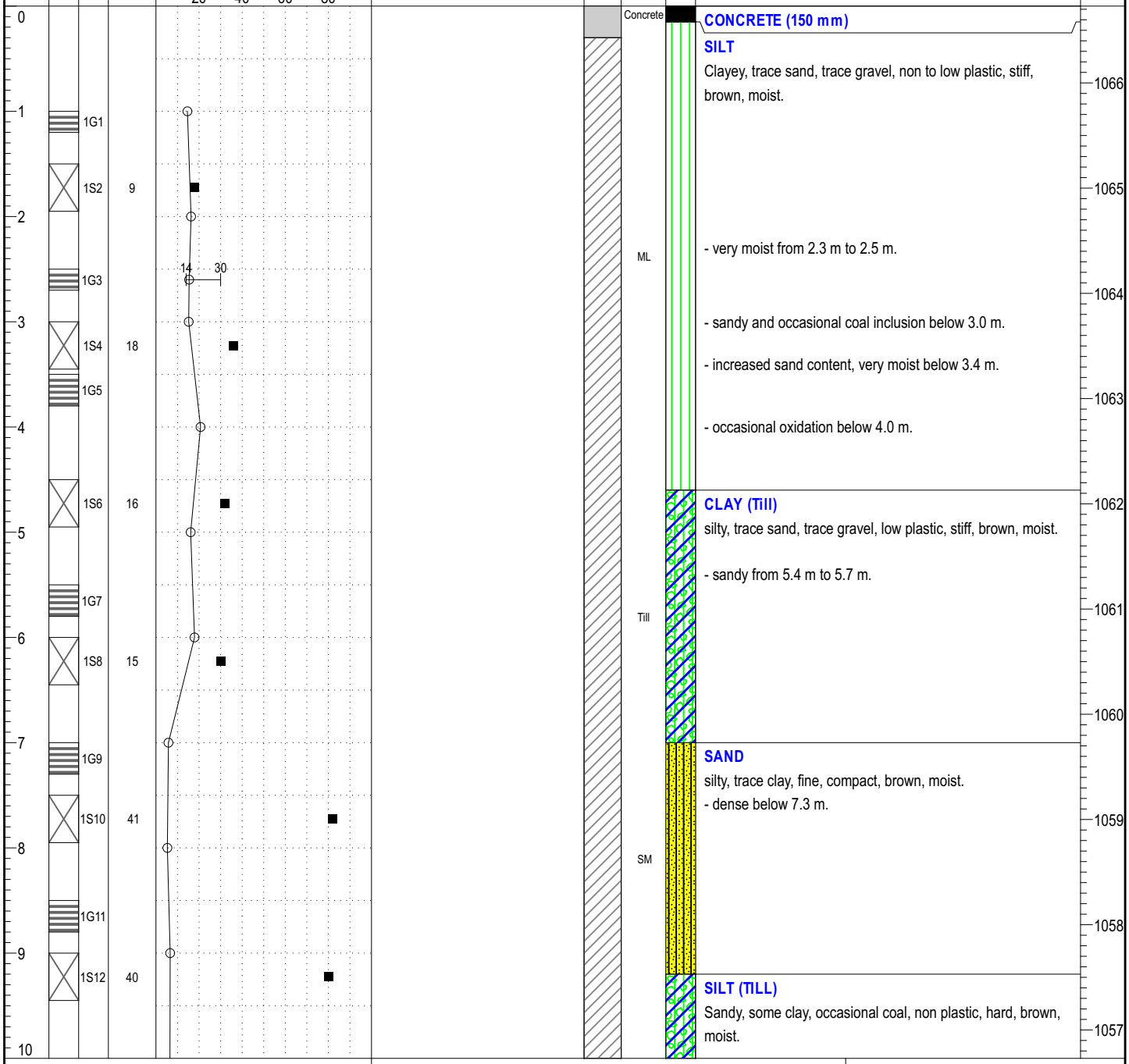
Borehole Logs
Explanation of Terms and Symbols

SDAB2026-0163

CLIENT: GLS Consulting Inc.	PROJECT: Proposed Multi-Residential Development	BOREHOLE NO.: **BH01**
PROJECT NO.: PGE25-255	ADDRESS: 4020 & 4024 Stanley Road SW, Calgary, AB	START DATE: 2025-08-15

SAMPLE TYPE: GRAB SPT

BACKFILL TYPE: BENTONITE DRILL CUTTINGS



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COORDINATES: UTM (11N), N:5655894.0, E:705881.0		ELEVATION: 1066.73 m
DRILLING CONTRACTOR: Great West Drilling Ltd.		COMPLETION DEPTH: 12.5 m
DRILLING METHOD: Truck Mounted/Solid Stem Auger		COMPLETION DATE: 2025-08-15
LOGGED BY: JT	REVIEWED BY: ZZ	PAGE: 1 OF 2

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SDAB2026-0163

CLIENT: GLS Consulting Inc.	PROJECT: Proposed Multi-Residential Development	BOREHOLE NO.: **BH01**
PROJECT NO.: PGE25-255	ADDRESS: 4020 & 4024 Stanley Road SW, Calgary, AB	START DATE: 2025-08-15

SAMPLE TYPE: GRAB SPT

BACKFILL TYPE: DRILL CUTTINGS SLOUGH

DEPTH (m)	SAMPLE TYPE	SAMPLE NUMBER	SPT N	△ CPEN (kPa) ▲ UCS Cu (kPa) 50 100 150 200 / ■ SPT Blows/300 mm 10 20 30 40 / PLASTIC W.C. LIQUID 20 40 60 80	COMMENTS	WELL AND BACKFILL	MUSCS	SOIL SYMBOL	SOIL DESCRIPTION	ELEVATION (m)
10		1G13			[1G13] Gravel: 0% Sand: 17.2% Silt: 64.8% Clay: 18% [1G13] SO_4: 0.061%					1056
11		1S14	45	■			Till			1055
12		1G15								1054
13		1S16	44	■					END OF HOLE AT 12.5 m. Slough to 12.1 m. Dry upon completion Backfilled with auger cuttings and sealed with bentonite.	1053
14										1052
15										1051
16										1050
17										1049
18										1048
19										1047
20										

PrairieGEO Engineering

COORDINATES: UTM (11N), N:5655894.0, E:705881.0		ELEVATION: 1066.73 m
DRILLING CONTRACTOR: Great West Drilling Ltd.		COMPLETION DEPTH: 12.5 m
DRILLING METHOD: Truck Mounted/Solid Stem Auger		COMPLETION DATE: 2025-08-15
LOGGED BY: JT	REVIEWED BY: ZZ	PAGE: 2 OF 2

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SDAB2026-0163

CLIENT: GLS Consulting Inc.	PROJECT: Proposed Multi-Residential Development	BOREHOLE NO.: **BH02**
PROJECT NO.: PGE25-255	ADDRESS: 4020 & 4024 Stanley Road SW, Calgary, AB	START DATE: 2025-08-15

SAMPLE TYPE: GRAB SPT

BACKFILL TYPE: BENTONITE DRILL CUTTINGS

DEPTH (m)	SAMPLE TYPE	SAMPLE NUMBER	SPT N	△ CPEN (kPa) ▲ UCS Cu (kPa) 50 100 150 200 / ■ SPT Blows/300 mm 10 20 30 40 / PLASTIC W.C. LIQUID 20 40 60 80	COMMENTS	MUSCS	SOIL SYMBOL	SOIL DESCRIPTION	ELEVATION (m)
0						Asphalt		**ASPHALT CONCRETE (50 MM)**	1067
								SILT Sandy, some clay, trace gravel, non-plastic, stiff, brown, moist.	
1		2G1			[2G1] SO_4: 0.165% [2G1] Gravel: 2% Sand: 28.8% Silt: 48.1% Clay: 21.1% [2G1] Non-plastic			- dark brown at 1.3 m. - clayey and some sand below 1.4 m.	1066
		2S2	15	■					
2						ML			1065
		2G3						- decreased gravel content below 2.5 m.	
3		2S4	16	■				- very stiff below 2.8 m.	1064
					2025-08-22 ▼				
4		2G5							1063
								CLAY (TILL) Silty, some sand, trace gravel, low plastic, stiff, brown, moist.	
5		2S6	15	■					1062
		2G7							
6		2S8	13	■					1061
7		2G9							1060
		2S10	16	■					
8								- occasional coal inclusion, very stiff below 7.5 m.	1059
		2G11							
9		2S12	17	■					1058
10						Till			

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COORDINATES: UTM (11N), N:5655912.0, E:705873.0		ELEVATION: 1067.36 m
DRILLING CONTRACTOR: Great West Drilling Ltd.		COMPLETION DEPTH: 15.5 m
DRILLING METHOD: Truck Mounted/Solid Stem Auger		COMPLETION DATE: 2025-08-15
LOGGED BY: JT	REVIEWED BY: ZZ	PAGE: 1 OF 2

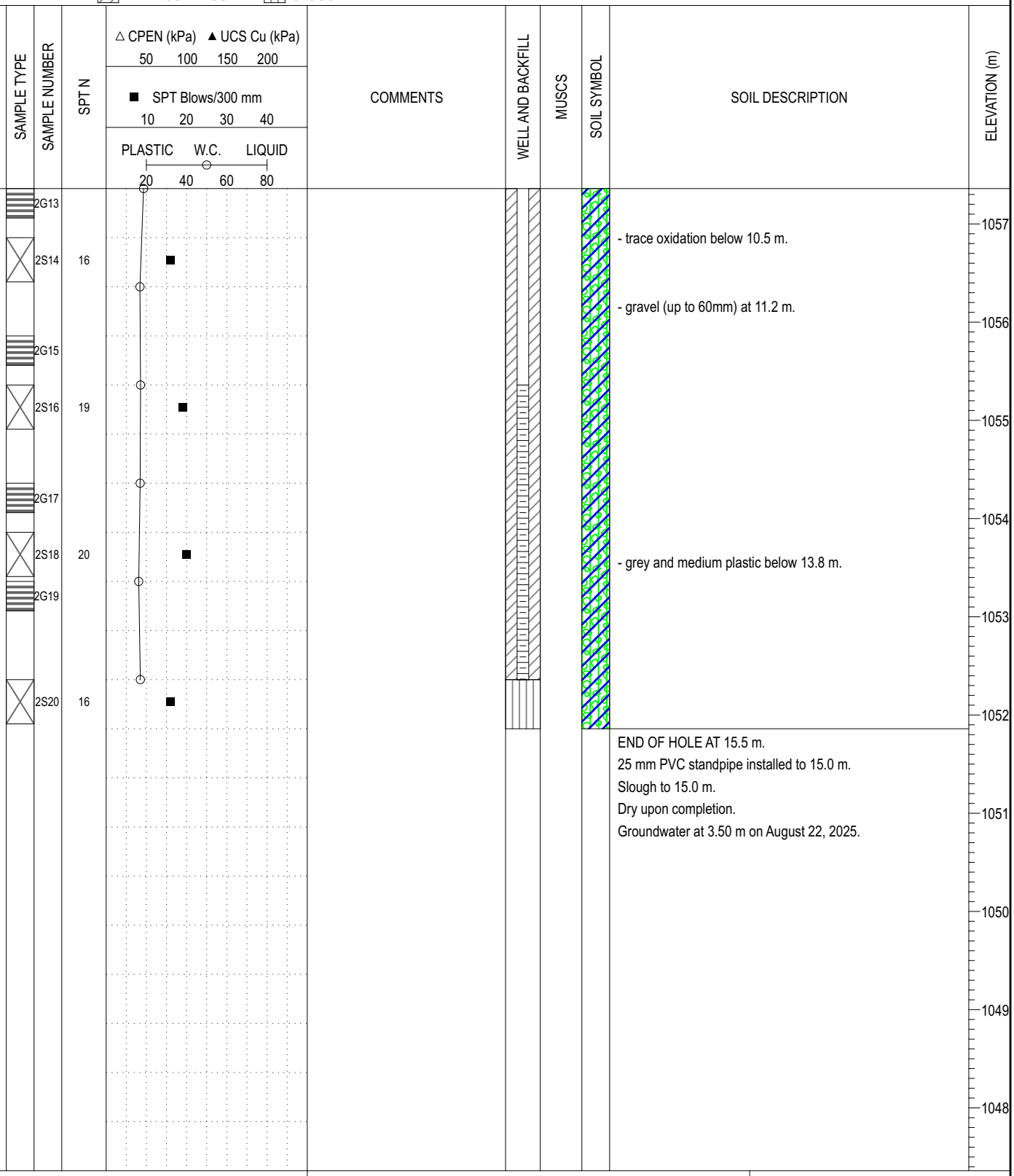
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SDAB2026-0163

CLIENT: GLS Consulting Inc.	PROJECT: Proposed Multi-Residential Development	BOREHOLE NO.: **BH02**
PROJECT NO.: PGE25-255	ADDRESS: 4020 & 4024 Stanley Road SW, Calgary, AB	START DATE: 2025-08-15

SAMPLE TYPE: GRAB SPT

BACKFILL TYPE: DRILL CUTTINGS SLOUGH



- trace oxidation below 10.5 m.
- gravel (up to 60mm) at 11.2 m.
- grey and medium plastic below 13.8 m.

END OF HOLE AT 15.5 m.
25 mm PVC standpipe installed to 15.0 m.
Slough to 15.0 m.
Dry upon completion.
Groundwater at 3.50 m on August 22, 2025.

PrairieGEO Engineering

COORDINATES: UTM (11N), N:5655912.0, E:705873.0		ELEVATION: 1067.36 m
DRILLING CONTRACTOR: Great West Drilling Ltd.		COMPLETION DEPTH: 15.5 m
DRILLING METHOD: Truck Mounted/Solid Stem Auger		COMPLETION DATE: 2025-08-15
LOGGED BY: JT	REVIEWED BY: ZZ	PAGE: 2 OF 2

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SDAB2026-0163

EXPLANATION OF TERMINOLOGY AND SYMBOLS

1. **PRINCIPAL SOIL TYPE –** Major soil type

Material	Grain Size
Boulders	Larger than 300 mm
Cobbles	75 mm to 300 mm
Coarse Gravel	19 mm to 75 mm
Fine Gravel	4.75 mm to 19 mm
Coarse Sand	2 mm to 4.75 mm
Medium Sand	0.425 mm to 2 mm
Fine Sand	0.075 mm to 0.425 mm
Silt	0.002 to 0.075 mm
Clay	Smaller than 0.002 mm

2. **CONSISTENCY OF FINE-GRAINED SOILS** – Terms as per undrained shear strength and Standard Penetration Test (SPT), N value, for blows per 300 mm penetration (ASTM D1586).

Description	Undrained Shear Strength, C_u (kPa)	SPT-N Value
Very Soft	Less than 12	Less than 2
Soft	12 to 25	2 to 4
Firm	25 to 50	4 to 8
Stiff	50 to 100	8 to 15
Very Stiff	100 to 200	15 to 30
Hard	Over 200	Over 30

3. **MINOR SOIL TYPE -** Weight of minor component

Descriptor	Percent
and	35 to 50
y / ey	20 to 35
some	10 to 20
trace	1 to 10

4. **RELATIVE DENSITY OF COARSE-GRAINED SOILS** – The following terms are used relative to Standard Penetration Test (SPT), N value, for blows per 300 mm penetration (ASTM D1586).

Description	SPT-N Value
Very Loose	Less than 4
Loose	4 to 10
Compact	10 to 30
Dense	30 to 50
Very Dense	Over 50

5. **TYPICAL SEDIMENTARY BEDROCK TYPES AND CLASSIFICATION** – The following terms are based on visual inspection and field / laboratory identification tests.

Characteristic	Sandstone	Mudrocks			
		Siltstone	Mudstone	Clayshale	Claystone
Composition	>50% Sand $CaCO_3$ or silica binder. Use weak acid to test for $CaCO_3$.	>50% Silt	33% to 66% Silt & 33% to 66% Clay	>50% Clay & <33% Silt	
Bedding	Banding possible Non- Fissile Wackes – dirty sandstone matrix (>15% clay)	Non-Fissile & Non-laminated	Non-Fissile & Non-laminated	Fissile	Non-Fissile

Definitions

Fissile Breaks apart on bedding planes, not fractures.
Shale Only used to describe a fissile clay mudrock.
Slate Hard mudstone exposed to high pressure and temperature.
Limestone Sedimentary rock (i.e. particles) formed from calcium carbonate minerals from skeletal fragments of marine organisms such as coral. Particles generally too small to see with eye.

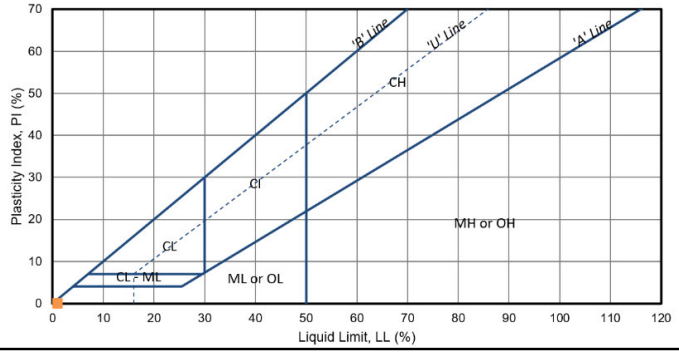
EXPLANATION OF TERMINOLOGY AND SYMBOLS

MODIFIED UNIFIED CLASSIFICATION SYSTEM FOR SOILS

MAJOR DIVISION			GROUP SYMBOL	GRAPH SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA	
COARSE GRAINED SOILS (MORE THAN HALF BY WEIGHT LARGER THAN NO. 200 SIEVE)	GRAVELS MORE THAN HALF COARSE GRAINS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)	GW		WELL GRADED GRAVELS, GRAVEL-SAND MIXTURE, LITTLE OR NO FINES	$C_U = \frac{D_{60}}{D_{10}}$ ≥ 4 AND Cc = $\frac{(D_{30})^2}{D_{10} \times D_{60}}$ = 1 to 3	
			GP		POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS	
		DIRTY GRAVELS (WITH SOME FINES)	GM		SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12%	ATTERBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4
			GC		CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES		ATTERBERG LIMITS ABOVE "A" LINE AND P.I. GREATER THAN 7
	SANDS MORE THAN HALF FINE GRAINS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)	SW		WELL GRADED SANDS, GRAVELLY SANDS WITH LITTLE OR NO FINES	$C_U = \frac{D_{60}}{D_{10}}$ ≥ 6 AND Cc = $\frac{(D_{30})^2}{D_{10} \times D_{60}}$ = 1 to 3	
			SP		POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS	
		DIRTY SANDS (WITH SOME FINES)	SM		SILTY SANDS, SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12%	ATTERBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4
			SC		CLAYEY SANDS, SAND-CLAY MIXTURES		ATTERBERG LIMITS ABOVE "A" LINE AND P.I. GREATER THAN 7
FINE-GRAINED SOILS (MORE THAN HALF BY WEIGHT PASSES NO. 200 SIEVE)	SILTS BELOW "A" LINE NEGLIGIBLE ORGANIC CONTENT	W_L < 50%	ML		INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	CLASSIFICATION IS BASED UPON PLASTICITY CHART (SEE BELOW)	
		W_L > 50%	MH		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS, FINE SANDY OR SILTY SOILS		
	CLAYS ABOVE "A" LINE NEGLIGIBLE ORGANIC CONTENT	W_L < 30%	CL		INORGANIC CLAYS OF LOW PLASTICITY, GRAVELLY, SANDY, OR SILTY SOILS		
		30% < W_L < 50%	CI		INORGANIC CLAYS OF MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS		
		W_L > 50%	CH		INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS		
	ORGANIC SILTS & CLAYS BELOW "A" LINE	W_L < 50%	OL		ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW AND MEDIUM PLASTICITY		
		W_L > 50%	OH		ORGANIC CLAYS OF HIGH PLASTICITY, ORGANIC SILTS		
HIGHLY ORGANIC SOILS			Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS	STRONG COLOR OR ODOR, AND OFTEN FIBROUS TEXTURE	

NOTES ON SOIL CLASSIFICATION AND DESCRIPTION:

1. Soil are classified and described according to their engineering properties and behaviour.
2. Boundary classification for soil with characteristics of two groups are given combined group symbols (e.g. GW-GC is a well graded gravel sand mixture with clay binder between 5 and 12%).
3. Soil classification is in accordance with the Unified Soil Classification System (ASTM D2487) with the exception that an inorganic clay of medium plasticity (CI) is recognized.
4. The use of modifying adjectives may be employed to define the estimated percentage range of minor components.

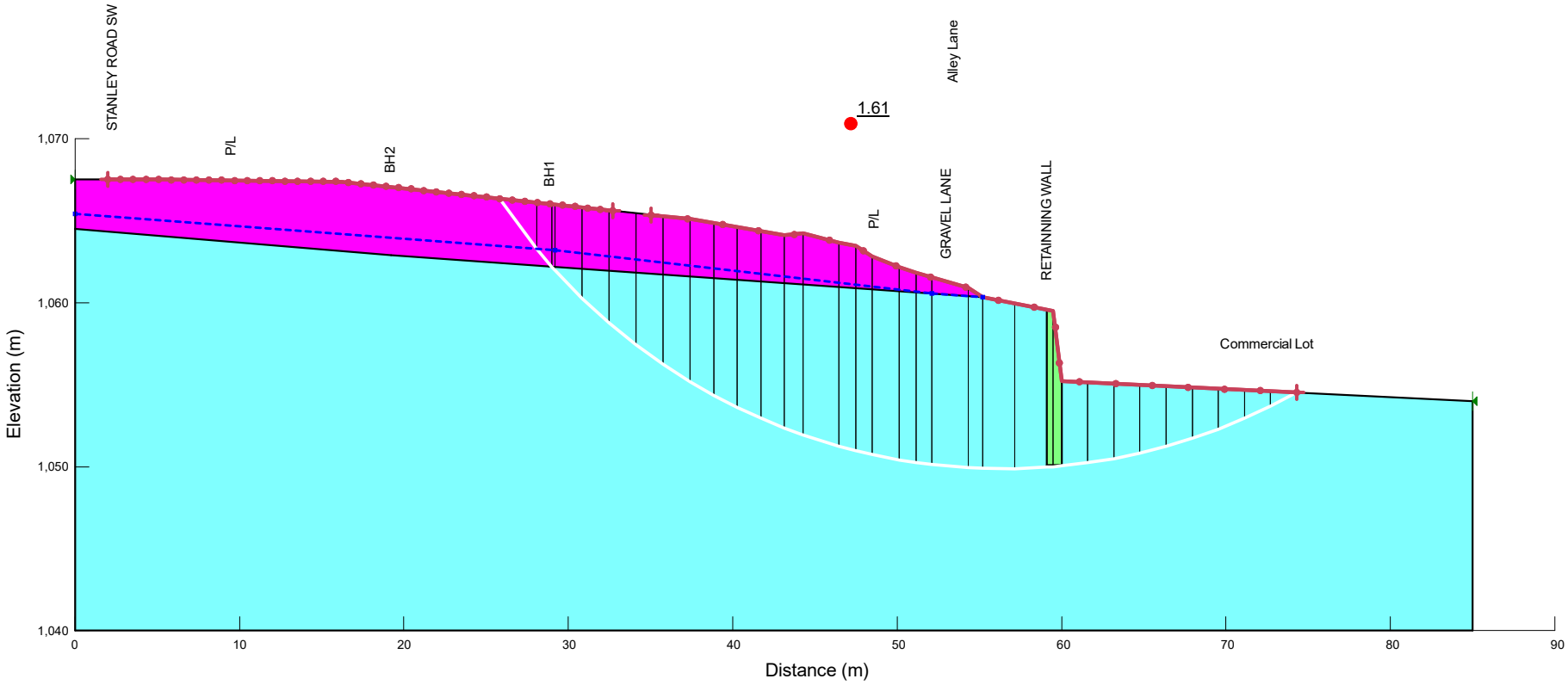


APPENDIX B

Slope Stability Analysis Results
PGA from 2020 National Building Code of Canada Seismic Hazard Tool
Soil Test Results

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Retaining Wall	High Strength	21				1
	Silt	Mohr-Coulomb	18.5	0	24	0	1
	Till	Mohr-Coulomb	19	0	28	0	1



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CROSS SECTION AA' - LONG TERM WITH EXISTING CONDITION

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

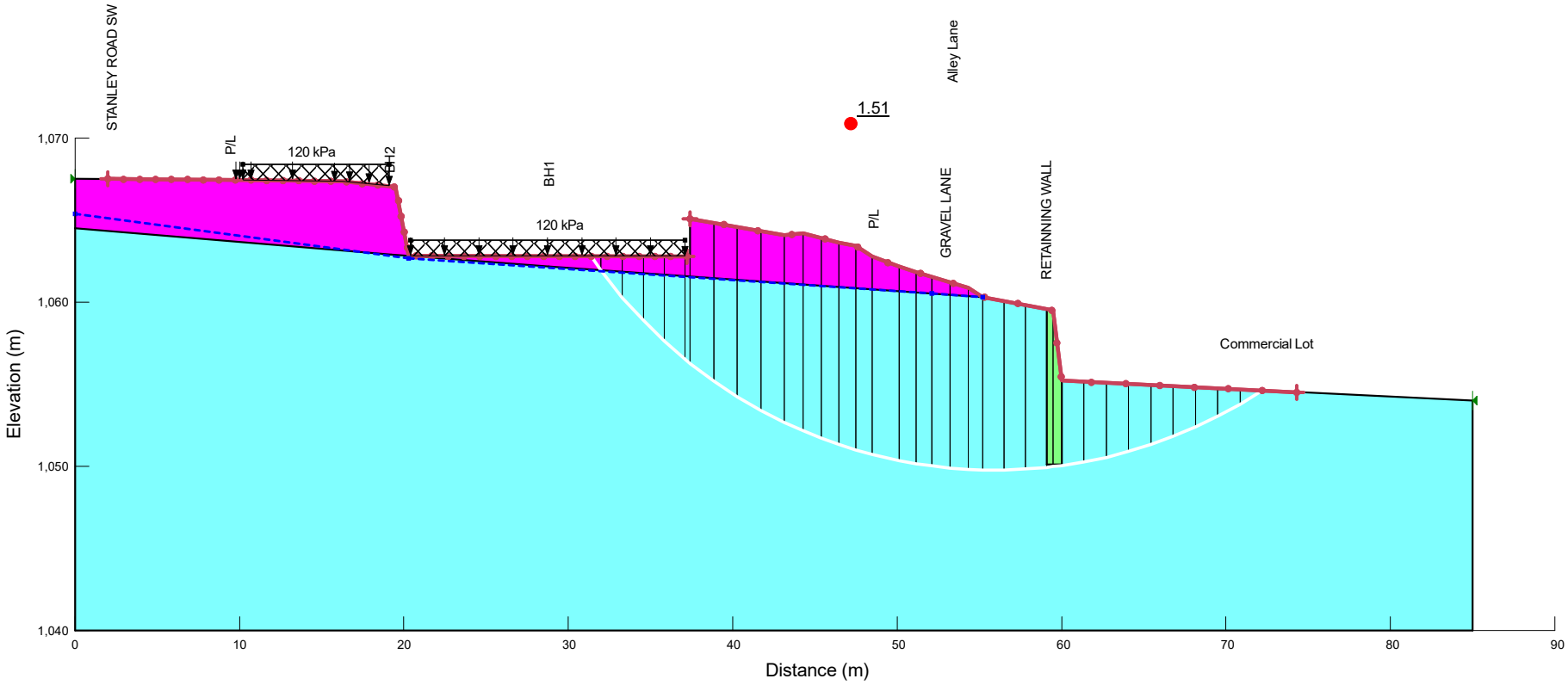
DATE: SEPTEMBER 5, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A1

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Retaining Wall	High Strength	21				1
	Silt	Mohr-Coulomb	18.5	0	24	0	1
	Till	Mohr-Coulomb	19	0	28	0	1



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CROSS SECTION AA' - LONG TERM WITH NEW BUILDING

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

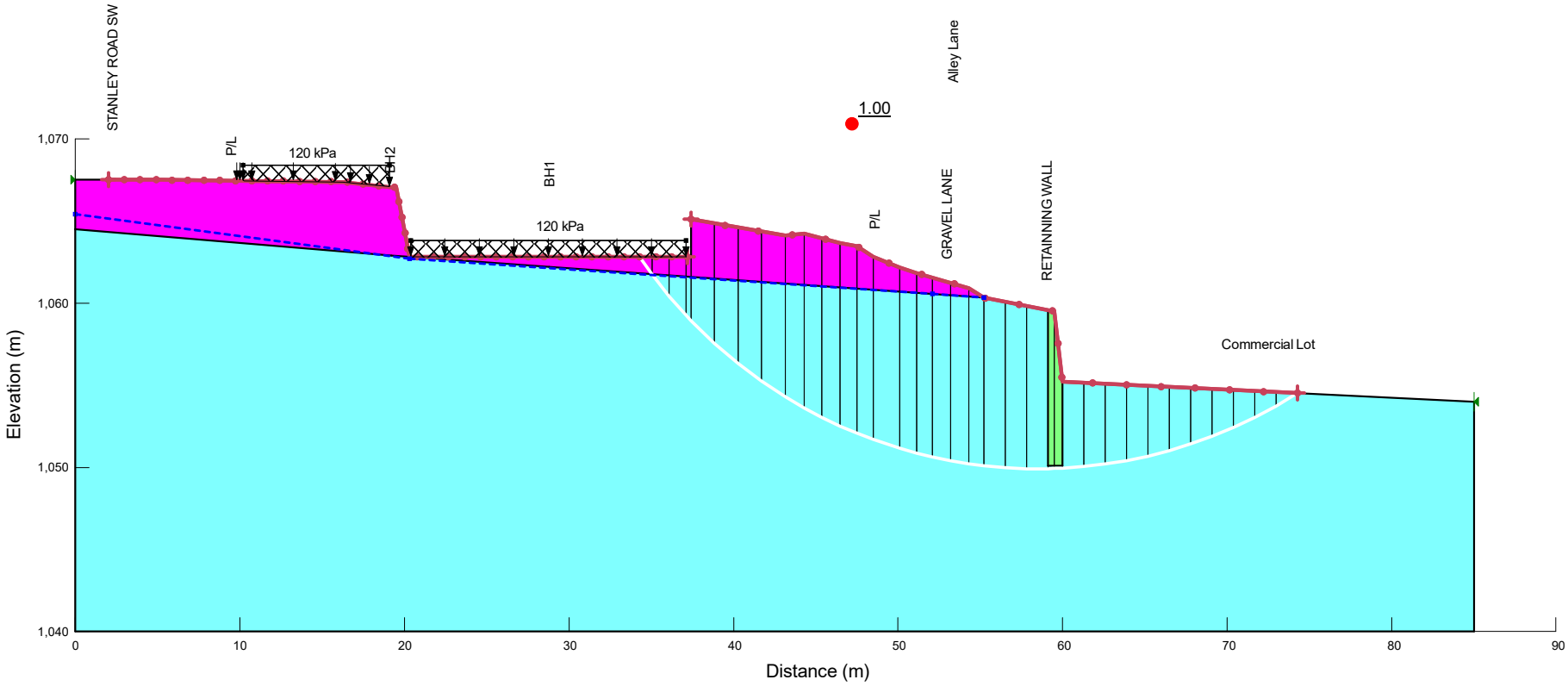
DATE: SEPTEMBER 5, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A2

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Cohesion R (kPa)	Phi R (°)	Piezometric Surface
	Retaining Wall	High Strength	21						1
	Silt	Mohr-Coulomb	18.5	0	24	0	40	0	1
	Till	Mohr-Coulomb	19	0	28	0	80	0	1



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CROSS SECTION AA' - NEW BUILDING UNDER SEISMIC CONDITION

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

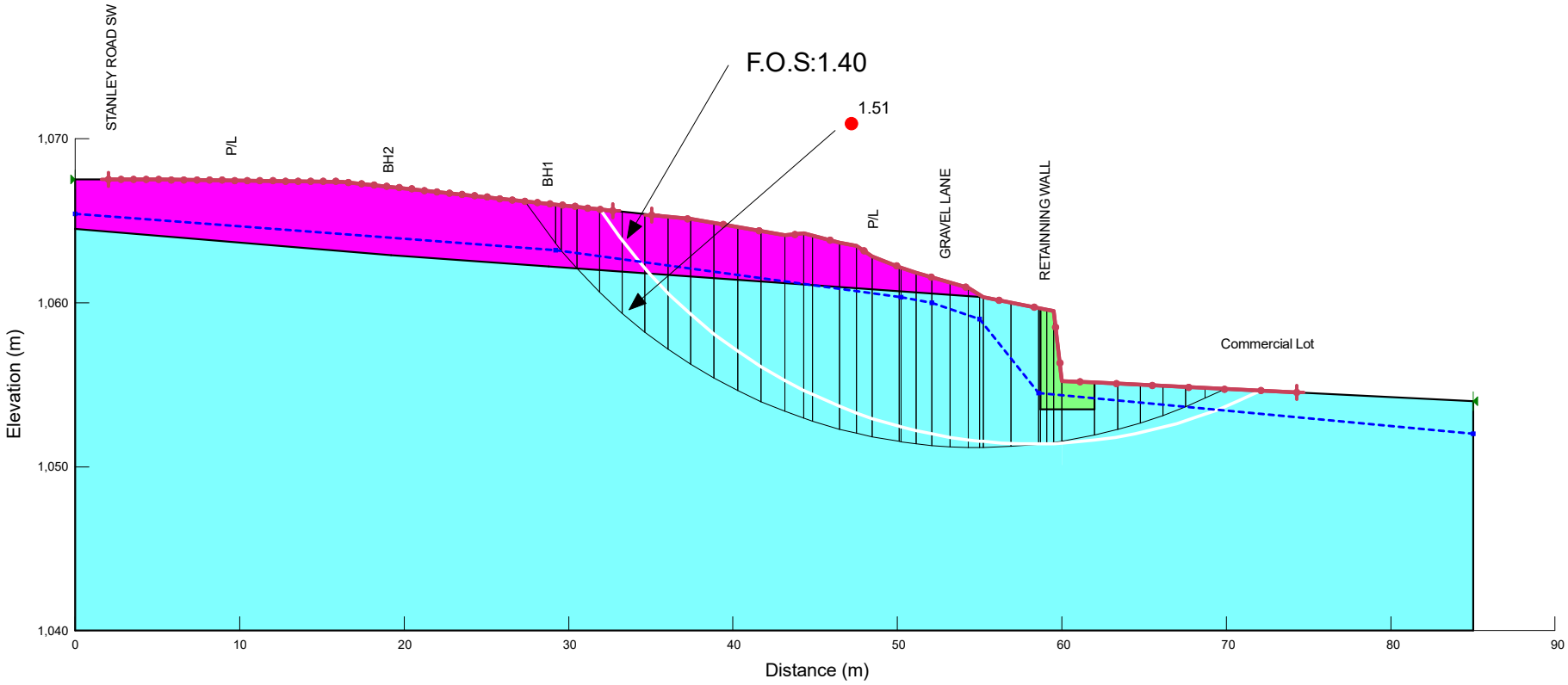
DATE: SEPTEMBER 5, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A3

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Retaining Wall	High Strength	21				1
	Silt	Mohr-Coulomb	18.5	0	24	0	1
	Till	Mohr-Coulomb	19	3	28	0	1



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CROSS SECTION AA' - LONG TERM WITH EXISTING CONDITION

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

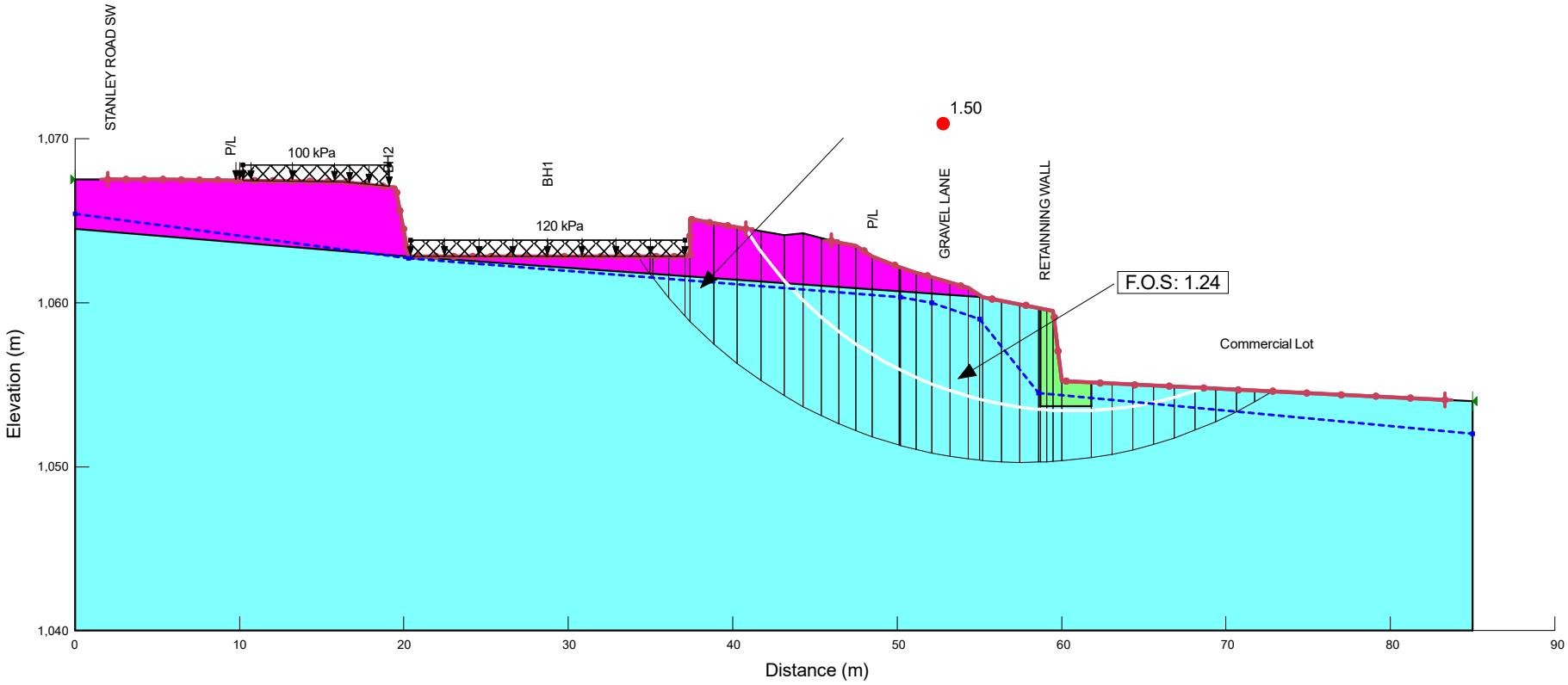
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PROJECT NUMBER: PGE25-255

FIGURE: A4

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Retaining Wall	High Strength	21				1
	Silt	Mohr-Coulomb	18.5	0	24	0	1
	Till	Mohr-Coulomb	19	3	28	0	1



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CROSS SECTION AA' - LONG TERM WITH NEW BUILDING

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

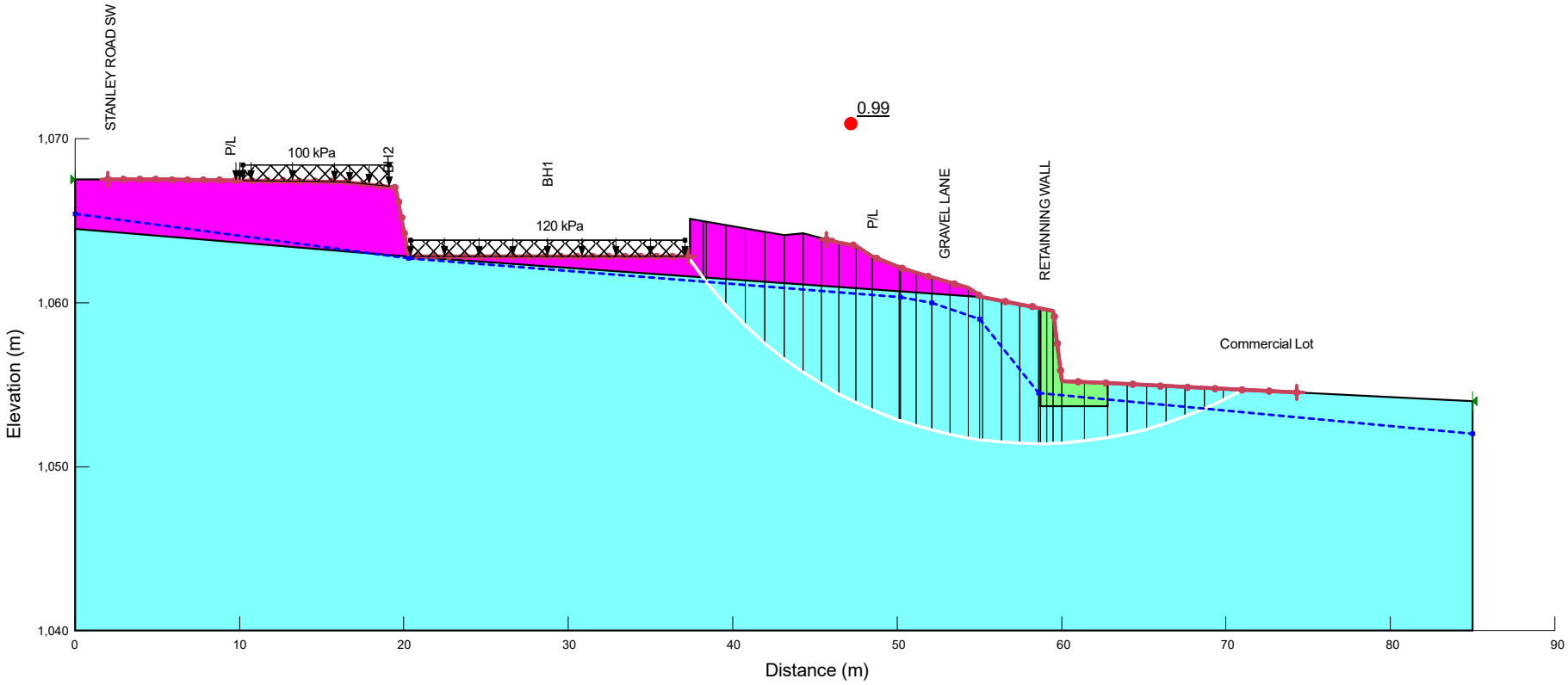
DATE: SEPTEMBER 5, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A5

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Cohesion R (kPa)	Phi R (°)	Piezometric Surface
	Retaining Wall	High Strength	21						1
	Silt	Mohr-Coulomb	18.5	0	24	0	40	0	1
	Till	Mohr-Coulomb	19	3	28	0	80	0	1



PrairieGEO Engineering

CROSS SECTION AA' - NEW BUILDING UNDER SEISMIC LOAD

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

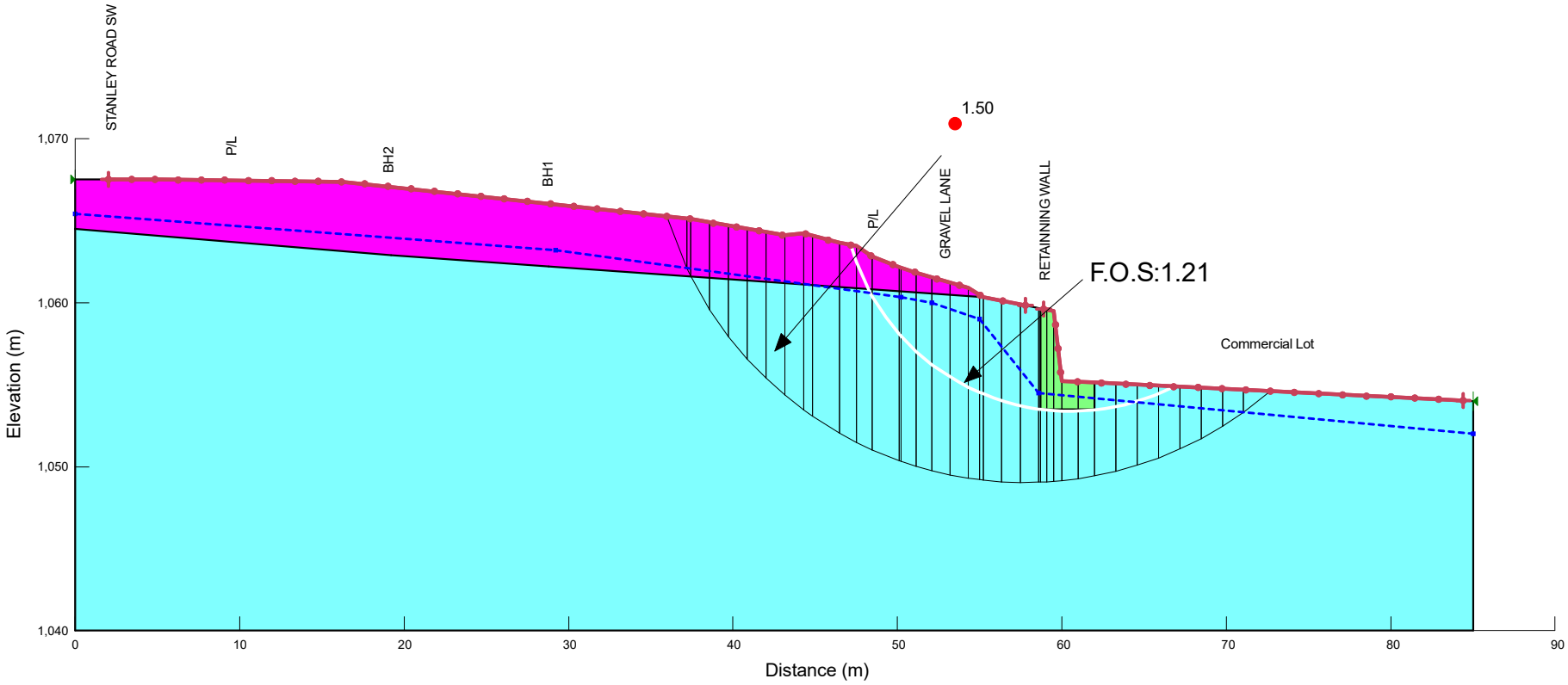
DATE: SEPTEMBER 5, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A6

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Retaining Wall	High Strength	21				1
	Silt	Mohr-Coulomb	18.5	0	24	0	1
	Till	Mohr-Coulomb	19	3	28	0	1



PrairieGEO Engineering

CROSS SECTION AA' - LONG TERM WITH EXISTING CONDITION

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

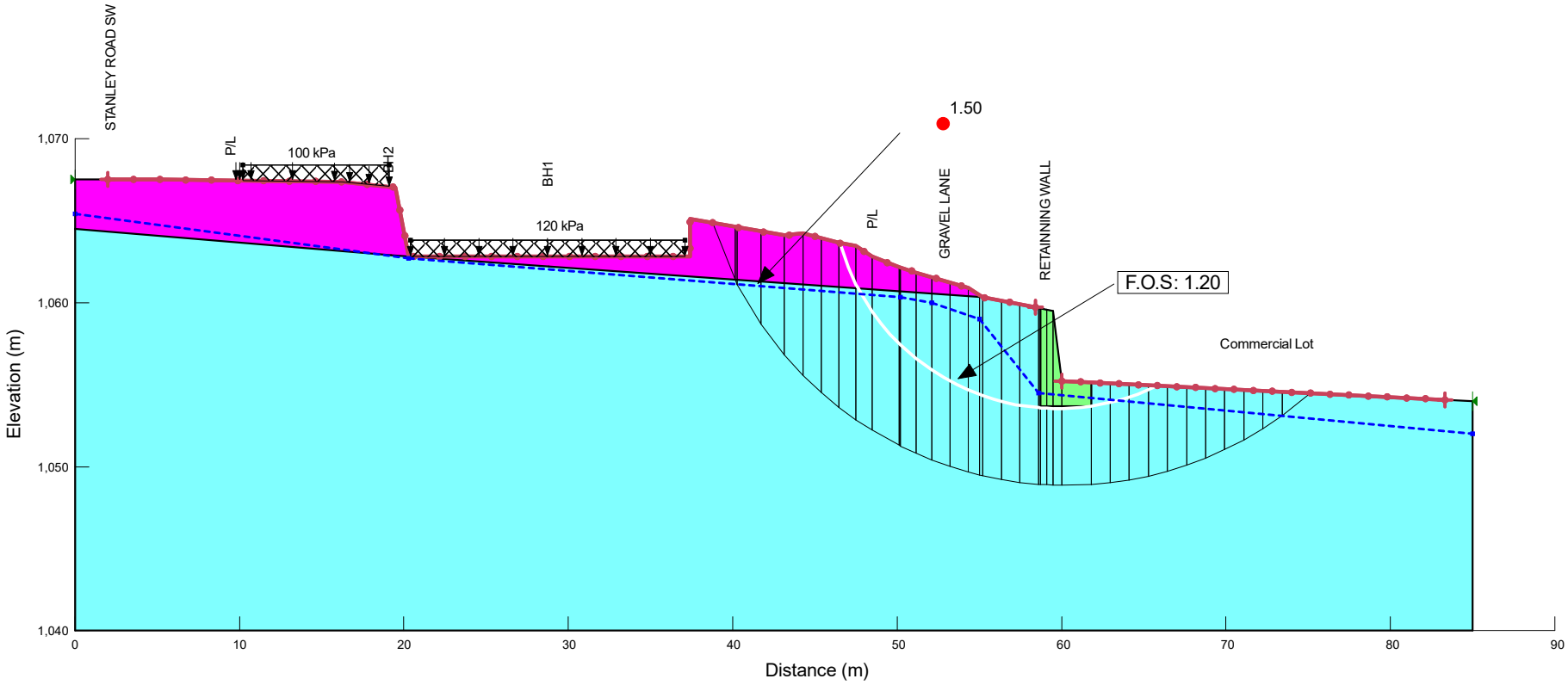
DATE: SEPTEMBER 5, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A7

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Retaining Wall	High Strength	21				1
	Silt	Mohr-Coulomb	18.5	0	24	0	1
	Till	Mohr-Coulomb	19	3	28	0	1



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CROSS SECTION AA' - LONG TERM WITH NEW BUILDING

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

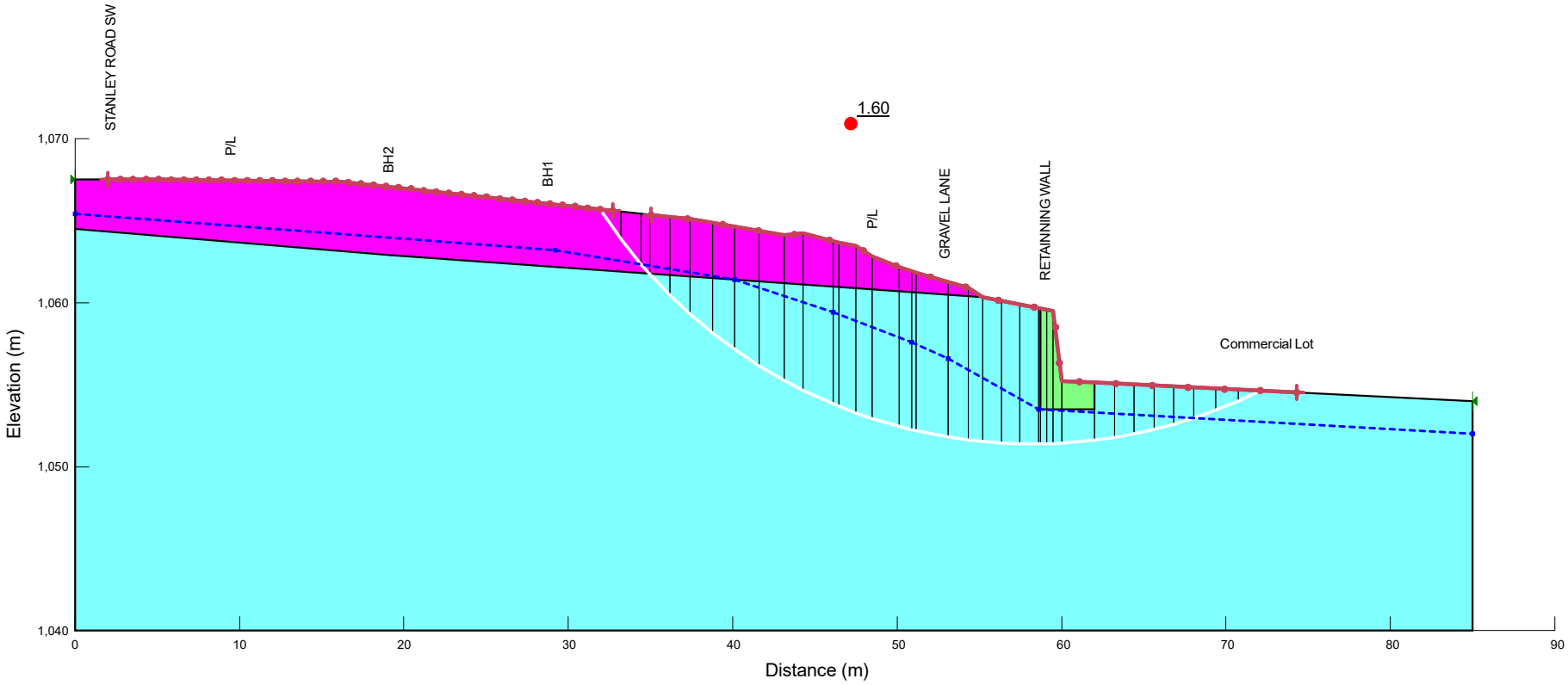
DATE: SEPTEMBER 5, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A8

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Retaining Wall	High Strength	21				1
	Silt	Mohr-Coulomb	18.5	0	24	0	1
	Till	Mohr-Coulomb	19	3	28	0	1



PrairieGEO Engineering

CROSS SECTION AA' - LONG TERM WITH EXISTING CONDITION

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

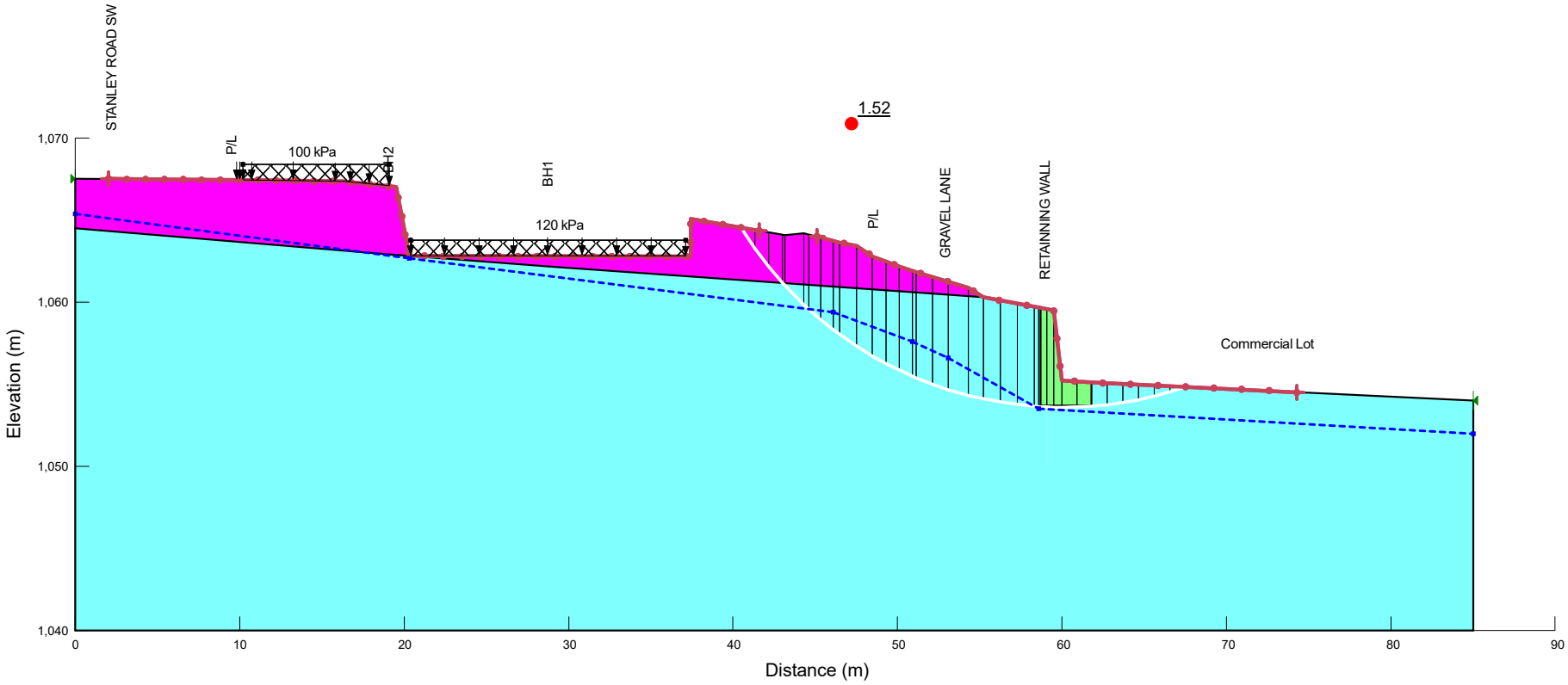
DATE: OCTOBER 6, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A9

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Retaining Wall	High Strength	21				1
	Silt	Mohr-Coulomb	18.5	0	24	0	1
	Till	Mohr-Coulomb	19	3	28	0	1



PrairieGEO Engineering

CROSS SECTION AA' - LONG TERM WITH NEW BUILDING

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

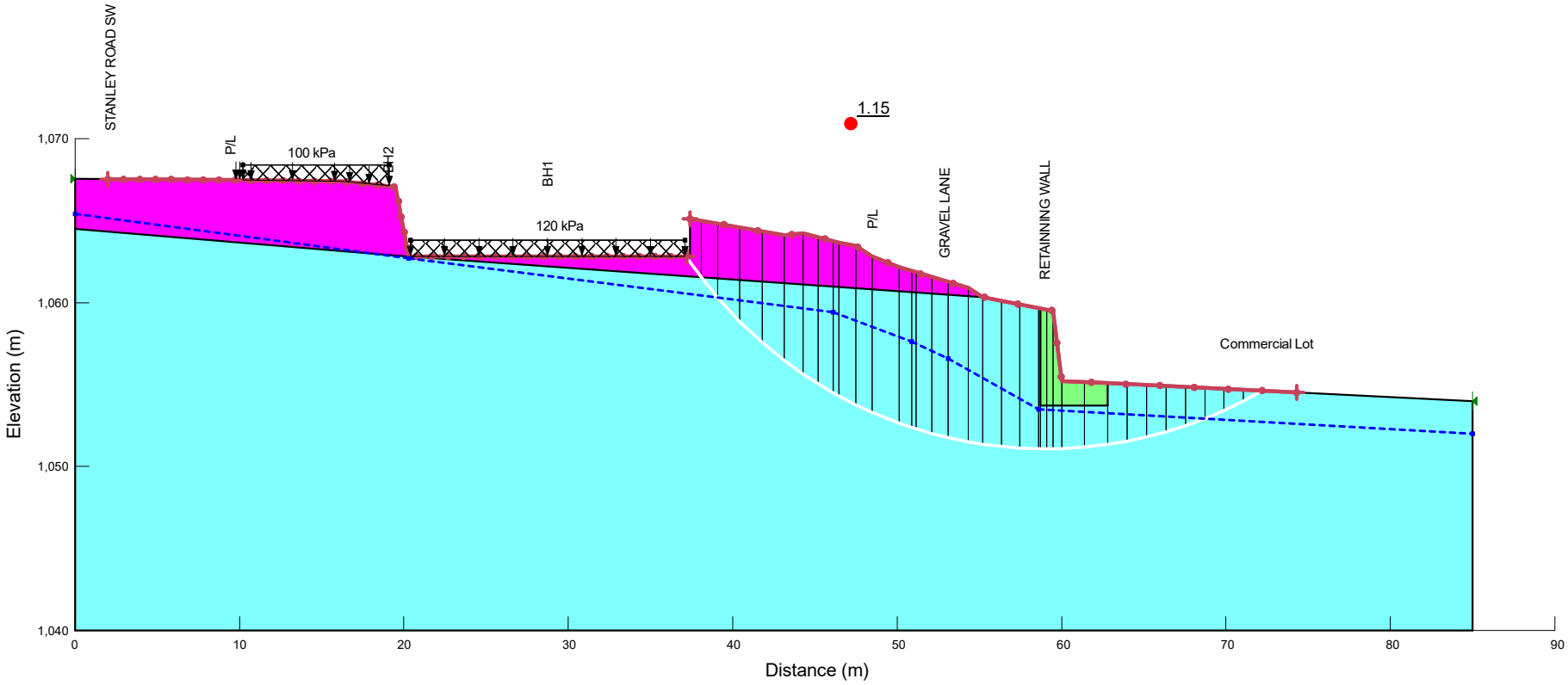
DATE: OCTOBER 6, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A10

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Cohesion R (kPa)	Phi R (°)	Piezometric Surface
	Retaining Wall	High Strength	21						1
	Silt	Mohr-Coulomb	18.5	0	24	0	40	0	1
	Till	Mohr-Coulomb	19	3	28	0	80	0	1



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CROSS SECTION AA' - NEW BUILDING UNDER SEISMIC LOAD

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

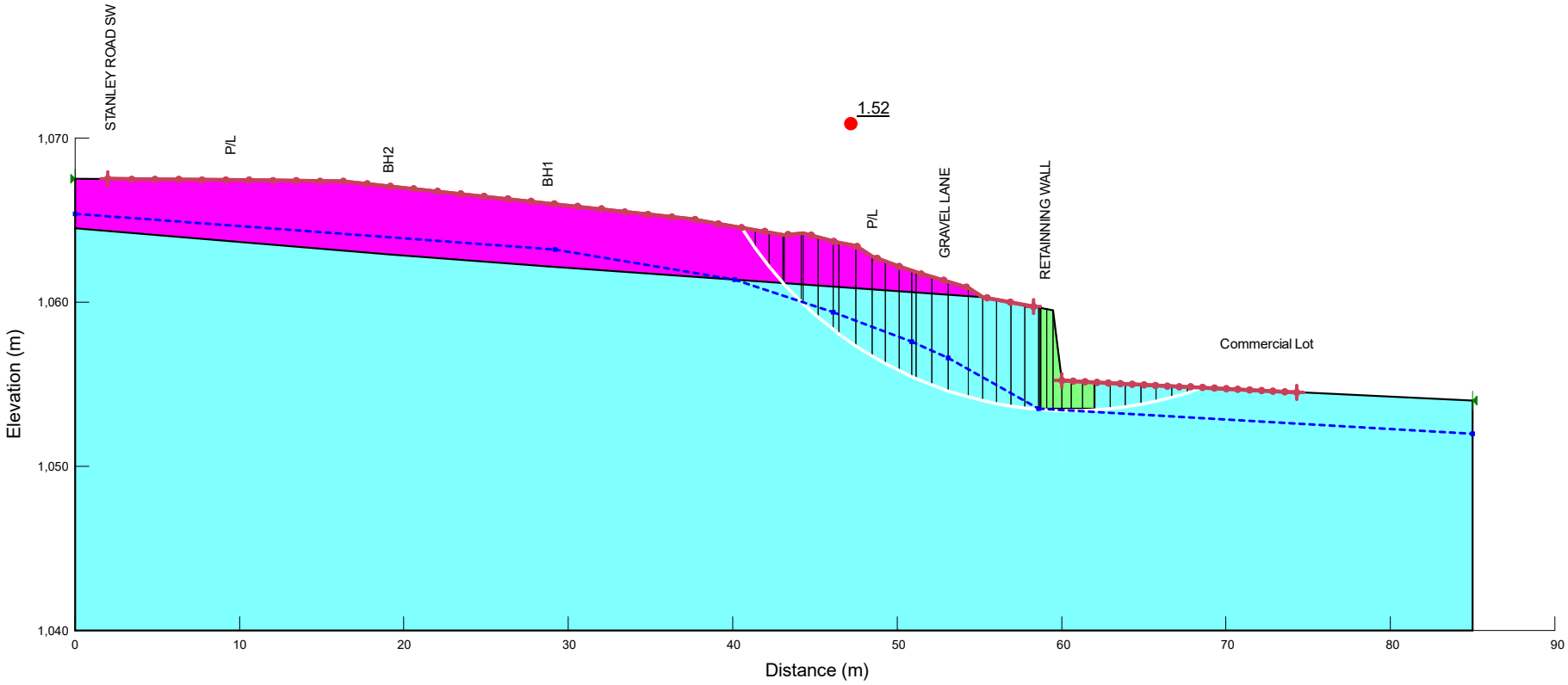
DATE: OCTOBER 6, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A11

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Retaining Wall	High Strength	21				1
	Silt	Mohr-Coulomb	18.5	0	24	0	1
	Till	Mohr-Coulomb	19	3	28	0	1



PrairieGEO Engineering

CROSS SECTION AA' - LONG TERM WITH EXISTING CONDITION

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

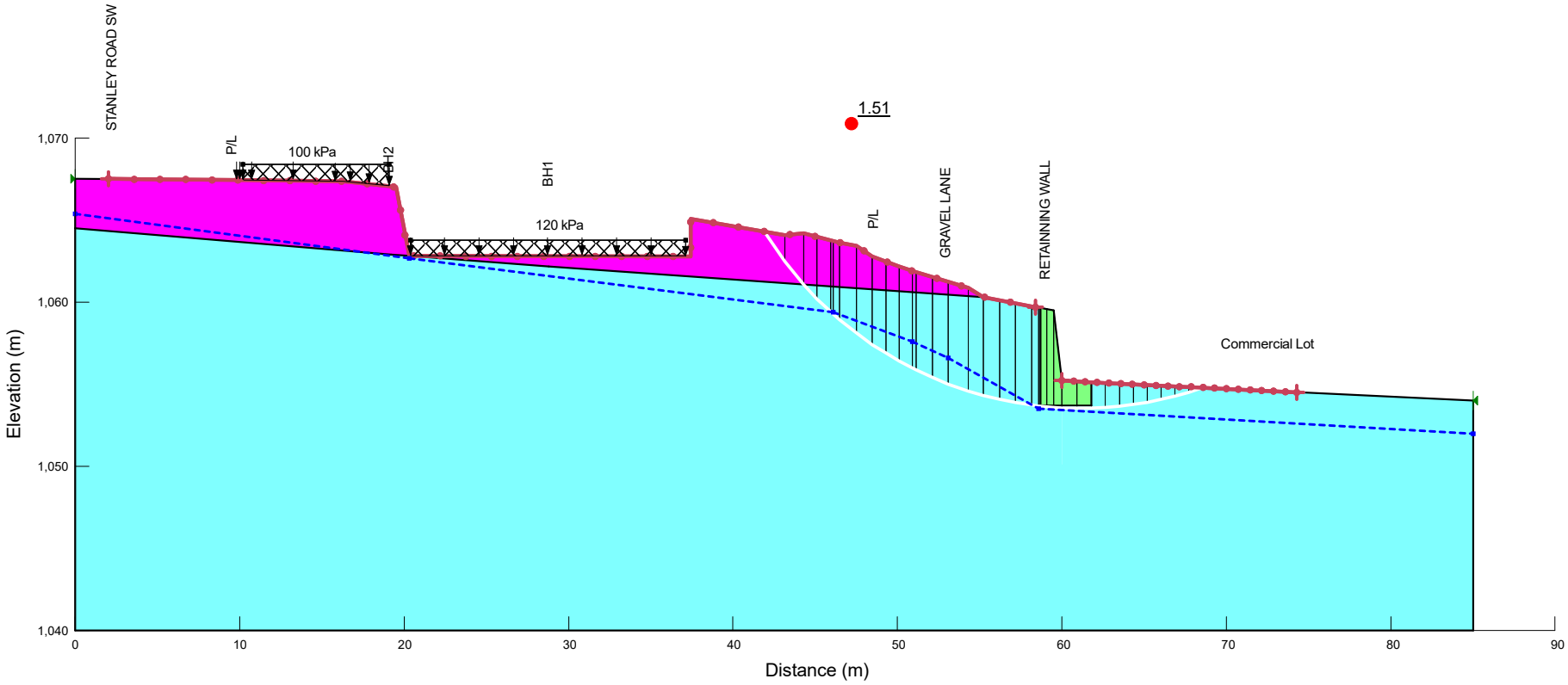
DATE: OCTOBER 6, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A12

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Retaining Wall	High Strength	21				1
	Silt	Mohr-Coulomb	18.5	0	24	0	1
	Till	Mohr-Coulomb	19	3	28	0	1



PrairieGEO Engineering

CROSS SECTION AA' - LONG TERM WITH NEW BUILDING

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

DATE: OCTOBER 6, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A13

SDAB2026-0163

PrairieGEO Engineering

95 SOIL MOISTURE CONTENT WORKSHEET

PROJECT: Proposed Multi-Residential Development

NUMBER: PGE25-255 **DATE** August 18, 2025

BH	DEPTH (m)	1	2	3	4	5	6	7
#	Wt. Sample Wet + Tare	159.7 g	133.8 g	162.0 g	178.7 g	184.7 g	161.3 g	154.0 g
	Wt. Sample Dry + Tare	139.8 g	115.5 g	141.1 g	148.7 g	159.6 g	137.4 g	145.8 g
	Wt. Water	19.9 g	18.3 g	20.9 g	30.0 g	25.1 g	23.9 g	8.2 g
1	Tare Container	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g
	Wt. Dry Soil	136.3 g	112.0 g	137.6 g	145.2 g	156.1 g	133.9 g	142.3 g
	Moisture Content	14.6%	16.3%	15.2%	20.7%	16.1%	17.9%	5.8%

BH	DEPTH (m)	8	9	10	11	12		
#	Wt. Sample Wet + Tare	164.3 g	126.3 g	136.3 g	147.7 g	160.6 g		
	Wt. Sample Dry + Tare	156.2 g	118.7 g	128.2 g	140.6 g	152.4 g		
	Wt. Water	8.1 g	7.6 g	8.1 g	7.1 g	8.2 g		
1	Tare Container	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g		
	Wt. Dry Soil	152.7 g	115.2 g	124.7 g	137.1 g	148.9 g		
	Moisture Content	5.3%	6.6%	6.5%	5.2%	5.5%		

BH	DEPTH (m)	1	2	3	4	5	6	7
#	Wt. Sample Wet + Tare	156.2 g	150.7 g	177.1 g	168.8 g	174.7 g	174.2 g	161.2 g
	Wt. Sample Dry + Tare	137.6 g	131.7 g	155.2 g	147.0 g	148.1 g	147.0 g	137.0 g
	Wt. Water	18.6 g	19.0 g	21.9 g	21.8 g	26.6 g	27.2 g	24.2 g
2	Tare Container	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g
	Wt. Dry Soil	134.1 g	128.2 g	151.7 g	143.5 g	144.6 g	143.5 g	133.5 g
	Moisture Content	13.9%	14.8%	14.4%	15.2%	18.4%	19.0%	18.1%

BH	DEPTH (m)	8	9	10	11	12	13	14
#	Wt. Sample Wet + Tare	189.6 g	176.9 g	203.6 g	198.4 g	189.6 g	201.2 g	191.2 g
	Wt. Sample Dry + Tare	156.6 g	153.4 g	172.2 g	170.4 g	162.4 g	172.6 g	165.1 g
	Wt. Water	33.0 g	23.5 g	31.4 g	28.0 g	27.2 g	28.6 g	26.1 g
2	Tare Container	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g
	Wt. Dry Soil	153.1 g	149.9 g	168.7 g	166.9 g	158.9 g	169.1 g	161.6 g
	Moisture Content	21.6%	15.7%	18.6%	16.8%	17.1%	16.9%	16.2%

BH	DEPTH (m)	15						
#	Wt. Sample Wet + Tare	198.3 g						
	Wt. Sample Dry + Tare	170.0 g						
	Wt. Water	28.3 g						
2	Tare Container	3.6 g						
	Wt. Dry Soil	166.5 g						
	Moisture Content	17.0%						

BH	DEPTH (m)							
#	Wt. Sample Wet + Tare							
	Wt. Sample Dry + Tare							
	Wt. Water							
	Tare Container							
	Wt. Dry Soil							
	Moisture Content							

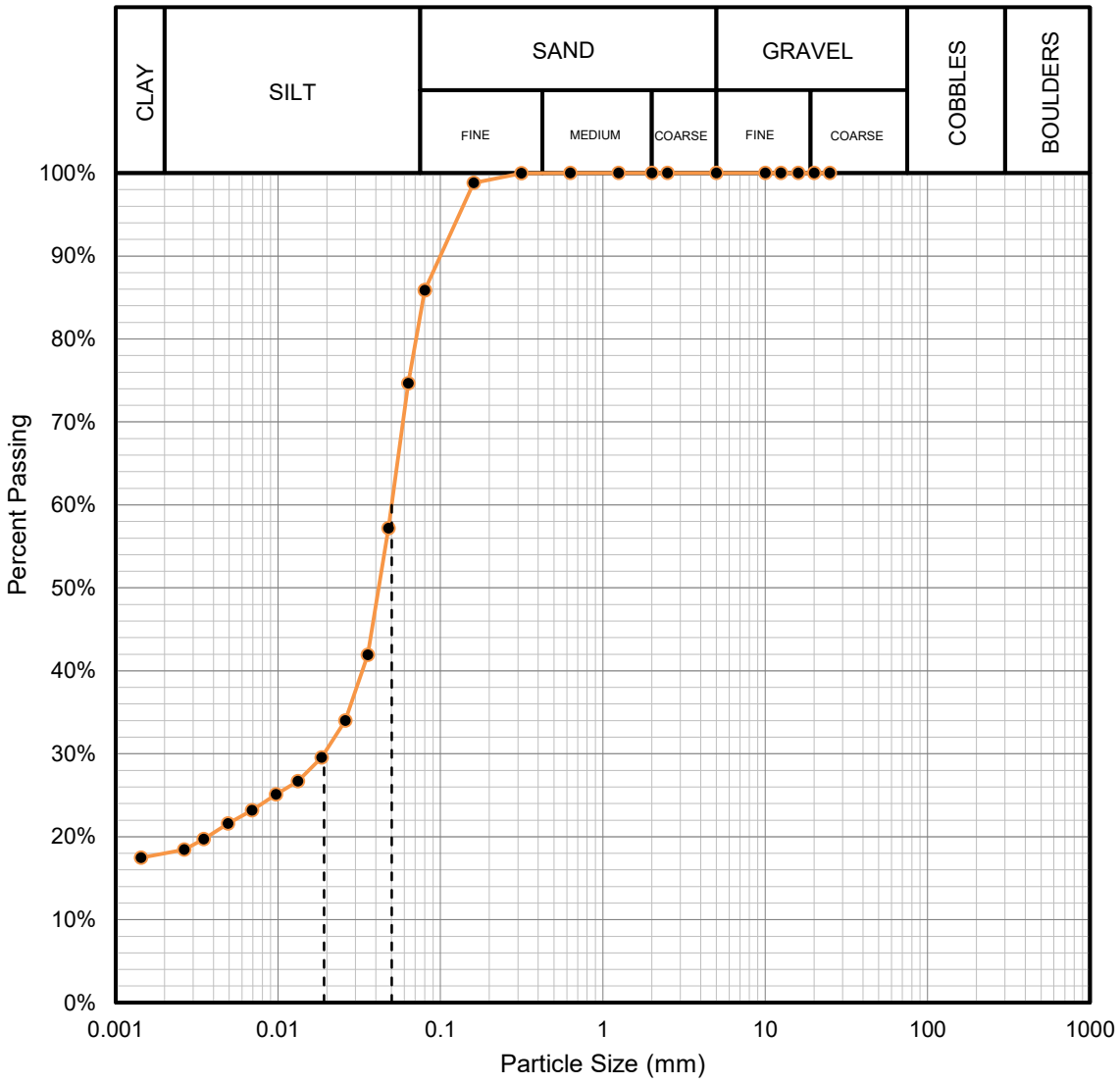
SDAB2026-0163

PARTICLE-SIZE ANALYSIS

ASTM D422

PrairieGEO Engineering

PROJECT:	Proposed Multi-Residential Development	**SAMPLE DATE:**	August 15, 2025
PROJECT#:	PGE25-255	**TEST DATE:**	August 20, 2025
CLIENT:	GLS Consulting Inc.	**SAMPLE ID:**	1G13
SOIL DESCRIPTION:	silt, some clay, some sand	**DEPTH:**	10.0 m



SUMMARY OF RESULTS		
	Gravel	0.0%
	Sand	17.2%
	Silt	64.8%
	Clay	18.0%

GRAIN SIZE		
	D_{10}	---
	D_{30}	0.0192 mm
	D_{60}	0.0501 mm

COEFFICIENTS		
	Coefficient of Uniformity, C_U	---
	Coefficient of Curvature, C_C	---

TECH: AC
CHECKED: SB
1 of 1

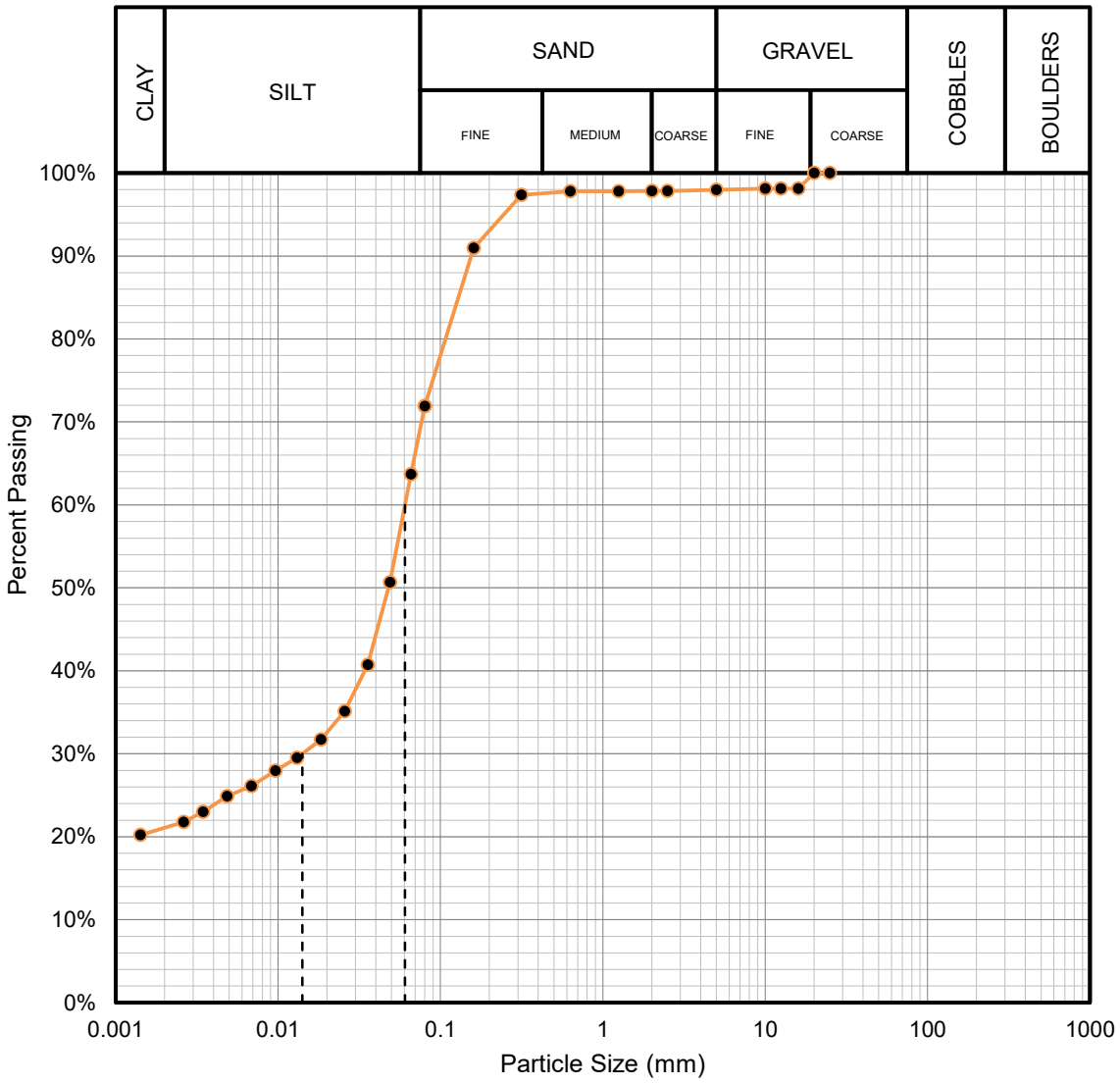
SDAB2026-0163

PARTICLE-SIZE ANALYSIS

ASTM D422

PrairieGEO Engineering

PROJECT:	Proposed Multi-Residential Development	**SAMPLE DATE:**	August 15, 2025
PROJECT#:	PGE25-255	**TEST DATE:**	August 20, 2025
CLIENT:	GLS Consulting Inc.	**SAMPLE ID:**	2G1
SOIL DESCRIPTION:	silt, sandy, clayey, trace gravel	**DEPTH:**	1.0 m



SUMMARY OF RESULTS		
	Gravel	2.0%
	Sand	28.8%
	Silt	48.1%
	Clay	21.1%

GRAIN SIZE		
	D_{10}	---
	D_{30}	0.0141 mm
	D_{60}	0.0605 mm

COEFFICIENTS		
	Coefficient of Uniformity, C_U	---
	Coefficient of Curvature, C_C	---

TECH: AC
CHECKED: SB
1 of 1

SDAB2026-0163

LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX

ASTM D4318 - Method A: Multi-Point

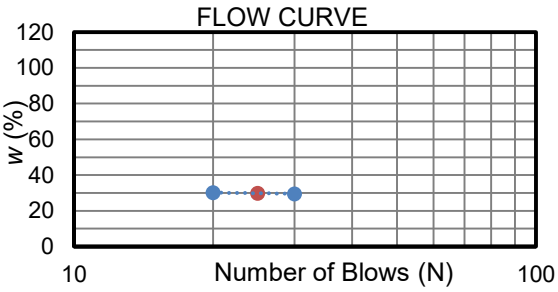
PrairieGEO Engineering

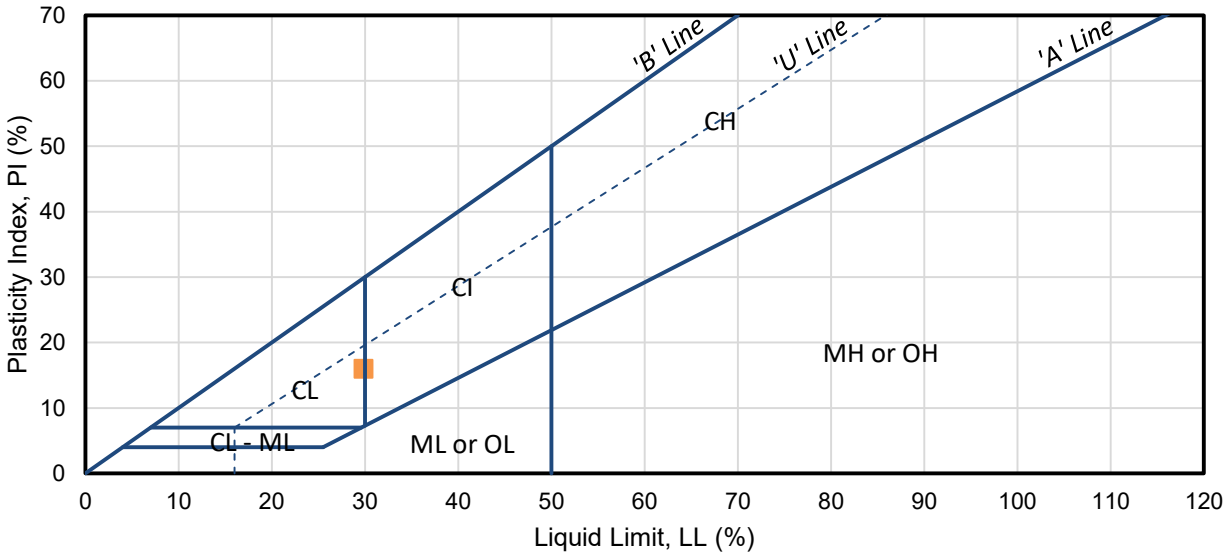
PROJECT:	Proposed Multi-Residential Development	**SAMPLE DATE:**	August 15, 2025
PROJECT#:	PGE25-255	**TEST DATE:**	August 20, 2025
CLIENT:	GLS Consulting Inc.	**SAMPLE ID:**	1G3
SOIL DESCRIPTION:	Clay Till, tr. Sand (CL)	**DEPTH:**	2.5 m

PROCEDURE USED: Wet Preparation - Method A: Multi-Point

	AS RECEIVED	PLASTIC LIMIT				LIQUID LIMIT			
		1	2	3	4	1	2	3	4
Number of blows, N						30	20		
Container Number	1	1	2	3		1	2		
Tare Container, M_C (g)	236.9	3.742	3.749	3.774		3.744	3.374		
Wet Sample + Tare, M_{CMS} (g)	695.9	4.422	4.314	4.557		30.214	33.660		
Dry Sample + Tare, M_{CDS} (g)	634.7	4.338	4.244	4.459		24.176	26.635		
Dry Sample, M_S (g)	397.8	0.596	0.495	0.685		20.432	23.261		
Water, M_W (g)	61.2	0.084	0.070	0.098		6.038	7.025		
Moisture Content, w (%)	15.4	14.1	14.1	14.3		29.6	30.2		

Plastic Limit, PL or w_P (%)	14
Liquid Limit, LL or w_L (%)	30
Plasticity Index, PI (%)	16
MUSCS Classification	CL





TECH: AC
CHECKED: SB

SDAB2026-0163

LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX

ASTM D4318 - Method A: Multi-Point

PrairieGEO Engineering

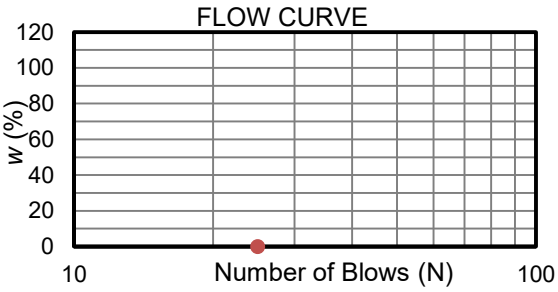
PROJECT:	Proposed Multi-Residential Development	**SAMPLE DATE:**	August 15, 2025
PROJECT#:	PGE25-255	**TEST DATE:**	August 20, 2025
CLIENT:	GLS Consulting Inc.	**SAMPLE ID:**	2G1
SOIL DESCRIPTION:	Silt, Sandy, Clayey, Tr. Gravel (ML)	**DEPTH:**	1.0 m

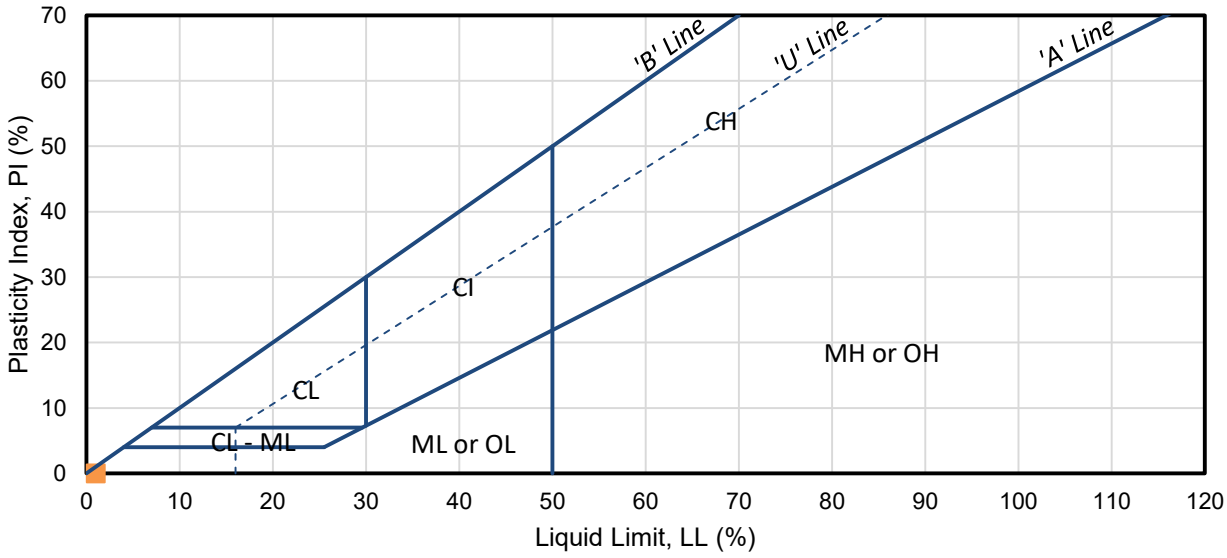
PROCEDURE USED: Wet Preparation - Method A: Multi-Point

	AS RECEIVED	PLASTIC LIMIT				LIQUID LIMIT			
		1	2	3	4	1	2	3	4
Number of blows, N									
Container Number	1								
Tare Container, M_C (g)	387.4								
Wet Sample + Tare, M_{CMS} (g)	9[illegible]5								
Dry Sample + Tare, M_{CDS} (g)	91[illegible]60								
Dry Sample, M_S (g)	527.200								
Water, M_W (g)	72.900								
Moisture Content, w (%)	13.8								

NON-PLASTIC

Plastic Limit, PL or w_P (%)	
Liquid Limit, LL or w_L (%)	
Plasticity Index, PI (%)	
MUSCS Classification	





TECH: AC
CHECKED: SB

SDAB2026-0163

PrairieGEO Engineering

WATER-SOLUBLE SULPHATE IN SOIL

ASTM C1580

PROJECT: Proposed Multi-Residential Development
PROJECT#: PGE25-255
CLIENT: GLS Consulting Inc.

SAMPLE DATE: August 15, 2025
TEST DATE: August 21, 2025

Test Hole:	1	Test Hole:	2
Sample #:	1G3	Sample #:	2G1
Depth:	2.5 m	Depth:	1.0 m
Result (%):	0.061%	Result (%):	0.165%
Test Hole:		Test Hole:	
Sample #:		Sample #:	
Depth:		Depth:	
Result (%):		Result (%):	
Test Hole:		Test Hole:	
Sample #:		Sample #:	
Depth:		Depth:	
Result (%):		Result (%):	
Test Hole:		Test Hole:	
Sample #:		Sample #:	
Depth:		Depth:	
Result (%):		Result (%):	

Comments: Range of 0.061 to 0.165 percent. Sulphate Exposure Classification: S-3, Moderate

REQUIREMENTS FOR CONCRETE SUBJECTED TO SULPHATE ATTACK (CAN/CSA-A23.1:19)

EXPOSURE CLASSIFICATION	DEGREE OF EXPOSURE	WATER-SOLUBLE SULPHATE (SO_4) IN SOIL SAMPLE, %	SULPHATE (SO_4) IN GROUNDWATER SAMPLES, mg/L	MINIMUM SPECIFIED 56-DAY COMPRESSIVE STRENGTH, MPa	MAXIMUM WATER-CEMENTING MATERIAL RATIO	PORTLAND CEMENT TO BE USED
S-1	Very Severe	over 2.0	over 10,000	35	0.40	HS, HSb or HSe
S-2	Severe	0.20 to 2.0	1,500 to 10,000	32	0.45	HS, HSb or HSe
S-3	Moderate	0.1 to 0.2	150 to 1,500	30	0.50	MS, MSb, LH, HS, HSb or Hse

TECH: AC

CHECKED: SB

SDAB2026-0163

LIMITATIONS

General Terms and Conditions

SDAB2026-0163

PRAIRIEGEO ENGINEERING LTD.
GENERAL TERMS, CONDITIONS AND LIMITATIONS

The use of this attached report is subject to the following general terms and conditions.

1. **STANDARD OF CARE** - In the performance of professional services, PrairieGEO used the degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession practicing in the same or similar localities. No other warranty expressed or implied is made in any manner.

2. **INTERPRETATION OF THE REPORT** - The CLIENT recognizes that subsurface conditions will vary from those encountered at the location where borings, surveys, or explorations are made and that the data, interpretations and recommendation of PrairieGEO are based solely on the information available to him. Classification and identification of soils, rocks, geological units, contaminated materials and contaminant quantities will be based on commonly accepted practices in geotechnical or environmental consulting practice in this area. PrairieGEO will not be responsible for the interpretation by others of the information developed.

3. **SITE INFORMATION** - The CLIENT has agreed to provide all information with respect to the past, present and proposed conditions and use of the Site, whether specifically requested or not. The CLIENT acknowledged that in order for PrairieGEO to properly advise and assist the CLIENT, PrairieGEO has relied on full disclosure by the CLIENT of all matters pertinent to the Site investigation.

4. **COMPLETE REPORT** - The Report is of a summary nature and is not intended to stand alone without reference to the instructions given to PrairieGEO by the CLIENT, communications between PrairieGEO and the CLIENT, and to any other reports, writings or documents prepared by PrairieGEO for the CLIENT relative to the specific Site, all of which constitute the Report. The word "Report" shall refer to any and all of the documents referred to herein. In order to properly understand the suggestions, recommendations and opinions expressed by PrairieGEO, reference must be made to the whole of the Report. PrairieGEO cannot be responsible for use of any part or portions of the report without reference to the whole report. The CLIENT has agreed that "This report has been prepared for the exclusive use of the named CLIENT. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. PrairieGEO accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report."

   The CLIENT has agreed that in the event that any such report is released to a third party, the above disclaimer shall not be obliterated or altered in any manner. The CLIENT further agrees that all such reports shall be used solely for the purposes of the CLIENT and shall not be released or used by others without the prior written permission of PrairieGEO.

5. **LIMITATIONS ON SCOPE OF INVESTIGATION AND WARRANTY DISCLAIMER**
   There is no warranty, expressed or implied, by PrairieGEO that:
   a) the investigation uncovered all potential geo-hazards, contaminants or environmental liabilities on the Site; or
   b) the Site is entirely free of all geo-hazards or contaminants as a result of any investigation or cleanup work undertaken on the Site, since it is not possible, even with exhaustive sampling, testing and analysis, to document all potential geo-hazards or contaminants on the Site.

   The CLIENT acknowledged that:
   a) the investigation findings are based solely on the information generated as a result of the specific scope of the investigation authorized by the CLIENT;
   b) unless specifically stated in the agreed Scope of Work, the investigation will not, nor is it intended to assess or detect potential contaminants or environmental liabilities on the Site;
   c) any assessment regarding geological conditions on the Site is based on the interpretation of conditions determined at specific sampling locations and depths and that conditions may vary between sampling locations, hence there can be no assurance that undetected geological conditions, including soils or groundwater are not located on the Site;
   d) any assessment is also dependent on and limited by the accuracy of the analytical data generated by the sample analyses;
   e) any assessment is also limited by the scientific possibility of determining the presence of unsuitable geological conditions for which scientific analyses have been conducted; and
   f) the laboratory testing program and analytical parameters selected are limited to those outlined in the CLIENT's authorized scope of investigation; and
   g) there are risks associated with the discovery of hazardous materials in and upon the lands and premises which may inadvertently discovered as part of the investigation. The CLIENT acknowledges that it may have a responsibility in law to inform the owner of any affected property of the existence or suspected existence of hazardous materials and in some cases the discovery of hazardous conditions and materials will require that certain regulatory bodies be informed. The CLIENT further acknowledges that any such discovery may result in the fair market value of the lands and premises and of any other lands and premises adjacent thereto to be adversely affected in a material respect.

6. **COST ESTIMATES** - Estimates of remediation or construction costs can only be based on the specific information generated and the technical limitations of the investigation authorized by the CLIENT. Accordingly, estimated costs for construction or remediation are based on the known site conditions, which can vary as new information is discovered during construction. As some construction activities are an iterative exercise, PrairieGEO shall therefore not be liable for the accuracy of any estimates of remediation or construction costs provided.

7. **LIMITATION OF LIABILITY** - The CLIENT has agreed that to the fullest extent permitted by the law PrairieGEO's total liability to CLIENT for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in anyway relating to the Project is contractually limited, as outlined in PrairieGEO's standard Consulting Services Agreement. Further, the CLIENT has agreed that to the fullest extent permitted by law PrairieGEO is not liable to the CLIENT for any special, indirect or consequential damages whatsoever, regardless of cause.

8. **INDEMNIFICATION** - To the fullest extent permitted by law, the CLIENT has agreed to defend, indemnify and hold PrairieGEO, its directors, officers, employees, agents and subcontractors, harmless from and against any and all claims, defence costs, including legal fees on a full indemnity basis, damages, and other liabilities arising out of or in any way related to PrairieGEO's work, reports or recommendations.

SDAB2026-0163

PrairieGEO Engineering

GEOTECHNICAL INVESTIGATION

PROPOSED MULTI-RESIDENTIAL DEVELOPMENT

4020 & 4024 STANLEY ROAD SW, CALGARY, ALBERTA

PRESENTED TO
G.L.S CONSULTING INC.
CALGARY, ALBERTA

PREPARED BY
PRAIRIEGEO ENGINEERING LTD.
CALGARY, ALBERTA

FILE NO. PGE25-255

SEPTEMBER 5, 2025

TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 SCOPE OF WORK 1
1.2 PREVIOUS INVESTIGATIONS 1
1.3 PROJECT INFORMATION 1

1.3.1 Site Description 1
1.3.2 Project Description 2

2.0 METHODOLOGY 2

2.1 FIELD DRILLING PROGRAM 2
2.2 LABORATORY TEST PROGRAM 2

3.0 SITE CONDITIONS 3

3.1 SURFACE CONDITIONS 3
3.2 SOIL CONDITIONS 3

3.2.1 Concrete / Asphalt Concrete Pavement 3
3.2.2 Silt 3
3.2.3 Glacial Till 3
3.2.4 Sand 4

3.3 LABORATORY SOIL TEST SUMMARY 4

3.3.1 Soil Classification 4
3.3.2 Water Soluble Sulphate 4

3.4 SEEPAGE AND GROUNDWATER CONDITIONS 4

4.0 ASSESSMENT OF SLOPE STABILITY 5

4.1 GENERAL SLOPE STABILITY COMMENTS 5
4.2 SLOPE PROFILE 5
4.3 SUBSURFACE PROFILE 6
4.4 STABILITY ANALYSIS 6
4.5 SLOPE ASSESSMENT AND DISCUSSIONS 7

5.0 GEOTECHNICAL RECOMMENDATIONS 8

5.1 GENERAL EVALUATION 8
5.2 SITE PREPARATION 8

5.2.1 General Site Stripping 8
5.2.2 Excavations and Backfill 9
5.2.3 Fill Materials 9
5.2.4 Fill Placement and Compaction 9
5.2.5 Surface Drainage 10

5.3 LIMIT STATE DESIGN 10

SDAB2026-0163

5.3.1 Ultimate Limit States (ULS) 10
5.3.2 Serviceability Limit States (SLS) 10
5.3.3 Seismic Classification 11
5.4 FOOTINGS – ULS AND SLS DESIGN 11
5.5 LATERAL EARTH PRESSURES 12
5.6 GRADE SUPPORTED SLABS 14
5.7 PAVEMENT 15
5.7.1 Flexible Asphalt Pavements 15
5.7.2 Pavement Materials 15
5.7.3 Geotextile for Pavements 16
5.7.4 Rigid Concrete Pavements 17
5.8 SIDEWALKS AND EXTERIOR FLATWORK 18
5.9 FROST PROTECTION FOR BURIED UTILITIES 18
5.10 FOUNDATION CONCRETE 18
5.11 INSPECTION 18
6.0 LIMITATIONS AND CLOSURE 19

TABLES

Table 1 - Laboratory Classification Test Summary 4
Table 2 - Groundwater Measurements 4
Table 3 - Soil Parameters for Stability Analysis 6
Table 4 - Slope Stability Modeling Results 7
Table 5 - Recommended Fill Compaction Specifications 9
Table 6 - Bearing Resistance For Footings 11
Table 7 - Lateral Earth Pressure Parameters 13
Table 8 - Flexible Pavement Design 15
Table 9 - Asphalt Cement 16
Table 10 - Woven Filter Cloth Specification 17

SDAB2026-0163

APPENDICES

FIGURES	Figure 1 – Key Plan
	Figure 2 – Site & Cross-Section Plan
	Figure 3 – Aerial Plan
	Figure 4 – Site Photographs
APPENDIX A	Borehole Logs
	Explanation of Terms and Symbols
APPENDIX B	Slope Stability Analysis Results
	PGA from 2020 National Building Code of Canada Seismic Hazard Tool
	Soil Test Results
LIMITATIONS	General Terms and Conditions

SDAB2026-0163

1.0 INTRODUCTION

G.L.S Consulting Inc. is proposing to develop a multi-residential project in southwest quadrant of Calgary, Alberta. PrairieGEO Engineering Ltd. (PrairieGEO) was requested to perform geotechnical investigation and provide recommendations for the proposed residential development. This report summarizes the results of field and laboratory testing programs and presents geotechnical recommendations for general site preparation, slope stability assessment, and foundation design.

As per City of Calgary under Municipal Government Act Section 656, and Geotechnical Report Guidelines for Land Development document Section 5.3 - Report Limitation, this report has been prepared for the benefit of Tamson Developments Inc. and their agents in support of the associated building permit application to the City of Calgary, which report becomes a public document upon submission.

The City of Calgary shall at all times be entitled to fully use and rely on this report, including all attachments, drawings, and schedules, for the specific purpose for which the report was prepared, in each case notwithstanding any provision, disclaimer, or waiver in the report that reliance is not permitted.

The City of Calgary shall be entitled to provide copies of the report to City Council, City of Calgary employees, and City of Calgary regulatory boards, each of whom shall also be similarly entitled to fully use and rely on the report in their official capacities for the specific purpose for which the report was prepared.
The City of Calgary is at all times entitled to provide copies of the report to Alberta Transportation, adjacent municipalities, and any other governmental authorities and regulatory bodies having jurisdiction. The City of Calgary may also contact the author or any other parties to the report to request further information respecting the report or to discuss the report further.

1.1 SCOPE OF WORK

The scope of work for this project was outlined in PrairieGEO's proposal No. PR25-224-REV1, dated July 29, 2025. Authorization to proceed with this investigation was given by Steve Giacomin via email on July 29, 2025.

1.2 PREVIOUS INVESTIGATIONS

PrairieGEO was not provided with a previous geotechnical report for review during preparation of this report.

1.3 PROJECT INFORMATION

1.3.1 Site Description

The civic address of the site is 4020 & 4024 Stanley Road SW, Calgary, Alberta, as show on the Key Plan, Figure 1. The legal address of the site is Lots 37&38&39&40, Block 2, Plan 3550 AJ. This site is accessible

SDAB2026-0163

from Stanley Road SW to the west. The site is situated on the east escarpment of the Elbow River, about 280 m away from the riverbank. The site is bonded to residential buildings to north and south, road and school playground to west, and alley lane right-of-way and commercial buildings to east.

1.3.2 Project Description

It is understood that the proposed multi-residential project will consist of two (2) townhouse buildings with a total of 12 units, partial basements and attached garages at ground level. Other site features include concrete driveway, walkway, and landscaping area. Foundation loads for the 3-storey townhouse buildings with basements are expected to be moderate. It is understood that shallow concrete footing foundations are the preferred foundation option for the proposed buildings.

2.0 METHODOLOGY

2.1 FIELD DRILLING PROGRAM

Prior to commencing the drilling program, PrairieGEO personnel requested Utility Safety Partners (formerly Alberta One-Call) to locate the existing underground utilities.

On August 15, 2025, two (2) boreholes were drilled on the subject property to depths ranging from 12.5 m to 15.5 m blow ground surface (mbgs). Borehole locations were selected by PrairieGEO field engineer, after consideration of the site plan, drilling rig accessibility and underground and overhead utility constraints. The boreholes were drilled using a truck mounted power auger drilling rig with 150 mm diameter solid stem augers. The drill rig was owned and operated by Great West Drilling Ltd. of Calgary, Alberta. Drilling operations were supervised by PrairieGEO's competent engineer. The soil encountered was visually examined during drilling and logged in accordance with Modified Unified Soil Classification System (MUSCS). Soil samples were collected from auger cuttings to determine the soil/moisture profile and other soil testing. Standard Penetrations Tests (SPT) were conducted to estimate soil consistency or compactness at select depth intervals (typically every 1.5 m).

Upon completion of drilling, 25 mm PVC standpipe was installed in one (1) borehole location. All boreholes were backfilled with auger cuttings and sealed with bentonite chips. Groundwater measurements were recorded at completion of drilling and again on July 22, 2025, about 8 days after drilling.

The borehole locations were surveyed by PrairieGEO using a handheld GPS with an accuracy of ± 3 m. UTM coordinates and elevations are provided on the borehole logs in Appendix A.

2.2 LABORATORY TEST PROGRAM

All soil samples were returned to PrairieGEO's Calgary laboratory for further testing. The results of all laboratory testing are shown on the borehole logs (Appendix A) and individual test results are presented in Appendix B. The laboratory program consisted of moisture contents, soil grain size analysis (hydrometer and sieve), and water-soluble sulphate content.

SDAB2026-0163

3.0 SITE CONDITIONS

3.1 SURFACE CONDITIONS

At the time of field visit, the site was by two single-family houses. Base on the provided topographic survey plan, the front area (house and garage) of the site was gently sloping down from west. However the east end areas of the site had a steep slope towards east to the MacLeod Trail. Muiltple retaining wall system was constructed along both sides of the alley lane. Site conditions are shown on the Site / Cross-section Plan, Aerial Plan and Site Photographs, Figures 2, 3, and 4. The retaining walls for the commercial lots along MacLeod Trail can be seen from google imagery view.

3.2 SOIL CONDITIONS

The soil profile consisted of in descending order: Pavement, silt, glacial till interbedded with sand. Detailed descriptions of the soil profiles at the borehole locations are provided on the borehole logs in Appendix A. Definitions of the terminology and symbols used on the borehole logs are provided on the explanation sheets, also in Appendix A. The following is a brief description of the main soil types found at the site.

3.2.1 Concrete / Asphalt Concrete Pavement

A 150 mm cement concrete was encountered at the ground surface of Borehole 01; a 50 mm asphalt concrete pavement was encountered at the ground surface of Borehole 01, underlain by thin gravel base.

3.2.2 Silt

Silt deposits were encountered below the pavement layer in both borehole locations and extended to depths ranging from 4.3 mbgs to 4.6 mbgs. The silt was noted trace sand to sandy, some clay to clayey, and non to trace gravel. The silt was characterized as non to low plastic, brown, and moist. SPT ‘N’ values ranged from 9 to 18 denoted a stiff to very stiff consistency. Measured moisture contents ranged from 13.9 percent to 20.7 percent with an average value of 15.6 percent.

3.2.3 Glacial Till

Glacial clay or silt till deposits were encountered below the silt layer in both borehole locations and respectively extended beyond the drilling termination depths (i.e., 12.5 mbgs and 15.5 mbgs). A sand layer was interbedded within the till deposits. The till was a mixture of silt, clay, sand, trace gravel with occasional coal and oxidation. Depending on the clay content, the till was generally characterized as non to medium plastic, brown to grey, and moist. SPT ‘N’ values ranging from 13 to 45 denoted a stiff to hard consistency. Measured moisture contents ranged from 5.2 percent to 21.6 percent with an average value of 15.2 percent.

SDAB2026-0163

3.2.4 Sand

A sand layer was interbedded within the till deposits in Borehole 01 at depths from 7.0 mbgs to 9.2 mbgs. The sand was generally noted silty, trace clay, fine, compact to dense, brown, and moist. One (1) SPT 'N' value of 41 denoted a very dense relative density. Measured moisture contents ranged from 5.3 percent to 6.6 percent with an average value of 5.9 percent.

3.3 LABORATORY SOIL TEST SUMMARY

3.3.1 Soil Classification

The following table provides a summary of laboratory classification testing undertaken.

TABLE 1
LABORATORY CLASSIFICATION TEST SUMMARY

BH#	Depth (m)	Grain Size Distribution (%)				Limits			Soil Type	Symbol*
		Gravel	Sand	Silt	Clay	PL	LL	PI		
BH-01	10.0	0.0	17.2	64.8	18.0	non-plastic			Silt	ML
BH-01	2.5	did not test				14	30	16	Silt and Clay	CL
BH-02	1.0	2.0	28.8	48.1	21.1	non-plastic			Sandy Silt	ML

*Modified Unified Soil Classification System (MUSCS)

3.3.2 Water Soluble Sulphate

Soil samples were taken at depths of 2.5 m and 1.0 m in Boreholes 01 and 02 for water soluble sulphate concentration testing which is expressed as a percent of the dry mass of soil. The sulphate concentrations were 0.061 percent and 0.165 percent which indicates "S-3, moderate potential for sulphate attack on buried concrete in direct contact with soil."

3.4 SEEPAGE AND GROUNDWATER CONDITIONS

Minor sloughing condition was encountered within the relatively wet soils during the drilling program. The groundwater level measured at completion of drilling and again on August 22, 2025, about 7 days after drilling was summarized in the following table.

TABLE 2
GROUNDWATER MEASUREMENTS

Borehole	Ground Elev. (m)	Upon Completion	August 22, 2025	
		Groundwater Condition	Groundwater Level (mbg)	Groundwater Elevation (m)
BH-01	1066.73	Dry	-	-
BH-02	1067.36	Dry	3.50	1063.86

SDAB2026-0163

A relatively shallow groundwater condition is considered to be typical for this area in City of Calgary. Groundwater levels are expected to be dependent on precipitation infiltration for recharge. Groundwater elevations are expected to fluctuate on a seasonal basis and will be highest after periods of heavy or prolonged precipitation and snowmelt. Groundwater seepage is expected for shallow excavation into the silt or clay formation. High flow rates are possible in the permeable sandy soils. The groundwater table is expected to connect to the Elbow River at west.

4.0 ASSESSMENT OF SLOPE STABILITY

A slope stability study was required by the City of Calgary to assess the sensitivity and risk of the local slope impacts on the proposed development and to minimize impacts on the slope and surrounding properties. The stability analysis for this study was carried out using the Slope/W computer program and complied with all the requirements of the City of Calgary Geotechnical Report Guidelines for Land Development Application (2017).

4.1 GENERAL SLOPE STABILITY COMMENTS

Slope stability is described in terms of a factor of safety (FoS) against slope failure which is the ratio of total forces resisting failure divided by the sum of forces promoting failure. As per the City of Calgary Geotechnical Report Guidelines for Land Development Application (2017), a current and post-development slope should have a minimum FoS of 1.5 against slope failure. For seismic loading cases, the minimum FS should be 1.0.

Development on slightly steeper slope faces is possible if the slope is stable. On steepened slopes which are not stable, the typical recommendation is to provide buffer areas along the crest and toe of the slope based on the critical failure surface with the appropriate FoS for the proposed development feature. A permanent structure would need to be setback an appropriate distance from the crest to provide a safe buffer for structure in the event of a landslide at the site.

4.2 SLOPE PROFILE

Slope profiles for the site were based on elevation survey information provided in Site Plan prepared by Horizon Land Surveys Inc., of Calgary, Alberta. The natural slopes at this site were considered to be part of Elbow River escarpment, which was formed by post glacial landslides.

The overall elevation change from west side at Stanley Road SW to east property line was about 4.7 m over a 48.5 m horizontal distance, which indicated an overall gradient of about 10H:1V. The steepest section of about 1.5H:1V was side slope located near the east property line. The slope extended to the gravel alley lane outside of the site, where had slope gradient of about 2.5H:1V. There was a retaining wall constructed near the west property line of the commercial property. However, no available information regarding the design and construction of the wall was provided with PrairieGEO during the time of this report.

SDAB2026-0163

Examples of the overall slope profiles across the site are provided in Figures A1 and A3 based on Cross Sections AA' shown in Site / Cross Section Plan.

4.3 SUBSURFACE PROFILE

The steep slope profile used for the stability analysis was deep layers of silt and clay. It was assumed that all deleterious soils will be removed, and engineered fill will be used for site grading purposes for the proposed building areas.
Since the design details of the existing retaining wall is unknown, it was expected that the embedment of wall would be at least one time of the wall height above ground. This was based on PrairigeGEO's work experience on shoring wall design.

For slope modelling, conservative groundwater conditions were assumed in the analysis based on estimated peak seasonal groundwater depths below the slope face. The modelled water elevations are about 3 mbgs which is expected to be seasonal high-water level, but this was considered to be representative of near saturated conditions for the down slope which might occur during periods of prolonged or heavy precipitation and spring snow melt.

4.4 STABILITY ANALYSIS

A Two-dimensional (2D) Limit Equilibrium (LE) slope stability analysis using the Morgenstern-Price method of slices with the optimized slip surface was carried out using the Slope/W computer program to evaluate the factor of safety for the representative slope profile. Local soil experience and borehole data were used to estimate the soil parameters and groundwater or soil moisture conditions. The following effective strength parameters were used in the analysis.

TABLE 3
SOIL PARAMETERS FOR STABILITY ANALYSIS

Soil	Unit Weight (kN/m^3)	Undrained Shear Strength (kPa)	Cohesion, c' (kPa)	Internal Friction Angle, ϕ' (Degrees)
Surficial Silt	18.5	40	0	24
Silt / Clay Till	19.0	80	0	26
Sand	19.0	-	0	28

The following table summarizes the results of the slope stability analysis, which is also shown on Figures in Appendix B. Seismic loading information was obtained from 2020 National Building Code of Canada Seismic Hazard Tool which is included in Appendix B.

SDAB2026-0163

TABLE 4
SLOPE STABILITY MODELING RESULTS

Stability Run	Section	Case	FoS	Figure
Existing Condition	AA'	Long Term	1.61	A1
Slope with New Proposed Buildings	AA'	Long Term	1.51	A2
Slope with New Proposed Buildings	AA'	Seismic	1.00	A3

It should be noted that a series of stability runs have be undertaken for both localized failures and global stability and the example runs provided in Appendix are just samples of typical analysis results for various cases and conditions.

4.5 SLOPE ASSESSMENT AND DISCUSSIONS

Based on the site development plan, the proposed buildings are approximate 8.5 m setback from the rear property line. Based on the results of the analyses, no potential slip surfaces less than a FOS of 1.5 encroach the above defined setback. The stability analysis and setback limit, either those currently identified or potential optimized locations, will rely on the following limiting assumptions:

- Positive surface water drainage will be maintained within the property to prevent ponding of water and directing concentrated runoff over the slope areas.
- Proposed design grades will be maintained and will not be steepened, and no additional loading will be introduced to the slope without review and approval by a qualified geotechnical engineer.
- Exposed slope surfaces will be protected by topsoil and grass plantings. The vegetation reduces surface water infiltration, minimizes erosion, and provides near surface root structure reinforcement that is essential to the long-term stability of the site slopes.

In conclusion, the impact of the proposed development with 8.5 m setback on local slope stability will be minimal if the existing slope face remains close to the existing condition. From a geotechnical perspective, the proposed site is suitable for development with specific reference to the proposed development.

SDAB2026-0163

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 GENERAL EVALUATION

The proposed 3-storey townhouse buildings with partial basements are expected to have moderate structural loads. The site soil conditions are considered to be typical for this area of Calgary and will be suitable for the proposed development. The main geotechnical considerations for this development include:

1. Shallow foundation is preferable for the development. The footing of rear side of building with basement will be at approximate elevation of 1062.8 m. The footing of front side of building with basement is expected to below elevation of 1065 m. The native silt or clay will provide a suitable bearing strata for the conventional concrete footings. Recommendations for concrete footings are given in Section 5.4. Recommendations on other foundation systems can be provided upon request.

2. Site excavation of about 4.0 m will be required for the foundation construction. An unsupported excavation is considered feasible if the availability of space on the site to cutback side slopes to stabilize the excavation. If not, temporary shoring should be considered to protect workers' safety. Excavation stability should be reviewed once more details regarding the design and construction methods are known.

3. Ground water seepage is not expected to be encountered in utility trench excavations. If encountered, a conventional sump pump system should be sufficient for this excavation.

4. The surficial silt soils at the site should be marginally suitable for use as backfill for service trenches. Good moisture control will be required to achieve reasonable level of density. If the silt is difficult to be compacted to required density, it is recommended to replace with approved engineered clay fill for backfilling.

5.2 SITE PREPARATION

5.2.1 General Site Stripping

Any surficial topsoil, organics, non-engineered fill, or unsuitable soils should be stripped from in the structure footprint, sidewalk and slab areas prior to excavation for the proofing and subgrade preparation, respectively. Following stripping, the exposed subgrade should be scarified to a depth of 150 mm and compacted to a minimum of 98% of Standard Proctor Maximum Dry Density (SPMDD) as determined by ASTM D698.

The prepared subgrade should then be proof rolled under supervision and approval by a qualified geotechnical engineer. Any soft or wet areas should be sub-excavated and backfilled with an approved Gravel Fill to promote subgrade uniformity.

SDAB2026-0163

5.2.2 Excavations and Backfill

All excavations must in accordance with Part 32 of the Alberta Occupational Health and Safety Act (OH&S). Side slopes should be cut back to no steeper than 1H:1V from the toe for temporary excavations greater than 1.5 m in any soils. Further flattening of the slope may be required if seepage or sloughing is encountered. If excavations exceed 3 m deep, this should be reviewed by a geotechnical engineer.

If space does not permit the slopes to be cut back, temporary shoring must be installed to protect workers in trenches. The shoring design shall be competent professional shoring design specialist. PrairieGEO can provide and / review the shoring design once project details regarding the design and construction methods are known.

All temporary surcharge loads should be kept back from the excavated faces a distance of at least one-half the depth of the excavation. All vehicles delivering materials to the site should be kept back from excavated faces at least 1.0 m or one times the excavation depth, whichever is greater.

5.2.3 Fill Materials

Fill required to bring the site up to grade should be low to medium plastic inorganic clay or well graded select sand or gravel. The native silt soils are considered marginally suitable as fill materials, they will require moisture conditioning to achieve proper compaction. Imported granular Engineered Fill is expected to be required for use below the sidewalks, slab-on-grade and as sub-base and base course layers for pavement. All imported materials should be reviewed by a qualified geotechnical engineer prior to using them as fill materials.

5.2.4 Fill Placement and Compaction

Fill material should be placed uniformly to the following compaction specifications.

TABLE 5
RECOMMENDED FILL COMPACTION SPECIFICATIONS

Fill Location	Minimum Compaction (% SPMDD*)	Moisture Content (% of OMC)
New fill greater than 0.6 m thickness (including trenches)	100%	±2%
New fill less than 0.6 m thick (including trenches)	98%	±2%
Landscaping area	95 to 98%	±3%

**SPMDD = Standard Proctor Maximum Dry Density and OMC = Optimum Moisture Content as per ASTM D698.*

The lift thicknesses should be governed by the ability of the selected compaction equipment to uniformly achieve the recommended density. However, it is generally recommended to use lifts with a maximum compacted thickness of 200 mm for granular fill and 150 mm for silt / clay fill.

SDAB2026-0163

Fill placement and compaction during the winter months is challenging due to the difficulty in moisture conditioning fill soils and obtaining high compaction levels. Materials and methodology should be reviewed prior to construction if cold weather compaction of clay fills is proposed. High compaction levels can only be achieved using fill soils that are unfrozen.

5.2.5 Surface Drainage

Surface water should be drained away from the building and pavement area as quickly as possible, both during and after construction. It is recommended to provide a 5 percent back slope from buildings for a distance of at least 3 m. Roof and other drains should discharge well clear of buildings. A minimum grade of 2 percent is recommended around the rest of the site to promote surface runoff and minimize potential saturation and degradation of the parking area subgrade.

The slope of exterior backfill should be checked periodically to verify water is shed away from buildings. If the backfill settles causing water to pond against foundation walls, the surface should be re-graded. Water should not be allowed to pond adjacent to buildings, equipment, or pavement areas. If possible, the upper 500 mm of backfill around the basement walls should be low to medium plastic clay, to reduce potential surface water infiltration against the foundation walls.

5.3 LIMIT STATE DESIGN

In accordance with the National Building Code - 2023 Alberta Edition (NBC-AE), the use of Limit States Design (LSD) is required for the design of buildings and their structural components including foundations. The limit states of LSD design are classified into two groups; the Ultimate Limit States (ULS) and the Serviceability Limit States (SLS). The ULS design requirements in the NBC-AE reference the Structural Commentaries in the User Guide of the National Building Code of Canada (NBCC, 2020).

5.3.1 Ultimate Limit States (ULS)

The ULS case is primarily concerned with safety and the levels of load and resistance at the point of collapse or structural failure. The geotechnical value for this case is the ultimate resistance. For foundation design this ultimate resistance value is reduced using a Geotechnical Resistance Factor (GRF) which is based on the reliability index of the geotechnical data used to determine the ultimate resistance for the foundation loading case. As per the NBCC (2020), a GRF value of 0.5 should be used for shallow foundation design for vertical resistance based on semi-empirical analysis of in-situ test data.

5.3.2 Serviceability Limit States (SLS)

The SLS case occurs when the foundation loads cause movements or vibrations that are greater than are tolerable for the intended use of the structure. The SLS case is addressed by determining the maximum available resistance to keep the foundation deformation within tolerable limits under service loads (i.e., settlement, lateral deflection, etc.). Typically, the foundation loads, configurations and serviceability tolerances have to be known to properly determine geotechnical SLS resistance values. In some

SDAB2026-0163

foundation cases such as small footings, basic assumptions can be used to provide preliminary SLS resistance values under specific stated conditions.

For axial loading conditions the SLS resistance is addressed by determining the limiting load to keep foundation settlements within tolerable limits. Tolerable total and differential settlements should be verified by the structural engineer, but for normal buildings the tolerable limit of total settlement for foundations is typically about 25 mm.

5.3.3 Seismic Classification

The NBC-AE requires buildings to be designed to resist a minimum earthquake force. The formula for obtaining minimum earthquake force is dependent of several factors including Foundation Factors (F_a and F_v) which should be determined using a Site Class of D for this site (Table 4.1.8.4.A). The subgrade soil is stiff to very stiff silt overlying very stiff to hard till with an anticipated shear wave velocity between 180 m/s and 360 m/s.

5.4 FOOTINGS – ULS AND SLS DESIGN

It is understood the footings would bear on native clay / silt at depth greater than 1.5 m. The soil conditions in the development area are considered suitable for conventional strip and spread footings bearing on native silt or till deposits. Strip or spread footings may be designed based on an ultimate and serviceability limit states using the bearing resistance values given in the following table:

TABLE 6
BEARING RESISTANCE FOR FOOTINGS

Soil Type	Footing Type	Depth (m)	ULS (kPa)		SLS (kPa)
			Ultimate	Factored	
Silt	Strip	1.5 to 3.0	350	175	120
	Spread		400	200	135
Silt / Till	Strip	> 3.0	400	160	140
	Spread		450	200	155

The “factored” resistance in this table is calculated by multiplying the unfactored value by a geotechnical resistance factor of 0.5, in accordance with the building code as summarized in Section 5.3.1. The serviceability bearing resistance value given above is based on limiting the settlement to less than 25 mm and is applicable to footings to a maximum dimension of 2.0 m wide or 2.5 x 2.5 m^2. If very strict settlement tolerances are required or if larger footings are proposed the footing sizes and settlement potential should be reviewed. If weak soils are encountered during the excavations for the footings an alternative configuration is to replace the weak soils with lean mix concrete or a mat of compacted gravel.

The following additional recommendations are submitted for footing design and construction:

SDAB2026-0163

1. Footings should bear on native silt or till or approved engineered granular fill free from loosened material. Excavation of the footing trenches should be undertaken in a manner to minimize disturbance to the bearing surface. The use of backhoe or grade-all equipment is strongly recommended over loader or dozer equipment.

2. For protection against frost action, exterior footings in continuously heated structures should be provided with a minimum depth of ground cover of 1.5 m. Interior footings in heated buildings require a minimum of 0.5 m of ground cover. Isolated footings and exterior footings in unheated structures will require at least 2.1 m of ground cover. Insulation details can be provided upon request.

3. Footings and foundation walls should be reinforced to span localized soft spots.

4. The footing trenches should be protected against surface water run-off and seepage water through the use of conventional sumps and ditches, if required. Foundation soils must not be allowed to freeze at any time prior to, during, or after construction.

5. Preparation of the bearing surfaces should be monitored by a qualified geotechnical engineer prior to placement of footings to verify that design criteria are met.

5.5 LATERAL EARTH PRESSURES

It is understood that development of the site may include temporary shoring walls. Earth pressures behind retaining walls produce a horizontal sliding force and an overturning moment. It is expected that long term permanent lateral earth pressure cases may be encountered on this project. The permanent cases would apply to foundation walls, if proposed. Three long term earth pressure cases may be encountered for earth retaining structures on this project.

1. Active Case. Active earth pressures (K_A) should be used for retaining walls which are unrestrained at the top and flexible walls which are allowed to move away from the restrained soil mass.

2. "At Rest" Case. "At rest" pressures (K_O) should be used behind fixed walls (ie. Basement walls). "At rest" earth pressures will be larger than active earth pressures, but shoring walls will be more stable. Given the proximity of the proposed shoring walls to the property line, it is recommended to assume "at rest" earth pressure conditions govern.

3. Passive Case. Passive earth pressures (K_P) act on the front of walls for the portion installed below the final excavation grade. Horizontal stresses on the wall push against the soil creating a much larger resisting force than is produced by the active or "at rest" conditions.

Lateral earth pressures may be computed using the following equation:

SDAB2026-0163

$$P = K\,Q + K\,\gamma\,H$$

where: P = lateral earth pressure at depth H below ground level (kPa)
Q = any surcharge loading at the ground surface (kPa)
K = coefficient of lateral earth pressure
γ = total unit weight of backfill compacted to 95 % SPMDD (kN/m^3)
H = depth below ground level

TABLE 7
LATERAL EARTH PRESSURE PARAMETERS

Type of Backfill	Total Unit Weight (kN/m^3)	Coefficient of Lateral Earth Pressure		
		K_A	K_O	K_P
Gravel fill	21.0	0.33	0.50	3.00
Silt	18.5	0.42	0.59	2.37
Clay / Silt Till	19.0	0.39	0.56	2.56

1. The coefficients of lateral earth pressure provided in the table above assume the wall is vertical and the ground surface behind the wall is horizontal. These values do not account for a titled wall or inclined ground surface behind the wall. If a backslope is included in the retaining wall configuration, the coefficients of lateral earth pressure must be recalculated using the angle of the inclined surface and the interface friction angle between the retaining wall material and backfill soils.

2. The preceding relationship makes no allowance for hydrostatic pressure to build up behind the wall. This relationship may be used if the foundation wall elevations is above the high groundwater or if a sub-drainage system capable of handling the anticipated groundwater flows is installed. If no weeping drain system are provided, then hydrostatic pressure should be added to the above expression assuming a design groundwater table elevation using the following equation.

$$P = K\,Q + K\,\gamma\,H + \gamma w\,d\,(1 - K)$$

where: γ_w = unit weight of water (9.8 kN/m^3)
d = depth below design high water elevation (estimated at 3 mbg)

3. The preceding relationship makes no allowance for additional horizontal forces due to frost to build up behind the basement walls on the assumption that the basement heat loss will protect the surrounding soil (or equivalent frost protection) and a weeping drain system will be utilized. If no frost protection is provided the long-term lateral earth pressures pushing on the wall should be increased by a factor of 2 for the depth of frost.

SDAB2026-0163

5.6 GRADE SUPPORTED SLABS

Grade supported floor slabs, supported by the native silt or engineered fill prepared as described in Section 5.2, are expected to perform adequately at this site. The magnitude of the expected vertical slab movements is considered to be within acceptable design tolerance. If proposed, grade supported floor slabs in continuously heated buildings should be designed based on a modulus of subgrade reaction (K_s) of 25,000 kN/m^3 for slabs placed on at least 150 mm of compacted gravel base. The following should be followed:

1. Concrete flatwork will experience shrinkage cracking and must be placed the floor with a high level of workmanship. Slabs should be provided with construction joints or saw cuts in accordance with local practice. The concrete slab should be reinforced with steel bars and dimensioned in accordance with the structural engineer's requirements. The reinforcing bars can be carried through the construction joints. As a minimum, the recommended option for reinforcing steel to keep shrinkage cracks together is properly chaired 10M steel bar on 300 to 450 mm centers. The use of equivalent wire mesh is not recommended. Large slab areas should be saw-cut within 24 to 48 hours of placement to train cracks into planned locations. The maximum panel dimension between saw-cuts and/or joints should be 4.0 to 4.5 m.

2. Slabs should be constructed independently of all walls, columns, and grade beams. Slab on grade floors should be tied into the grade beam with dowels at doorways. Alternatively, the slab may be tied to grade beams if a construction joint is placed parallel to the wall at a distance of about 2.0 m.

3. Non-load bearing partitions should be designed to accommodate slight vertical movements. Mechanical equipment placed on floor slabs should be designed to permit some relevelling should the equipment be susceptible to small changes in level.

4. Piping and electrical conduit connections should be laid out to permit some flexibility, as vertical movement of such equipment as water meters, furnaces and electrical equipment may cause distress in the pipes. This provision is particularly important where there are short pipe runs between mechanical equipment and points where piping passes through the walls. Forced air heating ducts beneath the floor must not be allowed.

SDAB2026-0163

5.7 PAVEMENT

5.7.1 Flexible Asphalt Pavements

The proposed pavement design sections are based on the assumption that the pavement will be constructed on a stable, prepared subgrade with a soaked California Bearing Ratio (CBR) of 3.0. Proposed parking lots may be considered to carry mainly light-duty traffic with occasional heavy-duty traffic. Light-duty traffic areas are assumed to be used only by cars and light trucks (i.e., vans and ½-ton pickups). Heavy-duty traffic areas, including the main access road and other designated areas, are assumed to be used by heavier vehicles, such as transport vehicles, garbage trucks, and delivery trucks. Using the subgrade conditions and subgrade preparation described above, the recommended pavement structures are presented in the following table.

TABLE 8
FLEXIBLE PAVEMENT DESIGN

Materials	Recommended Minimum Thickness (mm)	
	Light	Heavy
Asphalt Concrete (City of Calgary Mix Type B)	80	120
Base Course (25 mm Crushed Gravel)	100	100*
Subbase (80 mm Crushed Gravel)	200	300*

*Alternatively, a single layer with a thickness of 400 mm of 25 mm granular base may be used.

The above proposed asphalt structures have been designed to resist the effects of the loads from fire department vehicles including the capacity to resist a point load of 85,000 lb (38,556 kg) resulting from a load of 75 psi (517 kPa) applied over a 24" x 24" outrigger pad (43,200 lbs / 191 kN) as per NFPA 1901).

The proposed pavement sections are considered to be the minimum assuming a stable prepared subgrade. If soft subgrade conditions are encountered, it is assumed that the subgrade will be improved with select clay fill or coarse gravel to support construction traffic and paving activities.

5.7.2 Pavement Materials

The performance of the proposed pavement design sections will be, in part, dependent on achieving an adequate level of compaction in subgrade and pavement materials. The proposed pavement sections are considered to be the minimum assuming a stable prepared subgrade. If soft subgrade conditions are encountered, it is assumed that the subgrade will be improved with select clay fill or coarse gravel to support construction traffic and paving activities. Additional localized thickening of the gravel layers may be required depending on conditions at the time of construction. If required, the subgrade improvement gravel and the sub-base layer are typically placed together, effectively increasing the thickness of the sub-base layer. The pavement could be thickened in the future when the “serviceability performance” warrants an overlay. The recommended level of compaction for the sub-base gravel in the pavement section should be a minimum of 98 percent of SPMDD. The base gravel should be compacted to a

SDAB2026-0163

minimum of 100 percent of SPMDD. The asphalt concrete should be compacted to a minimum of 97 percent of Marshall density based on a 50-blow laboratory Marshall test. Asphalt concrete should not be placed in lifts exceeding 75 mm in thickness. Crushed gravel should not be placed in lifts exceeding 300 mm in thickness. It is recommended to use pavement materials conforming to the following specifications (City of Calgary Mix Type B).

TABLE 9
ASPHALT CEMENT

Asphalt Property	Mix Type B
Stability (kN)	> 8.0
Flow (mm)	2.0 – 4.0
Air Voids (percent)	3.3 – 3.7
Voids in Mineral Aggregate, VMA (percent)	> 14.0
Voids Filled with Asphalt (VFA)	70 – 80

Aggregate materials for surfacing, base and subbase gravel should be composed of sound, hard, durable particles free from organics and other foreign material. The aggregate materials used should meet the requirements defined in the City of Calgary aggregate specifications. Based on availability of local materials at the time of tendering or construction, alternate materials could be considered upon review by the geotechnical engineer.

A copy of the City of Calgary aggregate specifications is provided in Appendix B. Based on availability of local materials at the time of tendering or construction, alternate materials could be considered upon review by the geotechnical engineer.

5.7.3 Geotextile for Pavements

The use of a geotextile filter fabric as a separation barrier between the pavement gravel and the subgrade is strongly recommended to minimize the movement of fines into the gravel base course for pavement areas with subgrade layer, or at least for critical areas such as site access. As a general rule, if the subgrade is too sensitive to scarify and recompact, a filter fabric is required. This is usually cost comparable, but is not considered an equivalent substitution.

SDAB2026-0163

TABLE 10
WOVEN FILTER CLOTH SPECIFICATION

Parameter	Specification	Test Method
Minimum Grab Tensile Strength	1100 N	ASTM D4632
Maximum Elongation at Break	25%	ASTM D4632
Minimum Puncture Strength	400 N	ASTM D4833
Minimum Sewn Seam Strength	990 N	ASTM D3786
Minimum Tear Strength	400 N	ASTM D4533
Maximum Apparent Opening Size	0.6 mm	ASTM D4751

*Alberta Transportation Standard Medium Weight Woven Filter Cloth

The addition of a geotextile at the subgrade surface on this type of subgrade material would not reduce the granular thickness requirements significantly since the subgrade would have to deform (rut) in order for the strength of the geotextile to be developed. Woven fabrics typically have more favourable stress/strain characteristics (30% elongation at failure) than non-woven filter fabrics (100% elongation at failure). Therefore, the woven fabric will mobilize more strength as the subgrade deflects under traffic loads. Proposed geosynthetic filter fabrics should be reviewed based on their proposed end use. A slightly less robust geotextile could be given consideration if initial field performance ratings dictate.

The selective use of geo-grid reinforcement may be prudent for critical traffic areas at this site. The need for extra pavement reinforcement measures should be reviewed based on conditions in the field at the time of construction. Geo-grids are used to reinforce pavement base layers and are typically placed under the granular base course layer of the pavement. Geo-grid reinforcement of a granular base course layer is expected to increase the modulus of the base layer 1.5 to 2 times. The actual amount of increase of the base modulus would need to be evaluated based on the product type selected for construction. The granular surfacing base course thickness could be reduced if a geo-grid layer product is used. This amount should be reviewed once a geo-grid product is selected. The granular base course layer may be adjusted to get the grid in the optimal location which is about 300 m below the surface. Thinner granular base course and granular surfacing base course layers on sensitive subgrades can result in “pumping” of the subgrade during construction. Subgrade conditions will have to be monitored during construction.

5.7.4 Rigid Concrete Pavements

Rigid reinforced concrete pavement should be considered for areas of the site which will be subjected to high static loads (i.e., load ramp, garbage bin pad areas). The use of rigid concrete pavement, with or without an asphalt topping, will provide better long-term performance with less operational and maintenance costs compared with asphalt pavement. The base of the rigid concrete pavement shall be prepared as per recommendations provided in Section 5.2.

SDAB2026-0163

5.8 SIDEWALKS AND EXTERIOR FLATWORK

Frost heave of exterior flatwork in front of doorways is a common problem in Alberta, especially in areas shaded by buildings. The typical frost heave expected in the cohesive soils is in the order of 50 to 100 mm. Unprotected sidewalks dowelled into foundations often tip up due to heave rotating around the dowel connection blocking doors and promoting drainage towards the foundation wall. Unprotected sidewalks that are not dowelled into the foundation may heave adjacent to the wall blocking doors and crushing any exterior wall facing not given enough clearance above the sidewalk.

If possible, exterior sidewalks should be moved away from foundation walls and exterior flatwork or sidewalks in front of doorways should be designed to minimize the impact of frost penetration on foundation walls and doors. The use of rigid structural insulation, heat tracing or a crushable, non-degradable void form material (so the void does not fill with water) is recommended in front of doorways. At least 75 mm of rigid insulation (Styrofoam HI or equivalent) should be placed below flatwork to restrict frost penetration into the subgrade soils. The insulation should taper out from the building, providing a gradual transition to unprotected subgrade. The exterior flatwork should slope away from the building and the sidewalk/building interface should be sealed to prevent seepage of surface runoff into the foundation soils.

5.9 FROST PROTECTION FOR BURIED UTILITIES

Based on the 1 in 25 year return period winter, the average depth of frost penetration at this site is approximately 2.1 m. The recommended minimum buried depth for water lines is 2.5 m. Insulation details for buried services can be provided upon request.

5.10 FOUNDATION CONCRETE

Water soluble sulphate concentration results indicate a moderate potential for sulphate attack of subsurface concrete. As per CSA A23.1-19, a MS, MSb, LH, HS, HSb or Hse hydraulic cement is recommended with a minimum 28-day compressive strength of 30 MPa with a water cement ratio of 0.50. All concrete exposed to a freezing environment either during or after construction should be air entrained.

Any imported soil that may be in contact with the concrete structures on site should be tested for compatibility with the recommended cement type.

5.11 INSPECTION

It is recommended that on-site inspection and testing be performed to verify that actual site conditions are consistent with assumed conditions which meet or exceed design criteria. The recommendations provided within this report are dependent on proper quality control of fill placement. Initial site stripping and excavation activities should be monitored by experienced and qualified geotechnical personnel. The placement of an engineered fill should be monitored and tested by a qualified soils technician to verify adequate levels of compaction and design standards are achieved. Based on the

SDAB2026-0163

National Building Code – Alberta Edition, adequate levels of inspection are considered to be: full-time monitoring of shoring construction, monitoring and compaction testing of engineered fill, and review of all completed bearing surfaces for footings.

6.0 LIMITATIONS AND CLOSURE

Geological conditions are variable. At the time this report was prepared, information on the subsurface conditions was available only at the borehole locations. Therefore, it was necessary to make certain assumptions concerning conditions between the borehole locations. The recommendations presented in this report and any subsequent correspondence, are based on an evaluation of information derived from two boreholes and additional sources of information referenced in this report. The conditions described are believed to be reasonably representative of the site. If conditions are noted during construction which are believed to be at variance with the conditions described in this report, this office should be contacted immediately.

This report has been prepared for the exclusive use of the **G.L.S Consulting Inc.,** and their approved agents, for the specified application of the Proposed Multi-Residential Development project located at 4020 & 4024 Stanley Road SW, Calgary, Alberta. It has been prepared in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made. Use of the report is subject to acceptance of the General Terms and Conditions provided in Limitation Appendix of this report.

We trust this meets with your present needs. If you have any questions or comments regarding this information, please do not hesitate to contact this office.

Respectfully submitted,
PRAIRIEGEO ENGINEERING LTD.

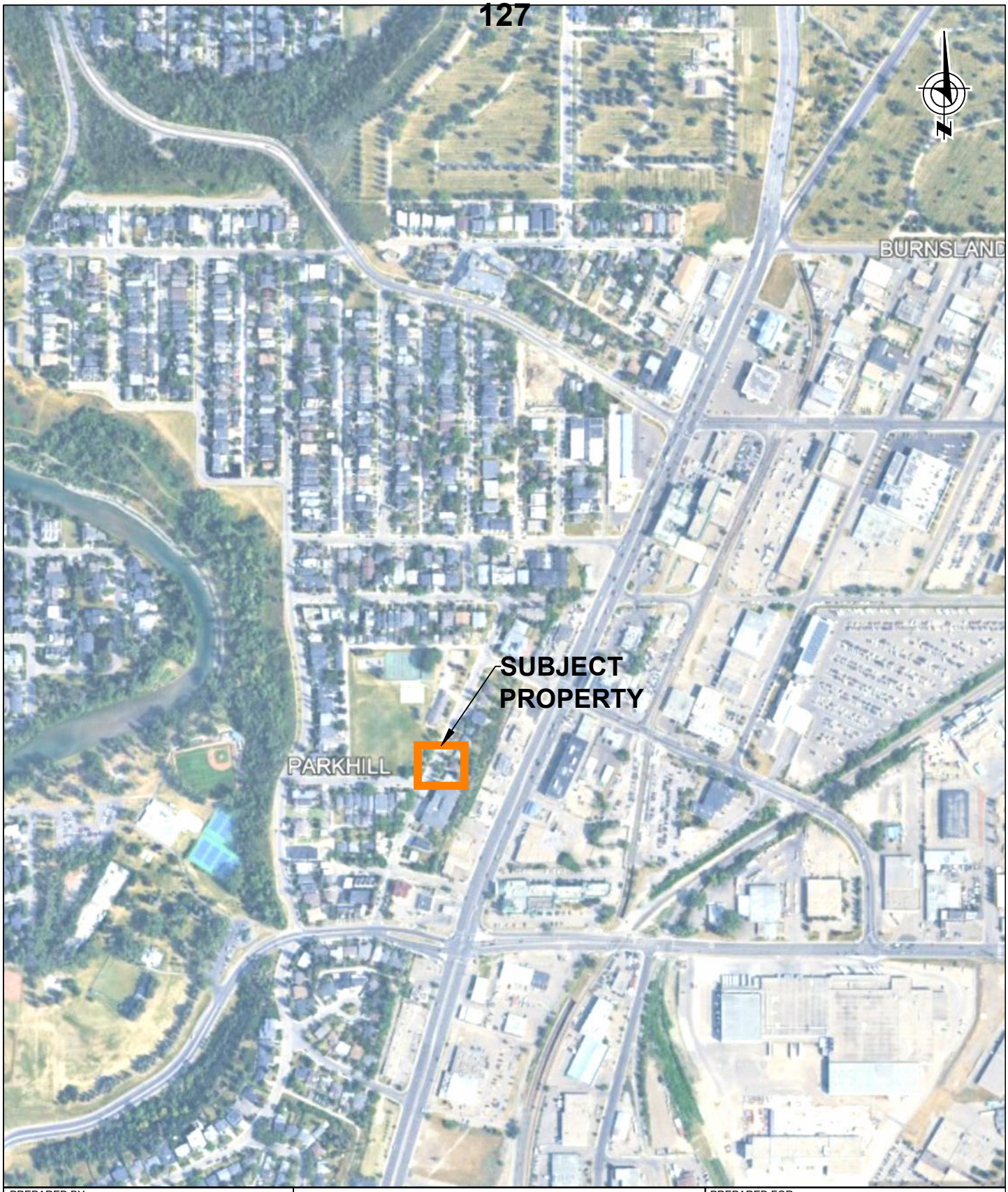
Jiachen (Jason) Ni, M.Eng., P.Eng.
Principal Geotechnical Engineer

SDAB2026-0163

FIGURES

Figure 1 – Key Plan
Figure 2 – Site & Cross-section Plan
Figure 3 – Aerial Plan
Figure 4 – Site Photographs

SDAB2026-0163



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PrairieGEO Engineering

KEY PLAN

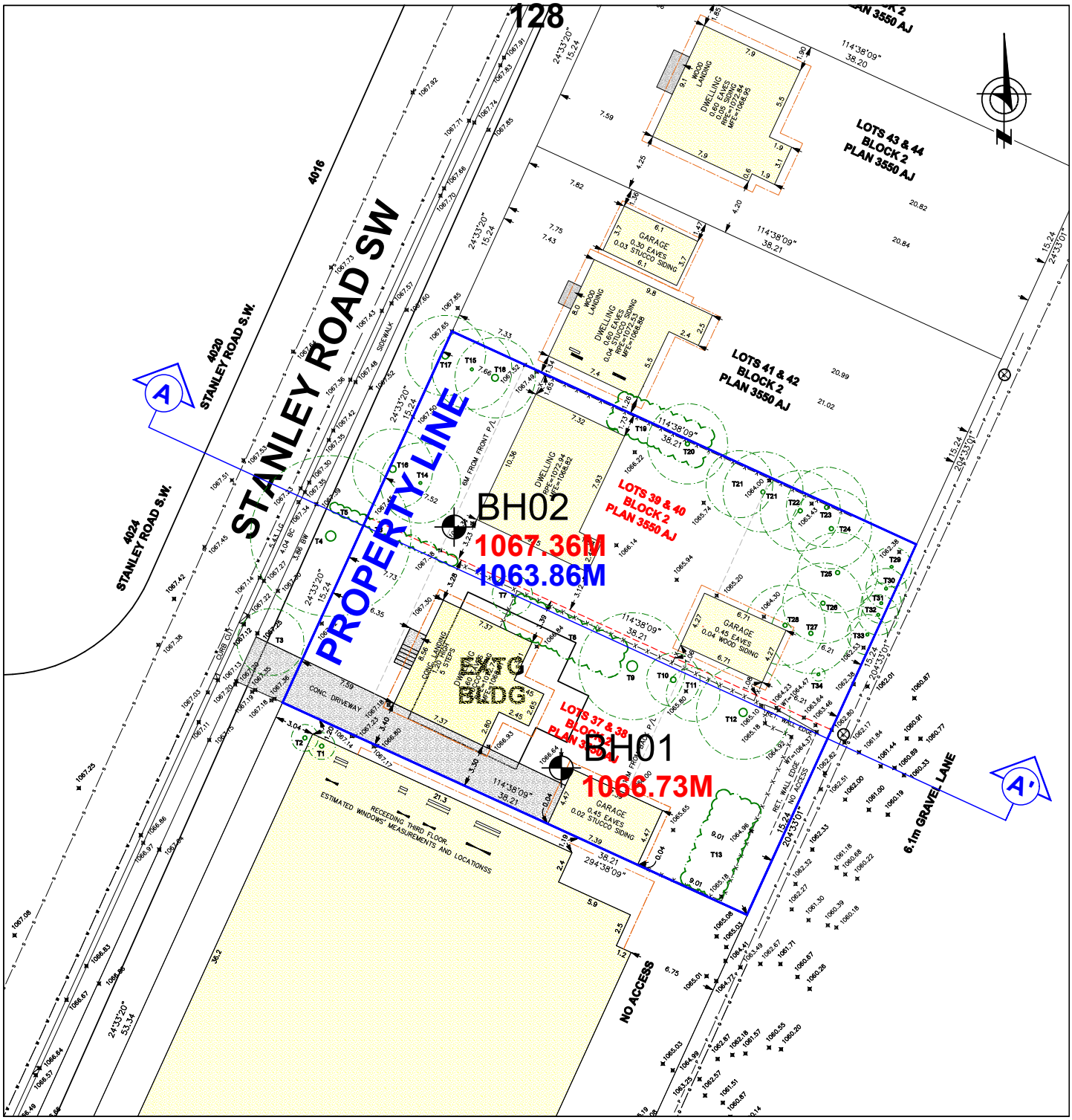
PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
4020 & 4024 STANLEY ROAD SW, CALGARY, ALBERTA

DRAWN:	REVIEWED:	REV #:	DATE:
MG	ZZ	0	AUG 2025

SCALE:	PROJECT NO.:	FIGURE NO.:
NTS	PGE25-255	1

PREPARED FOR:

GLS CONSULTING INC.



ALL BOREHOLE LOCATIONS ARE APPROXIMATE

1000.00M SURFACE ELEVATION

1000.00M GROUND WATER ELEVATION

SCALE (metres)

-8 -4 0 4 8 16

PREPARED BY:	SITE PLAN	PREPARED FOR:
PrairieGEO Engineering	PROPOSED MULTI-RESIDENTIAL DEVELOPMENT 4020 & 4024 STANLEY ROAD SW, CALGARY, ALBERTA	GLS CONSULTING INC.

DRAWN:	REVIEWED:	REV #:	DATE:
MG	ZZ	0	AUG 2025

SCALE:	PROJECT NO.:	FIGURE NO.:
1:400	PGE25-255	2

SDAB2026-0163



ALL BOREHOLE LOCATIONS ARE APPROXIMATE

1000.00M SURFACE ELEVATION

1000.00M GROUND WATER ELEVATION

SCALE (metres)

-8 -4 0 4 8 16

PREPARED BY:

PrairieGEO Engineering

SITE PLAN

PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
4020 & 4024 STANLEY ROAD SW, CALGARY, ALBERTA

DRAWN:	REVIEWED:	REV #:	DATE:
MG	ZZ	0	AUG 2025

SCALE:	PROJECT NO.:	FIGURE NO.:
1:400	PGE25-255	2

PREPARED FOR:

GLS CONSULTING INC.

SDAB2026-0163



AUG 15, 2025 - LOOKING AT THE SITE FROM SOUTHWEST TOWARDS NORTHEAST.



AUG 15, 2025 - LOOKING AT THE SITE FROM SOUTHEAST TOWARDS NORTHWEST.

PREPARED BY:	PHOTOGRAPH				PREPARED FOR:
PrairieGEO Engineering	PROPOSED MULTI-RESIDENTIAL DEVELOPMENT 4020 & 4024 STANLEY ROAD SW, CALGARY, ALBERTA				GLS CONSULTING INC.
	DRAWN: MG	REVIEWED: ZZ	REV #: 0	DATE: AUG 2025	
	SCALE: NTS	PROJECT NO.: PGE25-255		FIGURE NO.: 4A	

SDAB2026-0163



AUG 15, 2025 - LOOKING AT RETRIEVED SOIL SAMPLE FROM BH02.



AUG, 2025 - LOOKING AT RETRIEVED SOIL SAMPLE FROM BH02.

PREPARED BY:	PHOTOGRAPH				PREPARED FOR:
PrairieGEO Engineering	PROPOSED MULTI-RESIDENTIAL DEVELOPMENT 4020 & 4024 STANLEY ROAD SW, CALGARY, ALBERTA				GLS CONSULTING INC.
	DRAWN: MG	REVIEWED: ZZ	REV #: 0	DATE: AUG 2025	
	SCALE: NTS	PROJECT NO.: PGE25-255		FIGURE NO.: 4B	

SDAB2026-0163

APPENDIX A

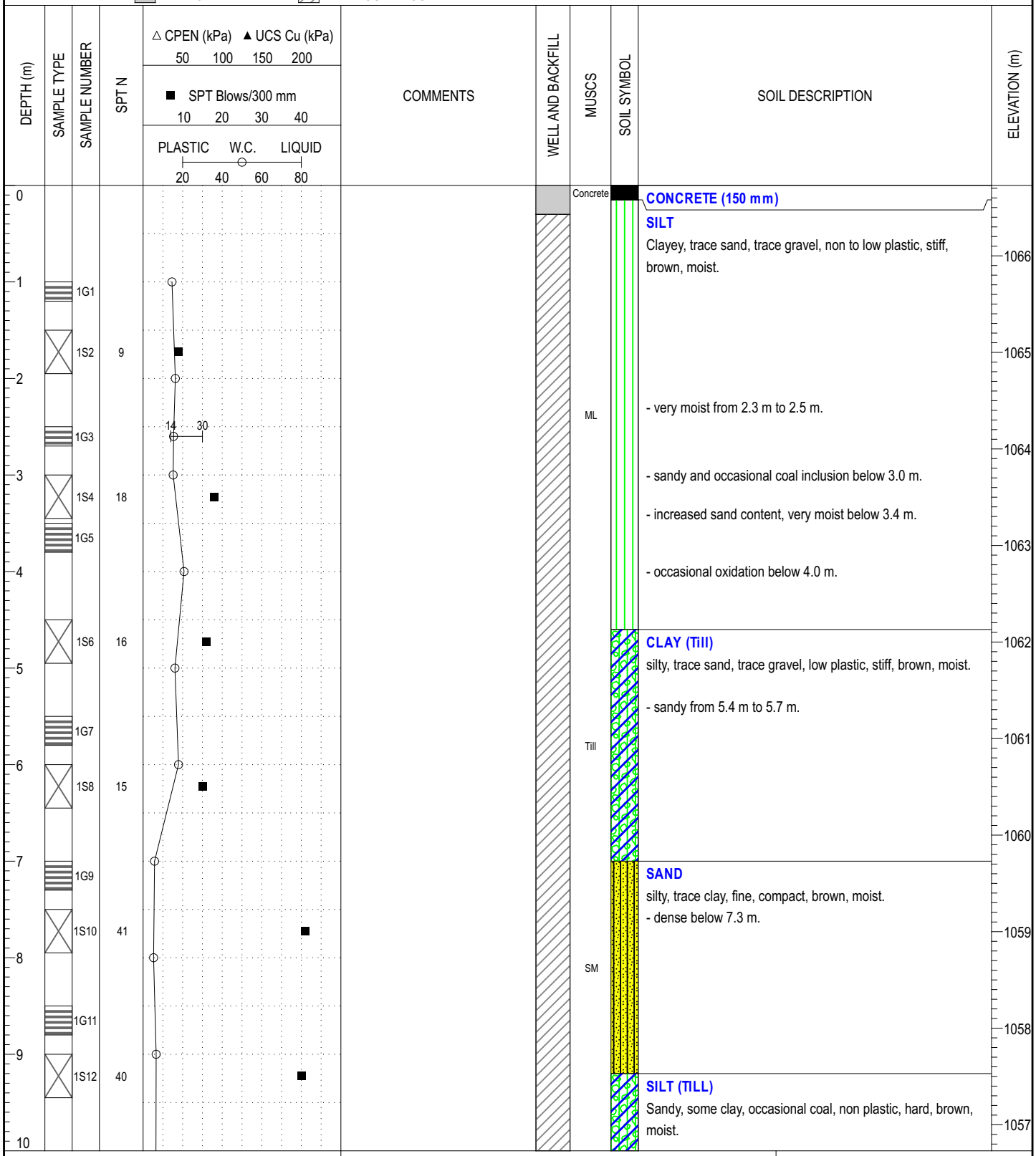
Borehole Logs
Explanation of Terms and Symbols

SDAB2026-0163

CLIENT: GLS Consulting Inc.	PROJECT: Proposed Multi-Residential Development	BOREHOLE NO.: **BH01**
PROJECT NO.: PGE25-255	ADDRESS: 4020 & 4024 Stanley Road SW, Calgary, AB	START DATE: 2025-08-15

SAMPLE TYPE: GRAB, SPT

BACKFILL TYPE: BENTONITE, DRILL CUTTINGS



CONCRETE (150 mm)

SILT

Clayey, trace sand, trace gravel, non to low plastic, stiff, brown, moist.

- very moist from 2.3 m to 2.5 m.
- sandy and occasional coal inclusion below 3.0 m.
- increased sand content, very moist below 3.4 m.
- occasional oxidation below 4.0 m.

CLAY (Till)

silty, trace sand, trace gravel, low plastic, stiff, brown, moist.

- sandy from 5.4 m to 5.7 m.

SAND

silty, trace clay, fine, compact, brown, moist.

- dense below 7.3 m.

SILT (TILL)

Sandy, some clay, occasional coal, non plastic, hard, brown, moist.

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COORDINATES: UTM (11N), N:5655894.0, E:705881.0		ELEVATION: 1066.73 m
DRILLING CONTRACTOR: Great West Drilling Ltd.		COMPLETION DEPTH: 12.5 m
DRILLING METHOD: Truck Mounted/Solid Stem Auger		COMPLETION DATE: 2025-08-15
LOGGED BY: JT	REVIEWED BY: ZZ	PAGE: 1 OF 2

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CLIENT: GLS Consulting Inc.	PROJECT: Proposed Multi-Residential Development	BOREHOLE NO.: **BH01**
PROJECT NO.: PGE25-255	ADDRESS: 4020 & 4024 Stanley Road SW, Calgary, AB	START DATE: 2025-08-15

SAMPLE TYPE: GRAB SPT

BACKFILL TYPE: DRILL CUTTINGS SLOUGH

DEPTH (m)	SAMPLE TYPE	SAMPLE NUMBER	SPT N	△ CPEN (kPa) ▲ UCS Cu (kPa) 50 100 150 200 / ■ SPT Blows/300 mm 10 20 30 40 / PLASTIC W.C. LIQUID 20 40 60 80	COMMENTS	WELL AND BACKFILL	MUSCS	SOIL SYMBOL	SOIL DESCRIPTION	ELEVATION (m)
10		1G13			[1G13] Gravel: 0% Sand: 17.2% Silt: 64.8% Clay: 18% [1G13] SO_4: 0.061%					1056
11		1S14	45	■			Till			1055
12		1G15								1054
13		1S16	44	■					END OF HOLE AT 12.5 m. Slough to 12.1 m. Dry upon completion Backfilled with auger cuttings and sealed with bentonite.	1053
14										1052
15										1051
16										1050
17										1049
18										1048
19										1047
20										

PrairieGEO Engineering

COORDINATES: UTM (11N), N:5655894.0, E:705881.0		ELEVATION: 1066.73 m
DRILLING CONTRACTOR: Great West Drilling Ltd.		COMPLETION DEPTH: 12.5 m
DRILLING METHOD: Truck Mounted/Solid Stem Auger		COMPLETION DATE: 2025-08-15
LOGGED BY: JT	REVIEWED BY: ZZ	PAGE: 2 OF 2

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SDAB2026-0163

CLIENT: GLS Consulting Inc.	PROJECT: Proposed Multi-Residential Development	BOREHOLE NO.: **BH02**
PROJECT NO.: PGE25-255	ADDRESS: 4020 & 4024 Stanley Road SW, Calgary, AB	START DATE: 2025-08-15

SAMPLE TYPE: GRAB SPT

BACKFILL TYPE: BENTONITE DRILL CUTTINGS

DEPTH (m)	SAMPLE TYPE	SAMPLE NUMBER	SPT N	△ CPEN (kPa) ▲ UCS Cu (kPa) 50 100 150 200 / ■ SPT Blows/300 mm 10 20 30 40 / PLASTIC W.C. LIQUID 20 40 60 80	COMMENTS	MUSCS	SOIL SYMBOL	SOIL DESCRIPTION	ELEVATION (m)
0						Asphalt		**ASPHALT CONCRETE (50 MM)**	1067
								SILT	
								Sandy, some clay, trace gravel, non-plastic, stiff, brown, moist.	
1		2G1			[2G1] SO_4: 0.165%				
					[2G1] Gravel: 2%			- dark brown at 1.3 m.	1066
		2S2	15	■	Sand: 28.8%			- clayey and some sand below 1.4 m.	
2					Silt: 48.1%	ML			
					Clay: 21.1%				1065
		2G3			[2G1] Non-plastic			- decreased gravel content below 2.5 m.	
3								- very stiff below 2.8 m.	
		2S4	16	■					
					2025-08-22 ▼				1064
4		2G5							
									1063
		2S6	15	■				**CLAY (TILL)**	
5								Silty, some sand, trace gravel, low plastic, stiff, brown, moist.	
		2G7							1062
6									
		2S8	13	■					
									1061
7		2G9							
									1060
		2S10	16	■				- occasional coal inclusion, very stiff below 7.5 m.	
8									
									1059
		2G11							
9									
		2S12	17	■					1058
10						Till			

PrairieGEO Engineering

COORDINATES: UTM (11N), N:5655912.0, E:705873.0		ELEVATION: 1067.36 m
DRILLING CONTRACTOR: Great West Drilling Ltd.		COMPLETION DEPTH: 15.5 m
DRILLING METHOD: Truck Mounted/Solid Stem Auger		COMPLETION DATE: 2025-08-15
LOGGED BY: JT	REVIEWED BY: ZZ	PAGE: 1 OF 2

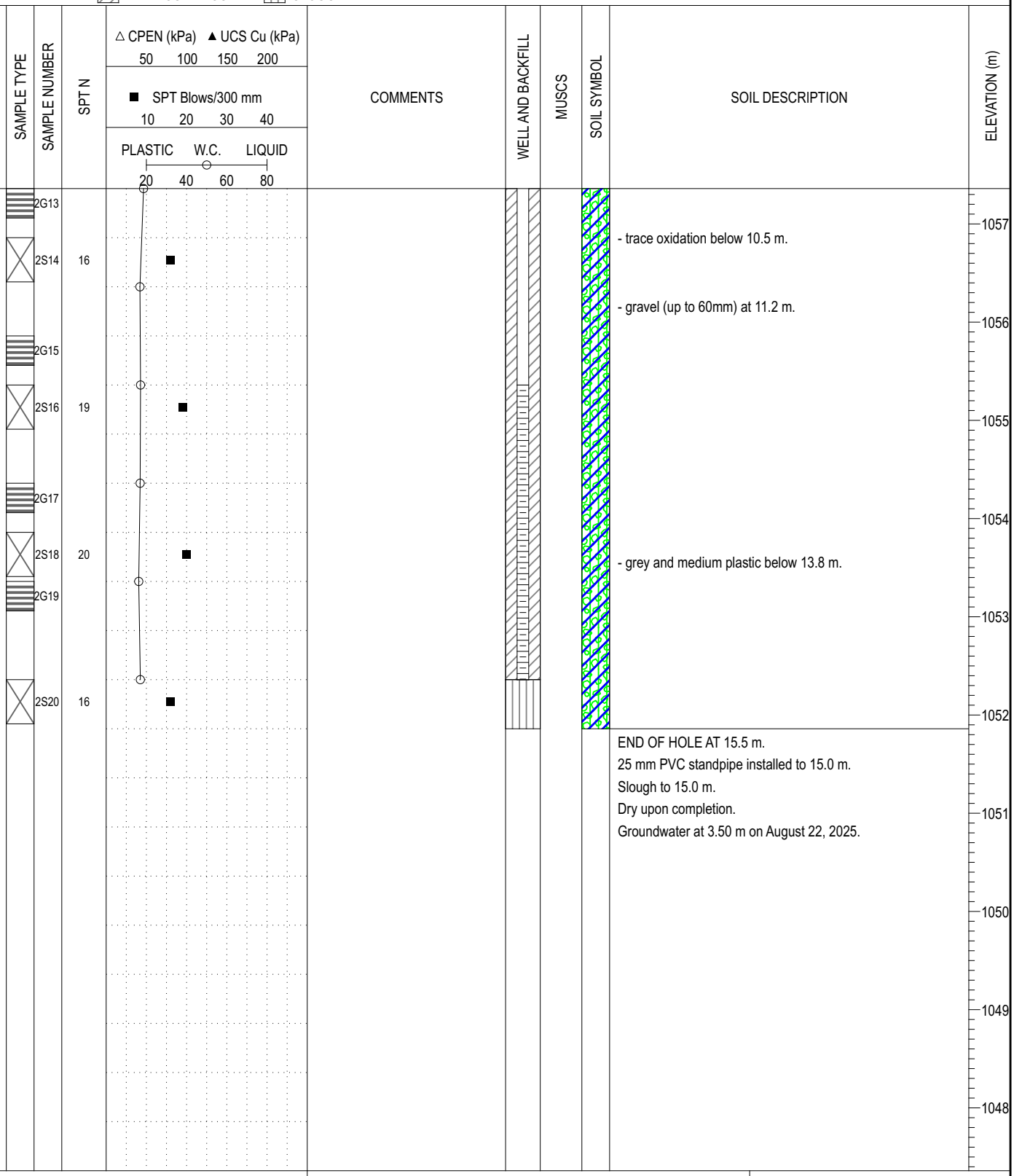
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CLIENT: GLS Consulting Inc.	PROJECT: Proposed Multi-Residential Development	BOREHOLE NO.: **BH02**
PROJECT NO.: PGE25-255	ADDRESS: 4020 & 4024 Stanley Road SW, Calgary, AB	START DATE: 2025-08-15

SAMPLE TYPE: GRAB SPT

BACKFILL TYPE: DRILL CUTTINGS SLOUGH



- trace oxidation below 10.5 m.
- gravel (up to 60mm) at 11.2 m.
- grey and medium plastic below 13.8 m.

END OF HOLE AT 15.5 m.
25 mm PVC standpipe installed to 15.0 m.
Slough to 15.0 m.
Dry upon completion.
Groundwater at 3.50 m on August 22, 2025.

PrairieGEO Engineering

COORDINATES: UTM (11N), N:5655912.0, E:705873.0		ELEVATION: 1067.36 m
DRILLING CONTRACTOR: Great West Drilling Ltd.		COMPLETION DEPTH: 15.5 m
DRILLING METHOD: Truck Mounted/Solid Stem Auger		COMPLETION DATE: 2025-08-15
LOGGED BY: JT	REVIEWED BY: ZZ	PAGE: 2 OF 2

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EXPLANATION OF TERMINOLOGY AND SYMBOLS

1. **PRINCIPAL SOIL TYPE –** Major soil type

Material	Grain Size
Boulders	Larger than 300 mm
Cobbles	75 mm to 300 mm
Coarse Gravel	19 mm to 75 mm
Fine Gravel	4.75 mm to 19 mm
Coarse Sand	2 mm to 4.75 mm
Medium Sand	0.425 mm to 2 mm
Fine Sand	0.075 mm to 0.425 mm
Silt	0.002 to 0.075 mm
Clay	Smaller than 0.002 mm

2. **CONSISTENCY OF FINE-GRAINED SOILS** – Terms as per undrained shear strength and Standard Penetration Test (SPT), N value, for blows per 300 mm penetration (ASTM D1586).

Description	Undrained Shear Strength, C_u (kPa)	SPT-N Value
Very Soft	Less than 12	Less than 2
Soft	12 to 25	2 to 4
Firm	25 to 50	4 to 8
Stiff	50 to 100	8 to 15
Very Stiff	100 to 200	15 to 30
Hard	Over 200	Over 30

3. **MINOR SOIL TYPE -** Weight of minor component

Descriptor	Percent
and	35 to 50
y / ey	20 to 35
some	10 to 20
trace	1 to 10

4. **RELATIVE DENSITY OF COARSE-GRAINED SOILS** – The following terms are used relative to Standard Penetration Test (SPT), N value, for blows per 300 mm penetration (ASTM D1586).

Description	SPT-N Value
Very Loose	Less than 4
Loose	4 to 10
Compact	10 to 30
Dense	30 to 50
Very Dense	Over 50

5. **TYPICAL SEDIMENTARY BEDROCK TYPES AND CLASSIFICATION** – The following terms are based on visual inspection and field / laboratory identification tests.

Characteristic	Sandstone	Mudrocks			
		Siltstone	Mudstone	Clayshale	Claystone
Composition	>50% Sand $CaCO_3$ or silica binder. Use weak acid to test for $CaCO_3$.	>50% Silt	33% to 66% Silt & 33% to 66% Clay	>50% Clay & <33% Silt	
Bedding	Banding possible Non- Fissile Wackes – dirty sandstone matrix (>15% clay)	Non-Fissile & Non-laminated	Non-Fissile & Non-laminated	Fissile	Non-Fissile

Definitions

Fissile Breaks apart on bedding planes, not fractures.
Shale Only used to describe a fissile clay mudrock.
Slate Hard mudstone exposed to high pressure and temperature.
Limestone Sedimentary rock (i.e. particles) formed from calcium carbonate minerals from skeletal fragments of marine organisms such as coral. Particles generally too small to see with eye.

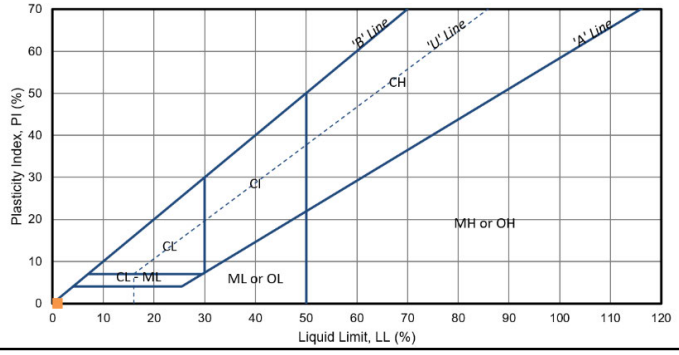
EXPLANATION OF TERMINOLOGY AND SYMBOLS

MODIFIED UNIFIED CLASSIFICATION SYSTEM FOR SOILS

MAJOR DIVISION			GROUP SYMBOL	GRAPH SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA	
COARSE GRAINED SOILS (MORE THAN HALF BY WEIGHT LARGER THAN NO. 200 SIEVE)	GRAVELS MORE THAN HALF COARSE GRAINS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)	GW		WELL GRADED GRAVELS, GRAVEL-SAND MIXTURE, LITTLE OR NO FINES	$C_U = \frac{D_6}{D_{10}}$ ≥ 4 AND $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ = 1 to 3	
			GP		POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS	
		DIRTY GRAVELS (WITH SOME FINES)	GM		SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12%	ATTERBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4
			GC		CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES		ATTERBERG LIMITS ABOVE "A" LINE AND P.I. GREATER THAN 7
	SANDS MORE THAN HALF FINE GRAINS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)	SW		WELL GRADED SANDS, GRAVELLY SANDS WITH LITTLE OR NO FINES	$C_U = \frac{D_6}{D_{10}}$ ≥ 6 AND $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ = 1 to 3	
			SP		POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS	
		DIRTY SANDS (WITH SOME FINES)	SM		SILTY SANDS, SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12%	ATTERBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4
			SC		CLAYEY SANDS, SAND-CLAY MIXTURES		ATTERBERG LIMITS ABOVE "A" LINE AND P.I. GREATER THAN 7
FINE-GRAINED SOILS (MORE THAN HALF BY WEIGHT PASSES NO. 200 SIEVE)	SILTS BELOW "A" LINE NEGLIGIBLE ORGANIC CONTENT	W_L < 50%	ML		INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	CLASSIFICATION IS BASED UPON PLASTICITY CHART (SEE BELOW)	
		W_L > 50%	MH		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS, FINE SANDY OR SILTY SOILS		
	CLAYS ABOVE "A" LINE NEGLIGIBLE ORGANIC CONTENT	W_L < 30%	CL		INORGANIC CLAYS OF LOW PLASTICITY, GRAVELLY, SANDY, OR SILTY SOILS		
		30% < W_L < 50%	CI		INORGANIC CLAYS OF MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS		
		W_L > 50%	CH		INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS		
	ORGANIC SILTS & CLAYS BELOW "A" LINE	W_L < 50%	OL		ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW AND MEDIUM PLASTICITY		
		W_L > 50%	OH		ORGANIC CLAYS OF HIGH PLASTICITY, ORGANIC SILTS		
HIGHLY ORGANIC SOILS			Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS	STRONG COLOR OR ODOR, AND OFTEN FIBROUS TEXTURE	

NOTES ON SOIL CLASSIFICATION AND DESCRIPTION:

1. Soil are classified and described according to their engineering properties and behaviour.
2. Boundary classification for soil with characteristics of two groups are given combined group symbols (e.g. GW-GC is a well graded gravel sand mixture with clay binder between 5 and 12%).
3. Soil classification is in accordance with the Unified Soil Classification System (ASTM D2487) with the exception that an inorganic clay of medium plasticity (CI) is recognized.
4. The use of modifying adjectives may be employed to define the estimated percentage range of minor components.

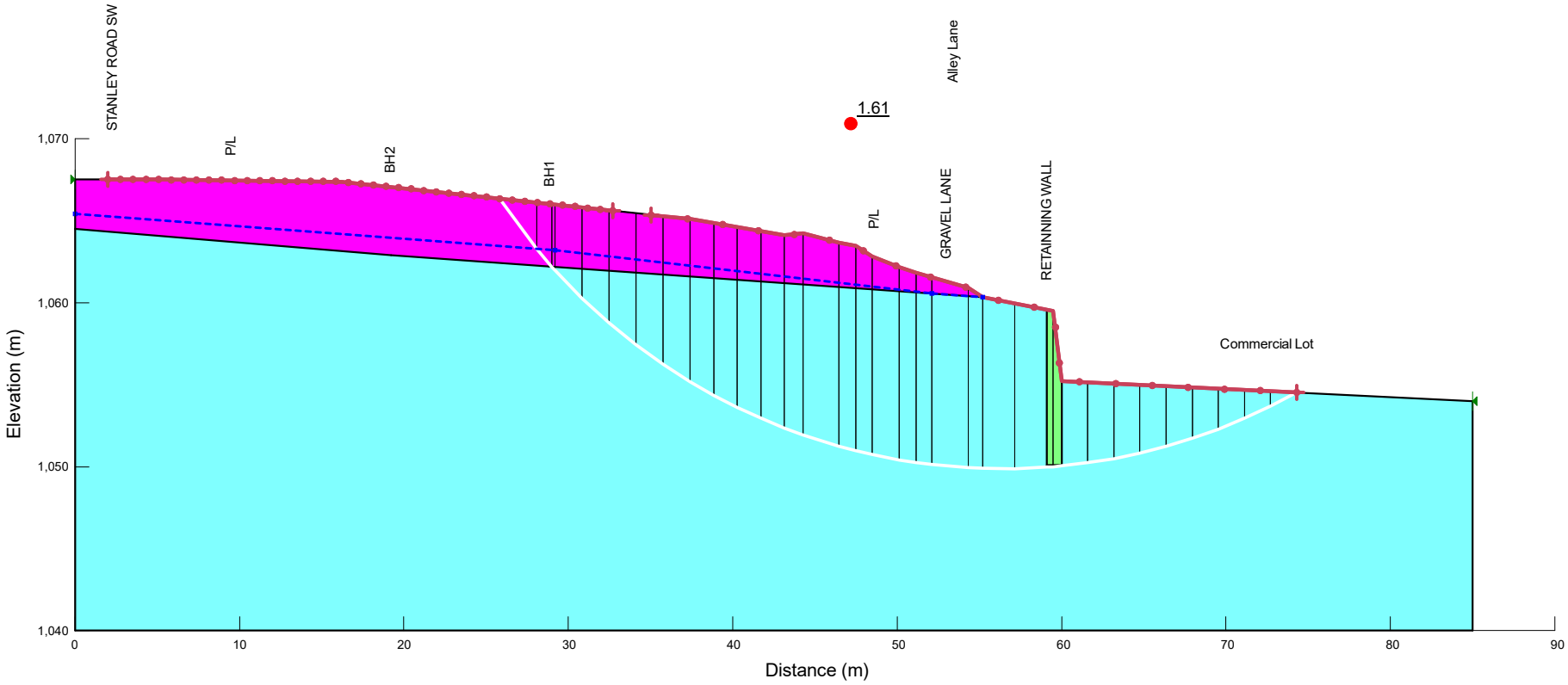


APPENDIX B

Slope Stability Analysis Results
PGA from 2020 National Building Code of Canada Seismic Hazard Tool
Soil Test Results

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Retaining Wall	High Strength	21				1
	Silt	Mohr-Coulomb	18.5	0	24	0	1
	Till	Mohr-Coulomb	19	0	28	0	1



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CROSS SECTION AA' - LONG TERM WITH EXISTING CONDITION

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

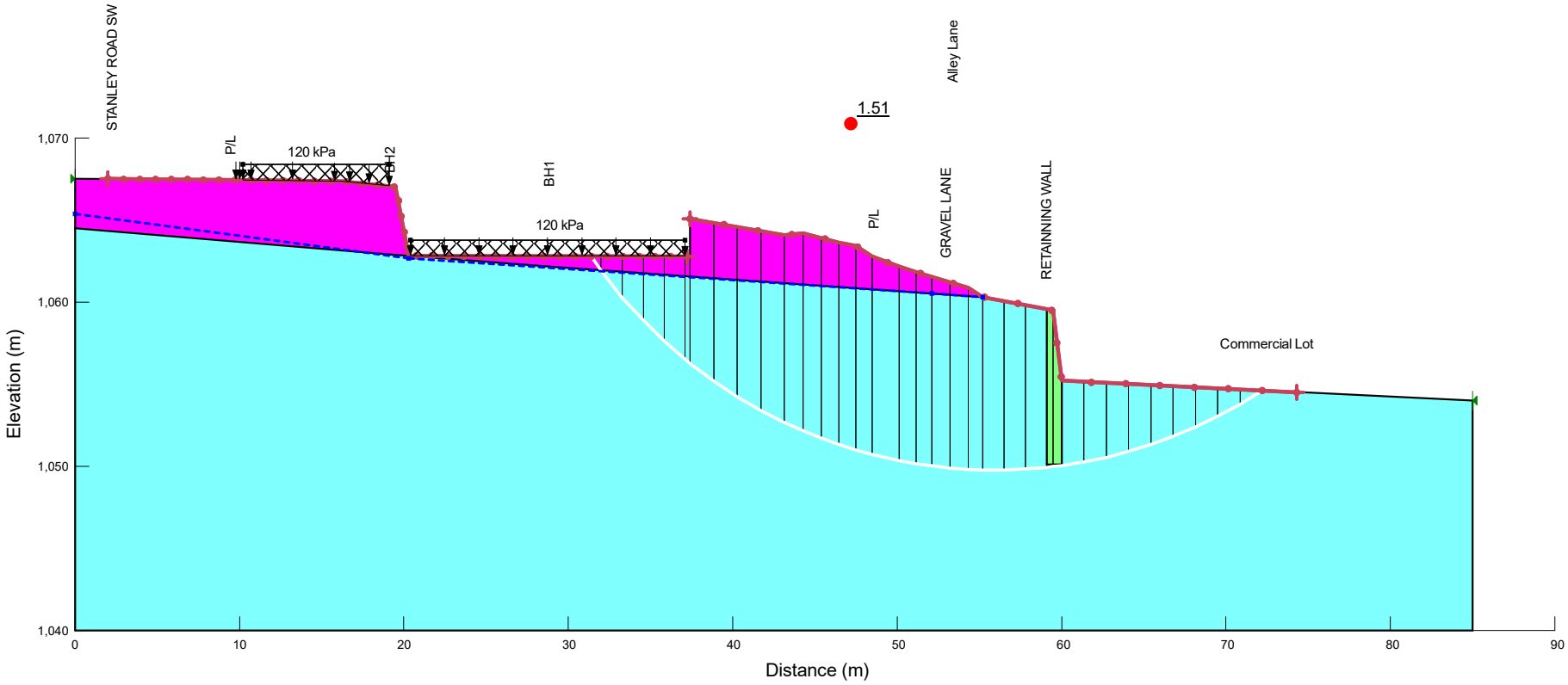
DATE: SEPTEMBER 5, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A1

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Retaining Wall	High Strength	21				1
	Silt	Mohr-Coulomb	18.5	0	24	0	1
	Till	Mohr-Coulomb	19	0	28	0	1



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CROSS SECTION AA' - LONG TERM WITH NEW BUILDING

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

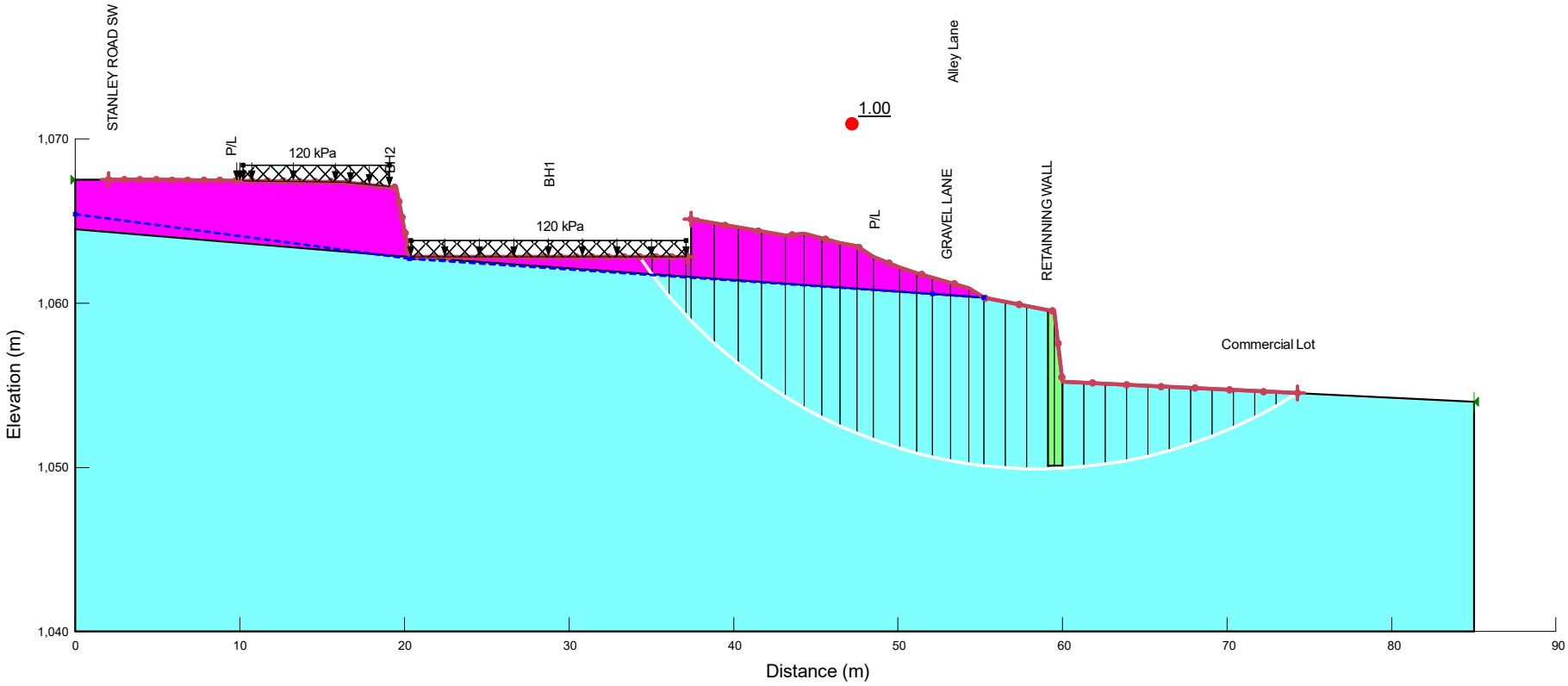
DATE: SEPTEMBER 5, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A2

SDAB2026-0163

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Cohesion R (kPa)	Phi R (°)	Piezometric Surface
	Retaining Wall	High Strength	21						1
	Silt	Mohr-Coulomb	18.5	0	24	0	40	0	1
	Till	Mohr-Coulomb	19	0	28	0	80	0	1



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CROSS SECTION AA' - NEW BUILDING UNDER SEISMIC CONDITION

PROJECT: 4020 & 4024 STANLEY ROAD SW, CALGARY ALBERTA

DATE: SEPTEMBER 5, 2025

PROJECT NUMBER: PGE25-255

FIGURE: A3

SDAB2026-0163

Government of Canada / Gouvernement du Canada

2020 National Building Code of Canada Seismic Hazard Tool

This application provides seismic values for the design of buildings in Canada under Part 4 of the National Building Code of Canada (NBC) 2020 as prescribed in Article 1.1.3.1. of Division B of the NBC 2020.

Seismic Hazard Values

User requested values

Code edition	NBC 2020
Site designation X_S	X_D
Latitude (°)	51.018
Longitude (°)	-114.065

Please select one of the tabs below.

NBC 2020 | Additional Values | Plots | API

Background Information

The 5%-damped spectral acceleration (S_a(T,X), where T is the period, in s, and X is the site designation) and peak ground acceleration (PGA(X)) values are given in units of acceleration due to gravity (g, 9.81 m/s^2). Peak

SDAB2026-0163

ground velocity (PGV(X)) values are given in m/s. Probability is expressed in terms of percent exceedance in 50 years. Further information on the calculation of seismic hazard is provided under the *Background Information* tab.

The 2%-in-50-year seismic hazard values are provided in accordance with Article 4.1.8.4. of the NBC 2020. The 5%- and 10%-in-50-year values are provided for additional performance checks in accordance with Article 4.1.8.23. of the NBC 2020.

See the *Additional Values* tab for additional seismic hazard values, including values for other site designations, periods, and probabilities not defined in the NBC 2020.

NBC 2020 - 2%/50 years (0.000404 per annum) probability

$S_a(0.2, X_D)$	$S_a(0.5, X_D)$	$S_a(1.0, X_D)$	$S_a(2.0, X_D)$	$S_a(5.0, X_D)$	$S_a(10.0, X_D)$	$PGA(X_D)$	$PGV(X_D)$
0.313	0.269	0.151	0.0772	0.0347	0.0194	0.15	0.141

The log-log interpolated 2%/50 year $S_a(4.0, X_D)$ value is : **0.0422**

▶ Tables for 5% and 10% in 50 year values

Download CSV

← Go back to the seismic hazard calculator form

Date modified: 2021-04-06

SDAB2026-0163

CITY OF CALGARY
AGGREGATE GRADATION SPECIFICATIONS

PrairieGEO Engineering

AGGREGATE DESCRIPTION

Asphalt Concrete Pavement Aggregate
Section 307.03.02
- 25 mm ACP Aggregate (Mix Type A)
- 20 mm ACP Aggregate (Mix Type C)
- 16 mm ACP Aggregate (Mix Type B)
- 12.5 mm ACP Aggregate (Mix Type M)

Granular Base Course (GBC)
Section 303.02.02
- 25 mm GBC Aggregate

Subbase Coarse Gravel
Section 303.02.02
- 80 mm Select Aggregate

Pit Run Fill Gravel
Section 303.01.01
- 200 mm Pit Run Fill

Gravelled Lane Gravel
Section 303.04.01
- 50 mm Crushed Gravelled Lane Aggregate

Bedding and Pipe Zone Back-fill
Section 504.03.01
- Class IA - Manufactured aggregate, open graded, clean
- Class IB - Manufactured, processed aggregate, dense graded, clean
- Class II - Coarse-Grained Soils; clean or borderline clean to w/fines
- Class III - Coarse-Grained soils with fines

* Refer to 2015 Standard Specifications: Roads Construction & Sewer Construction, City of Calgary

Revised May 2021

Aggregate Type		Asphalt Concrete Pavement				Granular Base Course	Subbase Coarse Gravel	Pit Run Fill	Gravelled Lane	Bedding and Pipe Zone Backfill							
										Class IA		Class IB		Class II		Class III	
		Mix A	Mix B	Mix C	Mix M	25 mm	80 mm	200 mm	50 mm	Pipe ≤ 375 mm	Pipe > 375 mm	Pipe ≤ 375 mm	Pipe > 375 mm	Pipe ≤ 375 mm	Pipe > 375 mm	Pipe ≤ 375 mm	Pipe > 375 mm
SIEVE SIZE: Percent Passing Metric Sieve (CGSB 8-GP-2MM)	200000							100									
	150000							96 - 100									
	80000						100	60 - 80									
	50000								100								
	40000						60 - 90		95 - 100		100		100		100		100
	25000	100				100		42 - 80									
	20000	83 - 95		100		95 - 100	40 - 70		50 - 75	100		100		100		100	
	16000	74 - 90	100	97 - 100													
	12500	64 - 80	95 - 100	80 - 95	100												
	10000	56 - 72	85 - 95	70 - 85	95 - 100	55 - 80	25 - 60		25 - 52								
	5000	40 - 58	60 - 75	55 - 70	65 - 85	35 - 65	15 - 45	15 - 50	15 - 40								
	4750									< 10	< 10	10 - 50	10 - 50	varies	varies	varies	varies
	2500	30 - 46	45 - 60	36 - 55		28 - 52	10 - 35		10 - 33	< 5	< 5	< 5	< 5				
	1250	22 - 40	28 - 45	26 - 45				10 - 33									
	630	15 - 33	20 - 36	18 - 38		13 - 35	5 - 23	5 - 23	5 - 23								
	315	10 - 27	15 - 28	12 - 28		9 - 26											
	160	8 - 18	6 - 18	8 - 16		6 - 18	3 - 12	2 - 14	2 - 14								
	80	4 - 8	4 - 8	4 - 8	4 - 8	4 - 10	2 - 10	1 - 10	1 - 10								
	75									< 5	< 5	< 5	< 5	0 - 12	0 - 12	12 - 50	12 - 50

SDAB2026-0163

PrairieGEO Engineering

SOIL MOISTURE CONTENT WORKSHEET

PROJECT: Proposed Multi-Residential Development

NUMBER: PGE25-255 **DATE** August 18, 2025

BH	DEPTH (m)	1	2	3	4	5	6	7
#	Wt. Sample Wet + Tare	159.7 g	133.8 g	162.0 g	178.7 g	184.7 g	161.3 g	154.0 g
	Wt. Sample Dry + Tare	139.8 g	115.5 g	141.1 g	148.7 g	159.6 g	137.4 g	145.8 g
	Wt. Water	19.9 g	18.3 g	20.9 g	30.0 g	25.1 g	23.9 g	8.2 g
1	Tare Container	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g
	Wt. Dry Soil	136.3 g	112.0 g	137.6 g	145.2 g	156.1 g	133.9 g	142.3 g
	Moisture Content	14.6%	16.3%	15.2%	20.7%	16.1%	17.9%	5.8%

BH	DEPTH (m)	8	9	10	11	12		
#	Wt. Sample Wet + Tare	164.3 g	126.3 g	136.3 g	147.7 g	160.6 g		
	Wt. Sample Dry + Tare	156.2 g	118.7 g	128.2 g	140.6 g	152.4 g		
	Wt. Water	8.1 g	7.6 g	8.1 g	7.1 g	8.2 g		
1	Tare Container	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g		
	Wt. Dry Soil	152.7 g	115.2 g	124.7 g	137.1 g	148.9 g		
	Moisture Content	5.3%	6.6%	6.5%	5.2%	5.5%		

BH	DEPTH (m)	1	2	3	4	5	6	7
#	Wt. Sample Wet + Tare	156.2 g	150.7 g	177.1 g	168.8 g	174.7 g	174.2 g	161.2 g
	Wt. Sample Dry + Tare	137.6 g	131.7 g	155.2 g	147.0 g	148.1 g	147.0 g	137.0 g
	Wt. Water	18.6 g	19.0 g	21.9 g	21.8 g	26.6 g	27.2 g	24.2 g
2	Tare Container	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g
	Wt. Dry Soil	134.1 g	128.2 g	151.7 g	143.5 g	144.6 g	143.5 g	133.5 g
	Moisture Content	13.9%	14.8%	14.4%	15.2%	18.4%	19.0%	18.1%

BH	DEPTH (m)	8	9	10	11	12	13	14
#	Wt. Sample Wet + Tare	189.6 g	176.9 g	203.6 g	198.4 g	189.6 g	201.2 g	191.2 g
	Wt. Sample Dry + Tare	156.6 g	153.4 g	172.2 g	170.4 g	162.4 g	172.6 g	165.1 g
	Wt. Water	33.0 g	23.5 g	31.4 g	28.0 g	27.2 g	28.6 g	26.1 g
2	Tare Container	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g
	Wt. Dry Soil	153.1 g	149.9 g	168.7 g	166.9 g	158.9 g	169.1 g	161.6 g
	Moisture Content	21.6%	15.7%	18.6%	16.8%	17.1%	16.9%	16.2%

BH	DEPTH (m)	15						
#	Wt. Sample Wet + Tare	198.3 g						
	Wt. Sample Dry + Tare	170.0 g						
	Wt. Water	28.3 g						
2	Tare Container	3.6 g						
	Wt. Dry Soil	166.5 g						
	Moisture Content	17.0%						

BH	DEPTH (m)							
#	Wt. Sample Wet + Tare							
	Wt. Sample Dry + Tare							
	Wt. Water							
	Tare Container							
	Wt. Dry Soil							
	Moisture Content							

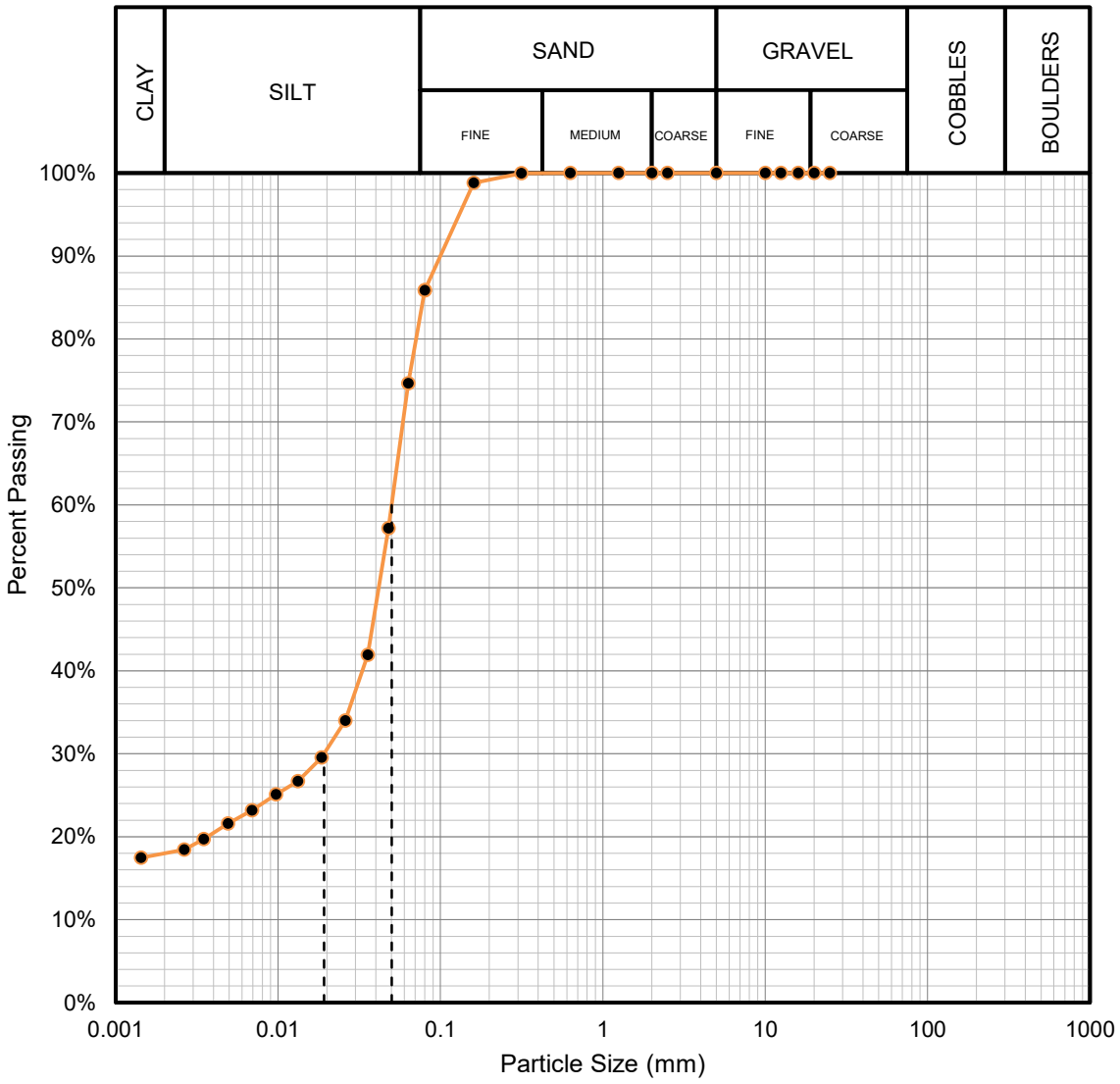
SDAB2026-0163

PARTICLE-SIZE ANALYSIS

ASTM D422

PrairieGEO Engineering

PROJECT:	Proposed Multi-Residential Development	**SAMPLE DATE:**	August 15, 2025
PROJECT#:	PGE25-255	**TEST DATE:**	August 20, 2025
CLIENT:	GLS Consulting Inc.	**SAMPLE ID:**	1G13
SOIL DESCRIPTION:	silt, some clay, some sand	**DEPTH:**	10.0 m



SUMMARY OF RESULTS		
	Gravel	0.0%
	Sand	17.2%
	Silt	64.8%
	Clay	18.0%

GRAIN SIZE		
	D_{10}	---
	D_{30}	0.0192 mm
	D_{60}	0.0501 mm

COEFFICIENTS		
	Coefficient of Uniformity, C_U	---
	Coefficient of Curvature, C_C	---

TECH: AC
CHECKED: SB
1 of 1

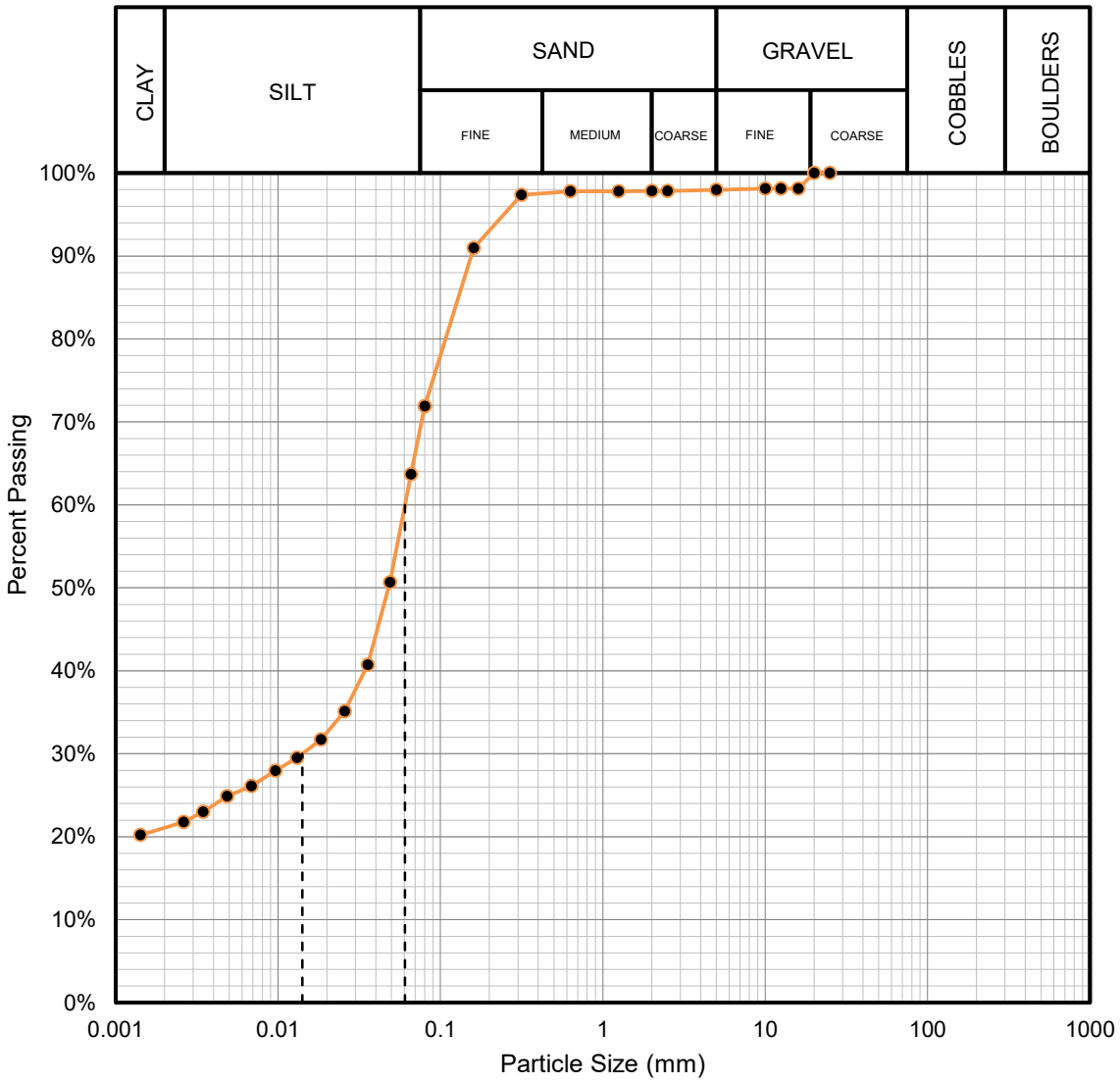
SDAB2026-0163

PARTICLE-SIZE ANALYSIS

ASTM D422

PrairieGEO Engineering

PROJECT:	Proposed Multi-Residential Development	**SAMPLE DATE:**	August 15, 2025
PROJECT#:	PGE25-255	**TEST DATE:**	August 20, 2025
CLIENT:	GLS Consulting Inc.	**SAMPLE ID:**	2G1
SOIL DESCRIPTION:	silt, sandy, clayey, trace gravel	**DEPTH:**	1.0 m



SUMMARY OF RESULTS		
	Gravel	2.0%
	Sand	28.8%
	Silt	48.1%
	Clay	21.1%

GRAIN SIZE		
	D_{10}	---
	D_{30}	0.0141 mm
	D_{60}	0.0605 mm

COEFFICIENTS		
	Coefficient of Uniformity, C_U	---
	Coefficient of Curvature, C_C	---

TECH: AC
CHECKED: SB
1 of 1

SDAB2026-0163

LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX

ASTM D4318 - Method A: Multi-Point

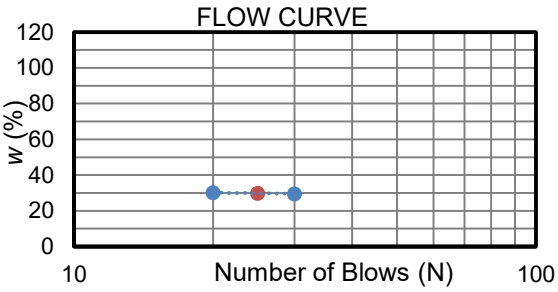
PrairieGEO Engineering

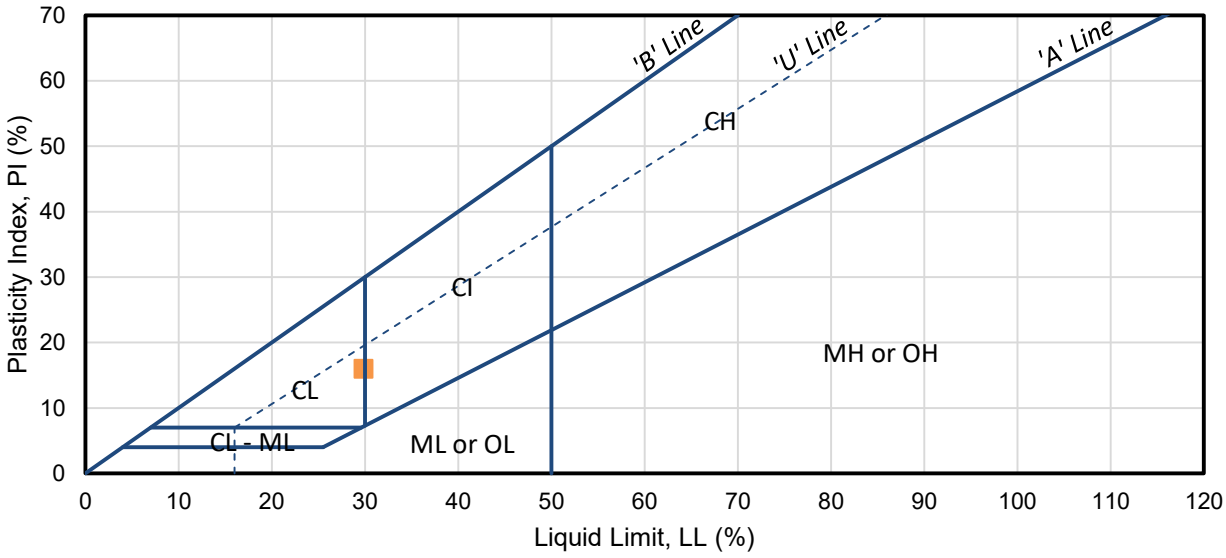
PROJECT:	Proposed Multi-Residential Development	**SAMPLE DATE:**	August 15, 2025
PROJECT#:	PGE25-255	**TEST DATE:**	August 20, 2025
CLIENT:	GLS Consulting Inc.	**SAMPLE ID:**	1G3
SOIL DESCRIPTION:	Clay Till, tr. Sand (CL)	**DEPTH:**	2.5 m

PROCEDURE USED: Wet Preparation - Method A: Multi-Point

	AS RECEIVED	PLASTIC LIMIT				LIQUID LIMIT			
		1	2	3	4	1	2	3	4
Number of blows, N						30	20		
Container Number	1	1	2	3		1	2		
Tare Container, M_C (g)	236.9	3.742	3.749	3.774		3.744	3.374		
Wet Sample + Tare, M_{CMS} (g)	695.9	4.422	4.314	4.557		30.214	33.660		
Dry Sample + Tare, M_{CDS} (g)	634.7	4.338	4.244	4.459		24.176	26.635		
Dry Sample, M_S (g)	397.8	0.596	0.495	0.685		20.432	23.261		
Water, M_W (g)	61.2	0.084	0.070	0.098		6.038	7.025		
Moisture Content, w (%)	15.4	14.1	14.1	14.3		29.6	30.2		

Plastic Limit, PL or w_P (%)	14
Liquid Limit, LL or w_L (%)	30
Plasticity Index, PI (%)	16
MUSCS Classification	CL





TECH: AC
CHECKED: SB

SDAB2026-0163

150

LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX

ASTM D4318 - Method A: Multi-Point

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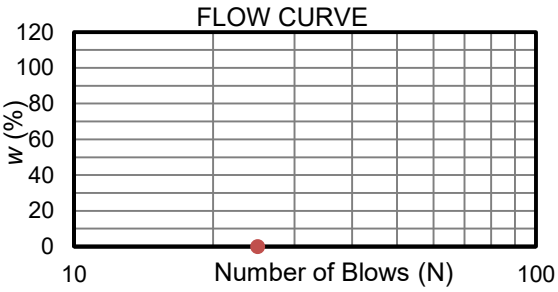
PROJECT:	Proposed Multi-Residential Development	**SAMPLE DATE:**	August 15, 2025
PROJECT#:	PGE25-255	**TEST DATE:**	August 20, 2025
CLIENT:	GLS Consulting Inc.	**SAMPLE ID:**	2G1
SOIL DESCRIPTION:	Silt, Sandy, Clayey, Tr. Gravel (ML)	**DEPTH:**	1.0 m

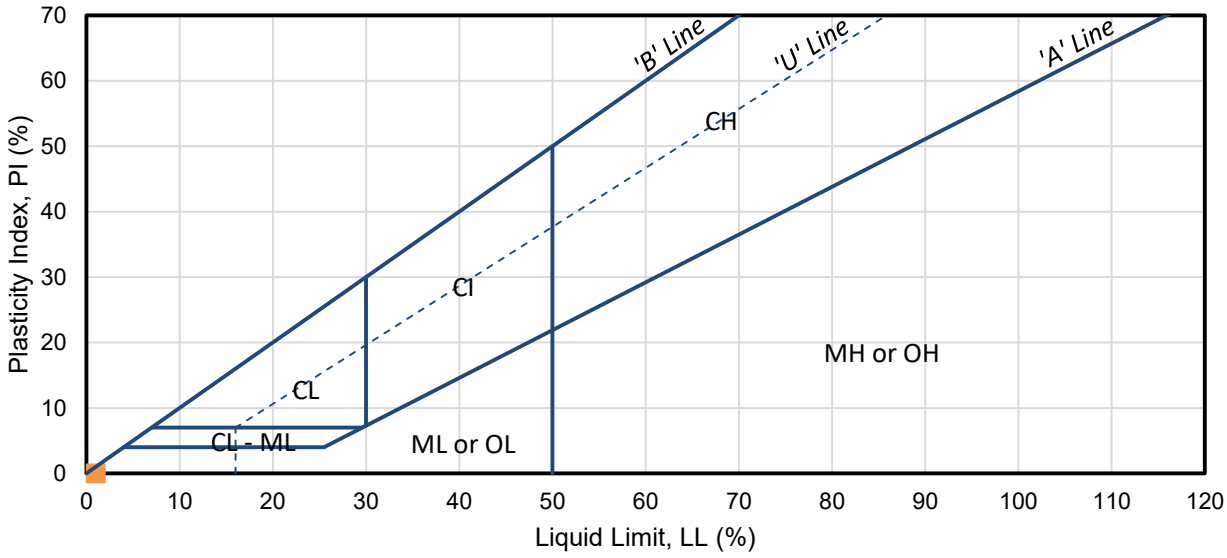
PROCEDURE USED: Wet Preparation - Method A: Multi-Point

	AS RECEIVED	PLASTIC LIMIT				LIQUID LIMIT			
		1	2	3	4	1	2	3	4
Number of blows, N									
Container Number	1								
Tare Container, M_C (g)	387.4								
Wet Sample + Tare, M_{CMS} (g)	9[illegible]5								
Dry Sample + Tare, M_{CDS} (g)	91[illegible]60								
Dry Sample, M_S (g)	527.200								
Water, M_W (g)	72.900								
Moisture Content, w (%)	13.8								

NON-PLASTIC

Plastic Limit, PL or w_P (%)
Liquid Limit, LL or w_L (%)
Plasticity Index, PI (%)
MUSCS Classification





TECH: AC
CHECKED: SB

SDAB2026-0163

PrairieGEO Engineering

WATER-SOLUBLE SULPHATE IN SOIL

ASTM C1580

PROJECT: Proposed Multi-Residential Development
PROJECT#: PGE25-255
CLIENT: GLS Consulting Inc.

SAMPLE DATE: August 15, 2025
TEST DATE: August 21, 2025

Test Hole:	1	Test Hole:	2
Sample #:	1G3	Sample #:	2G1
Depth:	2.5 m	Depth:	1.0 m
Result (%):	0.061%	Result (%):	0.165%
Test Hole:		Test Hole:	
Sample #:		Sample #:	
Depth:		Depth:	
Result (%):		Result (%):	
Test Hole:		Test Hole:	
Sample #:		Sample #:	
Depth:		Depth:	
Result (%):		Result (%):	
Test Hole:		Test Hole:	
Sample #:		Sample #:	
Depth:		Depth:	
Result (%):		Result (%):	

Comments: Range of 0.061 to 0.165 percent. Sulphate Exposure Classification: S-3, Moderate

REQUIREMENTS FOR CONCRETE SUBJECTED TO SULPHATE ATTACK (CAN/CSA-A23.1:19)

EXPOSURE CLASSIFICATION	DEGREE OF EXPOSURE	WATER-SOLUBLE SULPHATE (SO_4) IN SOIL SAMPLE, %	SULPHATE (SO_4) IN GROUNDWATER SAMPLES, mg/L	MINIMUM SPECIFIED 56-DAY COMPRESSIVE STRENGTH, MPa	MAXIMUM WATER-CEMENTING MATERIAL RATIO	PORTLAND CEMENT TO BE USED
S-1	Very Severe	over 2.0	over 10,000	35	0.40	HS, HSb or HSe
S-2	Severe	0.20 to 2.0	1,500 to 10,000	32	0.45	HS, HSb or HSe
S-3	Moderate	0.1 to 0.2	150 to 1,500	30	0.50	MS, MSb, LH, HS, HSb or Hse

TECH: AC

CHECKED: SB

SDAB2026-0163

LIMITATIONS

General Terms and Conditions

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GENERAL TERMS, CONDITIONS AND LIMITATIONS

The use of this attached report is subject to the following general terms and conditions.

1. **STANDARD OF CARE** - In the performance of professional services, PrairieGEO used the degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession practicing in the same or similar localities. No other warranty expressed or implied is made in any manner.

2. **INTERPRETATION OF THE REPORT** - The CLIENT recognizes that subsurface conditions will vary from those encountered at the location where borings, surveys, or explorations are made and that the data, interpretations and recommendation of PrairieGEO are based solely on the information available to him. Classification and identification of soils, rocks, geological units, contaminated materials and contaminant quantities will be based on commonly accepted practices in geotechnical or environmental consulting practice in this area. PrairieGEO will not be responsible for the interpretation by others of the information developed.

3. **SITE INFORMATION** - The CLIENT has agreed to provide all information with respect to the past, present and proposed conditions and use of the Site, whether specifically requested or not. The CLIENT acknowledged that in order for PrairieGEO to properly advise and assist the CLIENT, PrairieGEO has relied on full disclosure by the CLIENT of all matters pertinent to the Site investigation.

4. **COMPLETE REPORT** - The Report is of a summary nature and is not intended to stand alone without reference to the instructions given to PrairieGEO by the CLIENT, communications between PrairieGEO and the CLIENT, and to any other reports, writings or documents prepared by PrairieGEO for the CLIENT relative to the specific Site, all of which constitute the Report. The word "Report" shall refer to any and all of the documents referred to herein. In order to properly understand the suggestions, recommendations and opinions expressed by PrairieGEO, reference must be made to the whole of the Report. PrairieGEO cannot be responsible for use of any part or portions of the report without reference to the whole report. The CLIENT has agreed that "This report has been prepared for the exclusive use of the named CLIENT. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. PrairieGEO accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report."

   The CLIENT has agreed that in the event that any such report is released to a third party, the above disclaimer shall not be obliterated or altered in any manner. The CLIENT further agrees that all such reports shall be used solely for the purposes of the CLIENT and shall not be released or used by others without the prior written permission of PrairieGEO.

5. **LIMITATIONS ON SCOPE OF INVESTIGATION AND WARRANTY DISCLAIMER**
   There is no warranty, expressed or implied, by PrairieGEO that:
   a) the investigation uncovered all potential geo-hazards, contaminants or environmental liabilities on the Site; or
   b) the Site is entirely free of all geo-hazards or contaminants as a result of any investigation or cleanup work undertaken on the Site, since it is not possible, even with exhaustive sampling, testing and analysis, to document all potential geo-hazards or contaminants on the Site.

   The CLIENT acknowledged that:
   a) the investigation findings are based solely on the information generated as a result of the specific scope of the investigation authorized by the CLIENT;
   b) unless specifically stated in the agreed Scope of Work, the investigation will not, nor is it intended to assess or detect potential contaminants or environmental liabilities on the Site;
   c) any assessment regarding geological conditions on the Site is based on the interpretation of conditions determined at specific sampling locations and depths and that conditions may vary between sampling locations, hence there can be no assurance that undetected geological conditions, including soils or groundwater are not located on the Site;
   d) any assessment is also dependent on and limited by the accuracy of the analytical data generated by the sample analyses;
   e) any assessment is also limited by the scientific possibility of determining the presence of unsuitable geological conditions for which scientific analyses have been conducted; and
   f) the laboratory testing program and analytical parameters selected are limited to those outlined in the CLIENT's authorized scope of investigation; and
   g) there are risks associated with the discovery of hazardous materials in and upon the lands and premises which may inadvertently discovered as part of the investigation. The CLIENT acknowledges that it may have a responsibility in law to inform the owner of any affected property of the existence or suspected existence of hazardous materials and in some cases the discovery of hazardous conditions and materials will require that certain regulatory bodies be informed. The CLIENT further acknowledges that any such discovery may result in the fair market value of the lands and premises and of any other lands and premises adjacent thereto to be adversely affected in a material respect.

6. **COST ESTIMATES** - Estimates of remediation or construction costs can only be based on the specific information generated and the technical limitations of the investigation authorized by the CLIENT. Accordingly, estimated costs for construction or remediation are based on the known site conditions, which can vary as new information is discovered during construction. As some construction activities are an iterative exercise, PrairieGEO shall therefore not be liable for the accuracy of any estimates of remediation or construction costs provided.

7. **LIMITATION OF LIABILITY** - The CLIENT has agreed that to the fullest extent permitted by the law PrairieGEO's total liability to CLIENT for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in anyway relating to the Project is contractually limited, as outlined in PrairieGEO's standard Consulting Services Agreement. Further, the CLIENT has agreed that to the fullest extent permitted by law PrairieGEO is not liable to the CLIENT for any special, indirect or consequential damages whatsoever, regardless of cause.

8. **INDEMNIFICATION** - To the fullest extent permitted by law, the CLIENT has agreed to defend, indemnify and hold PrairieGEO, its directors, officers, employees, agents and subcontractors, harmless from and against any and all claims, defence costs, including legal fees on a full indemnity basis, damages, and other liabilities arising out of or in any way related to PrairieGEO's work, reports or recommendations.

LAND TITLE CERTIFICATE

B

LINC	SHORT LEGAL	TITLE NUMBER
0040 237 521	3550AJ;2;37-40	251 055 017

LEGAL DESCRIPTION

PLAN 3550AJ
BLOCK 2
LOTS 37 TO 40

ATS REFERENCE: 5;1;24;3;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 081 159 035
081 037 075

REGISTERED OWNER(S)

REGISTRATION	DATE (D/M/Y)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 055 017	28/02/2025	CONSOLIDATION - PARCELS		

OWNERS

G.L.S. CONSULTING INC.
OF 107 EVERGREEN COURT SW
CALGARY
ALBERTA T2Y 2X5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
3673AN .	--	RESTRICTIVE COVENANT "LOT 37"

TOTAL INSTRUMENTS: 001

(CONTINUED)

SDAB2026-0163

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 12 DAY OF MAY, 2025 AT 05:25 P.M.

ORDER NUMBER: ARLO250512221135

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).

Date 01-23-2025

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

Subject: 4020 & 4024 Stanley Rd SW, Calgary, AB T2S 2P4 (property address)

10-25 - G.L.S. Consulting Inc. (project name, if applicable)

G.L.S Consulting (registered owner(s) as on land title)

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

JOHN TRINH (agent name) and/or it's

JOHN TRINH & ASSOCIATES INC (applicant, consultant, contractor)

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

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

Date signed 2025/01/26 (yyyy/mm/dd)

PRESIDENT / OWNER
G.L.S. CONSULTING INC.

Contact name STEVE GIACOMIN

Contact address 144 EVERGLADE CIRCLE SW
CALGARY, AB T2Y4N3

Contact phone number(s) [redacted]

Contact email [redacted]

Authorized signature of owner (print) Steve Giacomin

(sign)

Photos – 4020 & 4024 Stanley Rd SW, Calgary, AB T2S 2P4

Front View

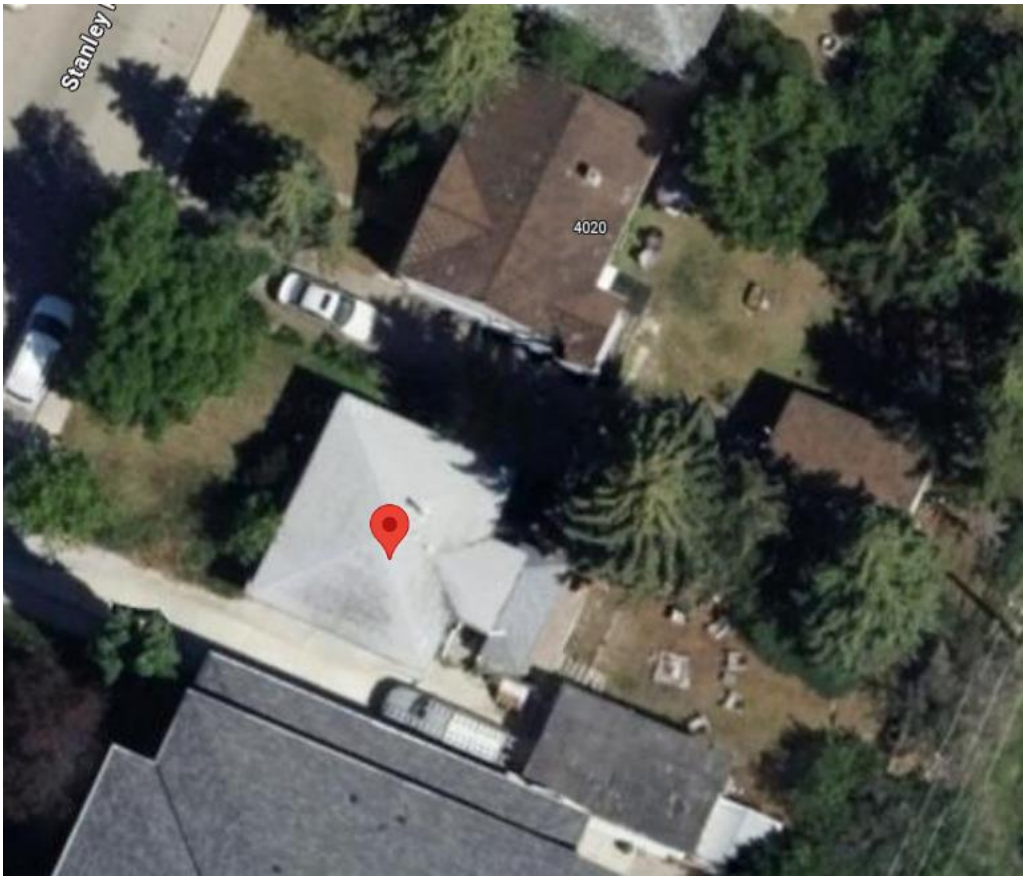
4024



4020



Rear View



Left Parcel



159

Right Parcel



160



SDAB2026-0163

161



SDAB2026-0163

Updated 2016 July 15

Abandoned Well Declaration

Application # _____
for office use only

Site Address: 4020 & 4024 Stanley Rd SW, Calgary, AB T2S 2P4

Legal Description: Plan:3550AJ;Block:2;Lot:37-40

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 John Trinh & Associates Inc. Contact Person John

   Address 222 17 Ave SE, Calgary AB

   Phone [redacted]

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

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

- Describe what measures will be taken to prevent contact during construction.

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

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

01-23-2025

Date

Applicant Signature

John Trinh

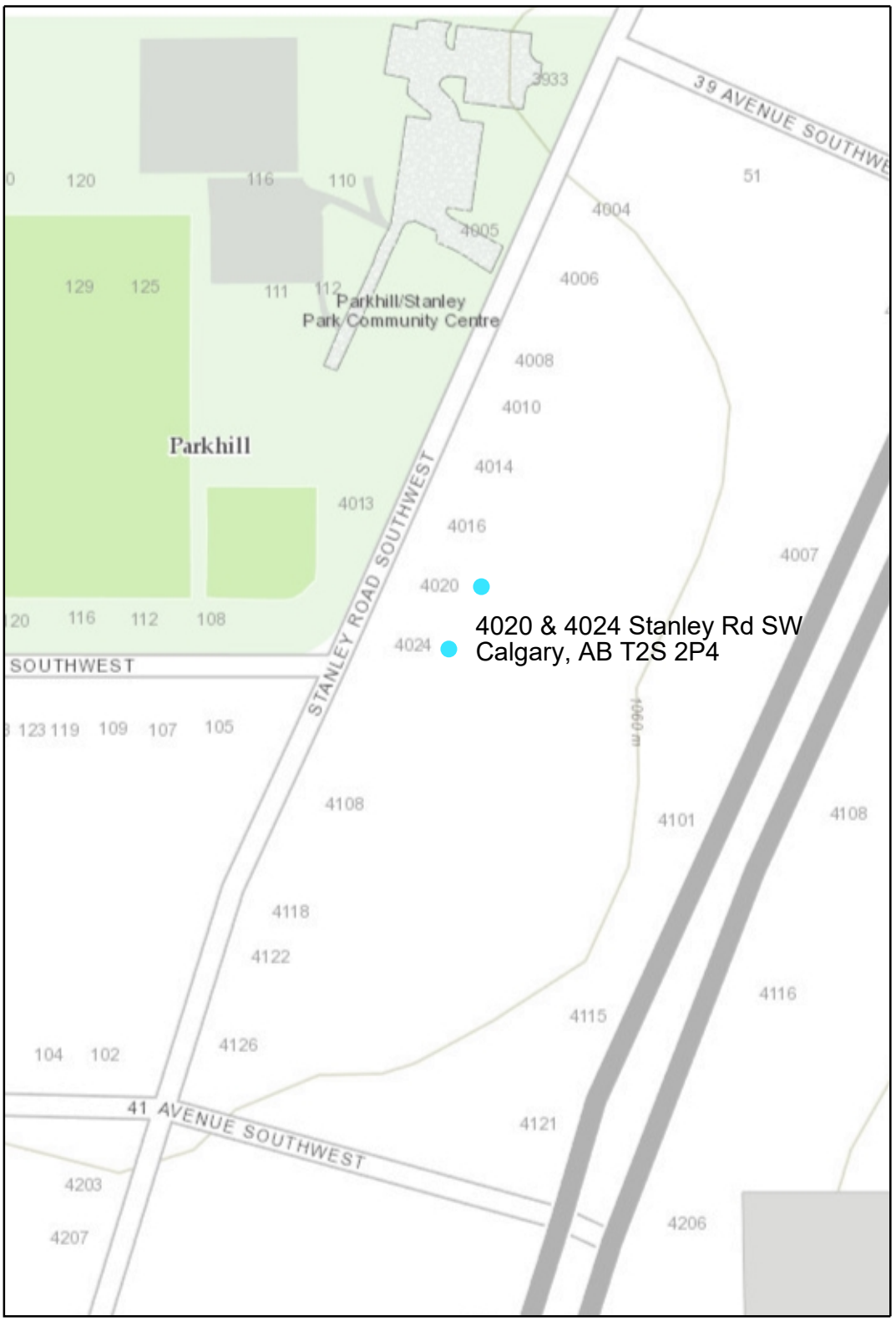
Applicant Name (Please Print)

John Trinh & Associates Inc.

Company Name (Please Print)

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

Map Results



Legend

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

© Government of Alberta

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

Thursday, January 23, 2025 17:12:04 -07:00

0.1 0.06 0.1 Kilometers
0

Map Scale: 1: 2,257

Alberta Government
GeoDiscover Alberta

SDAB2026-0163

165

Public Tree Disclosure Statement

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

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

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

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

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

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

Applicant Owner Builder Other:

If Other: Name: _____ Phone: _____

Email: _____

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

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.

Updated 2016 June 15

Site Contamination Statement

Application # _____
for office use only

Site Address: 4020 & 4024 Stanley Rd SW, Calgary, AB T2S 2P4

Legal Description: Plan:3550AJ;Block:2;Lot:37-40

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

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

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

   If yes, please provide copy(s).

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

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

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

   If yes, please provide a brief description:

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

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

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

5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities or the Calgary Fire Department for activities which may impact the property? ☐ Yes ☑ No
   (e.g. certificates of approval, storage tank regulations, plant operating permits)

   If yes, please describe:

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

   If yes, please provided a brief description:

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

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

01-23-2025

Date



Applicant Signature

JOHN TRINH

Applicant Name (Please Print)

John Trinh & Associates Inc.

Company Name (Please Print)

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning, Development & 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

Development Permit Number

For a helpful resource to assist in completing this form, please refer to the "Climate Resilience Inventory User Guide". For assistance contact CPclimate@calgary.ca.

Project Address		Applicant
4020 & 4024 Stanley Rd SW, Calgary, AB T2S 2P4		
Applicant Contact Name John Trinh	Applicant Business Phone [redacted]	Signature

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 Resilience 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.*

Certification

Is the project seeking green building certification?

☐ Yes (indicate type and level) _____

☑ No (explain why not) Strictly Rental Properties

Does energy modelling indicate improved energy performance over energy code minimum?

☐ Yes _____

Energy Efficiency and Renewables

Describe any energy efficiency features of the proposed development and/or how renewable energy will be incorporated:

N/A

☐ **Photovoltaics**:____kW rated output

Electric Vehicles

Describe if and how the proposal will support electric vehicles:

N/A

☐ **EV charging stations** (indicate level, number, and % of total stalls) _____

Green Infrastructure

Describe any LID and other green infrastructure features the proposed development is utilizing:

N/A

☐ **Green Roof**: _____m^2 and _____% of building footprint covered by green roof
☐ **Permeable surfaces:** _____m^2 and _____% permeable area

SDAB2026-0163

Flood and Disaster Resilience

Describe any flood and disaster resilience features of the proposed development:

N/A

☐ **Building envelope meets Passive House Standard**

Other Features

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

N/A

Issues

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

N/A

170

Re: DP2025-02461 COMPLETENESS REVIEW - 4024 STANLEY RD SW

Dear Applicant,

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

A review of your application has been undertaken and it has been determined that your application is an incomplete application as key pieces of information are missi

1. Update site plan to accurately show the existing property lines. It is noted that the parcel was recently consolidated. Please align ALL plans with the consolidated l
2. Remove the middle property line on the site plan and elevations that does not exist.
3. Show water metering for each building
4. Please provide updated Land Title and any Registered Documents (refer to recent parcel consolidation)

Please provide the information requested above by June 14, 2025, or your application will be deemed refused in accordance with Section 683.1(8) of the Municipal Go

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

Please track your application, using your Job Access Code (JAC) DP2025-02461-84272, at www.calgary.ca/vista.

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

Regards,

JOSH CRUICKSHANK
Planner 1
Josh.Cruickshank@calgary.ca
(368) 886-2137
www.calgary.ca/PDMap

SDAB2026-0163

171

Re: DP2025-02461 COMPLETENESS REVIEW - 4024 STANLEY RD SW

Dear Applicant,

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

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

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

Please track your application, using your Job Access Code (JAC) DP2025-02461-84272, at www.calgary.ca/vista.

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

Regards,

JOSH CRUICKSHANK
Planner 1
Josh.Cruickshank@calgary.ca
(368) 886-2137
www.calgary.ca/PDMap

SDAB2026-0163

Detailed Review 1 172

June 18, 2025

JOHN TRINH & ASSOCIATES
Sirju, Anneliese
[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-02461

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

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

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

Should you have any questions or concerns, please contact me at (368) 886-2137 or by email at Josh.Cruickshank@calgary.ca.

Sincerely,

JOSH CRUICKSHANK
Planner 1

SDAB2026-0163

Detailed Review 1 – Development Permit

Application Number:	**DP2025-02461**
Application Description:	New: Multi-Residential Development (2 buildings)
Land Use District:	Multi-Residential - Contextual Low Profile
Use Type:	Discretionary
Site Address:	4024 STANLEY RD SW
Community:	PARKHILL
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	June 18, 2025
Response Due Date:	August 17, 2025
Development Applications Review Team	
Planning:	JOSH CRUICKSHANK (368) 886-2137 Josh.Cruickshank@calgary.ca
Utility Engineering:	CHRIS FLEETWOOD (403) 268-5690 Chris.Fleetwood@calgary.ca
Mobility Engineering:	IRIS YE 403-268-1657 Iris.Ye@calgary.ca

General Comments

This Development Permit application proposes a Multi-Residential Development located at 4024 Stanley Road SW, in the community of Parkhill. The subject parcel is designated as the Multi-Residential – Contextual Low Profile (M-C1) district, which allows for Multi-Residential Development as a Discretionary use. The proposed Multi-Residential Development will include two separate buildings with front-attached garages accessing Stanley Road, with each building supporting 6 dwelling units, totalling to 12 proposed dwelling units for the entire site.

Comments on Relevant City Policies

– delete if no applicable policies

Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) is a high-level policy document which guides all development in the City. The MDP designates the subject parcels as the “Developed Residential – Established” land use typology as per the Urban Structure Map (Map 1, page 160). Section 3.5.1 outlines general policies for the developed residential area, and Section 3.5.3 outlines policies specific to established areas.

SDAB2026-0163

3.5.1: General Policies for the Developed Residential Area

Land Use Policies

a. Recognize the predominantly low-density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Local commercial development within residential areas, that is of a scale and intensity that supports residents' commercial needs is supported.
b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:
    i. Appropriate transitions between adjacent areas.
    ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.
c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.3: Established Areas

Land Use Policies

a. Encourage modest redevelopment of Established Areas.
b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

At a high level, the MDP supports modest redevelopment that provides moderate increases in density and if the scale and character of the neighbourhood is maintained.

Chinook Communities Local Area Plan

The Chinook Communities Local Area Plan designates the subject parcels as the "Neighbourhood Local" urban form category as per the Urban Form map (Map 3, page 30), and as "Low (up to 6 storeys)" building scale as per the Building Scale map (Map 4, page 31).

The "Neighbourhood Local" urban form category doesn't have policies for developments specifically in the "Low (up to 6 storeys)" building scale but does have general policies to guide development proposed in Neighbourhood Connector and Neighbourhood Local areas, found in section 2.2.1.4 on page 37.

2.2.1.4: Neighbourhood Connector and Neighbourhood Local

Land Use

a. In Development in Neighbourhood Connector and Neighbourhood Local areas should:
    i. be primarily residential uses; and,
    ii. support a broad range and mix of housing types, unit structures, and forms.
b. Development may include a range of work-live units or home-based businesses.

Site, Building, and Landscape Design

In addition to the plan-wide site, building, and landscape design policies in Section 2.4, the following policies apply:

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

d. Entrances or lobbies that provide shared access should be well-marked, be of a width that is consistent with other units along the same frontage, and allow for clear sight lines to and from the building.

e. Where units are located on the ground floor along lower activity streets or lanes, development should be designed to:
   i. locate amenity spaces along the lane;
   ii. provide on-site pedestrian routes along lanes to minimize conflicts with vehicles, particularly near access and service areas; and,
   iii. provide windows with views to the street or lane.

2.3.3: Low Scale

Policy

f. Development in Low Scale areas should be six storeys or less in height.
g. Development in Low Scale Areas should:
   i. Be designed to reduce the impacts of wind at the ground floor and to be optimize sunlight access to streets and open spaces; and,
   ii. use variation in building heights, materials, rooflines, and massing to reduce building bulk, avoid long, uninterrupted building frontages, and create architectural interest.
h. Development in Low Scale areas may limit building mass above the street wall to provide separation between adjacent developments and maximize exposure to natural light.

The proposed development aligns with the policies and vision of the Chinook Communities Local Area Plan.

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
592 Building Setbacks (min.)	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is the greater of: (a) the contextual multi-residential building setback; or	Plans indicate both buildings as being setback 3.70m (-1.47m) from the West property line. Note: Contextual Multi-Residential Setback is 5.17m on this parcel. Amend plans to ensure the building is not located within the 5.17m contextual setback area.
549 Projections Into Setback Areas (max.)	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.	Plans indicate Building #1 South landing and Building #2 North landing as being 5.94m² (+3.44m²). Amend plans to ensure that landings in side setback areas do not exceed 2.5sqm in area.
566 Garbage	(2) A garbage container enclosure: (b) unless specified in subsection (3) must not be located in a setback area.	Plans indicate the garbage enclosure area as being located within the front setback area. Amend plans to ensure that garbage enclosure area is not within the 5.17m front setback area.
551 Landscaped Area Provided	(2) Unless otherwise referenced in section 553, a minimum of 40.0% of the area of a parcel must be a landscaped area.	Plans indicate 453.08m² (-12.57m²) or 38.92% (-1.08%) of landscaping provided. Amend plans to ensure that 40% of the area of parcel is landscaped area.
552 Planting Requirements	(4) Deciduous trees min. calliper of 50mm, at least 50.0% of the provided trees must have min. calliper of 75mm	Plans indicate 0 (-3) large deciduous trees provided. Amend plans to include 3 large deciduous trees.

Prior to Decision Requirements

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

Planning

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

accordingly. To arrange the digital submission, please contact the File Manager directly.

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

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

2. Amend plans to address the bylaw discrepancies noted on page 5 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page 5 of this document.

3. The proposed development has been identified to conflict with Enmax requirements.

   Submit a letter from ENMAX Corporation, and any associated plans, indicating that the conflicts, noted above/attached, have been addressed. If you have questions regarding the conflicts, please contact the ENMAX Representative indicated in the letter attached.

4. Amend Boulevard Slope Details and Driveway/Lane Slope Details figures on page 5 of the Site Plan set (Division S, number 5) to reflect the correct street name on the Boulevard Slope Details drawings and to remove the "Lane" label from the Driveway Slope details due to this site not having a laneway.

Utility Engineering

5. Provide an electronic letter, for review and acceptance, under seal and permit to practice stamp, from a qualified Geotechnical Engineer, that verifies / states the following:

   "The proposed development will not have an adverse affect on the stability of the slope, and a minimum factor of safety of 1.5 is achieved".

   Said letter shall be to the satisfaction of the City.

6. Submit an electronic Fire Flow Letter, for review and acceptance.

   Said letter is to be sent (via email) directly to:
   WA-ResourcesDevelopmentApprovals@calgary.ca

The fire flow letter must be prepared by a qualified professional engineer under seal and permit to practice stamp, to the satisfaction of the Coordinator, Utility Specialists.

The fire flow letter shall identify the type of the development, address of the development, DP application and the fire flow required for the developing property (based on the Fire Underwriters Survey calculations). If the City watermain does not have the flows available to meet the fire flow requirements of the developing property the City main must be upgraded at the cost of the developer. The letter must reference the Fire Underwriters Survey.

The Internal system will need to be designed accordingly in-order-to ensure adequate water supply and fire protection (hydrant coverage).

Note:
The fire flow available in the adjacent City water network is 15,000 L/min, at 15m residual pressure, under normal operating conditions.

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

7. Amend the plans to:

Development Service Connection(s):
a. Remove the extra sets of water, sanitary and storm connections, as currently seen on some plans and / or details.

As the site / parcel is a consolidated (singular) parcel, where multiple buildings are proposed on / within it, only one (1) set of water, sanitary and storm connections is / will be permitted. Amend any / all plans and / or details accordingly. Extra sets of connection(s) will also not be permitted at the Development Site Servicing Plan (DSSP) circulation stage.

Note:
It is noted that the applicant has included some sort of trench / servicing detail that may be generic and / or considered for a variety of other types of projects. There is also no dividing property line, since the developer has consolidated the parcels onto a single (consolidated) titled parcel. Ensure that details included / proposed are specific to this subject proposal / situation, as to ensure no confusion regarding what is to be constructed / approved, conceptually. See above.

8. Amend the plans to:

Consistency / Accuracy:
a. Remove any / all references to a dividing property line. For example, the Trench Detail appears to show a dividing property line. This does not / no longer exists, given that the site is one consolidated parcel. Ensure that no plans or details show a dividing property line, given that the applicant is proposing multiple buildings on a single (consolidated) parcel.

9. Amend the plans to:

a. Clarify / indicate how 2.76m3 of waste (all 3 waste streams) will be accommodated between the containers for garbage, recyclable, food & yard waste (organics) materials.
Multi-Family residential dwelling units produce 0.23 m3 (0.3yd3) of combined waste per week (volume). This application of 12 dwelling units is expected to produce 2.76m3 of material per week. The applicant is to consider this, as to determine if there are enough waste containers (for each required stream), and whether or not the associated storage area is sufficient (area).

b. Provide metric dimensions (and scale) for the proposed waste storage area / facilities (housing all communal garbage, recyclable materials and organics waste materials containers), on all relevant plans / details, as to adequately ensure that there is / will be enough space to house the proposed containers AND there will be sufficient access to said containers. Typically a minimum of 0.9m is required in front of containers for people to walk in front / access containers.

Note:
For further details, contact Waste and Recycling Services at 403-268-8429 or steve.gorda@calgary.ca.

Prior to Release Requirements

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

Planning

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

Utility Engineering

11. Submit an electronic Development Site Servicing Plan (DSSP) circulation, for review and acceptance, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.

    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

    Note(s):
    -Only one set of services is allowed per parcel. Both buildings (the singular, consolidated parcel) must be serviced by one set of connections (water, sanitary and storm), directly to the public mains.
    -A public storm sewer main extension is required, as to adequately service the proposed development / parcel. See the Indemnification Agreement (IA) Prior to Release condition below (related).

    For further information, contact Utility Specialists at:
    WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

12. Execute an Indemnification Agreement (IA) to the satisfaction of the Coordinator, Development Commitments (City).

    The proposal requires the developer to construct public infrastructure (public storm main extension, development service connections) within City rights-of-way. As such, this requires the developer to execute an IA.

    To initiate circulation and approval of the Work that will form part of the Indemnification Agreement, submit construction drawings online using your existing VISTA account at calgary.ca/vista. At the time of submission of the construction drawings, the following items shall also be submitted:

SDAB2026-0163

a. An 8 1/2 x 11 site plan indicating the construction boundaries.
b. Indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
c. A detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for sanitary, storm and watermains and their respective lengths in linear metres) within the City right of way.
d. A detailed cost estimate for the scope of Work including GST prepared by the contractor or opinion of probable cost from a qualified engineering consultant.

Note:
There is currently a funding opportunity available for Development Permit (DP) applications that require a storm main extension using the Stormwater and Housing Impacts Project (SHIP). This program provides the potential for the repayment of portions of the costs associated with construction of these types of extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments. For more information (regarding SHIP), and/or to apply, contact Pete Meadows at Pete.Meadows@calgary.ca.

For further details regarding the above / required agreement (and associated process), contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca.

13. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

Based on the information provided with the initial submission, the preliminary estimate is $48,596.00.

Note(s):
-Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

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

Mobility Engineering

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

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

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

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

Roads
a. Construction of two new driveway crossings on Stanley Road SW,
b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

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

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

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

21. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

24. There shall be no construction access through the adjacent boulevard / park / natural area / municipal reserve / environmental reserve lands.

25. Public trees located on the park / open space / municipal reserve / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

    NOTE : existing public tree, T6 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

26. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*. Applicant is to contact the Parks Development Inspector, Jackie Swartz at 403-620-3216, to arrange an inspection.

Utility Engineering

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

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

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

28. The subject parcel must remain on a single certificate of title for the duration of the development, unless subdivision is approved by the subdivision authority.

29. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
    a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
    b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

30. 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.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

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 (> 12mm 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.

31. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Manager, Development Engineering.

32. The grades indicated on the approved Development Site Servicing Plan(s) 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.

33. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

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

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.

Note(s):
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
To obtain a final estimate contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

35. 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.

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

37. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Advisory Comments

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

Planning

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

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

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

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

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

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

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

45. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees

SDAB2026-0163

or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Water Resources.

46. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$9,156.77**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

Utility Engineering

47. The developer is responsible for ensuring that:
a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation or risk management is undertaken.
b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action 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 Alberta Health Services.
c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
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 (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

48. Additional hydrants may be required. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

49. 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 NFC(AE) (2019) 2014, Div. B, 5.6.1.3. This document is required as a building permit condition for approval.

SDAB2026-0163

50. 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.

51. Water connection is available from Stanley RD SW.

    Sanitary connection is available from Stanley RD SW.

    Storm connection is unavailable as no public storm sewers exist (for connection) adjacent to the site.

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

    The fire flow available in the adjacent City watermain is 15,000 L/min at 15m residual pressure, under normal operating conditions.

    Note:
    For further information, contact Utility Specialists at:
    WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

52. As of April 11, 2025, developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential, or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements.
    https://www.calgary.ca/development/home-building/stormwater-housing-impacts-project.html

    Note:
    For further information, contact Utility Specialists at:
    WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

53. It has been determined that a storm main extension is required to service the subject proposal.

    The work is to be constructed by the developer, and will be 100% at the developers expense, subject to the terms and conditions of the Indemnification Agreement (IA), to the satisfaction of the Coordinator, Development Commitments.

    Potential reimbursement from the Stormwater and Housing Impacts Project (SHIP) may be available. This program provides the potential for the repayment of the costs associated with construction of these types of extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments.

    For more information and to apply please contact Pete Meadows at Pete.Meadows@calgary.ca.

54. 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.

    Note:
    For further information, contact Utility Specialists at:
    WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

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

56. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

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

58. Each unit must be individually metered.

59. Each titled parcel must have separate (direct) service connections to public mains. Only one (1) set of services is / will be permitted to the single (consolidated) titled parcel.

60. 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.

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

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

63. 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.

64. Controlled stormwater discharge is required for the subject site.

65. All on-site sewers are to be designed to City of Calgary specifications.

66. 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 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.

67. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

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

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

70. Locate any / all services and / or utilities in the field.

    Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities. All of the above is contingent to the satisfaction of the affected utility owner(s).

71. Any / all tree planting proposed to be located within road rights of way shall require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
    a. Property lines
    b. Curb/sidewalks
    c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
    d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
    e. Dimensions from property line to all of the above features

    Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026. Alternatively, the required information can be submitted to the ULA Support email as a PDF at ulasupport@calgary.ca.

    For further details, contact ulasupport@calgary.ca.

72. Waste (garbage, recyclable materials and organics materials) storage and / or collection areas shall be maintained and clear of snow and ice.

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 at 403-268-8429 or steve.gorda@calgary.ca, for further site-specific details.

Mobility Engineering

73. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

74. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

SDAB2026-0163

June 18, 2025

JOHN TRINH & ASSOCIATES
Sirju, Anneliese
[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-02461

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

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

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

Should you have any questions or concerns, please contact me at (368) 886-2137 or by email at Josh.Cruickshank@calgary.ca.

Sincerely,

JOSH CRUICKSHANK
Planner 1

Detailed Review 1 – Development Permit

Application Number:	**DP2025-02461**
Application Description:	New: Multi-Residential Development (2 buildings)
Land Use District:	Multi-Residential - Contextual Low Profile
Use Type:	Discretionary
Site Address:	4024 STANLEY RD SW
Community:	PARKHILL
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	June 18, 2025
Response Due Date:	August 17, 2025
Development Applications Review Team	
Planning:	JOSH CRUICKSHANK (368) 886-2137 Josh.Cruickshank@calgary.ca
Utility Engineering:	CHRIS FLEETWOOD (403) 268-5690 Chris.Fleetwood@calgary.ca
Mobility Engineering:	IRIS YE 403-268-1657 Iris.Ye@calgary.ca

General Comments

This Development Permit application proposes a Multi-Residential Development located at 4024 Stanley Road SW, in the community of Parkhill. The subject parcel is designated as the Multi-Residential – Contextual Low Profile (M-C1) district, which allows for Multi-Residential Development as a Discretionary use. The proposed Multi-Residential Development will include two separate buildings with front-attached garages accessing Stanley Road, with each building supporting 6 dwelling units, totalling to 12 proposed dwelling units for the entire site.

Comments on Relevant City Policies

– delete if no applicable policies

Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) is a high-level policy document which guides all development in the City. The MDP designates the subject parcels as the “Developed Residential – Established” land use typology as per the Urban Structure Map (Map 1, page 160). Section 3.5.1 outlines general policies for the developed residential area, and Section 3.5.3 outlines policies specific to established areas.

SDAB2026-0163

3.5.1 : General Policies for the Developed Residential Area

Land Use Policies

a. Recognize the predominantly low-density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Local commercial development within residential areas, that is of a scale and intensity that supports residents' commercial needs is supported.
b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:
    i. Appropriate transitions between adjacent areas.
    ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.
c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.3: Established Areas

Land Use Policies

a. Encourage modest redevelopment of Established Areas.
b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

At a high level, the MDP supports modest redevelopment that provides moderate increases in density and if the scale and character of the neighbourhood is maintained.

Chinook Communities Local Area Plan

The Chinook Communities Local Area Plan designates the subject parcels as the "Neighbourhood Local" urban form category as per the Urban Form map (Map 3, page 30), and as "Low (up to 6 storeys)" building scale as per the Building Scale map (Map 4, page 31).

The "Neighbourhood Local" urban form category doesn't have policies for developments specifically in the "Low (up to 6 storeys)" building scale but does have general policies to guide development proposed in Neighbourhood Connector and Neighbourhood Local areas, found in section 2.2.1.4 on page 37.

2.2.1.4: Neighbourhood Connector and Neighbourhood Local

Land Use

a. In Development in Neighbourhood Connector and Neighbourhood Local areas should:
    i. be primarily residential uses; and,
    ii. support a broad range and mix of housing types, unit structures, and forms.
b. Development may include a range of work-live units or home-based businesses.

Site, Building, and Landscape Design

SDAB2026-0163

In addition to the plan-wide site, building, and landscape design policies in Section 2.4, the following policies apply:

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

d. Entrances or lobbies that provide shared access should be well-marked, be of a width that is consistent with other units along the same frontage, and allow for clear sight lines to and from the building.

e. Where units are located on the ground floor along lower activity streets or lanes, development should be designed to:
   i. locate amenity spaces along the lane;
   ii. provide on-site pedestrian routes along lanes to minimize conflicts with vehicles, particularly near access and service areas; and,
   iii. provide windows with views to the street or lane.

2.3.3: Low Scale

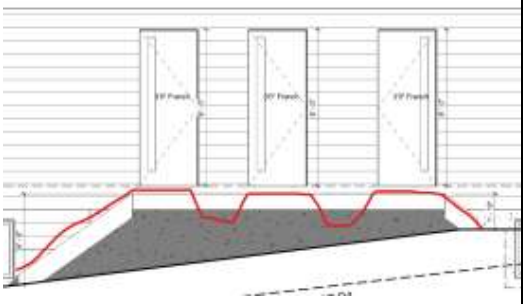
Policy

f. Development in Low Scale areas should be six storeys or less in height.
g. Development in Low Scale Areas should:
   i. Be designed to reduce the impacts of wind at the ground floor and to be optimize sunlight access to streets and open spaces; and,
   ii. use variation in building heights, materials, rooflines, and massing to reduce building bulk, avoid long, uninterrupted building frontages, and create architectural interest.
h. Development in Low Scale areas may limit building mass above the street wall to provide separation between adjacent developments and maximize exposure to natural light.

The proposed development aligns with the policies and vision of the Chinook Communities Local Area Plan.

SDAB2026-0163

Bylaw Discrepancies

Regulation	Standard	Provided
592 Building Setbacks (min.)	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is the greater of: (a) the contextual multi-residential building setback; or	Plans indicate both buildings as being setback 3.70m (-1.47m) from the West property line. Note: Contextual Multi-Residential Setback is 5.17m on this parcel. Amend plans to ensure the building is not located within the 5.17m contextual setback area. Amended. As discussed with File Manager in a meeting, the residential buildings were pushed towards the rear of the parcel so that the front setback is now 4.02m, which aligns better with the contextual setback. We understand this still doesn't fully meet the requirements from the City, however, it is not possible to move the buildings back any further. The site slopes around 5.2m front to back. The rear of the parcel dips significantly, so if the house is built closer to the rear property line that will cause constructability issues for the slope stability.
549 Projections Into Setback Areas (max.)	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.	Plans indicate Building #1 South landing and Building #2 North landing as being 5.94m² (+3.44m²). Amend plans to ensure that landings in side setback areas do not exceed 2.5sqm in area. Relaxation requested. In order to accommodate the 12 units on site, and ensure they are grade-oriented, we have to propose 6 entrance doors at grade. Placing the doors at the sides of the buildings is the most optimal way to make the 6 unit internal layout work. If we create 3 separate landings on each side, that will result in an uneven walkway on the side setbacks as per the following example: 

566 Garbage	(2) A garbage container enclosure: (b) unless specified in subsection (3) must not be located in a setback area.	Plans indicate the garbage enclosure area as being located within the front setback area. Amend plans to ensure that garbage enclosure area is not within the 5.17m front setback area. As discussed in meeting with File Manager and Utility Engineer, the waste and recycling enclosure is to remain in between the residential buildings. The enclosure is fenced towards the street, ensuring it can't be seen by pedestrians. Due to the site layout and the lack of a lane, this is the best location for the waste enclosure. It is easier to take the bins to the street and there are no steps in between the enclosure and the street.
551 Landscaped Area Provided	(2) Unless otherwise referenced in section 553, a minimum of 40.0% of the area of a parcel must be a landscaped area.	Plans indicate 453.08m² (-12.57m²) or 38.92% (-1.08%) of landscaping provided. Amend plans to ensure that 40% of the area of parcel is landscaped area. We amended the drawing set to comply with 556, which reduces the required amount of landscaping by 3%. The proposed planting complies with 556 – Table 3. Refer to S.03.
552 Planting Requirements	(4) Deciduous trees min. calliper of 50mm, at least 50.0% of the provided trees must have min. calliper of 75mm	Plans indicate 0 (-3) large deciduous trees provided. Amend plans to include 3 large deciduous trees. Amended. Refer to S.03.

Prior to Decision Requirements

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

Planning

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

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

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

2. Amend plans to address the bylaw discrepancies noted on page 5 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page 5 of this document.
Acknowledged.

3. The proposed development has been identified to conflict with Enmax requirements.

   Submit a letter from ENMAX Corporation, and any associated plans, indicating that the conflicts, noted above/attached, have been addressed. If you have questions regarding the conflicts, please contact the ENMAX Representative indicated in the letter attached.
   The site layout has been revised to remove any ENMAX Conflicts. Can you please circulate the drawings to ENMAX on your end? Usually, it takes months for ENMAX to review our drawing set when we submit the drawings to them directly. However, when the City circulates the drawings to them, the process is significantly faster. Thank you!

4. Amend Boulevard Slope Details and Driveway/Lane Slope Details figures on page 5 of the Site Plan set (Division S, number 5) to reflect the correct street name on the Boulevard Slope Details drawings and to remove the "Lane" label from the Driveway Slope details due to this site not having a laneway.
Amended. Sheet S.05 was removed from the drawings as they don't represent the current site. Driveway slope details can be found on S.02.

Utility Engineering

5. Provide an electronic letter, for review and acceptance, under seal and permit to practice stamp, from a qualified Geotechnical Engineer, that verifies / states the following:

   "The proposed development will not have an adverse affect on the stability of the slope, and a minimum factor of safety of 1.5 is achieved".

   Said letter shall be to the satisfaction of the City.
   Amended. Geotechnical letter is attached to this submission.

6. Submit an electronic Fire Flow Letter, for review and acceptance.

SDAB2026-0163

Said letter is to be sent (via email) directly to:
WA-ResourcesDevelopmentApprovals@calgary.ca

The fire flow letter must be prepared by a qualified professional engineer under seal and permit to practice stamp, to the satisfaction of the Coordinator, Utility Specialists.

The fire flow letter shall identify the type of the development, address of the development, DP application and the fire flow required for the developing property (based on the Fire Underwriters Survey calculations). If the City watermain does not have the flows available to meet the fire flow requirements of the developing property the City main must be upgraded at the cost of the developer. The letter must reference the Fire Underwriters Survey.

The Internal system will need to be designed accordingly in-order-to ensure adequate water supply and fire protection (hydrant coverage).

Note:
The fire flow available in the adjacent City water network is 15,000 L/min, at 15m residual pressure, under normal operating conditions.

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.
Amended. Fire Flow Letter was submitted to the City by our engineers and is also being attached to this submission for your reference.

7. Amend the plans to:

Development Service Connection(s):
a. Remove the extra sets of water, sanitary and storm connections, as currently seen on some plans and / or details.

As the site / parcel is a consolidated (singular) parcel, where multiple buildings are proposed on / within it, only one (1) set of water, sanitary and storm connections is / will be permitted. Amend any / all plans and / or details accordingly. Extra sets of connection(s) will also not be permitted at the Development Site Servicing Plan (DSSP) circulation stage.

Note:
It is noted that the applicant has included some sort of trench / servicing detail that may be generic and / or considered for a variety of other types of projects. There is also no dividing property line, since the developer has consolidated the parcels onto a single (consolidated) titled parcel. Ensure that details included / proposed are specific to this subject proposal / situation, as to ensure no confusion regarding what is to be constructed / approved, conceptually. See above.
Amended. Only one set of water, sanitary and gas connections are currently being proposed. Refer to S.01.

8. Amend the plans to:

Consistency / Accuracy:
a. Remove any / all references to a dividing property line. For example, the

SDAB2026-0163

Trench Detail appears to show a dividing property line. This does not / no longer exists, given that the site is one consolidated parcel. Ensure that no plans or details show a dividing property line, given that the applicant is proposing multiple buildings on a single (consolidated) parcel.
Amended. All references to a dividing property line were removed.

9. Amend the plans to:

a. Clarify / indicate how 2.76m3 of waste (all 3 waste streams) will be accommodated between the containers for garbage, recyclable, food & yard waste (organics) materials.
Multi-Family residential dwelling units produce 0.23 m3 (0.3yd3) of combined waste per week (volume). This application of 12 dwelling units is expected to produce 2.76m3 of material per week. The applicant is to consider this, as to determine if there are enough waste containers (for each required stream), and whether or not the associated storage area is sufficient (area).

b. Provide metric dimensions (and scale) for the proposed waste storage area / facilities (housing all communal garbage, recyclable materials and organics waste materials containers), on all relevant plans / details, as to adequately ensure that there is / will be enough space to house the proposed containers AND there will be sufficient access to said containers. Typically a minimum of 0.9m is required in front of containers for people to walk in front / access containers.

Note:
For further details, contact Waste and Recycling Services at 403-268-8429 or steve.gorda@calgary.ca.
Amended. As discussed with Utility Engineer in a meeting, we revised the waste and recycling design to provide 9 large size bins. We will use Blu Planet bins and private collection for this project. Our clients have done plenty of similar projects with the same bins and collection company, and they haven't had any issues before. Refer to S.01.

Prior to Release Requirements

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

Planning

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

Utility Engineering

11. Submit an electronic Development Site Servicing Plan (DSSP) circulation, for review and acceptance, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.

    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

    Note(s):
    -Only one set of services is allowed per parcel. Both buildings (the singular, consolidated parcel) must be serviced by one set of connections (water, sanitary and storm), directly to the public mains.
    -A public storm sewer main extension is required, as to adequately service the proposed development / parcel. See the Indemnification Agreement (IA) Prior to Release condition below (related).

    For further information, contact Utility Specialists at:
    WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

12. Execute an Indemnification Agreement (IA) to the satisfaction of the Coordinator, Development Commitments (City).

    The proposal requires the developer to construct public infrastructure (public storm main extension, development service connections) within City rights-of-way. As such, this requires the developer to execute an IA.

    To initiate circulation and approval of the Work that will form part of the Indemnification Agreement, submit construction drawings online using your existing VISTA account at calgary.ca/vista. At the time of submission of the construction drawings, the following items shall also be submitted:

SDAB2026-0163

a. An 8 1/2 x 11 site plan indicating the construction boundaries.
b. Indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
c. A detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for sanitary, storm and watermains and their respective lengths in linear metres) within the City right of way.
d. A detailed cost estimate for the scope of Work including GST prepared by the contractor or opinion of probable cost from a qualified engineering consultant.

Note:
There is currently a funding opportunity available for Development Permit (DP) applications that require a storm main extension using the Stormwater and Housing Impacts Project (SHIP). This program provides the potential for the repayment of portions of the costs associated with construction of these types of extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments. For more information (regarding SHIP), and/or to apply, contact Pete Meadows at Pete.Meadows@calgary.ca.

For further details regarding the above / required agreement (and associated process), contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca.

13. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

Based on the information provided with the initial submission, the preliminary estimate is $48,596.00.

Note(s):
-Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

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

Mobility Engineering

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

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

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

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

Roads
a. Construction of two new driveway crossings on Stanley Road SW,
b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

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

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

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

21. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

24. There shall be no construction access through the adjacent boulevard / park / natural area / municipal reserve / environmental reserve lands.

25. Public trees located on the park / open space / municipal reserve / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

    NOTE : existing public tree, T6 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

26. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*. Applicant is to contact the Parks Development Inspector, Jackie Swartz at 403-620-3216, to arrange an inspection.

Utility Engineering

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

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

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

28. The subject parcel must remain on a single certificate of title for the duration of the development, unless subdivision is approved by the subdivision authority.

29. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
    a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
    b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

30. 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.

SDAB2026-0163

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.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

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 (> 12mm 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.

31. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Manager, Development Engineering.

32. The grades indicated on the approved Development Site Servicing Plan(s) 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.

33. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

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

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.

Note(s):
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
To obtain a final estimate contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

35. 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.

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

37. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Advisory Comments

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

Planning

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

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

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

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

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

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

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

45. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees

SDAB2026-0163

or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Water Resources.

46. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$9,156.77**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

Utility Engineering

47. The developer is responsible for ensuring that:
a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation or risk management is undertaken.
b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action 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 Alberta Health Services.
c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
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 (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

48. Additional hydrants may be required. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

49. 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 NFC(AE) (2019) 2014, Div. B, 5.6.1.3. This document is required as a building permit condition for approval.

SDAB2026-0163

50. 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.

51. Water connection is available from Stanley RD SW.

Sanitary connection is available from Stanley RD SW.

Storm connection is unavailable as no public storm sewers exist (for connection) adjacent to the site.

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

The fire flow available in the adjacent City watermain is 15,000 L/min at 15m residual pressure, under normal operating conditions.

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

52. As of April 11, 2025, developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential, or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements.
https://www.calgary.ca/development/home-building/stormwater-housing-impacts-project.html

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

53. It has been determined that a storm main extension is required to service the subject proposal.

The work is to be constructed by the developer, and will be 100% at the developers expense, subject to the terms and conditions of the Indemnification Agreement (IA), to the satisfaction of the Coordinator, Development Commitments.

Potential reimbursement from the Stormwater and Housing Impacts Project (SHIP) may be available. This program provides the potential for the repayment of the costs associated with construction of these types of extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments.

For more information and to apply please contact Pete Meadows at Pete.Meadows@calgary.ca.

54. 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.

    Note:
    For further information, contact Utility Specialists at:
    WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

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

56. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

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

58. Each unit must be individually metered.

59. Each titled parcel must have separate (direct) service connections to public mains. Only one (1) set of services is / will be permitted to the single (consolidated) titled parcel.

60. 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.

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

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

63. 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.

64. Controlled stormwater discharge is required for the subject site.

65. All on-site sewers are to be designed to City of Calgary specifications.

66. 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 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.

67. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

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

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

70. Locate any / all services and / or utilities in the field.

Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities. All of the above is contingent to the satisfaction of the affected utility owner(s).

71. Any / all tree planting proposed to be located within road rights of way shall require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
a. Property lines
b. Curb/sidewalks
c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
e. Dimensions from property line to all of the above features

Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026. Alternatively, the required information can be submitted to the ULA Support email as a PDF at ulasupport@calgary.ca.

For further details, contact ulasupport@calgary.ca.

72. Waste (garbage, recyclable materials and organics materials) storage and / or collection areas shall be maintained and clear of snow and ice.

SDAB2026-0163

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 at 403-268-8429 or steve.gorda@calgary.ca, for further site-specific details.

Mobility Engineering

73. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

74. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

SDAB2026-0163

Detailed Review 2 **215**

September 29, 2025

JOHN TRINH & ASSOCIATES
Sirju, Anneliese
[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-02461

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 November 28, 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 (368) 886-2137 or by email at Josh.Cruickshank@calgary.ca.

Sincerely,

JOSH CRUICKSHANK
Planner 1

SDAB2026-0163

Detailed Review 2 – Development Permit

Application Number:	**DP2025-02461**
Application Description:	New: Multi-Residential Development (2 buildings)
Land Use District:	Multi-Residential - Contextual Low Profile
Use Type:	Discretionary
Site Address:	4024 STANLEY RD SW
Community:	PARKHILL
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	September 29, 2025
Response Due Date:	November 28, 2025
Development Applications Review Team	
Planning:	JOSH CRUICKSHANK (368) 886-2137 Josh.Cruickshank@calgary.ca
Utility Engineering:	CHRIS FLEETWOOD (403) 268-5690 Chris.Fleetwood@calgary.ca
Mobility Engineering:	IRIS YE 403-268-1657 Iris.Ye@calgary.ca

General Comments

This Development Permit application proposes a Multi-Residential Development located at 4024 Stanley Road SW, in the community of Parkhill. The subject parcel is designated as the Multi-Residential – Contextual Low Profile (M-C1) district, which allows for Multi-Residential Development as a Discretionary use. The proposed Multi-Residential Development will include two separate buildings with front-attached garages accessing Stanley Road, with each building supporting 6 dwelling units, totalling to 12 proposed dwelling units for the entire site.

Applications are evaluated through the lens of urban design, with a focus on site planning, public realm, and architectural quality. The Elements of Urban Design—Place, Scale, Amenity, Legibility, Vibrancy, and Resilience—provide the framework for this assessment. For detailed criteria, refer to the *Guide to Urban Design Review*

The proposed built form does not meet the intended built form of the M-C1 district. Should approval for this built form be sought, the project should be designed with best practice principles for low-scale residential development in mind. Prior to Decision and Prior to Release conditions have been added below to reflect the implementation of urban design best practices into the current design.

Alternatively, consider exploring considerable amendments to the site design which incorporate urban design best practices and more closely aligns with the intended built form of the M-C1 district.

SDAB2026-0163

Comments on Relevant City Policies

Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) is a high-level policy document which guides all development in the City. The MDP designates the subject parcels as the "Developed Residential – Established" land use typology as per the Urban Structure Map (Map 1, page 160). Section 3.5.1 outlines general policies for the developed residential area, and Section 3.5.3 outlines policies specific to established areas.

3.5.1: General Policies for the Developed Residential Area

Land Use Policies

a. Recognize the predominantly low-density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Local commercial development within residential areas, that is of a scale and intensity that supports residents' commercial needs is supported.
b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:
    i. Appropriate transitions between adjacent areas.
    ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.
c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.3: Established Areas

Land Use Policies

a. Encourage modest redevelopment of Established Areas.
b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

At a high level, the MDP supports modest redevelopment that provides moderate increases in density and if the scale and character of the neighbourhood is maintained.

Chinook Communities Local Area Plan

The Chinook Communities Local Area Plan designates the subject parcels as the "Neighbourhood Local" urban form category as per the Urban Form map (Map 3, page 30), and as "Low (up to 6 storeys)" building scale as per the Building Scale map (Map 4, page 31).

The "Neighbourhood Local" urban form category doesn't have policies for developments specifically in the "Low (up to 6 storeys)" building scale but does have general policies to guide development proposed in Neighbourhood Connector and Neighbourhood Local areas, found in section 2.2.1.4 on page 37.

2.2.1.4: Neighbourhood Connector and Neighbourhood Local

Land Use

a. In Development in Neighbourhood Connector and Neighbourhood Local areas should:
    i. be primarily residential uses; and,
    ii. support a broad range and mix of housing types, unit structures, and forms.
b. Development may include a range of work-live units or home-based businesses.

Site, Building, and Landscape Design

In addition to the plan-wide site, building, and landscape design policies in Section 2.4, the following policies apply:

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

d. Entrances or lobbies that provide shared access should be well-marked, be of a width that is consistent with other units along the same frontage, and allow for clear sight lines to and from the building.

e. Where units are located on the ground floor along lower activity streets or lanes, development should be designed to:
    i. locate amenity spaces along the lane;
    ii. provide on-site pedestrian routes along lanes to minimize conflicts with vehicles, particularly near access and service areas; and,
    iii. provide windows with views to the street or lane.

2.3.3: Low Scale

Policy

f. Development in Low Scale areas should be six storeys or less in height.
g. Development in Low Scale Areas should:
    i. Be designed to reduce the impacts of wind at the ground floor and to be optimize sunlight access to streets and open spaces; and,
    ii. use variation in building heights, materials, rooflines, and massing to reduce building bulk, avoid long, uninterrupted building frontages, and create architectural interest.

h. Development in Low Scale areas may limit building mass above the street wall to provide separation between adjacent developments and maximize exposure to natural light.

The proposed development aligns with the policies and vision of the Chinook Communities Local Area Plan.

Bylaw Discrepancies

Regulation	Standard	Provided
592 Building Setbacks (min.)	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is the greater of: (a) the contextual multi-residential building setback; or	Plans indicate both buildings as being setback 4.00m (-1.17m) from the West property line for Building #1, and a West setback of 4.02m (-1.15m) for Building #2. Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy.
549 Projections Into Setback Areas (max.)	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.	Plans indicate Building #1 South landing and Building #2 North landing as being 5.94m² (+3.44m²). Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy.
566 Garbage	(2) A garbage container enclosure: (b) unless specified in subsection (3) must not be located in a setback area.	Plans indicate the garbage enclosure area as being located within the front setback area. Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy.
551 Specific Rules for Landscaped Areas	(3) The max. hard surfaced landscaped area is: (b) 40.0% of the required Landscaped area, in all other cases.	Plans indicate a hard surface landscaped area of 197.91m^2 (+11.65m^2), or 42.5% (+2.5%) of the required landscaped area.] Amend plans to address bylaw discrepancy or provide rationale for relaxation.

Prior to Decision Requirements

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

Planning

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

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

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

2. Amend plans to address the bylaw discrepancies noted on page 5 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page 5 of this document.

3. Revise the plans to provide site signage or other indicators to direct guests, delivery drivers, emergency personnel, etc to unit entries.

4. Revise the plans to provide individual or shared access doors facing the street to create a truly street-oriented development that considers the local built form and context. Garage doors do not meet this intent.

5. Amend the plans to provide weather protection over all entrances.

6. If window well grate covers are being proposed, additional information about the proposed grate covers over the window wells is required. Please provide the details on the material, design, and opening mechanism (for egress from below) for the grate covers. Additionally, provide a section or elevation drawing which

SDAB2026-0163

clearly illustrates how the grate cover will align with the grade of the surrounding walkway.

7. Explore an extension of the proposed retaining wall on the Sout-East corner of the parcel towards the rear property line. There is a considerable grading difference towards the rear property line between the subject parcel and the condominium development to the South that requires review.

8. Amend plans to include a point of egress for each garage. The current submitted plans do not show a point of egress from the garages on the floor plans (A-1.2), the right/left elevations (A-2.1, A-2.2) or the provided renderings.

Utility Engineering

9. Submit a (REVISED) electronic version of a Geotechnical Report, for review and acceptance, prepared by a qualified Geotechnical Engineer, under seal and permit to practice stamp, to the satisfaction of the Geotechnical Engineer, Public Spaces Delivery. See the NOTES below.

   Note that slope stability reports are required when:
   a. Any slope across the property line is fifteen (15%) percent or greater; and/or
   b. The 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 to three, and/or
   c. Required by Development Engineering or Public Spaces Delivery

   Geotechnical Report requirements are outlined in Section V: Geotechnical and Hydro-Geological Requirements in the Design Guidelines for Subdivision Servicing. This publication can be found on the City of Calgary website at www.calgary.ca/ud under Publications.

   If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument/prior to release of the development permit, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

   Notes:
   -A Geotechnical Investigation report (PrairieGEO Engineering Ltd., entitled "Proposed Multi-Residential Development, 4020 & 4024 Stanley Road SW, Calgary, Alberta", File No. PG25-255, dated September 5, 2025) had been submitted, in response to Detailed Review #1. Said report has been reviewed by the City Geotechnical Engineer (Peter Roy). Said Engineer has contacted the Geotechnical Consultant (directly), as to inform what needs to be provided / included / considered within a revised report.
   -The condition remains outstanding, pending applicant / consultant resolution.
   -For further details, contact the Geotechnical Engineering Consultant of record.

10. Amend the plans to:

    Fire (Access):

a. Show AND dimension clear unobstructed 1.0m wide (minimum) passageways from route (i.e. Stanley RD SW, where a fire truck would park) to each entrance, while (also) ensuring that the maximum distance (dimensioned) from route to each entrance is 45m.

Note(s):
-Important to note that window wells, air conditioners, trees, waste containers, landscaping and at grade building projections are not permitted within said passageways.
-Should gates be proposed / contemplated, the clear inside dimension shall be 1.0m (unobstructed).

Prior to Release Requirements

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

Planning

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

12. Enhanced on-site landscaping is recommended to improve the overall impact on the public realm and improve the quality of outdoor spaces. Refer to the Landscape Design Guide for Small Residential Sites.

13. Green infrastructure features are strongly encouraged, including permeable paving, LID features, rainwater harvesting, EV charging, photovoltaics and opportunities for on-site food production. Indicate all site-focused sustainable design measures on the landscape plan.

14. Indicate the location and screening of all mechanical equipment and associated ventilation and exhaust grilles, gas metres, and other service infrastructure, ensuring that it is not located to negatively impact the public realm to respond to the policy direction identified above.

Utility Engineering

15. Submit an electronic Development Site Servicing Plan (DSSP) circulation, for review and acceptance, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.

    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

    Note(s):
    -Only one set of services is allowed per parcel. Both buildings (the singular, consolidated parcel) must be serviced by one set of connections (water, sanitary and storm), directly to the public mains.
    -A public storm sewer main extension is required, as to adequately service the proposed development / parcel. See the Indemnification Agreement (IA) Prior to Release condition below (related).

    For further information, contact Utility Specialists at:

SDAB2026-0163

WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

16. Execute an Indemnification Agreement (IA) to the satisfaction of the Coordinator, Development Commitments (City).

The proposal requires the developer to construct public infrastructure (public storm main extension, development service connections) within City rights-of-way. As such, this requires the developer to execute an IA.

To initiate circulation and approval of the Work that will form part of the Indemnification Agreement, submit construction drawings online using your existing VISTA account at calgary.ca/vista. At the time of submission of the construction drawings, the following items shall also be submitted:
a. An 8 1/2 x 11 site plan indicating the construction boundaries.
b. Indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
c. A detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for sanitary, storm and watermains and their respective lengths in linear metres) within the City right of way.
d. A detailed cost estimate for the scope of Work including GST prepared by the contractor or opinion of probable cost from a qualified engineering consultant.

Note:
There is currently a funding opportunity available for Development Permit (DP) applications that require a storm main extension using the Stormwater and Housing Impacts Project (SHIP). This program provides the potential for the repayment of portions of the costs associated with construction of these types of extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments. For more information (regarding SHIP), and/or to apply, contact Pete Meadows at Pete.Meadows@calgary.ca.

For further details regarding the above / required agreement (and associated process), contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca.

17. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

Based on the information provided with the initial submission, the preliminary estimate is $48,596.00.

Note(s):
-Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

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

Mobility Engineering

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

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

    Roads
    a. Construction of two new driveway crossings on Stanley Road SW,
    b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

21. 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.

22. 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.

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

24. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

SDAB2026-0163

27. There shall be no construction access through the adjacent boulevard / park / municipal reserve.

28. Public trees located on the park / open space / municipal reserve / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

    NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

29. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*. Applicant is to contact the Parks Development Inspector, Jackie Swartz at 403-620-3216, to arrange an inspection.

Utility Engineering

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

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

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

31. The subject parcel must remain on a single certificate of title for the duration of the development, unless subdivision is approved by the subdivision authority.

32. 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, Alberta Health Services and The City of Calgary (311).
    b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

33. 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.

SDAB2026-0163

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.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

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 (> 12mm 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.

34. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Manager, Development Engineering.

35. The grades indicated on the approved Development Site Servicing Plan(s) 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.

36. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

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

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.

Note(s):
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
To obtain a final estimate contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

38. 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.

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

40. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Advisory Comments

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

Planning

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

42. 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.

43. 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.

44. 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.

45. 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.

46. 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.

47. This Development Permit shows no indication of professional stamps or seals. Refer to the Alberta Association of Architects (AAA) Practice Bulletin PB-26 for information on when the involvement of a registered architect is necessary. While professional stamps or seals may not be required by The City of Calgary on drawings until the Building Permit stage, it does not preclude the need for professional involvement at all stages of a project when it applies, including the Development Permit stage. Based on this, The City of Calgary may notify the AAA of Development Permit applications where the involvement of a registered architect appears to be needed but has not been demonstrated.

SDAB2026-0163

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

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

50. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$9,156.77**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

    NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

Utility Engineering

51. 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 or risk management is undertaken.
    b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action 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 Alberta Health Services.
    c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
    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 (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and 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.

SDAB2026-0163

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

52. Additional hydrants may be required. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

53. 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 NFC(AE) (2019) 2014, Div. B, 5.6.1.3. This document is required as a building permit condition for approval.

54. 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.

55. Water connection is available from Stanley RD SW.

Sanitary connection is available from Stanley RD SW.

Storm connection is unavailable as no public storm sewers exist (for connection) adjacent to the site.

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

The fire flow available in the adjacent City watermain is 15,000 L/min at 15m residual pressure, under normal operating conditions.

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

56. As of April 11, 2025, developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential, or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements.
https://www.calgary.ca/development/home-building/stormwater-housing-impacts-project.html

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

57. It has been determined that a storm main extension is required to service the subject proposal.

The work is to be constructed by the developer, and will be 100% at the developers expense, subject to the terms and conditions of the Indemnification Agreement (IA), to the satisfaction of the Coordinator, Development Commitments.

Potential reimbursement from the Stormwater and Housing Impacts Project (SHIP) may be available. This program provides the potential for the repayment of the costs associated with construction of these types of extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments.

For more information and to apply please contact Pete Meadows at Pete.Meadows@calgary.ca.

58. 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.

    Note:
    For further information, contact Utility Specialists at:
    WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

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

60. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

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

62. Each unit must be individually metered.

63. Each titled parcel must have separate (direct) service connections to public mains. Only one (1) set of services is / will be permitted to the single (consolidated) titled parcel.

64. 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.

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

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

67. 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.

68. Controlled stormwater discharge is required for the subject site.

69. All on-site sewers are to be designed to City of Calgary specifications.

70. 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 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.

71. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

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

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

74. Locate any / all services and / or utilities in the field.

    Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities. All of the above is contingent to the satisfaction of the affected utility owner(s).

75. Any / all tree planting proposed to be located within road rights of way shall require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
    a. Property lines
    b. Curb/sidewalks
    c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
    d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
    e. Dimensions from property line to all of the above features

Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026. Alternatively, the required information can be submitted to the ULA Support email as a PDF at ulasupport@calgary.ca.

For further details, contact ulasupport@calgary.ca.

76. Waste (garbage, recyclable materials and organics materials) storage and / or collection areas shall be maintained and clear of snow and ice.

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 at 403-268-8429 or steve.gorda@calgary.ca, for further site-specific details.

Mobility Engineering

77. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

78. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

SDAB2026-0163

September 29, 2025

JOHN TRINH & ASSOCIATES
Sirju, Anneliese
anneliese.sirju@johntrinh.ca
(403) 992-5685

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-02461

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 November 28, 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 (368) 886-2137 or by email at Josh.Cruickshank@calgary.ca.

Sincerely,

JOSH CRUICKSHANK
Planner 1

SDAB2026-0163

Detailed Review 2 – Development Permit

Application Number:	**DP2025-02461**
Application Description:	New: Multi-Residential Development (2 buildings)
Land Use District:	Multi-Residential - Contextual Low Profile
Use Type:	Discretionary
Site Address:	4024 STANLEY RD SW
Community:	PARKHILL
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	September 29, 2025
Response Due Date:	November 28, 2025
Development Applications Review Team	
Planning:	JOSH CRUICKSHANK (368) 886-2137 Josh.Cruickshank@calgary.ca
Utility Engineering:	CHRIS FLEETWOOD (403) 268-5690 Chris.Fleetwood@calgary.ca
Mobility Engineering:	IRIS YE 403-268-1657 Iris.Ye@calgary.ca

General Comments

This Development Permit application proposes a Multi-Residential Development located at 4024 Stanley Road SW, in the community of Parkhill. The subject parcel is designated as the Multi-Residential – Contextual Low Profile (M-C1) district, which allows for Multi-Residential Development as a Discretionary use. The proposed Multi-Residential Development will include two separate buildings with front-attached garages accessing Stanley Road, with each building supporting 6 dwelling units, totalling to 12 proposed dwelling units for the entire site.

Applications are evaluated through the lens of urban design, with a focus on site planning, public realm, and architectural quality. The Elements of Urban Design—Place, Scale, Amenity, Legibility, Vibrancy, and Resilience—provide the framework for this assessment. For detailed criteria, refer to the *Guide to Urban Design Review*

The proposed built form does not meet the intended built form of the M-C1 district. Should approval for this built form be sought, the project should be designed with best practice principles for low-scale residential development in mind. Prior to Decision and Prior to Release conditions have been added below to reflect the implementation of urban design best practices into the current design.

Alternatively, consider exploring considerable amendments to the site design which incorporate urban design best practices and more closely aligns with the intended built form of the M-C1 district.

SDAB2026-0163

Comments on Relevant City Policies

Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) is a high-level policy document which guides all development in the City. The MDP designates the subject parcels as the "Developed Residential – Established" land use typology as per the Urban Structure Map (Map 1, page 160). Section 3.5.1 outlines general policies for the developed residential area, and Section 3.5.3 outlines policies specific to established areas.

3.5.1 : General Policies for the Developed Residential Area

Land Use Policies

a. Recognize the predominantly low-density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Local commercial development within residential areas, that is of a scale and intensity that supports residents' commercial needs is supported.
b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:
    i. Appropriate transitions between adjacent areas.
    ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.
c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.3: Established Areas

Land Use Policies

a. Encourage modest redevelopment of Established Areas.
b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

At a high level, the MDP supports modest redevelopment that provides moderate increases in density and if the scale and character of the neighbourhood is maintained.

Chinook Communities Local Area Plan

SDAB2026-0163

The Chinook Communities Local Area Plan designates the subject parcels as the "Neighbourhood Local" urban form category as per the Urban Form map (Map 3, page 30), and as "Low (up to 6 storeys)" building scale as per the Building Scale map (Map 4, page 31).

The "Neighbourhood Local" urban form category doesn't have policies for developments specifically in the "Low (up to 6 storeys)" building scale but does have general policies to guide development proposed in Neighbourhood Connector and Neighbourhood Local areas, found in section 2.2.1.4 on page 37.

2.2.1.4: Neighbourhood Connector and Neighbourhood Local

Land Use

a. In Development in Neighbourhood Connector and Neighbourhood Local areas should:
    i. be primarily residential uses; and,
    ii. support a broad range and mix of housing types, unit structures, and forms.
b. Development may include a range of work-live units or home-based businesses.

Site, Building, and Landscape Design

In addition to the plan-wide site, building, and landscape design policies in Section 2.4, the following policies apply:

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

d. Entrances or lobbies that provide shared access should be well-marked, be of a width that is consistent with other units along the same frontage, and allow for clear sight lines to and from the building.

e. Where units are located on the ground floor along lower activity streets or lanes, development should be designed to:
    i. locate amenity spaces along the lane;
    ii. provide on-site pedestrian routes along lanes to minimize conflicts with vehicles, particularly near access and service areas; and,
    iii. provide windows with views to the street or lane.

2.3.3: Low Scale

Policy

f. Development in Low Scale areas should be six storeys or less in height.
g. Development in Low Scale Areas should:
    i. Be designed to reduce the impacts of wind at the ground floor and to be optimize sunlight access to streets and open spaces; and,
    ii. use variation in building heights, materials, rooflines, and massing to reduce building bulk, avoid long, uninterrupted building frontages, and create architectural interest.

h. Development in Low Scale areas may limit building mass above the street wall to provide separation between adjacent developments and maximize exposure to natural light.

The proposed development aligns with the policies and vision of the Chinook Communities Local Area Plan.

Bylaw Discrepancies

Regulation	Standard	Provided
592 Building Setbacks (min.)	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is the greater of: (a) the contextual multi-residential building setback; or	Plans indicate both buildings as being setback 4.00m (-1.17m) from the West property line for Building #1, and a West setback of 4.02m (-1.15m) for Building #2. Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy. Acknowledged. Unfortunately, and as discussed before, due to the steep site grading, it is not possible to push the building further back. A relaxation is kindly requested. Thank you.
549 Projections Into Setback Areas (max.)	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.	Plans indicate Building #1 South landing and Building #2 North landing as being 5.94m² (+3.44m²). Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy. Acknowledged. The proposed building design was revised to minimize the area of the landings projecting into the setback areas. However, the landings are still over the maximum 2.5m2. A relaxation is kindly requested. Thank you.

SDAB2026-0163

566 Garbage	(2) A garbage container enclosure: (b) unless specified in subsection (3) must not be located in a setback area.	Plans indicate the garbage enclosure area as being located within the front setback area. Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy. Acknowledged. Unfortunately, it is not possible to relocate the garbage enclosure. A relaxation is kindly requested. Thank you.
551 Specific Rules for Landscaped Areas	(3) The max. hard surfaced landscaped area is: (b) 40.0% of the required Landscaped area, in all other cases.	Plans indicate a hard surface landscaped area of 197.91m^2 (+11.65m^2), or 42.5% (+2.5%) of the required landscaped area.] Amend plans to address bylaw discrepancy or provide rationale for relaxation. Amended. We revised the drawings to reduce the amount of hard-surfaced landscaping as much as possible and meet the rule. Refer to S.03.

Prior to Decision Requirements

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

Planning

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

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

SDAB2026-0163

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

2. Amend plans to address the bylaw discrepancies noted on page 5 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page 5 of this document.
Acknowledged.

3. Revise the plans to provide site signage or other indicators to direct guests, delivery drivers, emergency personnel, etc to unit entries.
Amended. Wayfinding is now provided onsite. Refer to S.03.

4. Revise the plans to provide individual or shared access doors facing the street to create a truly street-oriented development that considers the local built form and context. Garage doors do not meet this intent.
We understand the intent from planning, however, due to the nature of the design and the parcel being laneless it is not possible to provide access doors at the front elevation. There is no room to provide the 4 required parking stalls while at the same time including an access door facing the street.

5. Amend the plans to provide weather protection over all entrances.
Amended. Refer to A-2.1 and A-2.2.

6. If window well grate covers are being proposed, additional information about the proposed grate covers over the window wells is required. Please provide the details on the material, design, and opening mechanism (for egress from below) for the grate covers. Additionally, provide a section or elevation drawing which clearly illustrates how the grate cover will align with the grade of the surrounding walkway.
Amended. Basement design was revised to remove the window wells on the sides of the buildings. Refer to A-2.1 and A-2.2.

7. Explore an extension of the proposed retaining wall on the Sout-East corner of the parcel towards the rear property line. There is a considerable grading difference towards the rear property line between the subject parcel and the condominium development to the South that requires review.
Amended. Retaining walls have been revised to go all the way to the rear property line. Additional grading details are provided on the DSSP. Refer to S-01.

8. Amend plans to include a point of egress for each garage. The current submitted plans do not show a point of egress from the garages on the floor plans (A-1.2), the right/left elevations (A-2.1, A-2.2) or the provided renderings.
Amended. Egress doors have been provided for each garage. Refer to A-1.2.

Utility Engineering

9. Submit a (REVISED) electronic version of a Geotechnical Report, for review and acceptance, prepared by a qualified Geotechnical Engineer, under seal and permit to practice stamp, to the satisfaction of the Geotechnical Engineer, Public

SDAB2026-0163

Spaces Delivery. See the NOTES below.

Note that slope stability reports are required when:
a. Any slope across the property line is fifteen (15%) percent or greater; and/or
b. The 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 to three, and/or
c. Required by Development Engineering or Public Spaces Delivery

Geotechnical Report requirements are outlined in Section V: Geotechnical and Hydro-Geological Requirements in the Design Guidelines for Subdivision Servicing. This publication can be found on the City of Calgary website at www.calgary.ca/ud under Publications.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument/prior to release of the development permit, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

Notes:
-A Geotechnical Investigation report (PrairieGEO Engineering Ltd., entitled "Proposed Multi-Residential Development, 4020 & 4024 Stanley Road SW, Calgary, Alberta", File No. PG25-255, dated September 5, 2025) had been submitted, in response to Detailed Review #1. Said report has been reviewed by the City Geotechnical Engineer (Peter Roy). Said Engineer has contacted the Geotechnical Consultant (directly), as to inform what needs to be provided / included / considered within a revised report.
-The condition remains outstanding, pending applicant / consultant resolution.
-For further details, contact the Geotechnical Engineering Consultant of record.
Amended. A revised Geotechnical report has been submitted to the City by Prairie Geo Engineering. It's also attached to this submission for your reference.

10. Amend the plans to:

Fire (Access):

a. Show AND dimension clear unobstructed 1.0m wide (minimum) passageways from route (i.e. Stanley RD SW, where a fire truck would park) to each entrance, while (also) ensuring that the maximum distance (dimensioned) from route to each entrance is 45m.

Note(s):
-Important to note that window wells, air conditioners, trees, waste containers, landscaping and at grade building projections are not permitted within said passageways.
-Should gates be proposed / contemplated, the clear inside dimension shall be 1.0m (unobstructed).
Amended. All units meet the firefighting accessibility requirements. The entry passageways are 1.2m wide.
Amended. The design was revised to remove the window wells. The passageways are 1.2m wide clear of obstructions.

SDAB2026-0163

Prior to Release Requirements

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

Planning

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

12. Enhanced on-site landscaping is recommended to improve the overall impact on the public realm and improve the quality of outdoor spaces. Refer to the Landscape Design Guide for Small Residential Sites.

13. Green infrastructure features are strongly encouraged, including permeable paving, LID features, rainwater harvesting, EV charging, photovoltaics and opportunities for on-site food production. Indicate all site-focused sustainable design measures on the landscape plan.

14. Indicate the location and screening of all mechanical equipment and associated ventilation and exhaust grilles, gas metres, and other service infrastructure, ensuring that it is not located to negatively impact the public realm to respond to the policy direction identified above.

Utility Engineering

15. Submit an electronic Development Site Servicing Plan (DSSP) circulation, for review and acceptance, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.

    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

    Note(s):
    -Only one set of services is allowed per parcel. Both buildings (the singular, consolidated parcel) must be serviced by one set of connections (water, sanitary and storm), directly to the public mains.
    -A public storm sewer main extension is required, as to adequately service the proposed development / parcel. See the Indemnification Agreement (IA) Prior to Release condition below (related).

    For further information, contact Utility Specialists at:

SDAB2026-0163

WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

16. Execute an Indemnification Agreement (IA) to the satisfaction of the Coordinator, Development Commitments (City).

The proposal requires the developer to construct public infrastructure (public storm main extension, development service connections) within City rights-of-way. As such, this requires the developer to execute an IA.

To initiate circulation and approval of the Work that will form part of the Indemnification Agreement, submit construction drawings online using your existing VISTA account at calgary.ca/vista. At the time of submission of the construction drawings, the following items shall also be submitted:
a. An 8 1/2 x 11 site plan indicating the construction boundaries.
b. Indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
c. A detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for sanitary, storm and watermains and their respective lengths in linear metres) within the City right of way.
d. A detailed cost estimate for the scope of Work including GST prepared by the contractor or opinion of probable cost from a qualified engineering consultant.

Note:
There is currently a funding opportunity available for Development Permit (DP) applications that require a storm main extension using the Stormwater and Housing Impacts Project (SHIP). This program provides the potential for the repayment of portions of the costs associated with construction of these types of extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments. For more information (regarding SHIP), and/or to apply, contact Pete Meadows at Pete.Meadows@calgary.ca.

For further details regarding the above / required agreement (and associated process), contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca.

17. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

Based on the information provided with the initial submission, the preliminary estimate is $48,596.00.

Note(s):
-Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

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

Mobility Engineering

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

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

Roads
a. Construction of two new driveway crossings on Stanley Road SW,
b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

21. 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.

22. 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.

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

24. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

27. There shall be no construction access through the adjacent boulevard / park / municipal reserve.

28. Public trees located on the park / open space / municipal reserve / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

    NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

29. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*. Applicant is to contact the Parks Development Inspector, Jackie Swartz at 403-620-3216, to arrange an inspection.

Utility Engineering

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

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

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

31. The subject parcel must remain on a single certificate of title for the duration of the development, unless subdivision is approved by the subdivision authority.

32. 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, Alberta Health Services and The City of Calgary (311).
    b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

33. 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.

SDAB2026-0163

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.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

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 (> 12mm 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.

34. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Manager, Development Engineering.

35. The grades indicated on the approved Development Site Servicing Plan(s) 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.

36. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

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

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.

Note(s):
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
To obtain a final estimate contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

38. 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.

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

40. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Advisory Comments

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

Planning

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

42. 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.

43. 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.

44. 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.

45. 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.

46. 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.

47. This Development Permit shows no indication of professional stamps or seals. Refer to the Alberta Association of Architects (AAA) Practice Bulletin PB-26 for information on when the involvement of a registered architect is necessary. While professional stamps or seals may not be required by The City of Calgary on drawings until the Building Permit stage, it does not preclude the need for professional involvement at all stages of a project when it applies, including the Development Permit stage. Based on this, The City of Calgary may notify the AAA of Development Permit applications where the involvement of a registered architect appears to be needed but has not been demonstrated.

SDAB2026-0163

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

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

50. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$9,156.77**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

    NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

Utility Engineering

51. 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 or risk management is undertaken.
    b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action 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 Alberta Health Services.
    c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
    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 (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and 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.

SDAB2026-0163

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

52. Additional hydrants may be required. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

53. 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 NFC(AE) (2019) 2014, Div. B, 5.6.1.3. This document is required as a building permit condition for approval.

54. 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.

55. Water connection is available from Stanley RD SW.

Sanitary connection is available from Stanley RD SW.

Storm connection is unavailable as no public storm sewers exist (for connection) adjacent to the site.

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

The fire flow available in the adjacent City watermain is 15,000 L/min at 15m residual pressure, under normal operating conditions.

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

56. As of April 11, 2025, developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential, or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements.
https://www.calgary.ca/development/home-building/stormwater-housing-impacts-project.html

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

57. It has been determined that a storm main extension is required to service the subject proposal.

SDAB2026-0163

The work is to be constructed by the developer, and will be 100% at the developers expense, subject to the terms and conditions of the Indemnification Agreement (IA), to the satisfaction of the Coordinator, Development Commitments.

Potential reimbursement from the Stormwater and Housing Impacts Project (SHIP) may be available. This program provides the potential for the repayment of the costs associated with construction of these types of extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments.

For more information and to apply please contact Pete Meadows at Pete.Meadows@calgary.ca.

58. 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.

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

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

60. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

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

62. Each unit must be individually metered.

63. Each titled parcel must have separate (direct) service connections to public mains. Only one (1) set of services is / will be permitted to the single (consolidated) titled parcel.

64. 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.

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

SDAB2026-0163

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

67. 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.

68. Controlled stormwater discharge is required for the subject site.

69. All on-site sewers are to be designed to City of Calgary specifications.

70. 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 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.

71. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

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

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

74. Locate any / all services and / or utilities in the field.

    Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities. All of the above is contingent to the satisfaction of the affected utility owner(s).

75. Any / all tree planting proposed to be located within road rights of way shall require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
    a. Property lines
    b. Curb/sidewalks
    c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
    d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
    e. Dimensions from property line to all of the above features

SDAB2026-0163

Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026. Alternatively, the required information can be submitted to the ULA Support email as a PDF at ulasupport@calgary.ca.

For further details, contact ulasupport@calgary.ca.

76. Waste (garbage, recyclable materials and organics materials) storage and / or collection areas shall be maintained and clear of snow and ice.

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 at 403-268-8429 or steve.gorda@calgary.ca, for further site-specific details.

Mobility Engineering

77. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

78. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

SDAB2026-0163

Detailed Review 3 **257**

May 7, 2026

JOHN TRINH & ASSOCIATES
Sirju, Anneliese
[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-02461

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 July 6, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (368) 886-2137 or by email at Josh.Cruickshank@calgary.ca.

Sincerely,

JOSH CRUICKSHANK
Planner 1

SDAB2026-0163

Detailed Review 3 – Development Permit

Application Number:	**DP2025-02461**
Application Description:	New: Multi-Residential Development (2 buildings)
Land Use District:	Multi-Residential - Contextual Low Profile
Use Type:	Discretionary
Site Address:	4024 STANLEY RD SW
Community:	PARKHILL
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	May 7, 2026
Response Due Date:	July 6, 2026
Development Applications Review Team	
Planning:	JOSH CRUICKSHANK (368) 886-2137 Josh.Cruickshank@calgary.ca
Utility Engineering:	CHRIS FLEETWOOD (403) 268-5690 Chris.Fleetwood@calgary.ca
Mobility Engineering:	IRIS YE 403-268-1657 Iris.Ye@calgary.ca

General Comments

This Development Permit application proposes a Multi-Residential Development located at 4024 Stanley Road SW, in the community of Parkhill. The subject parcel is designated as the Multi-Residential – Contextual Low Profile (M-C1) district, which allows for Multi-Residential Development as a Discretionary use. The proposed Multi-Residential Development will include two separate buildings with front-attached garages accessing Stanley Road, with each building supporting 6 dwelling units, totalling to 12 proposed dwelling units for the entire site.

Applications are evaluated through the lens of urban design, with a focus on site planning, public realm, and architectural quality. The Elements of Urban Design—Place, Scale, Amenity, Legibility, Vibrancy, and Resilience—provide the framework for this assessment. For detailed criteria, refer to the *Guide to Urban Design Review*

The proposed built form does not meet the intended built form of the M-C1 district. Should approval for this built form be sought, the project should be designed with best practice principles for low-scale residential development in mind. Prior to Decision and Prior to Release conditions have been added below to reflect the implementation of urban design best practices into the current design.

Alternatively, consider exploring considerable amendments to the site design which incorporate urban design best practices and more closely aligns with the intended built form of the M-C1 district.

SDAB2026-0163

Comments on Relevant City Policies

Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) is a high-level policy document which guides all development in the City. The MDP designates the subject parcels as the "Developed Residential – Established" land use typology as per the Urban Structure Map (Map 1, page 160). Section 3.5.1 outlines general policies for the developed residential area, and Section 3.5.3 outlines policies specific to established areas.

3.5.1: General Policies for the Developed Residential Area

Land Use Policies

a. Recognize the predominantly low-density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Local commercial development within residential areas, that is of a scale and intensity that supports residents' commercial needs is supported.
b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:
    i. Appropriate transitions between adjacent areas.
    ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.
c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.3: Established Areas

Land Use Policies

a. Encourage modest redevelopment of Established Areas.
b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

At a high level, the MDP supports modest redevelopment that provides moderate increases in density and if the scale and character of the neighbourhood is maintained.

Chinook Communities Local Area Plan

SDAB2026-0163

The Chinook Communities Local Area Plan designates the subject parcels as the "Neighbourhood Local" urban form category as per the Urban Form map (Map 3, page 30), and as "Low (up to 6 storeys)" building scale as per the Building Scale map (Map 4, page 31).

The "Neighbourhood Local" urban form category doesn't have policies for developments specifically in the "Low (up to 6 storeys)" building scale but does have general policies to guide development proposed in Neighbourhood Connector and Neighbourhood Local areas, found in section 2.2.1.4 on page 37.

2.2.1.4: Neighbourhood Connector and Neighbourhood Local

Land Use

a. In Development in Neighbourhood Connector and Neighbourhood Local areas should:
   i. be primarily residential uses; and,
   ii. support a broad range and mix of housing types, unit structures, and forms.
b. Development may include a range of work-live units or home-based businesses.

Site, Building, and Landscape Design

In addition to the plan-wide site, building, and landscape design policies in Section 2.4, the following policies apply:

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

d. Entrances or lobbies that provide shared access should be well-marked, be of a width that is consistent with other units along the same frontage, and allow for clear sight lines to and from the building.

e. Where units are located on the ground floor along lower activity streets or lanes, development should be designed to:
   i. locate amenity spaces along the lane;
   ii. provide on-site pedestrian routes along lanes to minimize conflicts with vehicles, particularly near access and service areas; and,
   iii. provide windows with views to the street or lane.

2.3.3: Low Scale

Policy

f. Development in Low Scale areas should be six storeys or less in height.
g. Development in Low Scale Areas should:
   i. Be designed to reduce the impacts of wind at the ground floor and to be optimize sunlight access to streets and open spaces; and,
   ii. use variation in building heights, materials, rooflines, and massing to reduce building bulk, avoid long, uninterrupted building frontages, and create architectural interest.

h. Development in Low Scale areas may limit building mass above the street wall to provide separation between adjacent developments and maximize exposure to natural light.

The proposed development aligns with the policies and vision of the Chinook Communities Local Area Plan.

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
592 Building Setbacks (min.)	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is the greater of: (a) the contextual multi-residential building setback; or	Plans indicate both buildings as being setback 4.00m (-1.17m) from the West property line for Building #1, and a West setback of 4.02m (-1.15m) for Building #2. Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy.
549 Projections Into Setback Areas (max.)	(1) Unless otherwise referenced in subsections (2), (3), (4), (5), (6), and (7), a building or air conditioning units must not be located in any setback area.	Plans indicate the building is located within the Northwest setback area. Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy.
549 Projections Into Setback Areas (max.)	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.	Plans indicate Building #1 South landing and Building #2 North landing as being 5.94m² (+3.44m²). Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy.

566 Garbage	(2) A garbage container enclosure: (b) unless specified in subsection (3) must not be located in a setback area.	Plans indicate the garbage enclosure area as being located within the front setback area. Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy.
551 Specific Rules for Landscaped Areas	(2) Unless otherwise referenced in section 553, a minimum of 40.0% of the area of a parcel must be a landscaped area.	Plans indicate a landscaped area of 38.61% (-1.39%) or 449.43m^2 (-16.22m^2). Amend plans to address bylaw discrepancy or provide rationale for relaxation.
570 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall (b) within 3.0m of a property line.	Plans indicate a retaining wall greater than 1.2m in height. Amend plans to address bylaw discrepancy or provide rationale for relaxation.

Prior to Decision Requirements

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

Planning

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

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

development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

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

2. Amend plans to address the bylaw discrepancies noted on pages 5 and 6 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on pages 5 and 6 of this document.

3. Submit a letter from ENMAX Corporation, and any associated plans, indicating that the conflicts, noted above/attached, have been addressed. If you have questions regarding the conflicts, please contact the ENMAX Representative indicated in the letter above/attached.

4. Revise the plans to provide site signage or other indicators to direct guests, delivery drivers, emergency personnel, etc to unit entries.

   Update for DR3: Provide details about the provided wayfinding solutions demonstrating accessibility and ease of use is achieved for site residents and visitors.

5. Building #2 of the proposed development will overlook the adjacent parcel to the North, resulting in a decreased level of privacy for residents of the existing site. Applicant is encouraged to consider the use of frosted glass on upper windows towards the rear of Building #2 or other design measures to mitigate the reduction of privacy for the adjacent parcel to the North.

6. Consider window location or window design strategies to mitigate the privacy implications for the upper floor bedroom and living area windows that are directly aligned and looking into each other across the 2.4 metres between the two buildings. Offset window locations, obscuring, or different window options could safeguard consistent tenant privacy and access to light.

7. Consider window location or window design strategies in the basement units to increase access to natural light.

8. Demonstrate that proposed Class 1 Bike Storage stalls are accessible and functional when vehicles are parked in garage. The proposed design may create conflicts for residents accessing the Class 1 Bike Storage stalls while a vehicle is parked in the garage stalls directly adjacent to the stalls.

   Alternatively, amend Class 1 Bike Storage design to ensure accessibility and functionality when vehicles are parked in the garage.

9. Consider providing a lighting plan demonstrating lighting along the walkways to promote safety and accessibility for residents.

10. Consider the use of additional fencing or prefabricated enclosures to provide storage and screening solutions for the waste bins to reflect a more intentional location and organizational strategy. Additional screening or storage will improve

the lived experience for residents that require the internal walkway to access their residences.

Prior to Release Requirements

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

Planning

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

12. Enhanced on-site landscaping is recommended to improve the overall impact on the public realm and improve the quality of outdoor spaces. Refer to the Landscape Design Guide for Small Residential Sites.

13. Green infrastructure features are strongly encouraged, including permeable paving, LID features, rainwater harvesting, EV charging, photovoltaics and opportunities for on-site food production. Indicate all site-focused sustainable design measures on the landscape plan.

14. Indicate the location and screening of all mechanical equipment and associated ventilation and exhaust grilles, gas metres, and other service infrastructure, ensuring that it is not located to negatively impact the public realm to respond to the policy direction identified above.

Utility Engineering

15. Amend the plans, as to adequately coincide with the final details (servicing, metering, grading, drain / catchment locations, etc.) of a future (to be approved) final Development Site Servicing Plan (DSSP) circulation.

16. Submit an electronic Development Site Servicing Plan (DSSP) circulation, for review and acceptance, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.

    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

    Note(s):
    -Only one set of services is allowed per parcel. Both buildings (the singular, consolidated parcel) must be serviced by one set of connections (water, sanitary and storm), directly to the public mains.

SDAB2026-0163

-A public storm sewer main extension is required, as to adequately service the proposed development / parcel. See the Indemnification Agreement (IA) Prior to Release condition below (related).

For further information, contact Utility Specialists at: WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

17. Execute an Indemnification Agreement (IA) to the satisfaction of the Coordinator, Development Commitments (City).

The proposal requires the developer to construct public infrastructure (public storm main extension, development service connections) within City rights-of-way. As such, this requires the developer to execute an IA.

To initiate circulation and approval of the Work that will form part of the Indemnification Agreement, submit construction drawings online using your existing VISTA account at calgary.ca/vista. At the time of submission of the construction drawings, the following items shall also be submitted:
a. An 8 1/2 x 11 site plan indicating the construction boundaries.
b. Indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
c. A detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for sanitary, storm and watermains and their respective lengths in linear metres) within the City right of way.
d. A detailed cost estimate for the scope of Work including GST prepared by the contractor or opinion of probable cost from a qualified engineering consultant.

Note:
There is currently a funding opportunity available for Development Permit (DP) applications that require a storm main extension using the Stormwater and Housing Impacts Project (SHIP). This program provides the potential for the repayment of portions of the costs associated with construction of these types of extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments. For more information (regarding SHIP), and/or to apply, contact Pete Meadows at Pete.Meadows@calgary.ca.

For further details regarding the above / required agreement (and associated process), contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca.

18. After the Development Permit is approved, but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

Based on the information provided with the initial submission, the preliminary estimate is $48,596.00.

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

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

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

19. Execute and register (on all affected titles) a Geotechnical Covenant, by way of Caveat, prohibiting the development of the lands, except in strict accordance with the accepted Geotechnical Report / Slope Stability Report.

Provide the following documentation to the Development Engineering Utility Generalist to initiate work on the agreement:

a. One (1) copy of the current Certificate of Title, and
b. One (1) copy of a Corporate Search
c. One (1) copy of a legal survey plan indicating the geotechnical stability setback line if required.

A standard template of the agreement will be provided by the Development Engineering Generalist or can be found on the Planning & Development Resource Library page under Legal Agreement Precedents: https://www.calgary.ca/pda/pd/planning-and-development-resource-library/publications.html

Mobility Engineering

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

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

Roads
a. Construction of two new driveway crossings on Stanley Road SW,
b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

SDAB2026-0163

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

23. 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.

24. 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.

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

26. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

SDAB2026-0163

29. There shall be no construction access through the adjacent boulevard / park / municipal reserve.

30. Public trees located on the park / open space / municipal reserve / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

    NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

31. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*. Applicant is to contact the Parks Development Inspector, Jackie Swartz at 403-620-3216, to arrange an inspection.

Utility Engineering

32. The parcel / site shall be developed in accordance with the development restriction recommendations outlined in the Geotechnical Investigation report, prepared by PrarieGEO Engineering Ltd., entitled Geotechnical Investigation Proposed Multi-Residential Development 4020 & 4024 Stanley Road SW, Calgary, Alberta, File No. PGE25-255_Rev.1, dated October 9, 2025, prepared for G.L.S. Consulting Ltd..

33. The developer shall develop and use this site / parcel in accordance with the Development and Geotechnical Covenant that is / shall be registered on title, by way of caveat.

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

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

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

35. The subject parcel must remain on a single certificate of title for the duration of the development, unless subdivision is approved by the subdivision authority.

36. 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, Alberta Health Services and The City of Calgary (311).

SDAB2026-0163

b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

37. 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.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

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 (> 12mm 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.

38. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Manager, Development Engineering.

39. The grades indicated on the approved Development Site Servicing Plan(s) 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.

40. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

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

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.

Note(s):
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
To obtain a final estimate contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

42. 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.

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

44. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Advisory Comments

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

Planning

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

46. 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.

47. 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.

48. 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.

49. 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.

50. 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.

51. This Development Permit shows no indication of professional stamps or seals. Refer to the Alberta Association of Architects (AAA) Practice Bulletin PB-26 for information on when the involvement of a registered architect is necessary. While professional stamps or seals may not be required by The City of Calgary on drawings until the Building Permit stage, it does not preclude the need for professional involvement at all stages of a project when it applies, including the Development Permit stage. Based on this, The City of Calgary may notify the AAA of Development Permit applications where the involvement of a registered architect appears to be needed but has not been demonstrated.

SDAB2026-0163

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

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

54. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$9,156.77**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

    NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

Utility Engineering

55. 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 or risk management is undertaken.
    b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action 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 Alberta Health Services.
    c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
    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 (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and 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.

SDAB2026-0163

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

56. Additional hydrants may be required. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

57. 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 NFC(AE) (2019) 2014, Div. B, 5.6.1.3. This document is required as a building permit condition for approval.

58. 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.

59. Fire access, coverage and/or proximities shall be to the satisfaction of the Fire Department 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.

Some 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 45 m (as per RB14-042).

-Path of travel must be a minimum 1m wide and 2.1m high of pathway.
-Projections into the yard emergency access are not allowed. This includes A/C units, cantilevers, window wells, sheds, gates, fences and decks.
-Ensure path of travel is hard surface, continuously maintained and unobstructed.
-Any gates installed must be able to have an openable width of 1m minimum for operational clearances.

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.

60. Water connection is available from Stanley RD SW.

Sanitary connection is available from Stanley RD SW.

Storm connection is unavailable as no public storm sewers exist (for connection) adjacent to the site.

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

The fire flow available in the adjacent City watermain is 15,000 L/min at 15m residual pressure, under normal operating conditions.

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

61. As of April 11, 2025, developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential, or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements.
https://www.calgary.ca/development/home-building/stormwater-housing-impacts-project.html

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

62. It has been determined that a storm main extension is required to service the subject proposal.

The work is to be constructed by the developer, and will be 100% at the developers expense, subject to the terms and conditions of the Indemnification Agreement (IA), to the satisfaction of the Coordinator, Development Commitments.

Potential reimbursement from the Stormwater and Housing Impacts Project (SHIP) may be available. This program provides the potential for the repayment of the costs associated with construction of these types of extensions. The

project uses funds from the Housing Accelerator Fund to fund extensions to residential developments.

For more information and to apply please contact Pete Meadows at Pete.Meadows@calgary.ca.

63. 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.

    Note:
    For further information, contact Utility Specialists at:
    WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

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

65. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

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

67. Each unit must be individually metered.

68. Each titled parcel must have separate (direct) service connections to public mains. Only one (1) set of services is / will be permitted to the single (consolidated) titled parcel.

69. 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.

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

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

72. 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.

73. Controlled stormwater discharge is required for the subject site.

74. All on-site sewers are to be designed to City of Calgary specifications.

75. 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 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.

76. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

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

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

79. Locate any / all services and / or utilities in the field.

    Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities. All of the above is contingent to the satisfaction of the affected utility owner(s).

80. Any / all tree planting proposed to be located within road rights of way shall require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
    a. Property lines
    b. Curb/sidewalks
    c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
    d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
    e. Dimensions from property line to all of the above features

    Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026. Alternatively, the required information can be submitted to the ULA Support email as a PDF at ulasupport@calgary.ca.

    For further details, contact ulasupport@calgary.ca.

SDAB2026-0163

81. Waste (garbage, recyclable materials and organics materials) storage and / or collection areas shall be maintained and clear of snow and ice.

    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 at 403-268-8429 or steve.gorda@calgary.ca, for further site-specific details.

Mobility Engineering

82. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

83. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

May 7, 2026

JOHN TRINH & ASSOCIATES
Sirju, Anneliese
[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-02461

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 July 6, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (368) 886-2137 or by email at Josh.Cruickshank@calgary.ca.

Sincerely,

JOSH CRUICKSHANK
Planner 1

Detailed Review 3 – Development Permit

Application Number:	**DP2025-02461**
Application Description:	New: Multi-Residential Development (2 buildings)
Land Use District:	Multi-Residential - Contextual Low Profile
Use Type:	Discretionary
Site Address:	4024 STANLEY RD SW
Community:	PARKHILL
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	May 7, 2026
Response Due Date:	July 6, 2026
Development Applications Review Team	
Planning:	JOSH CRUICKSHANK (368) 886-2137 Josh.Cruickshank@calgary.ca
Utility Engineering:	CHRIS FLEETWOOD (403) 268-5690 Chris.Fleetwood@calgary.ca
Mobility Engineering:	IRIS YE 403-268-1657 Iris.Ye@calgary.ca

General Comments

This Development Permit application proposes a Multi-Residential Development located at 4024 Stanley Road SW, in the community of Parkhill. The subject parcel is designated as the Multi-Residential – Contextual Low Profile (M-C1) district, which allows for Multi-Residential Development as a Discretionary use. The proposed Multi-Residential Development will include two separate buildings with front-attached garages accessing Stanley Road, with each building supporting 6 dwelling units, totalling to 12 proposed dwelling units for the entire site.

Applications are evaluated through the lens of urban design, with a focus on site planning, public realm, and architectural quality. The Elements of Urban Design—Place, Scale, Amenity, Legibility, Vibrancy, and Resilience—provide the framework for this assessment. For detailed criteria, refer to the *Guide to Urban Design Review*

The proposed built form does not meet the intended built form of the M-C1 district. Should approval for this built form be sought, the project should be designed with best practice principles for low-scale residential development in mind. Prior to Decision and Prior to Release conditions have been added below to reflect the implementation of urban design best practices into the current design.

Alternatively, consider exploring considerable amendments to the site design which incorporate urban design best practices and more closely aligns with the intended built form of the M-C1 district.

SDAB2026-0163

Comments on Relevant City Policies

Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) is a high-level policy document which guides all development in the City. The MDP designates the subject parcels as the "Developed Residential – Established" land use typology as per the Urban Structure Map (Map 1, page 160). Section 3.5.1 outlines general policies for the developed residential area, and Section 3.5.3 outlines policies specific to established areas.

3.5.1 : General Policies for the Developed Residential Area

Land Use Policies

a. Recognize the predominantly low-density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Local commercial development within residential areas, that is of a scale and intensity that supports residents' commercial needs is supported.
b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:
    i. Appropriate transitions between adjacent areas.
    ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.
c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.3: Established Areas

Land Use Policies

a. Encourage modest redevelopment of Established Areas.
b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

At a high level, the MDP supports modest redevelopment that provides moderate increases in density and if the scale and character of the neighbourhood is maintained.

Chinook Communities Local Area Plan

SDAB2026-0163

The Chinook Communities Local Area Plan designates the subject parcels as the "Neighbourhood Local" urban form category as per the Urban Form map (Map 3, page 30), and as "Low (up to 6 storeys)" building scale as per the Building Scale map (Map 4, page 31).

The "Neighbourhood Local" urban form category doesn't have policies for developments specifically in the "Low (up to 6 storeys)" building scale but does have general policies to guide development proposed in Neighbourhood Connector and Neighbourhood Local areas, found in section 2.2.1.4 on page 37.

2.2.1.4: Neighbourhood Connector and Neighbourhood Local

Land Use

a. In Development in Neighbourhood Connector and Neighbourhood Local areas should:
   i. be primarily residential uses; and,
   ii. support a broad range and mix of housing types, unit structures, and forms.
b. Development may include a range of work-live units or home-based businesses.

Site, Building, and Landscape Design

In addition to the plan-wide site, building, and landscape design policies in Section 2.4, the following policies apply:

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

d. Entrances or lobbies that provide shared access should be well-marked, be of a width that is consistent with other units along the same frontage, and allow for clear sight lines to and from the building.

e. Where units are located on the ground floor along lower activity streets or lanes, development should be designed to:
   i. locate amenity spaces along the lane;
   ii. provide on-site pedestrian routes along lanes to minimize conflicts with vehicles, particularly near access and service areas; and,
   iii. provide windows with views to the street or lane.

2.3.3: Low Scale

Policy

f. Development in Low Scale areas should be six storeys or less in height.
g. Development in Low Scale Areas should:
   i. Be designed to reduce the impacts of wind at the ground floor and to be optimize sunlight access to streets and open spaces; and,
   ii. use variation in building heights, materials, rooflines, and massing to reduce building bulk, avoid long, uninterrupted building frontages, and create architectural interest.

SDAB2026-0163

h. Development in Low Scale areas may limit building mass above the street wall to provide separation between adjacent developments and maximize exposure to natural light.

The proposed development aligns with the policies and vision of the Chinook Communities Local Area Plan.

Bylaw Discrepancies

Regulation	Standard	Provided
592 Building Setbacks (min.)	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is the greater of: (a) the contextual multi-residential building setback; or	Plans indicate both buildings as being setback 4.00m (-1.17m) from the West property line for Building #1, and a West setback of 4.02m (-1.15m) for Building #2. Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy. Relaxation requested. Thank you.
549 Projections Into Setback Areas (max.)	(1) Unless otherwise referenced in subsections (2), (3), (4), (5), (6), and (7), a building or air conditioning units must not be located in any setback area.	Plans indicate the building is located within the Northwest setback area. Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy. Relaxation requested. Thank you.
549 Projections Into Setback Areas (max.)	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.	Plans indicate Building #1 South landing and Building #2 North landing as being 5.94m² (+3.44m²). Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy. Relaxation requested. Thank you.

SDAB2026-0163

566 Garbage	(2) A garbage container enclosure: (b) unless specified in subsection (3) must not be located in a setback area.	Plans indicate the garbage enclosure area as being located within the front setback area. Note: Relaxation has been discussed and is supportable for current site design. If amendments to site design occur due to other conditions found in this Detailed Review, it is strongly encouraged to consider a design that will address this bylaw discrepancy. Relaxation requested. Thank you.
551 Specific Rules for Landscaped Areas	(2) Unless otherwise referenced in section 553, a minimum of 40.0% of the area of a parcel must be a landscaped area.	Plans indicate a landscaped area of 38.61% (-1.39%) or 449.43m^2 (-16.22m^2). Amend plans to address bylaw discrepancy or provide rationale for relaxation. Relaxation requested. The proposed design aims to provide as much landscaped area as possible, while still providing functional and desirable units for the future tenants of the building. The relaxation will not negatively impact the neighbors. A DSSP will be submitted to the City to demonstrate there will be no drainage overflow towards the adjacent parcels.
570 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall (b) within 3.0m of a property line.	Plans indicate a retaining wall greater than 1.2m in height. Amend plans to address bylaw discrepancy or provide rationale for relaxation. Relaxation requested. Due to the nature of the site, sloping over 5m front to back, it is not possible to provide a front garage that meets Building Code Requirements, while at the same time keeping all retaining walls under 1.2m.

Prior to Decision Requirements

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

Planning

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to

SDAB2026-0163

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

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

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

2. Amend plans to address the bylaw discrepancies noted on pages 5 and 6 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on pages 5 and 6 of this document.
Acknowledged.

3. Submit a letter from ENMAX Corporation, and any associated plans, indicating that the conflicts, noted above/attached, have been addressed. If you have questions regarding the conflicts, please contact the ENMAX Representative indicated in the letter above/attached.
Drawings were amended as per ENMAX requirements.

4. Revise the plans to provide site signage or other indicators to direct guests, delivery drivers, emergency personnel, etc to unit entries.

   Update for DR3: Provide details about the provided wayfinding solutions demonstrating accessibility and ease of use is achieved for site residents and visitors.
   Amended. Wayfinding details were added to S.02. Wayfinding locations can be found on S.03.

5. Building #2 of the proposed development will overlook the adjacent parcel to the North, resulting in a decreased level of privacy for residents of the existing site. Applicant is encouraged to consider the use of frosted glass on upper windows towards the rear of Building #2 or other design measures to mitigate the reduction of privacy for the adjacent parcel to the North.
Amended. The upper floor windows that overlook into the north parcel's backyard were revised to be obscured.

6. Consider window location or window design strategies to mitigate the privacy implications for the upper floor bedroom and living area windows that are directly aligned and looking into each other across the 2.4 metres between the two

SDAB2026-0163

buildings. Offset window locations, obscuring, or different window options could safeguard consistent tenant privacy and access to light.
Amended. The bedroom windows that directly look into each other were revised to be obscured. Refer to elevations.

7. Consider window location or window design strategies in the basement units to increase access to natural light.
The proposed design sets all basement windows above grade, maximizing the amount of sunlight the suites receive throughout the day.

8. Demonstrate that proposed Class 1 Bike Storage stalls are accessible and functional when vehicles are parked in garage. The proposed design may create conflicts for residents accessing the Class 1 Bike Storage stalls while a vehicle is parked in the garage stalls directly adjacent to the stalls.

   Alternatively, amend Class 1 Bike Storage design to ensure accessibility and functionality when vehicles are parked in the garage.
   Amended. The class-1 storage design was revised to remove the doors that conflicted with the motor vehicle parking stalls.
   The class-1 stalls are still located in an enclosed, secure environment.

9. Consider providing a lighting plan demonstrating lighting along the walkways to promote safety and accessibility for residents.
Amended. Lighting location and details were included to S.03.

10. Consider the use of additional fencing or prefabricated enclosures to provide storage and screening solutions for the waste bins to reflect a more intentional location and organizational strategy. Additional screening or storage will improve the lived experience for residents that require the internal walkway to access their residences.
Amended. A 2.0m high privacy fence is proposed around the waste and recycling bins. The enclosure has a sliding fence gate that allows each bin to be individually maneuvered to the lane. Refer to S.01 and S.03.

Prior to Release Requirements

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

Planning

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

12. Enhanced on-site landscaping is recommended to improve the overall impact on the public realm and improve the quality of outdoor spaces. Refer to the Landscape Design Guide for Small Residential Sites.

13. Green infrastructure features are strongly encouraged, including permeable paving, LID features, rainwater harvesting, EV charging, photovoltaics and opportunities for on-site food production. Indicate all site-focused sustainable design measures on the landscape plan.

14. Indicate the location and screening of all mechanical equipment and associated ventilation and exhaust grilles, gas metres, and other service infrastructure, ensuring that it is not located to negatively impact the public realm to respond to the policy direction identified above.

Utility Engineering

15. Amend the plans, as to adequately coincide with the final details (servicing, metering, grading, drain / catchment locations, etc.) of a future (to be approved) final Development Site Servicing Plan (DSSP) circulation.

16. Submit an electronic Development Site Servicing Plan (DSSP) circulation, for review and acceptance, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.

    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

    Note(s):
    -Only one set of services is allowed per parcel. Both buildings (the singular, consolidated parcel) must be serviced by one set of connections (water, sanitary and storm), directly to the public mains.

SDAB2026-0163

-A public storm sewer main extension is required, as to adequately service the proposed development / parcel. See the Indemnification Agreement (IA) Prior to Release condition below (related).

For further information, contact Utility Specialists at: WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

17. Execute an Indemnification Agreement (IA) to the satisfaction of the Coordinator, Development Commitments (City).

The proposal requires the developer to construct public infrastructure (public storm main extension, development service connections) within City rights-of-way. As such, this requires the developer to execute an IA.

To initiate circulation and approval of the Work that will form part of the Indemnification Agreement, submit construction drawings online using your existing VISTA account at calgary.ca/vista. At the time of submission of the construction drawings, the following items shall also be submitted:
a. An 8 1/2 x 11 site plan indicating the construction boundaries.
b. Indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
c. A detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for sanitary, storm and watermains and their respective lengths in linear metres) within the City right of way.
d. A detailed cost estimate for the scope of Work including GST prepared by the contractor or opinion of probable cost from a qualified engineering consultant.

Note:
There is currently a funding opportunity available for Development Permit (DP) applications that require a storm main extension using the Stormwater and Housing Impacts Project (SHIP). This program provides the potential for the repayment of portions of the costs associated with construction of these types of extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments. For more information (regarding SHIP), and/or to apply, contact Pete Meadows at Pete.Meadows@calgary.ca.

For further details regarding the above / required agreement (and associated process), contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca.

18. After the Development Permit is approved, but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

Based on the information provided with the initial submission, the preliminary estimate is $48,596.00.

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

SDAB2026-0163

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

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

19. Execute and register (on all affected titles) a Geotechnical Covenant, by way of Caveat, prohibiting the development of the lands, except in strict accordance with the accepted Geotechnical Report / Slope Stability Report.

Provide the following documentation to the Development Engineering Utility Generalist to initiate work on the agreement:

a. One (1) copy of the current Certificate of Title, and
b. One (1) copy of a Corporate Search
c. One (1) copy of a legal survey plan indicating the geotechnical stability setback line if required.

A standard template of the agreement will be provided by the Development Engineering Generalist or can be found on the Planning & Development Resource Library page under Legal Agreement Precedents: https://www.calgary.ca/pda/pd/planning-and-development-resource-library/publications.html

Mobility Engineering

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

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

Roads
a. Construction of two new driveway crossings on Stanley Road SW,
b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

SDAB2026-0163

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

23. 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.

24. 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.

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

26. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

SDAB2026-0163

29. There shall be no construction access through the adjacent boulevard / park / municipal reserve.

30. Public trees located on the park / open space / municipal reserve / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

    NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

31. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*. Applicant is to contact the Parks Development Inspector, Jackie Swartz at 403-620-3216, to arrange an inspection.

Utility Engineering

32. The parcel / site shall be developed in accordance with the development restriction recommendations outlined in the Geotechnical Investigation report, prepared by PrarieGEO Engineering Ltd., entitled Geotechnical Investigation Proposed Multi-Residential Development 4020 & 4024 Stanley Road SW, Calgary, Alberta, File No. PGE25-255_Rev.1, dated October 9, 2025, prepared for G.L.S. Consulting Ltd..

33. The developer shall develop and use this site / parcel in accordance with the Development and Geotechnical Covenant that is / shall be registered on title, by way of caveat.

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

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

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

35. The subject parcel must remain on a single certificate of title for the duration of the development, unless subdivision is approved by the subdivision authority.

36. 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, Alberta Health Services and The City of Calgary (311).

SDAB2026-0163

b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

37. 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.

    The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

    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 (> 12mm 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.

38. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Manager, Development Engineering.

39. The grades indicated on the approved Development Site Servicing Plan(s) 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.

40. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

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

    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.

SDAB2026-0163

Note(s):
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
To obtain a final estimate contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

42. 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.

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

44. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

SDAB2026-0163

Advisory Comments

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

Planning

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

46. 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.

47. 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.

48. 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.

49. 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.

50. 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.

51. This Development Permit shows no indication of professional stamps or seals. Refer to the Alberta Association of Architects (AAA) Practice Bulletin PB-26 for information on when the involvement of a registered architect is necessary. While professional stamps or seals may not be required by The City of Calgary on drawings until the Building Permit stage, it does not preclude the need for professional involvement at all stages of a project when it applies, including the Development Permit stage. Based on this, The City of Calgary may notify the AAA of Development Permit applications where the involvement of a registered architect appears to be needed but has not been demonstrated.

SDAB2026-0163

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

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

54. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$9,156.77**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

    NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

Utility Engineering

55. 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 or risk management is undertaken.
    b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action 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 Alberta Health Services.
    c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
    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 (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and 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.

SDAB2026-0163

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

56. Additional hydrants may be required. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

57. 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 NFC(AE) (2019) 2014, Div. B, 5.6.1.3. This document is required as a building permit condition for approval.

58. 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.

59. Fire access, coverage and/or proximities shall be to the satisfaction of the Fire Department 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.

    Some 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 45 m (as per RB14-042).

SDAB2026-0163

-Path of travel must be a minimum 1m wide and 2.1m high of pathway.
-Projections into the yard emergency access are not allowed. This includes A/C units, cantilevers, window wells, sheds, gates, fences and decks.
-Ensure path of travel is hard surface, continuously maintained and unobstructed.
-Any gates installed must be able to have an openable width of 1m minimum for operational clearances.

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.

60. Water connection is available from Stanley RD SW.

Sanitary connection is available from Stanley RD SW.

Storm connection is unavailable as no public storm sewers exist (for connection) adjacent to the site.

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

The fire flow available in the adjacent City watermain is 15,000 L/min at 15m residual pressure, under normal operating conditions.

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

61. As of April 11, 2025, developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential, or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements.
https://www.calgary.ca/development/home-building/stormwater-housing-impacts-project.html

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

62. It has been determined that a storm main extension is required to service the subject proposal.

The work is to be constructed by the developer, and will be 100% at the developers expense, subject to the terms and conditions of the Indemnification Agreement (IA), to the satisfaction of the Coordinator, Development Commitments.

Potential reimbursement from the Stormwater and Housing Impacts Project (SHIP) may be available. This program provides the potential for the repayment of the costs associated with construction of these types of extensions. The

SDAB2026-0163

project uses funds from the Housing Accelerator Fund to fund extensions to residential developments.

For more information and to apply please contact Pete Meadows at Pete.Meadows@calgary.ca.

63. 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.

    Note:
    For further information, contact Utility Specialists at:
    WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

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

65. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

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

67. Each unit must be individually metered.

68. Each titled parcel must have separate (direct) service connections to public mains. Only one (1) set of services is / will be permitted to the single (consolidated) titled parcel.

69. 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.

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

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

72. 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.

73. Controlled stormwater discharge is required for the subject site.

74. All on-site sewers are to be designed to City of Calgary specifications.

SDAB2026-0163

75. 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 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.

76. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

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

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

79. Locate any / all services and / or utilities in the field.

    Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities. All of the above is contingent to the satisfaction of the affected utility owner(s).

80. Any / all tree planting proposed to be located within road rights of way shall require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
    a. Property lines
    b. Curb/sidewalks
    c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
    d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
    e. Dimensions from property line to all of the above features

    Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026. Alternatively, the required information can be submitted to the ULA Support email as a PDF at ulasupport@calgary.ca.

    For further details, contact ulasupport@calgary.ca.

SDAB2026-0163

81. Waste (garbage, recyclable materials and organics materials) storage and / or collection areas shall be maintained and clear of snow and ice.

    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 at 403-268-8429 or steve.gorda@calgary.ca, for further site-specific details.

Mobility Engineering

82. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

83. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

SDAB2026-0163

Detailed Review 4 **301**

June 16, 2026

JOHN TRINH & ASSOCIATES
Sirju, Anneliese
[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-02461

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

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

This information must be received, in its entirety, no later than August 15, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (368) 886-2137 or by email at Josh.Cruickshank@calgary.ca.

Sincerely,

JOSH CRUICKSHANK
Planner 1

SDAB2026-0163

Detailed Review 4 – Development Permit

Application Number:	**DP2025-02461**
Application Description:	New: Multi-Residential Development (2 buildings)
Land Use District:	Multi-Residential - Contextual Low Profile
Use Type:	Discretionary
Site Address:	4024 STANLEY RD SW
Community:	PARKHILL
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	June 16, 2026
Response Due Date:	August 15, 2026
Development Applications Review Team	
Planning:	JOSH CRUICKSHANK (368) 886-2137 Josh.Cruickshank@calgary.ca
Utility Engineering:	CHRIS FLEETWOOD (403) 268-5690 Chris.Fleetwood@calgary.ca
Mobility Engineering:	IRIS YE 403-268-1657 Iris.Ye@calgary.ca

General Comments

This Development Permit application proposes a Multi-Residential Development located at 4024 Stanley Road SW, in the community of Parkhill. The subject parcel is designated as the Multi-Residential – Contextual Low Profile (M-C1) district, which allows for Multi-Residential Development as a Discretionary use. The proposed Multi-Residential Development will include two separate buildings with front-attached garages accessing Stanley Road, with each building supporting 6 dwelling units, totalling to 12 proposed dwelling units for the entire site.

Applications are evaluated through the lens of urban design, with a focus on site planning, public realm, and architectural quality. The Elements of Urban Design—Place, Scale, Amenity, Legibility, Vibrancy, and Resilience—provide the framework for this assessment. For detailed criteria, refer to the *Guide to Urban Design Review*

The proposed built form does not meet the intended built form of the M-C1 district. Should approval for this built form be sought, the project should be designed with best practice principles for low-scale residential development in mind. Prior to Decision and Prior to Release conditions have been added below to reflect the implementation of urban design best practices into the current design.

Alternatively, consider exploring considerable amendments to the site design which incorporate urban design best practices and more closely aligns with the intended built form of the M-C1 district.

SDAB2026-0163

Comments on Relevant City Policies

Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) is a high-level policy document which guides all development in the City. The MDP designates the subject parcels as the "Developed Residential – Established" land use typology as per the Urban Structure Map (Map 1, page 160). Section 3.5.1 outlines general policies for the developed residential area, and Section 3.5.3 outlines policies specific to established areas.

3.5.1: General Policies for the Developed Residential Area

Land Use Policies

a. Recognize the predominantly low-density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Local commercial development within residential areas, that is of a scale and intensity that supports residents' commercial needs is supported.
b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:
    i. Appropriate transitions between adjacent areas.
    ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.
c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.3: Established Areas

Land Use Policies

a. Encourage modest redevelopment of Established Areas.
b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

At a high level, the MDP supports modest redevelopment that provides moderate increases in density and if the scale and character of the neighbourhood is maintained.

Chinook Communities Local Area Plan

SDAB2026-0163

The Chinook Communities Local Area Plan designates the subject parcels as the "Neighbourhood Local" urban form category as per the Urban Form map (Map 3, page 30), and as "Low (up to 6 storeys)" building scale as per the Building Scale map (Map 4, page 31).

The "Neighbourhood Local" urban form category doesn't have policies for developments specifically in the "Low (up to 6 storeys)" building scale but does have general policies to guide development proposed in Neighbourhood Connector and Neighbourhood Local areas, found in section 2.2.1.4 on page 37.

2.2.1.4: Neighbourhood Connector and Neighbourhood Local

Land Use

a. In Development in Neighbourhood Connector and Neighbourhood Local areas should:
   i. be primarily residential uses; and,
   ii. support a broad range and mix of housing types, unit structures, and forms.
b. Development may include a range of work-live units or home-based businesses.

Site, Building, and Landscape Design

In addition to the plan-wide site, building, and landscape design policies in Section 2.4, the following policies apply:

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

d. Entrances or lobbies that provide shared access should be well-marked, be of a width that is consistent with other units along the same frontage, and allow for clear sight lines to and from the building.

e. Where units are located on the ground floor along lower activity streets or lanes, development should be designed to:
   i. locate amenity spaces along the lane;
   ii. provide on-site pedestrian routes along lanes to minimize conflicts with vehicles, particularly near access and service areas; and,
   iii. provide windows with views to the street or lane.

2.3.3: Low Scale

Policy

f. Development in Low Scale areas should be six storeys or less in height.
g. Development in Low Scale Areas should:
   i. Be designed to reduce the impacts of wind at the ground floor and to be optimize sunlight access to streets and open spaces; and,
   ii. use variation in building heights, materials, rooflines, and massing to reduce building bulk, avoid long, uninterrupted building frontages, and create architectural interest.

h. Development in Low Scale areas may limit building mass above the street wall to provide separation between adjacent developments and maximize exposure to natural light.

The proposed development aligns with the policies and vision of the Chinook Communities Local Area Plan.

Bylaw Discrepancies

Regulation	Standard	Provided
592 Building Setbacks (min.)	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is the greater of: (a) the contextual multi-residential building setback; or	Plans indicate both buildings as being setback 4.00m (-1.17m) from the West property line for Building #1, and a West setback of 4.02m (-1.15m) for Building #2. Note: Relaxation supportable.
549 Projections Into Setback Areas (max.)	(1) Unless otherwise referenced in subsections (2), (3), (4), (5), (6), and (7), a building or air conditioning units must not be located in any setback area.	Plans indicate the building is located within the Northwest setback area. Note: Relaxation supportable.
549 Projections Into Setback Areas (max.)	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.	Plans indicate Building #1 South landing and Building #2 North landing as being 5.94m² (+3.44m²). Note: Relaxation supportable.
566 Garbage	(2) A garbage container enclosure: (b) unless specified in subsection (3) must not be located in a setback area.	Plans indicate the garbage enclosure area as being located within the front setback area. Note: Relaxation supportable.
551 Specific Rules for Landscaped Areas	(2) Unless otherwise referenced in section 553, a minimum of 40.0% of the area of a parcel must be a landscaped area.	Plans indicate a landscaped area of 38.61% (-1.39%) or 449.43m² (-16.22m²). Note: Relaxation not supportable. Amend plans to align with land use bylaw requirement for a minimum of 40% landscaped area.

570 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall (b) within 3.0m of a property line.	Plans indicate a retaining wall greater than 1.2m in height. Note: Relaxation supportable.

Prior to Decision Requirements

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

Planning

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

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

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

2. Amend plans to address the landscaping bylaw discrepancy noted on page 5 of this document, as this bylaw discrepancy has been deemed not supportable.

3. Amend plans to reflect an updated design for the front facade of each building.

   The black exterior on the upper floor of the front facade of each building contributes greatly to the perceived massing and size of the building. Explore design options for the front facade that removes the solid black face from the

upper floor of each building to improve the perceived massing of the development.

Prior to Release Requirements

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

Planning

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

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

Utility Engineering

6. Amend the plans, as to adequately coincide with the final details (servicing, metering, grading, drain / catchment locations, etc.) of a future (to be approved) final Development Site Servicing Plan (DSSP) circulation.

7. Submit an electronic Development Site Servicing Plan (DSSP) circulation, for review and acceptance, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.

   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

   Note(s):
   -Only one set of services is allowed per parcel. Both buildings (the singular, consolidated parcel) must be serviced by one set of connections (water, sanitary and storm), directly to the public mains.
   -A public storm sewer main extension is required, as to adequately service the proposed development / parcel. See the Indemnification Agreement (IA) Prior to Release condition below (related).

   For further information, contact Utility Specialists at:
   WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

SDAB2026-0163

8. Execute an Indemnification Agreement (IA) to the satisfaction of the Coordinator, Development Commitments (City).

   The proposal requires the developer to construct public infrastructure (public storm main extension, development service connections) within City rights-of-way. As such, this requires the developer to execute an IA.

   To initiate circulation and approval of the Work that will form part of the Indemnification Agreement, submit construction drawings online using your existing VISTA account at calgary.ca/vista. At the time of submission of the construction drawings, the following items shall also be submitted:
   a. An 8 1/2 x 11 site plan indicating the construction boundaries.
   b. Indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
   c. A detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for sanitary, storm and watermains and their respective lengths in linear metres) within the City right of way.
   d. A detailed cost estimate for the scope of Work including GST prepared by the contractor or opinion of probable cost from a qualified engineering consultant.

   Note:
   There is currently a funding opportunity available for Development Permit (DP) applications that require a storm main extension using the Stormwater and Housing Impacts Project (SHIP). This program provides the potential for the repayment of portions of the costs associated with construction of these types of extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments. For more information (regarding SHIP), and/or to apply, contact Pete Meadows at Pete.Meadows@calgary.ca.

   For further details regarding the above / required agreement (and associated process), contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 or yunpeng.qin@calgary.ca OR 587-216-8613 or mary.jerebic@calgary.ca.

9. After the Development Permit is approved, but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

   Based on the information provided with the initial submission, the preliminary estimate is $48,596.00.

   Note(s):
   -Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.
   -Include the completed Payment Submission Form, which was emailed to the applicant.
   -Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

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

10. Execute and register (on all affected titles) a Geotechnical Covenant, by way of Caveat, prohibiting the development of the lands, except in strict accordance with the accepted Geotechnical Report / Slope Stability Report.

    Provide the following documentation (directly) to the Development Engineering Utility Generalist (via email) in order to initiate work on the agreement:

    a. One (1) copy of the current Certificate of Title, and
    b. One (1) copy of a Corporate Search
    c. One (1) copy of a legal survey plan indicating the geotechnical stability setback line if required.

    A standard template of the agreement will be provided by the Development Engineering Generalist or can be found on the Planning & Development Resource Library page under Legal Agreement Precedents: https://www.calgary.ca/pda/pd/planning-and-development-resource-library/publications.html

Mobility Engineering

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

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

    Roads
    a. Construction of two new driveway crossings on Stanley Road SW,
    b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

14. 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.

15. 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.

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

17. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

SDAB2026-0163

20. There shall be no construction access through the adjacent boulevard / park / municipal reserve.

21. Public trees located on the park / open space / municipal reserve / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

    NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

22. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*. Applicant is to contact the Parks Development Inspector, Jackie Swartz at 403-620-3216, to arrange an inspection.

Utility Engineering

23. The parcel / site shall be developed in accordance with the development restriction recommendations outlined in the Geotechnical Investigation report, prepared by PrarieGEO Engineering Ltd., entitled Geotechnical Investigation Proposed Multi-Residential Development 4020 & 4024 Stanley Road SW, Calgary, Alberta, File No. PGE25-255_Rev.1, dated October 9, 2025, prepared for G.L.S. Consulting Ltd..

24. The developer shall develop and use this site / parcel in accordance with the Development and Geotechnical Covenant that is / shall be registered on title, by way of caveat.

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

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

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

26. The subject parcel must remain on a single certificate of title for the duration of the development, unless subdivision is approved by the subdivision authority.

27. 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, Alberta Health Services and The City of Calgary (311).

b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

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

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

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

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 (> 12mm 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.

29. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Manager, Development Engineering.

30. The grades indicated on the approved Development Site Servicing Plan(s) 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.

31. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

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

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.

Note(s):
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
To obtain a final estimate contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

33. 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.

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

35. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Advisory Comments

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

Planning

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

37. 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.

38. 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.

39. 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.

40. 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.

41. 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.

42. This Development Permit shows no indication of professional stamps or seals. Refer to the Alberta Association of Architects (AAA) Practice Bulletin PB-26 for information on when the involvement of a registered architect is necessary. While professional stamps or seals may not be required by The City of Calgary on drawings until the Building Permit stage, it does not preclude the need for professional involvement at all stages of a project when it applies, including the Development Permit stage. Based on this, The City of Calgary may notify the AAA of Development Permit applications where the involvement of a registered architect appears to be needed but has not been demonstrated.

SDAB2026-0163

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

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

45. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$9,156.77**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

    NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

Utility Engineering

46. 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 or risk management is undertaken.
    b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action 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 Alberta Health Services.
    c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
    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 (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and 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.

SDAB2026-0163

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

47. Additional hydrants may be required. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

48. 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 NFC(AE) (2019) 2014, Div. B, 5.6.1.3. This document is required as a building permit condition for approval.

49. 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.

50. Fire access, coverage and/or proximities shall be to the satisfaction of the Fire Department 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.

Some 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 45 m (as per RB14-042).

-Path of travel must be a minimum 1m wide and 2.1m high of pathway.
-Projections into the yard emergency access are not allowed. This includes A/C units, cantilevers, window wells, sheds, gates, fences and decks.
-Ensure path of travel is hard surface, continuously maintained and unobstructed.
-Any gates installed must be able to have an openable width of 1m minimum for operational clearances.

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.

51. Water connection is available from Stanley RD SW.

Sanitary connection is available from Stanley RD SW.

Storm connection is unavailable as no public storm sewers exist (for connection) adjacent to the site.

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

The fire flow available in the adjacent City watermain is 15,000 L/min at 15m residual pressure, under normal operating conditions.

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

52. As of April 11, 2025, developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential, or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements.
https://www.calgary.ca/development/home-building/stormwater-housing-impacts-project.html

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

53. It has been determined that a storm main extension is required to service the subject proposal.

The work is to be constructed by the developer, and will be 100% at the developers expense, subject to the terms and conditions of the Indemnification Agreement (IA), to the satisfaction of the Coordinator, Development Commitments.

Potential reimbursement from the Stormwater and Housing Impacts Project (SHIP) may be available. This program provides the potential for the repayment of the costs associated with construction of these types of extensions. The

project uses funds from the Housing Accelerator Fund to fund extensions to residential developments.

For more information and to apply please contact Pete Meadows at Pete.Meadows@calgary.ca.

54. 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.

    Note:
    For further information, contact Utility Specialists at:
    WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

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

56. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

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

58. Each unit must be individually metered.

59. Each titled parcel must have separate (direct) service connections to public mains. Only one (1) set of services is / will be permitted to the single (consolidated) titled parcel.

60. 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.

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

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

63. 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.

64. Controlled stormwater discharge is required for the subject site.

65. All on-site sewers are to be designed to City of Calgary specifications.

66. 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 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.

67. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

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

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

70. Locate any / all services and / or utilities in the field.

    Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities. All of the above is contingent to the satisfaction of the affected utility owner(s).

71. Any / all tree planting proposed to be located within road rights of way shall require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
    a. Property lines
    b. Curb/sidewalks
    c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
    d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
    e. Dimensions from property line to all of the above features

    Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026. Alternatively, the required information can be submitted to the ULA Support email as a PDF at ulasupport@calgary.ca.

    For further details, contact ulasupport@calgary.ca.

72. Waste (garbage, recyclable materials and organics materials) storage and / or collection areas shall be maintained and clear of snow and ice.

    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 at 403-268-8429 or steve.gorda@calgary.ca, for further site-specific details.

Mobility Engineering

73. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

74. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

SDAB2026-0163

June 16, 2026

JOHN TRINH & ASSOCIATES
Sirju, Anneliese
[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-02461

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

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

This information must be received, in its entirety, no later than August 15, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (368) 886-2137 or by email at Josh.Cruickshank@calgary.ca.

Sincerely,

JOSH CRUICKSHANK
Planner 1

Detailed Review 4 – Development Permit

Application Number:	**DP2025-02461**
Application Description:	New: Multi-Residential Development (2 buildings)
Land Use District:	Multi-Residential - Contextual Low Profile
Use Type:	Discretionary
Site Address:	4024 STANLEY RD SW
Community:	PARKHILL
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	June 16, 2026
Response Due Date:	August 15, 2026
Development Applications Review Team	
Planning:	JOSH CRUICKSHANK (368) 886-2137 Josh.Cruickshank@calgary.ca
Utility Engineering:	CHRIS FLEETWOOD (403) 268-5690 Chris.Fleetwood@calgary.ca
Mobility Engineering:	IRIS YE 403-268-1657 Iris.Ye@calgary.ca

General Comments

This Development Permit application proposes a Multi-Residential Development located at 4024 Stanley Road SW, in the community of Parkhill. The subject parcel is designated as the Multi-Residential – Contextual Low Profile (M-C1) district, which allows for Multi-Residential Development as a Discretionary use. The proposed Multi-Residential Development will include two separate buildings with front-attached garages accessing Stanley Road, with each building supporting 6 dwelling units, totalling to 12 proposed dwelling units for the entire site.

Applications are evaluated through the lens of urban design, with a focus on site planning, public realm, and architectural quality. The Elements of Urban Design—Place, Scale, Amenity, Legibility, Vibrancy, and Resilience—provide the framework for this assessment. For detailed criteria, refer to the *Guide to Urban Design Review*

The proposed built form does not meet the intended built form of the M-C1 district. Should approval for this built form be sought, the project should be designed with best practice principles for low-scale residential development in mind. Prior to Decision and Prior to Release conditions have been added below to reflect the implementation of urban design best practices into the current design.

Alternatively, consider exploring considerable amendments to the site design which incorporate urban design best practices and more closely aligns with the intended built form of the M-C1 district.

SDAB2026-0163

Comments on Relevant City Policies

Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) is a high-level policy document which guides all development in the City. The MDP designates the subject parcels as the "Developed Residential – Established" land use typology as per the Urban Structure Map (Map 1, page 160). Section 3.5.1 outlines general policies for the developed residential area, and Section 3.5.3 outlines policies specific to established areas.

3.5.1 : General Policies for the Developed Residential Area

Land Use Policies

a. Recognize the predominantly low-density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Local commercial development within residential areas, that is of a scale and intensity that supports residents' commercial needs is supported.
b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:
    i. Appropriate transitions between adjacent areas.
    ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.
c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.3: Established Areas

Land Use Policies

a. Encourage modest redevelopment of Established Areas.
b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

At a high level, the MDP supports modest redevelopment that provides moderate increases in density and if the scale and character of the neighbourhood is maintained.

Chinook Communities Local Area Plan

SDAB2026-0163

The Chinook Communities Local Area Plan designates the subject parcels as the "Neighbourhood Local" urban form category as per the Urban Form map (Map 3, page 30), and as "Low (up to 6 storeys)" building scale as per the Building Scale map (Map 4, page 31).

The "Neighbourhood Local" urban form category doesn't have policies for developments specifically in the "Low (up to 6 storeys)" building scale but does have general policies to guide development proposed in Neighbourhood Connector and Neighbourhood Local areas, found in section 2.2.1.4 on page 37.

2.2.1.4: Neighbourhood Connector and Neighbourhood Local

Land Use

a. In Development in Neighbourhood Connector and Neighbourhood Local areas should:
    i. be primarily residential uses; and,
    ii. support a broad range and mix of housing types, unit structures, and forms.
b. Development may include a range of work-live units or home-based businesses.

Site, Building, and Landscape Design

In addition to the plan-wide site, building, and landscape design policies in Section 2.4, the following policies apply:

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

d. Entrances or lobbies that provide shared access should be well-marked, be of a width that is consistent with other units along the same frontage, and allow for clear sight lines to and from the building.

e. Where units are located on the ground floor along lower activity streets or lanes, development should be designed to:
    i. locate amenity spaces along the lane;
    ii. provide on-site pedestrian routes along lanes to minimize conflicts with vehicles, particularly near access and service areas; and,
    iii. provide windows with views to the street or lane.

2.3.3: Low Scale

Policy

f. Development in Low Scale areas should be six storeys or less in height.
g. Development in Low Scale Areas should:
    i. Be designed to reduce the impacts of wind at the ground floor and to be optimize sunlight access to streets and open spaces; and,
    ii. use variation in building heights, materials, rooflines, and massing to reduce building bulk, avoid long, uninterrupted building frontages, and create architectural interest.

h. Development in Low Scale areas may limit building mass above the street wall to provide separation between adjacent developments and maximize exposure to natural light.

The proposed development aligns with the policies and vision of the Chinook Communities Local Area Plan.

Bylaw Discrepancies

Regulation	Standard	Provided
592 Building Setbacks (min.)	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is the greater of: (a) the contextual multi-residential building setback; or	Plans indicate both buildings as being setback 4.00m (-1.17m) from the West property line for Building #1, and a West setback of 4.02m (-1.15m) for Building #2. Note: Relaxation supportable. Acknowledged. Thank you.
549 Projections Into Setback Areas (max.)	(1) Unless otherwise referenced in subsections (2), (3), (4), (5), (6), and (7), a building or air conditioning units must not be located in any setback area.	Plans indicate the building is located within the Northwest setback area. Note: Relaxation supportable. Acknowledged. Thank you.
549 Projections Into Setback Areas (max.)	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.	Plans indicate Building #1 South landing and Building #2 North landing as being 5.94m² (+3.44m²). Note: Relaxation supportable. Acknowledged. Thank you.
566 Garbage	(2) A garbage container enclosure: (b) unless specified in subsection (3) must not be located in a setback area.	Plans indicate the garbage enclosure area as being located within the front setback area. Note: Relaxation supportable. Acknowledged. Thank you.
551 Specific Rules for Landscaped Areas	(2) Unless otherwise referenced in section 553, a minimum of 40.0% of the area of a parcel must be a landscaped area.	Plans indicate a landscaped area of 38.61% (-1.39%) or 449.43m² (-16.22m²). Note: Relaxation not supportable. Amend plans to align with land use bylaw requirement for a minimum of 40% landscaped area. Amended. The proposed landscaping design was revised to meet the rules from the Low Water Landscaping Option from 556.

SDAB2026-0163

		The reduction from 556 equals 3% of the area of the parcel, so the required landscaped area is reduced by 34.923 sqm. Therefore, the proposed landscaping meets Bylaw rules. Refer to S.03.

SDAB2026-0163

570 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall (b) within 3.0m of a property line.	Plans indicate a retaining wall greater than 1.2m in height. Note: Relaxation supportable. Acknowledged. Thank you.

Prior to Decision Requirements

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

Planning

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

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

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

2. Amend plans to address the landscaping bylaw discrepancy noted on page 5 of this document, as this bylaw discrepancy has been deemed not supportable.
   Acknowledged.

3. Amend plans to reflect an updated design for the front facade of each building.

   The black exterior on the upper floor of the front facade of each building contributes greatly to the perceived massing and size of the building. Explore design options for the front facade that removes the solid black face from the

upper floor of each building to improve the perceived massing of the development.
Amended. The proposed building design was revised to remove the black elements at the uppermost floor and replace them with white horizontal Hardie board siding, thereby reducing the perceived massing of the building.

Prior to Release Requirements

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

Planning

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

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

Utility Engineering

6. Amend the plans, as to adequately coincide with the final details (servicing, metering, grading, drain / catchment locations, etc.) of a future (to be approved) final Development Site Servicing Plan (DSSP) circulation.

7. Submit an electronic Development Site Servicing Plan (DSSP) circulation, for review and acceptance, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.

   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

   Note(s):
   -Only one set of services is allowed per parcel. Both buildings (the singular, consolidated parcel) must be serviced by one set of connections (water, sanitary and storm), directly to the public mains.
   -A public storm sewer main extension is required, as to adequately service the proposed development / parcel. See the Indemnification Agreement (IA) Prior to Release condition below (related).

   For further information, contact Utility Specialists at:
   WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

SDAB2026-0163

8. Execute an Indemnification Agreement (IA) to the satisfaction of the Coordinator, Development Commitments (City).

   The proposal requires the developer to construct public infrastructure (public storm main extension, development service connections) within City rights-of-way. As such, this requires the developer to execute an IA.

   To initiate circulation and approval of the Work that will form part of the Indemnification Agreement, submit construction drawings online using your existing VISTA account at calgary.ca/vista. At the time of submission of the construction drawings, the following items shall also be submitted:
   a. An 8 1/2 x 11 site plan indicating the construction boundaries.
   b. Indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
   c. A detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for sanitary, storm and watermains and their respective lengths in linear metres) within the City right of way.
   d. A detailed cost estimate for the scope of Work including GST prepared by the contractor or opinion of probable cost from a qualified engineering consultant.

   Note:
   There is currently a funding opportunity available for Development Permit (DP) applications that require a storm main extension using the Stormwater and Housing Impacts Project (SHIP). This program provides the potential for the repayment of portions of the costs associated with construction of these types of extensions. The project uses funds from the Housing Accelerator Fund to fund extensions to residential developments. For more information (regarding SHIP), and/or to apply, contact Pete Meadows at Pete.Meadows@calgary.ca.

   For further details regarding the above / required agreement (and associated process), contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 or yunpeng.qin@calgary.ca OR 587-216-8613 or mary.jerebic@calgary.ca.

9. After the Development Permit is approved, but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

   Based on the information provided with the initial submission, the preliminary estimate is $48,596.00.

   Note(s):
   -Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.
   -Include the completed Payment Submission Form, which was emailed to the applicant.
   -Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

SDAB2026-0163

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

10. Execute and register (on all affected titles) a Geotechnical Covenant, by way of Caveat, prohibiting the development of the lands, except in strict accordance with the accepted Geotechnical Report / Slope Stability Report.

Provide the following documentation (directly) to the Development Engineering Utility Generalist (via email) in order to initiate work on the agreement:

a. One (1) copy of the current Certificate of Title, and
b. One (1) copy of a Corporate Search
c. One (1) copy of a legal survey plan indicating the geotechnical stability setback line if required.

A standard template of the agreement will be provided by the Development Engineering Generalist or can be found on the Planning & Development Resource Library page under Legal Agreement Precedents: https://www.calgary.ca/pda/pd/planning-and-development-resource-library/publications.html

Mobility Engineering

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

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

Roads
a. Construction of two new driveway crossings on Stanley Road SW,
b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

SDAB2026-0163

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

14. 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.

15. 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.

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

17. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

SDAB2026-0163

20. There shall be no construction access through the adjacent boulevard / park / municipal reserve.

21. Public trees located on the park / open space / municipal reserve / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

    NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

22. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*. Applicant is to contact the Parks Development Inspector, Jackie Swartz at 403-620-3216, to arrange an inspection.

Utility Engineering

23. The parcel / site shall be developed in accordance with the development restriction recommendations outlined in the Geotechnical Investigation report, prepared by PrarieGEO Engineering Ltd., entitled Geotechnical Investigation Proposed Multi-Residential Development 4020 & 4024 Stanley Road SW, Calgary, Alberta, File No. PGE25-255_Rev.1, dated October 9, 2025, prepared for G.L.S. Consulting Ltd..

24. The developer shall develop and use this site / parcel in accordance with the Development and Geotechnical Covenant that is / shall be registered on title, by way of caveat.

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

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

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

26. The subject parcel must remain on a single certificate of title for the duration of the development, unless subdivision is approved by the subdivision authority.

27. 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, Alberta Health Services and The City of Calgary (311).

SDAB2026-0163

b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

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

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

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

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 (> 12mm 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.

29. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Manager, Development Engineering.

30. The grades indicated on the approved Development Site Servicing Plan(s) 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.

31. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

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

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.

SDAB2026-0163

Note(s):
-Include the completed Payment Submission Form, which was emailed to the applicant.
-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
To obtain a final estimate contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

33. 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.

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

35. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

SDAB2026-0163

Advisory Comments

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

Planning

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

37. 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.

38. 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.

39. 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.

40. 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.

41. 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.

42. This Development Permit shows no indication of professional stamps or seals. Refer to the Alberta Association of Architects (AAA) Practice Bulletin PB-26 for information on when the involvement of a registered architect is necessary. While professional stamps or seals may not be required by The City of Calgary on drawings until the Building Permit stage, it does not preclude the need for professional involvement at all stages of a project when it applies, including the Development Permit stage. Based on this, The City of Calgary may notify the AAA of Development Permit applications where the involvement of a registered architect appears to be needed but has not been demonstrated.

SDAB2026-0163

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

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

45. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$9,156.77**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

    NOTE : existing public tree, T4 (T-32044727), is stated to be removed. Upon DP/BP Approval contact Urban Forestry via, tree.protection@calgary.ca for removal procedures, and compensation will be requested to be paid for this tree.

Utility Engineering

46. 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 or risk management is undertaken.
    b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action 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 Alberta Health Services.
    c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
    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 (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and 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.

SDAB2026-0163

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

47. Additional hydrants may be required. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

48. 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 NFC(AE) (2019) 2014, Div. B, 5.6.1.3. This document is required as a building permit condition for approval.

49. 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.

50. Fire access, coverage and/or proximities shall be to the satisfaction of the Fire Department 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.

Some 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 45 m (as per RB14-042).

SDAB2026-0163

-Path of travel must be a minimum 1m wide and 2.1m high of pathway.
-Projections into the yard emergency access are not allowed. This includes A/C units, cantilevers, window wells, sheds, gates, fences and decks.
-Ensure path of travel is hard surface, continuously maintained and unobstructed.
-Any gates installed must be able to have an openable width of 1m minimum for operational clearances.

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.

51. Water connection is available from Stanley RD SW.

Sanitary connection is available from Stanley RD SW.

Storm connection is unavailable as no public storm sewers exist (for connection) adjacent to the site.

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

The fire flow available in the adjacent City watermain is 15,000 L/min at 15m residual pressure, under normal operating conditions.

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

52. As of April 11, 2025, developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential, or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements.
https://www.calgary.ca/development/home-building/stormwater-housing-impacts-project.html

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

53. It has been determined that a storm main extension is required to service the subject proposal.

The work is to be constructed by the developer, and will be 100% at the developers expense, subject to the terms and conditions of the Indemnification Agreement (IA), to the satisfaction of the Coordinator, Development Commitments.

Potential reimbursement from the Stormwater and Housing Impacts Project (SHIP) may be available. This program provides the potential for the repayment of the costs associated with construction of these types of extensions. The

SDAB2026-0163

project uses funds from the Housing Accelerator Fund to fund extensions to residential developments.

For more information and to apply please contact Pete Meadows at Pete.Meadows@calgary.ca.

54. 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.

Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-2693 OR jennifer.derbywagner@calgary.ca.

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

56. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

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

58. Each unit must be individually metered.

59. Each titled parcel must have separate (direct) service connections to public mains. Only one (1) set of services is / will be permitted to the single (consolidated) titled parcel.

60. 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.

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

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

63. 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.

64. Controlled stormwater discharge is required for the subject site.

65. All on-site sewers are to be designed to City of Calgary specifications.

SDAB2026-0163

66. 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 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.

67. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

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

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

70. Locate any / all services and / or utilities in the field.

    Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities. All of the above is contingent to the satisfaction of the affected utility owner(s).

71. Any / all tree planting proposed to be located within road rights of way shall require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
    a. Property lines
    b. Curb/sidewalks
    c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
    d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
    e. Dimensions from property line to all of the above features

    Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026. Alternatively, the required information can be submitted to the ULA Support email as a PDF at ulasupport@calgary.ca.

    For further details, contact ulasupport@calgary.ca.

72. Waste (garbage, recyclable materials and organics materials) storage and / or collection areas shall be maintained and clear of snow and ice.

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 at 403-268-8429 or steve.gorda@calgary.ca, for further site-specific details.

Mobility Engineering

73. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

74. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

SDAB2026-0163

District Title: Multi-Residential - Contextual Low Profile (M-C1) (M-C1d#)

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:	June 6, 2025
Date Received:	May 14, 2025
BLC BY:	**Jeff Douglas**
Review Required:	
COMPLETE	

D.P. #	**2025-02461**

For Internal Distribution Only

Modifier(s):	**F.A.R**		**Height**		**Density**		

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet

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**	

Notes:

SDAB2026-0163

345

Inspectors Summary			D.P. # 2025-02461	
Disclaimer: The values provided in the below table may not match what is shown on the approved plans. Any changes to the values provided in the below table may result in changes to other related rules (this may result in additional rules becoming non-compliant or previous rules identified as being non-compliant now being compliant).				
Without Landscape Reductions				
Item	**Bylaw Required**	**Amount Provided**	**Deficient or Surplus**	
Total Landscaping	**465.65 m²**	**453.08 m²**	**-12.57 m²**	**Under Bylaw Requirement**
Total Hard Landscaping	**186.26 m²**	**161.64 m²**	**-24.62 m²**	**Under Bylaw Requirement**
Total Soft Landscaping - No Reductions	**279.39 m²**	**291.44 m²**	**12.05 m²**	**Over**
Total Trees	**11**	**11**	**0**	**Over Bylaw Requirement**
Total Shrubs	**21**	**22**	**1**	**Over Bylaw Requirement**

ISC: Protected
For Internal Distribution Only

Multi-Residential – Contextual Low Profile

D.P. # 2025-02461

Rule	Requirements		Notes	Evaluation Provided/Variance			
Part 4	If applicable please refer to Part 4 Form			**See Attached**		**N/A**	**N/I**
239 Multi-Residential Development	(a) Means a use:	(i) that consists of one or more buildings, each containing one or more units;		**C**	**N/C**	**N/A**	**N/I**
		(ii) that has a minimum of three units;		**C**	**N/C**	**N/A**	**N/I**
		(iv) where a minimum of 50.0% of the units in a development with a minimum of three units and a maximum of nine units are provided in buildings containing two or more units; and		**C**	**N/C**	**N/A**	**N/I**
		(v) where a minimum of 90.0% of the units in a development with 10 or more units are provided in buildings containing three or more units;		**C**	**N/C**	**N/A**	**N/I**

13 (41) contextual multi-residential setback means:	a) where there are at least two other buildings on the same block face, the average building setback from the property line shared with a street of the contextual adjacent buildings; (Indicate addresses)	Adjacent Building to the setback = 4108	**3.01**
		Adjacent Building to the setback = 4016	**7.33**
		Average Setback =	**5.17**
		Adjacent Building to the setback =	
		Adjacent Building to the setback =	
		Average Setback =	
	(b) where there is only one other building on the same block face, the building setback of such building from a property line shared with a street; and	Adjacent Building to the setback =	
		Adjacent Building to the setback =	
	(c) where there is no other building on the same block face, 0.0 m from a property line shared with a street.		**Applies** / **Does not Apply**
		Contextual Multi-Residential Setback is:	**5.17**

Multi-Residential – Contextual Low Profile

D.P. # 2025-02461

Rule	Requirements		Notes	Evaluation Provided/Variance	
592 Building Setbacks (min.) *(**street oriented multi-residential building refer to Street oriented multi-residential form)*	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is the **greater** of:	(a) the **contextual multi-residential building setback**; or	West both bldgs	**3.70**	**-1.47**
		(b) 3.0m		**N/A**	
	(2) The minimum building setback from a property line shared with a street for a ****street oriented multi-residential building** is the **contextual multi-residential building setback** less 1.5m Contextual Building Setback minus 1.5m Required Building Setback			**N/A**	
	(3) The minimum building setback from a property line shared with a lane is 1.2m		East both bldgs	**8.11**	**6.91**
	(4) Unless otherwise referenced in subsection (5), the minimum building setback from a property line shared with another parcel is 1.2m		North South	**1.22** **1.22**	**0.02** **0.02**
	(5) The minimum building setback from a property line shared with another parcel for a ****street oriented multi-residential building** is 0.0m., when the adjoining parcel is designated:	(a) C-N1 or C-COR1 District; or		**N/A**	
		(b) M-CG, M-C1, M-C2, M-H1, M-H2, M-H3, M-X1, or M-X2 District **and contains four or more Dwelling Units**.		**N/A**	
549 Projections Into Setback Areas (max.) *(Applies to all Setbacks Identify locations)*	(1) Unless otherwise referenced in subsections (2), (3), (4), (5), (6), and (7), a building or air conditioning units must not be located in any setback area.			**C** / **N/C**	**N/A** / **N/I**
	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area.			**Applies**	**N/A** / **N/I**
	(4) Wheelchair ramps may project without any limits into a setback area.			**C** / **N/C**	**N/A** / **N/I**
	(5) Eaves may project a maximum of 0.6m,		North eave South eave	**0.29** **0.29**	**-0.31** **-0.31**
	and window wells may project a maximum of 0.8m, into any setback area.			**N/A**	
	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.		North landing South landing	**5.94** **5.94**	**3.44** **3.44**

Multi-Residential – Contextual Low Profile

D.P. # 2025-02461

Rule	Requirements		Notes	Evaluation			
				Provided/Variance			
594,13 Building Height and Cross Section (max.) *Refer to Diagrams in Bylaw for Clarification*	(1) Unless otherwise referenced in subsections (2) and (3), the maximum building height is 14.0m *(always applicable except for exceptions as per below)* **See Height and Geodetic Sheet for elevation heights and Main floor geodetic Datum information.**						
	(2) Where the parcel shares a property line with a parcel designated with a low density residential district, M-CG or H-GO District , the max. building height:	(a) is 9.0m measured from grade at the shared property line; and (b) increases proportionately to a maximum of 14.0m measured from grade at a distance of 5.0m from the shared property line.		C	N/C	N/A	N/I
	(3) Where the parcel shares a property line with a street, the max. building height is:	(a) 10.0m measured from grade within 3.0m of that shared property line; and (b) 14.0m measured from grade at a distance greater than 3.0m from that shared property line.	Building is > 3m from front PL	C	N/C	N/A	N/I
	(4) The maximum area of a horizontal cross section through a building at 12.0m above average grade must not be greater than 40.0% of the maximum area of a horizontal cross section through the building between average grade and 10.0m						
	1067.35 Prim. Bldg Crnr 1	**1067.55** Prim. Bldg Crnr 2	**1078.20** Geo 12.0m Abve Avrge Grade				
	1064.95 Prim. Bldg Crnr 3	**1064.95** Prim. Bldg Crnr 4	**1076.20** Geo 10.0m Abve Avrge Grade				
	314.18 Max. Area	X 40% = **125.67** Max. Area allowed at 12.0m above avg. grade		**Percentage (%)** **33.08%**	**-6.92%**		
				Area(m²) **103.94**	**-21.73**		
Parcel Area	Enter Parcel Area in metres squared.			**1164.12 m²**			
590 Density	(1) The max. density for parcels designated M-C1 District is 148 UPH.		Units	**12.00**	**-5.00**		
	148.00 U.P.H.	**0.1164120** Site area (ha) equals **17.00** units	U.P.H.	**103.08**	**-44.92**		
	OR (2) The maximum density for parcels designated M-C1 District followed by the letter "d" and a number indicated on the Land Use District Maps: **ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)**		Units	**N/A**			
	U.P.H.	**0.1164120** Site area (ha) equals units	U.P.H.				
Landscaping	If applicable please refer to the **Landscaping** form for Required Landscaping Rules and applicable Areas.			**See Attached**	**N/A**	**N/I**	

Multi-Residential – Contextual Low Profile

D.P. # 2025-02461

Rule	Requirements			Notes	Evaluation: Provided/Variance			
557 Amenity Space	Amenity Space Required	(4) The req. min. amenity space is 5.0 m^2 /unit.		12.00 Total Units	X 5 m^2 =		60.00	
	Private amenity space **(If Private Amenity Space Provided Cannot Meet the Required Amenity Space; Use the Provided Common Amenity Space)**	(8) Private amenity space must:	(a) be in the form of a balcony, deck or patio; and		C	N/C	N/A	N/I
			(b) have no minimum dimensions of less than 2.0m		2.13		0.13	
		Total Private Amenity space provided			Private Amenity space			
		(5)(6)Up to a maximum of 5.0m^2 of private amenity space provided per unit will be included to satisfy the Total Amenity Space requirement.			A1	60.00		
	Total Amenity Space provided/ required	Total Amenity space provided equals the sum of: **A1, A2 and A3**			60.00		0.00	
	Patio for Common and Private Amenity Spaces	(2) A patio may be located in a setback area between a street-oriented multi-residential building and a property line shared with a street.			C	N/C	N/A	N/I
		(7) Where a patio is located within 4.0m of a lane or another parcel, it must be screened.			File Manager to Review		N/A	N/I
563 Accessory Residential Buildings	(1) An Accessory Residential Building:	(a) may have an amenity space in the form of a deck or a patio			Applies		N/A	N/I
		(b) Unless specified in subsection (4) must not be located in a required setback area; and			C	N/C	N/A	N/I
		(c) must not be located between any building and a public street.			C	N/C	N/A	N/I
	(2) The max. gross floor area of an Accessory Residential Building is:	(a) 75.0m^2, when used/approved for storage, garbage containers and recycling facilities;			N/A			
		(b) 100.0m^2, when used/approved and used as a private garage.			N/A			
	(3) The max. height, when used/approved as a private garage	(b) in all other multi-residential districts, 5.0m measured from grade.			N/A			
	(4) Where the main residential building is a Multi-Residential Development, an Accessory Residential Building use to accommodated garbage and waste material, a private garage or both, the Accessory Residential Building may be located in a setback area from another parcel provided that:	(a) 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
		(b) 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 footing encroachment easement.		C	N/C	N/A	N/I
570 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.		(b) within 3.0m of a property line.		C	N/C	N/A	N/I
	(2) A minimum horizontal separation of 1.0m must be maintained between retaining walls on a parcel:		(b) within 3.0m of a property line.		C	N/C	N/A	N/I
571 Fences	The height of a fence above grade, at any point along a fence line, must not exceed:	(a) 1.2m for that portion of the fence extending beyond the foremost portion of all buildings on the parcel;			C	N/C	N/A	N/I
		(b) 2.0m for that portion of the fence that does not extend beyond the foremost portion of all buildings on the parcel; and			C	N/C	N/A	N/I
		(c) 2.5m to the highest point of a gateway, provided that the gateway does not exceed 2.5m in length.			C	N/C	N/A	N/I

Multi-Residential – Contextual Low Profile

D.P. # 2025-02461

Rule	Requirements		Notes	Evaluation Provided/Variance			
569 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not be located between 0.75m and 4.60m above the lowest elevation of the street.			C	N/C	N/A	N/I
572 Gated Access	A gate must not be located across a private condominium roadway.			C	N/C	N/A	N/I
Bicyclye / Loading / Motor Vehicle Parking Stalls (min.)	If applicable please refer to Parking/Loading/Bicycle Calculation Form			See Attached		N/A	N/I
565 Driveway Length and Parking Areas	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and		C	N/C	N/A	N/I
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.		Requires review by planner or technician		N/A	N/I
	(2) A driveway connecting to a street must:	(a) be a min. of 6.0m in length, when measured along the intended direction of travel for vehicles from the back of the public sidewalk or curb; and		7.64		1.64	
		(b) be a min. of 3.0m in width.		> 3		#VALUE!	
	(3) A driveway connecting to a lane must:	(a) be a min. of 0.60m in length, when measured along the intended direction of travel for vehicles; and		N/A			
		(b) be located between the property line shared with a lane and the vehicular entrance of the **private garage**.		C	N/C	N/A	N/I
	(5) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:	(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened. Number of Parcels along Block Face	posee maps shows a lane but the aerial maps indicate it is not used as a lane. Looks to be quite sloped. Considered laneless	Percentage (%)			
				Homes w/ Exst. Driveway			
				N/A			
				Existing Driveway No Changes			
568 Mechanical Screening	Mechanical systems or equipment located outside of a building shall be positioned, camouflaged or screened from view of a public space, or from view of a parcel designated as a residential district, located within 30.0m of the equipment, using a line of sight of 1.7m above grade.			C	N/C	N/A	N/I
566 Garbage	NOTE: EarthBin (*Silo*); Moloks are considered garbage enclosures; Earthbins (*Original*), Dumpsters, etc. are **NOT.** Blue and black carts are an acceptable "garbage enclosure" for Developments with 4 or less units.						
	(1) Garbage containers and waste material must be stored, prior to collection, either:	(a) inside a building; or		C	N/C	N/A	N/I
		(b) in a garbage container enclosure approved by the Development Authority.		C	N/C	N/A	N/I
	(2) A garbage container enclosure:	(a) must not be located between a building and a public street; and		C	N/C	N/A	N/I
		(b) unless specified in subsection (3) must not be located in a setback area.		C	N/C	N/A	N/I
	(3) Where the main residential building is a Multi-Residential Development a garbage container enclosure may be located in a setback area from another parcel OR a lane provided that:	(a) the wall of the enclosure is constructed of maintenance free materials; and		C	N/C	N/A	N/I
		(b) there is no overhang of eaves onto an adjacent parcel or lane.		C	N/C	N/A	N/I
567 Recycling Facilities	Recycling facilities must be provided for every Multi-Residential Development.			C	N/C	N/A	N/I
Signs	If applicable please refer to Sign Comprehensive Review Form			See Attached		N/A	N/I

Multi-Residential – Contextual Low Profile

D.P. # 2025-02461

Rule	Requirements		Evaluation
		Notes	Provided/Variance
Additional Notes			

Landscaping				D.P. # 2025-02461			
Rule	**Requirements**			**Evaluation**			
			Notes	**Provided/Variance**			
550 General Landscaped Area Rules	(4) All landscaped areas, other than private amenity space, must be accessible to all residents of the development.			**C**	**N/C**	**N/A**	**N/I**
	(5) All soft surfaced landscaped areas must be irrigated by an underground irrigation system, unless a low water irrigation system is provided.			**C**	**N/C**	**LOW H20**	**N/I**
	(6) Unless otherwise referenced in subsections (7) and (8), 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**
	(7) All setback areas adjacent to a street or another parcel, except for those portions specifically required for motor vehicle access, must be a landscaped area.			**C**	**N/C**	**N/A**	**N/I**
	(8) All setback areas adjacent to a lane, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls or garbage facilities must be a landscaped area.			**C**	**N/C**	**N/A**	**N/I**
	(9) Amenity space must be included in the calculation of a landscaped area where such amenity space:	(a) is provided outdoors at grade; and		**Applies**		**Does not Apply**	
		(b) is a hard surfaced landscaped area or soft surfaced landscaped area.		**C**	**N/C**	**N/A**	**N/I**
551 Specific Rules for Landscaped Areas	(2) Unless otherwiese referenced in section 553, a minimum of 40.0% of the area of a aprcel must be a landscaped area.			**Applicable**			
553 Landscaped Area Reductions – Multi-Residential Development	The minimum landscaped area of 40.0% for Multi-Residential Development may be reduced by the three options as referenced in sections 554, 555 and 556 individually or in combination, to a total available reduction of 10.0% of the area of a parcel.	**Total Landscaped Area Reductions**					
		Applicable Reduction	**% Reduc.**	**Area m²**			
		554 Street Oriented Multi-Residential Landscaping Option **(Maximum 4%)**	**N/A**		**Not Applicable**		
		555 Enhanced Landscaping Option	**N/A**		**Not Applicable**		
		556 Low Water Landscaping Option	**N/A**		**Not Applicable**		
		Total Reductions	**0.00%**	0.00			
551 and 553 Landscaped Area Provided					**Area (m²)**		
	1164.12 Parcel Area	X	**40.00%** Required Percentage	= **465.65** Required Landscaped Area m2	**453.08**	**-12.57**	
					%		
					38.92%	**-1.08%**	
	Landscaped Area provided where finished material has not been indicated on the plans						
593 Landscaping	At least 90.0% of the required landscaped area must be provided at grade.			m^2	**453.08**	**33.99**	
	465.65 Req'd Landscaping	x 90%	**419.09** Req'd Landscaping at grade	%	**97.30%**	**7.30%**	
551 Specific Rules for Landscaped Area	(5) For landscaped areas above grade, a minimum of 30.0% of the area must be covered with soft surfaced landscaping.			m2	**N/A**		
	L.S. area above grade	x 30%	Min. Soft L.S. area above grade.	%	**N/A**		
	(6) Where a landscaped area above grade is fragmented into isolated spaces, a minimum of 30.0% of each space must be covered with soft srufaced landscaping.				**C**	**N/C**	**N/A**	**N/I**
551 Specific Rules for Landscaped Areas	(3) The max. hard surfaced landscaped area is:	(b) 40.0% of the req. L.S. area, in all other cases.		Area m^2	**161.64**	**-24.62**	
		465.65 Req'd L.S.	X 40% **186.26** Max.	%	**34.71%**	**-5.29%**	
	(1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.				**Requires review by planner or technician**	**N/A**	**N/I**

353

552 Planting Requirements	(2) A min. of 1.0 tree and 2.0 shrubs must be planted for every 45.0m² of provided landscaped area.	**453.08** Provided Landscaping	/ 45.0m^2 X 1.0 trees =	**11** Total Trees Req'd		**11**		**0**		
		453.08 Provided Landscaping	/ 45.0m^2 X 2.0 shrubs =	**21** Total Shrubs Req'd		**22**		**1**		
	(6) Shrubs must be min height or spread of 0.60m.			**22**		**0.60**		**0.00**		
	(3) 25.0% of all trees provided must be coniferous.	**11** Total Trees Provided	X 25 % =	**3** Coniferous Trees Req'd		**5**		**2**		
	(4) Deciduous trees min. calliper of 50mm, at least 50.0% of the provided trees must have min. calliper of 75mm	Quantity @ 50mm Caliper =		**6**		**60.00**		**10.00**		
		Quantity @ 75mm Caliper =		**0**		**N/A**				
		6 Total Deciduous	X 50 % =	**3** Deciduous Trees to be 75mm caliper		**0**		**-3**		
	(5) Coniferous trees min. height of 2.0 m, at least 50.0 % of the provided trees must have a min. height of 3.0m	Quantity @ 2.0m height =		**0**		**N/A**				
		Quantity @ 3.0m height =		**5**		**3.00**		**0.00**		
		5 Total Coniferous	X 50 % =	**3** Conif.Trees to be 3.0m		**5**		**2**		
	(7) For landscaped areas with a building below, planting areas must have the following min. soil depths:	(a) 1.2m for trees;				**C**	**N/C**	**N/A**	**N/I**	
		(b) 0.6m for shrubs; and				**C**	**N/C**	**N/A**	**N/I**	
		(c) 0.3m for all other planting areas.				**C**	**N/C**	**N/A**	**N/I**	
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.					**Requires review by planner or technician**		**N/A**	**N/I**	

Street Oriented Multi-Residential Building (135)

D.P. # 2025-02461

Requirements			Notes	Evaluation Provided/Variance			
Façade of the Main Residential Building	(a) the façade of the main residential building on the floor closest to grade facing a street is comprised of units or commercial multi-residential uses, and may only include the following additional elements:	(i) emergency exits and public entrances; and		C	N/C	N/A	N/I
		(ii) one vehicle access point, only when located on a laneless parcel.		C	N/C	N/A	N/I
Exterior Access	(b) units and commercial multi-residential uses located at grade with an exterior wall facing a street provide the following:	(i) an individual exterior access within 4.5m of a property line shared with a street; and		C	N/C	N/A	N/I
		(ii) sidewalks that provide direct exterior access from the unit to the public sidewalk.		C	N/C	N/A	N/I
Public Sidewalk	(c) a public sidewalk located along the entire length of each property line shared with a street; and			C	N/C	N/A	N/I
Commercial Multi Residential Uses	(d) the façade of commercial multi-residential uses located on the floor closest to grade, and facing a street, provides windows with un-obscured clear glass that:	(i) allows view of the indoor space or product display area; and		C	N/C	N/A	N/I
		(ii) occupy a minimum of 65% of the façade between a height of 0.6m and 2.4m.		C	N/C	N/A	N/I
Additional Notes							

355

District Title: Multi-Residential - Contextual Low Profile (M-C1) (M-C1d#)

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:	September 24, 2025
Date Received:	September 8, 2025
BLC BY:	**Christine Loxton**
Review Required:	
PARTIAL	

D.P. #	**2025-02461**

For Internal Distribution Only

Modifier(s):	**F.A.R**		**Height**		**Density**		

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet

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	**1068.23**	**Unit 1**	**1079.11**
Unit 2	**1038.23**	**Unit 2**	**1079.11**

Notes:
Partial review on previous discrepancies only at FM request.
Applicant has indicated low water landscaping reduction, but the application does not meet the minimum requirements, and has not been applied.

SDAB2026-0163

356

Inspectors Summary			D.P. # 2025-02461	
Disclaimer: The values provided in the below table may not match what is shown on the approved plans. Any changes to the values provided in the below table may result in changes to other related rules (this may result in additional rules becoming non-compliant or previous rules identified as being non-compliant now being compliant).				
Without Landscape Reductions				
Item	**Bylaw Required**	**Amount Provided**	**Deficient or Surplus**	
Total Landscaping	**465.65 m²**	**448.82 m²**	**-16.83 m²**	**Under Bylaw Requirement**
Total Hard Landscaping	**186.26 m²**	**197.91 m²**	**11.65 m²**	**Over Bylaw Requirement**
Total Soft Landscaping - No Reductions	**279.39 m²**	**250.91 m²**	**-28.48 m²**	**Under**
Total Trees	**10**	**10**	**0**	**Over Bylaw Requirement**
Total Shrubs	**20**	**22**	**2**	**Over Bylaw Requirement**

ISC: Protected
For Internal Distribution Only

Multi-Residential – Contextual Low Profile

D.P. # 2025-02461

Rule	Requirements		Notes	Evaluation: Provided/Variance	
13 (41) contextual multi-residential setback means:	a) where there are at least two other buildings on the same block face, the average building setback from the property line shared with a street of the contextual adjacent buildings; (Indicate addresses)	Adjacent Building to the setback = 4108		3.01	
		Adjacent Building to the setback = 4016		7.33	
		Average Setback =		5.17	
		Adjacent Building to the setback =			
		Adjacent Building to the setback =			
		Average Setback =			
	(b) where there is only one other building on the same block face, the building setback of such building from a property line shared with a street; and	Adjacent Building to the setback =			
		Adjacent Building to the setback =			
	(c) where there is no other building on the same block face, 0.0 m from a property line shared with a street.			**Applies**	**Does not Apply**
			Contextual Multi-Residential Setback is:	5.17	

Multi-Residential – Contextual Low Profile				D.P. # 2025-02461	
Rule	**Requirements**			**Evaluation**	
			Notes	**Provided/Variance**	
592 Building Setbacks (min.) *(Applies to all Setbacks Identify locations)*	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is the **greater** of:	(a) the **contextual multi-residential building setback**; or	West BLD 1	**4.00**	**-1.17**
			West BLD 2	**4.02**	**-1.15**
	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.		North landing	**5.94**	**3.44**
			South landing	**5.94**	**3.44**

Multi-Residential – Contextual Low Profile			D.P. # 2025-02461		
Rule	**Requirements**		**Evaluation**		
		Notes	**Provided/Variance**		
Landscaping	If applicable please refer to the **Landscaping** form for Required Landscaping Rules and applicable Areas.		**See Attached**	**N/A**	**N/I**

360

Multi-Residential – Contextual Low Profile				D.P. # 2025-02461			
Rule	**Requirements**			**Evaluation**			
			Notes	**Provided/Variance**			
566 Garbage	(2) A garbage container enclosure:	(a) must not be located between a building and a public street; and		**C**	**N/C**	**N/A**	**N/I**
		(b) unless specified in subsection (3) must not be located in a setback area.		**C**	**N/C**	**N/A**	**N/I**

Landscaping

D.P. # 2025-02461

Rule	Requirements	Notes	Evaluation: Provided/Variance
550 General Landscaped Area Rules	(4) All landscaped areas, other than private amenity space, must be accessible to all residents of the development.		C / N/C / N/A / N/I
	(5) All soft surfaced landscaped areas must be irrigated by an underground irrigation system, unless a low water irrigation system is provided.		C / N/C / LOW H20 / N/I
	(6) Unless otherwise referenced in subsections (7) and (8), 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
	(7) All setback areas adjacent to a street or another parcel, except for those portions specifically required for motor vehicle access, must be a landscaped area.		C / N/C / N/A / N/I
	(8) All setback areas adjacent to a lane, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls or garbage facilities must be a landscaped area.		C / N/C / N/A / N/I
	(9) Amenity space must be included in the calculation of a landscaped area where such amenity space: (a) is provided outdoors at grade; and		Applies / Does not Apply
	(9) Amenity space must be included in the calculation of a landscaped area where such amenity space: (b) is a hard surfaced landscaped area or soft surfaced landscaped area.		C / N/C / N/A / N/I
551 Specific Rules for Landscaped Areas	(2) Unless otherwise referenced in section 553, a minimum of 40.0% of the area of a aprcel must be a landscaped area.		Applicable

553 Landscaped Area Reductions – Multi-Residential Development	Total Landscaped Area Reductions			
The minimum landscaped area of 40.0% for Multi-Residential Development may be reduced by the three options as referenced in sections 554, 555 and 556 individually or in combination, to a total available reduction of 10.0% of the area of a parcel.	Applicable Reduction	% Reduc.	Area m^2	
	554 Street Oriented Multi-Residential Landscaping Option **(Maximum 4%)**	N/A		Not Applicable
	555 Enhanced Landscaping Option	N/A		Not Applicable
	556 Low Water Landscaping Option	N/A		Not Applicable
	Total Reductions	0.00%	0.00	

551 and 553 Landscaped Area Provided					Area (m^2)	
	1164.12	X	40.00%	= 465.65	448.82	-16.83
	Parcel Area		Required Percentage	Required Landscaped Area m2	%	
					38.55%	-1.45%
	Landscaped Area provided where finished material has not been indicated on the plans					

593 Landscaping						
	At least 90.0% of the required landscaped area must be provided at grade.				m^2	448.82 / 29.73
	465.65	x 90%	419.09		%	96.39% / 6.39%
	Req'd Landscaping		Req'd Landscaping at grade			

551 Specific Rules for Landscaped Area						
	(5) For landscaped areas above grade, a minimum of 30.0% of the area must be covered with soft surfaced landscaping.				m2	N/A
		x 30%			%	N/A
	L.S. area above grade		Min. Soft L.S. area above grade.			
	(6) Where a landscaped area above grade is fragmented into isolated spaces, a minimum of 30.0% of each space must be covered with soft srufaced landscaping.					C / N/C / N/A / N/I

551 Specific Rules for Landscaped					
	(3) The max. hard surfaced landscaped	(b) 40.0% of the req. L.S. area, in all other cases.	Area m^2	197.91	11.65

SDAB2026-0163

362

for Landscaped Areas	surfaced landscaped area is:	**465.65** Req'd L.S.	X 40%	**186.26** Max.		%	**42.50%**		**2.50%**	
552 Planting Requirements	(1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.						**Requires review by planner or technician**		**N/A**	**N/I**
	(2) A min. of 1.0 tree and 2.0 shrubs must be planted for every 45.0m² of provided landscaped area.	**448.82** Provided Landscaping	/ 45.0m^2 X 1.0 trees =	**10** Total Trees Req'd			**10**		**0**	
		448.82 Provided Landscaping	/ 45.0m^2 X 2.0 shrubs =	**20** Total Shrubs Req'd			**22**		**2**	
	(6) Shrubs must be min height or spread of 0.60m.			**22**			**0.60**		**0.00**	
	(3) 25.0% of all trees provided must be coniferous.	**10** Total Trees Provided	X 25 % =	**3** Coniferous Trees Req'd			**3**		**0**	
	(4) Deciduous trees min. calliper of 50mm, at least 50.0% of the provided trees must have min. calliper of 75mm	Quantity @ 50mm Caliper =		**2**			**60.00**		**10.00**	
		Quantity @ 75mm Caliper =		**5**			**80.00**		**5.00**	
		7 Total Deciduous	X 50 % =	**4** Deciduous Trees to be 75mm caliper			**5**		**1**	
	(5) Coniferous trees min. height of 2.0 m, at least 50.0 % of the provided trees must have a min. height of 3.0m	Quantity @ 2.0m height =		**0**			**N/A**			
		Quantity @ 3.0m height =		**3**			**3.00**		**0.00**	
		3 Total Coniferous	X 50 % =	**2** Conif.Trees to be 3.0m			**3**		**1**	
	(7) For landscaped areas with a building below, planting areas must have the following min. soil depths:		(a) 1.2m for trees;				**C**	**N/C**	**N/A**	**N/I**
			(b) 0.6m for shrubs; and				**C**	**N/C**	**N/A**	**N/I**
			(c) 0.3m for all other planting areas.				**C**	**N/C**	**N/A**	**N/I**
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.						**Requires review by planner or technician**		**N/A**	**N/I**

District Title: Multi-Residential - Contextual Low Profile (M-C1) (M-C1d#)

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

Date:	April 24, 2026
Date Received:	April 10, 2026
BLC BY:	**Matt Straub / SH**
Review Required:	
COMPLETE	

D.P. #	**2025-02461**

For Internal Distribution Only

Modifier(s):	**F.A.R**		**Height**		**Density**		

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet

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

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

Notes:

2 buildings, 12 units.

364

Inspectors Summary			D.P. #	2025-02461
Disclaimer: The values provided in the below table may not match what is shown on the approved plans. Any changes to the values provided in the below table may result in changes to other related rules (this may result in additional rules becoming non-compliant or previous rules identified as being non-compliant now being compliant).				
Without Landscape Reductions				
Item	**Bylaw Required**	**Amount Provided**	**Deficient or Surplus**	
Total Landscaping	**465.65 m²**	**449.43 m²**	**-16.22 m²**	**Under Bylaw Requirement**
Total Hard Landscaping	**186.26 m²**	**183.12 m²**	**-3.14 m²**	**Under Bylaw Requirement**
Total Soft Landscaping - No Reductions	**279.39 m²**	**266.31 m²**	**-13.08 m²**	**Under**
Total Trees	**10**	**11**	**1**	**Over Bylaw Requirement**
Total Shrubs	**20**	**22**	**2**	**Over Bylaw Requirement**

ISC: Protected
For Internal Distribution Only

Multi-Residential – Contextual Low Profile

D.P. # 2025-02461

Rule	Requirements		Notes	Evaluation: Provided/Variance			
Part 4	If applicable please refer to Part 4 Form			**See Attached**		**N/A**	**N/I**
239 Multi-Residential Development	(a) Means a use:	(i) that consists of one or more buildings, each containing one or more units;		**C**	**N/C**	**N/A**	**N/I**
		(ii) that has a minimum of three units;		**C**	**N/C**	**N/A**	**N/I**
		(iv) where a minimum of 50.0% of the units in a development with a minimum of three units and a maximum of nine units are provided in buildings containing two or more units; and		**C**	**N/C**	**N/A**	**N/I**
		(v) where a minimum of 90.0% of the units in a development with 10 or more units are provided in buildings containing three or more units;		**C**	**N/C**	**N/A**	**N/I**

13 (41) contextual multi-residential setback means:	a) where there are at least two other buildings on the same block face, the average building setback from the property line shared with a street of the contextual adjacent buildings; (Indicate addresses)	Adjacent Building to the setback = CAB #1 - 4108 Stanley RD SW	**3.01**
		Adjacent Building to the setback = CAB #2 - 4016 Stanley RD SW	**7.33**
		Average Setback =	**5.17**
		Adjacent Building to the setback =	
		Adjacent Building to the setback =	
		Average Setback =	
	(b) where there is only one other building on the same block face, the building setback of such building from a property line shared with a street; and	Adjacent Building to the setback =	
		Adjacent Building to the setback =	
	(c) where there is no other building on the same block face, 0.0 m from a property line shared with a street.		**Applies** / **Does not Apply**
	NW	**Contextual Multi-Residential Setback is:**	**5.17**

Multi-Residential – Contextual Low Profile

D.P. # 2025-02461

Rule	Requirements		Notes	Evaluation Provided/Variance	
592 Building Setbacks (min.) *(**street oriented multi-residential building refer to Street oriented multi-residential form)*	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is the **greater** of:	(a) the **contextual multi-residential building setback**; or	Bldg 1 - NW	**4.00**	**-1.17**
			Bldg 2 - NW	**4.02**	**-1.15**
		(b) 3.0m		**N/A Sec 592 (1)(a) applies**	
	(2) The minimum building setback from a property line shared with a street for a ****street oriented multi-residential building** is the **contextual multi-residential building setback** less 1.5m Contextual Building Setback — minus 1.5m — Required Building Setback			**N/A Not street-oriented**	
	(3) The minimum building setback from a property line shared with a lane is 1.2m		SE	**8.18**	**6.98**
	(4) Unless otherwise referenced in subsection (5), the minimum building setback from a property line shared with another parcel is 1.2m		SW	**1.22**	**0.02**
			NE	**1.22**	**0.02**
	(5) The minimum building setback from a property line shared with another parcel for a ****street oriented multi-residential building** is 0.0m., when the adjoining parcel is designated:	(a) C-N1 or C-COR1 District; or		**N/A**	
		(b) M-CG, M-C1, M-C2, M-H1, M-H2, M-H3, M-X1, or M-X2 District **and contains four or more Dwelling Units**.			
549 Projections Into Setback Areas (max.) *(Applies to all Setbacks Identify locations)*	(1) Unless otherwise referenced in subsections (2), (3), (4), (5), (6), and (7), a building or air conditioning units must not be located in any setback area.			**C**	**N/C**	**N/A**	**N/I**
	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area.			**Applies**		**N/A**	**N/I**
	(4) Wheelchair ramps may project without any limits into a setback area.			**C**	**N/C**	**N/A**	**N/I**
	(5) Eaves may project a maximum of 0.6m,		SW	**0.59**		**-0.01**	
			NE	**0.59**		**-0.01**	
	and window wells may project a maximum of 0.8m, into any setback area.			**N/A**			
	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.		SW & NE	**3.34**		**0.84**	

Multi-Residential – Contextual Low Profile

D.P. # 2025-02461

Rule	Requirements		Notes	Evaluation Provided/Variance			
594,13 Building Height and Cross Section (max.) *Refer to Diagrams in Bylaw for Clarification*	(1) Unless otherwise referenced in subsections (2) and (3), the maximum building height is 14.0m *(always applicable except for exceptions as per below)* **See Height and Geodetic Sheet for elevation heights and Main floor geodetic Datum information.**						
	(2) Where the parcel shares a property line with a parcel designated with a low density residential district, M-CG or H-GO District , the max. building height:	(a) is 9.0m measured from grade at the shared property line; and (b) increases proportionately to a maximum of 14.0m measured from grade at a distance of 5.0m from the shared property line.		C	N/C	N/A	N/I
	(3) Where the parcel shares a property line with a street, the max. building height is:	(a) 10.0m measured from grade within 3.0m of that shared property line; and (b) 14.0m measured from grade at a distance greater than 3.0m from that shared property line.		C	N/C	N/A	N/I
	(4) The maximum area of a horizontal cross section through a building at 12.0m above average grade must not be greater than 40.0% of the maximum area of a horizontal cross section through the building between average grade and 10.0m						
	1067.55 Prim. Bldg Crnr 1 **1064.93** Prim. Bldg Crnr 3 **312.13** Max. Area	X 40% =	**1067.45** Prim. Bldg Crnr 2 **1064.93** Prim. Bldg Crnr 4 **124.85** Max. Area allowed at 12.0m above avg. grade	**1078.22** Geo 12.0m Abve Avrge Grade **1076.22** Geo 10.0m Abve Avrge Grade **Bldg 1**			
				Percentage (%)	**36.91%**	**-3.09%**	
				Area(m²)	**115.22**	**-9.63**	
	(4) The maximum area of a horizontal cross section through a building at 12.0m above average grade must not be greater than 40.0% of the maximum area of a horizontal cross section through the building between average grade and 10.0m						
	1067.60 Prim. Bldg Crnr 1 **1064.93** Prim. Bldg Crnr 3 **312.13** Max. Area	X 40% =	**1067.70** Prim. Bldg Crnr 2 **1064.36** Prim. Bldg Crnr 4 **124.85** Max. Area allowed at 12.0m above avg. grade	**1078.15** Geo 12.0m Abve Avrge Grade **1076.15** Geo 10.0m Abve Avrge Grade **Bldg 2**			
				Percentage (%)	**39.33%**	**-0.67%**	
				Area(m²)	**122.76**	**-2.09**	
Parcel Area	Enter Parcel Area in metres squared.			**1164.12 m²**			
590 Density	(1) The max. density for parcels designated M-C1 District is 148 UPH.			Units	**12.00**	**-5.00**	
	148.00 U.P.H.	**0.1164120** Site area (ha) equals **17.00** units		U.P.H.	**103.08**	**-44.92**	
	OR (2) The maximum density for parcels designated M-C1 District followed by the letter "d" and a number indicated on the Land Use District Maps: **ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)**			Units	**N/A**		
		0.1164120 Site area (ha) equals		U.P.H.			
Landscaping	If applicable please refer to the **Landscaping** form for Required Landscaping Rules and applicable Areas.			**See Attached**	**N/A**	**N/I**	

Multi-Residential – Contextual Low Profile

D.P. # 2025-02461

Rule	Requirements				Notes	Evaluation			
						Provided/Variance			
557 Amenity Space	**Amenity Space Required**	(4) The req. min. amenity space is 5.0 m^2 /unit.			12.00 Total Units	X 5 m^2 =		60.00	
	Private amenity space **(If Private Amenity Space Provided Cannot Meet the Required Amenity Space; Use the Provided Common Amenity Space)**	(8) Private amenity space must:	(a) be in the form of a balcony, deck or patio; and			C	N/C	N/A	N/I
			(b) have no minimum dimensions of less than 2.0m		smallest	2.00		0.00	
		Total Private Amenity space provided				**Private Amenity space**			
		(5)(6)Up to a maximum of 5.0m^2 of private amenity space provided per unit will be included to satisfy the Total Amenity Space requirement.				**A1**	**60.00**		
	Common Amenity space Outdoors	(9) Common amenity space:	(b) must be accessible from all the units; ***(Required)***			**N/A**			
			(c) must have a contiguous area of not less than 50.0m², with no dimension less than 6.0m;						
			(d) must not be located in a required setback area; and						
		(13) Common amenity space - outdoors:	(a) must provide a balcony, deck or patio and at least one of the following as permanent features:	(i) a barbeque; or					
				(ii) seating; and					
		Total Common Amenity space Outdoors				**Amenity space Outdoors**			
						A2	**0.00**		
	Common Amenity space Indoors *(Only applies to development with 100 or more units.)*	(9) Common amenity space:	(b) must be accessible from all the units; ***(Required)***			**N/A**			
			(c) must have a contiguous area of not less than 50.0m², with no dimension less than 6.0m;						
			(d) must not be located in a required setback area; and						
		Total Common Amenity space Indoors				**Common Amenity space Indoors** *(must be less than 10% of Amenity Space Required)*			
		(12) A max. of 10.0% of the required amenity space may be included as common amenity space – indoors.							
			X 10% =			**A3**	**Percentage**		
		Total Amenity Required		Max. Indoors			**Area** **N/A**		
	Total Amenity Space provided/ required	Total Amenity space provided equals the sum of: **A1, A2 and A3**				**60.00**		**0.00**	
	Patio for Common and Private Amenity Spaces	(2) A patio may be located in a setback area between a street-oriented multi-residential building and a property line shared with a street.				C	N/C	N/A	N/I
		(7) Where a patio is located within 4.0m of a lane or another parcel, it must be screened.				**File Manager to Review**		N/A	N/I
	(1) An Accessory Residential Building:	(a) may have an amenity space in the form of a deck or a patio							
		(b) Unless specified in subsection (4) must not be located in a required setback area; and							
		(c) must not be located between any building and a public street.							

Multi-Residential – Contextual Low Profile

D.P. # 2025-02461

Rule	Requirements				Notes	Evaluation Provided/Variance			
563 Accessory Residential Buildings	(2) The max. gross floor area of an Accessory Residential Building is:	(a) 75.0m^2, when used/approved for storage, garbage containers and recycling facilities;				N/A			
		(b) 100.0m^2, when used/approved and used as a private garage.							
	(3) The max. height, when used/approved as a private garage	(b) in all other multi-residential districts, 5.0m measured from grade.							
	(4) Where the main residential building is a Multi-Residential Development, an Accessory Residential Building use to accommodated garbage and waste material, a private garage or both, the Accessory Residential Building may be located in a setback area from another parcel provided that:	(a) 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							
		(b) 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						
			(ii) include a 0.60m footing encroachment easement.						
570 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.		(b) within 3.0m of a property line.			C	N/C	N/A	N/I
	(2) A minimum horizontal separation of 1.0m must be maintained between retaining walls on a parcel:		(b) within 3.0m of a property line.			C	N/C	N/A	N/I
571 Fences	The height of a fence above grade, at any point along a fence line, must not exceed:	(a) 1.2m for that portion of the fence extending beyond the foremost portion of all buildings on the parcel;				C	N/C	N/A	N/I
		(b) 2.0m for that portion of the fence that does not extend beyond the foremost portion of all buildings on the parcel; and				C	N/C	N/A	N/I
		(c) 2.5m to the highest point of a gateway, provided that the gateway does not exceed 2.5m in length.				C	N/C	N/A	N/I

Multi-Residential – Contextual Low Profile

D.P. # 2025-02461

Rule	Requirements		Notes	Evaluation Provided/Variance			
569 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not be located between 0.75m and 4.60m above the lowest elevation of the street.			C	N/C	N/A	N/I
572 Gated Access	A gate must not be located across a private condominium roadway.			C	N/C	N/A	N/I
Bicyclye / Loading / Motor Vehicle Parking Stalls (min.)	If applicable please refer to Parking/Loading/Bicycle Calculation Form			See Attached		N/A	N/I
565 Driveway Length and Parking Areas	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and		C	N/C	N/A	N/I
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.		Requires review by planner or technician		N/A	N/I
	(2) A driveway connecting to a street must:	(a) be a min. of 6.0m in length, when measured along the intended direction of travel for vehicles from the back of the public sidewalk or curb; and		7.94		1.94	
		(b) be a min. of 3.0m in width.		7.00		4.00	
	(3) A driveway connecting to a lane must:	(a) be a min. of 0.60m in length, when measured along the intended direction of travel for vehicles; and		N/A			
		(b) be located between the property line shared with a lane and the vehicular entrance of the **private garage**.					
	(5) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:	(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened. Number of Parcels along Block Face		N/A Laneless parcel			
568 Mechanical Screening	Mechanical systems or equipment located outside of a building shall be positioned, camouflaged or screened from view of a public space, or from view of a parcel designated as a residential district, located within 30.0m of the equipment, using a line of sight of 1.7m above grade.			C	N/C	N/A	N/I
566 Garbage	NOTE: EarthBin (*Silo*); Moloks are considered garbage enclosures; Earthbins (*Original*), Dumpsters, etc. are **NOT.** Blue and black carts are an acceptable "garbage enclosure" for Developments with 4 or less units.						
	(1) Garbage containers and waste material must be stored, prior to collection, either:	(a) inside a building; or		C	N/C	N/A	N/I
		(b) in a garbage container enclosure approved by the Development Authority.		C	N/C	N/A	N/I
	(2) A garbage container enclosure:	(a) must not be located between a building and a public street; and		C	N/C	N/A	N/I
		(b) unless specified in subsection (3) must not be located in a setback area.		C	N/C	N/A	N/I
	(3) Where the main residential building is a Multi-Residential Development a garbage container enclosure may be located in a setback area from another parcel OR a lane provided that:	(a) the wall of the enclosure is constructed of maintenance free materials; and		C	N/C	N/A	N/I
		(b) there is no overhang of eaves onto an adjacent parcel or lane.		C	N/C	N/A	N/I
567 Recycling Facilities	Recycling facilities must be provided for every Multi-Residential Development.			C	N/C	N/A	N/I
Signs	If applicable please refer to Sign Comprehensive Review Form			See Attached		N/A	N/I

Multi-Residential – Contextual Low Profile

371

D.P. # 2025-02461

Rule	Requirements		Evaluation
		Notes	Provided/Variance
Additional Notes			

Landscaping					D.P. # 2025-02461			
Rule	**Requirements**				**Evaluation**			
				Notes	**Provided/Variance**			
550 General Landscaped Area Rules	(4) All landscaped areas, other than private amenity space, must be accessible to all residents of the development.				**C**	**N/C**	**N/A**	**N/I**
	(5) All soft surfaced landscaped areas must be irrigated by an underground irrigation system, unless a low water irrigation system is provided.				**C**	**N/C**	**LOW H20**	**N/I**
	(6) Unless otherwise referenced in subsections (7) and (8), 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**
	(7) All setback areas adjacent to a street or another parcel, except for those portions specifically required for motor vehicle access, must be a landscaped area.				**C**	**N/C**	**N/A**	**N/I**
	(8) All setback areas adjacent to a lane, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls or garbage facilities must be a landscaped area.				**C**	**N/C**	**N/A**	**N/I**
	(9) Amenity space must be included in the calculation of a landscaped area where such amenity space:	(a) is provided outdoors at grade; and			**Applies**		**Does not Apply**	
		(b) is a hard surfaced landscaped area or soft surfaced landscaped area.			**C**	**N/C**	**N/A**	**N/I**
551 Specific Rules for Landscaped Areas	(2) Unless otherwiese referenced in section 553, a minimum of 40.0% of the area of a aprcel must be a landscaped area.				**Applicable**			
553 Landscaped Area Reductions – Multi-Residential Development	The minimum landscaped area of 40.0% for Multi-Residential Development may be reduced by the three options as referenced in sections 554, 555 and 556 individually or in combination, to a total available reduction of 10.0% of the area of a parcel.	**Total Landscaped Area Reductions**						
		Applicable Reduction	**% Reduc.**	**Area m²**				
		554 Street Oriented Multi-Residential Landscaping Option **(Maximum 4%)**	**N/A**		Not Applicable			
		555 Enhanced Landscaping Option	**N/A**		Not Applicable			
		556 Low Water Landscaping Option	**N/A**		Not Applicable			
		Total Reductions	**0.00%**	0.00				
551 and 553 Landscaped Area Provided					**Area (m²)**			
	1164.12	X	**40.00%**	= **465.65**	**449.43**	**-16.22**		
	Parcel Area		Required Percentage	Required Landscaped Area m2	**%**			
					38.61%	**-1.39%**		
	Landscaped Area provided where finished material has not been indicated on the plans				**N/A**			
593 Landscaping	At least 90.0% of the required landscaped area must be provided at grade.			m²	**449.43**	**30.34**		
	465.65	x 90%	**419.09**	%	**96.52%**	**6.52%**		
	Req'd Landscaping		Req'd Landscaping at grade					
551 Specific Rules for Landscaped Area	(5) For landscaped areas above grade, a minimum of 30.0% of the area must be covered with soft surfaced landscaping.			m2	**N/A**			
		x 30%		%				
	L.S. area above grade		Min. Soft L.S. area above grade.					
	(6) Where a landscaped area above grade is fragmented into isolated spaces, a minimum of 30.0% of each space must be covered with soft srufaced landscaping.							
551 Specific Rules for Landscaped Areas	(3) The max. hard surfaced landscaped area is:	(b) 40.0% of the req. L.S. area, in all other cases.		Area m²	**183.12**	**-3.14**		
		465.65	X 40%	**186.26**	%	**39.33%**	**-0.67%**	
		Req'd L.S.		Max.				
	(1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.				**Requires review by planner or technician**		**N/A**	**N/I**

373

552 Planting Requirements	(2) A min. of 1.0 tree and 2.0 shrubs must be planted for every 45.0m² of provided landscaped area.	**449.43** Provided Landscaping	/ 45.0m^2 X 1.0 trees =	**10** Total Trees Req'd		**11**		**1**	
		449.43 Provided Landscaping	/ 45.0m^2 X 2.0 shrubs =	**20** Total Shrubs Req'd		**22**		**2**	
	(6) Shrubs must be min height or spread of 0.60m.			**22**		**0.61**		**0.01**	
	(3) 25.0% of all trees provided must be coniferous.	**11** Total Trees Provided	X 25 % =	**3** Coniferous Trees Req'd		**3**		**0**	
	(4) Deciduous trees min. calliper of 50mm, at least 50.0% of the provided trees must have min. calliper of 75mm	Quantity @ 50mm Caliper =		**2**		**60.00**		**10.00**	
		Quantity @ 75mm Caliper =		**6**		**80.00**		**5.00**	
		8 Total Deciduous	X 50 % =	**4** Deciduous Trees to be 75mm caliper		**6**		**2**	
	(5) Coniferous trees min. height of 2.0 m, at least 50.0 % of the provided trees must have a min. height of 3.0m	Quantity @ 2.0m height =		**0**		**N/A**			
		Quantity @ 3.0m height =		**3**		**3.00**		**0.00**	
		3 Total Coniferous	X 50 % =	**2** Conif.Trees to be 3.0m		**3**		**1**	
	(7) For landscaped areas with a building below, planting areas must have the following min. soil depths:	(a) 1.2m for trees;				**C**	**N/C**	**N/A**	**N/I**
		(b) 0.6m for shrubs; and				**C**	**N/C**	**N/A**	**N/I**
		(c) 0.3m for all other planting areas.				**C**	**N/C**	**N/A**	**N/I**
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.					**Requires review by planner or technician**		**N/A**	**N/I**

Height and Geodetic Datum Information

374

D.P. # 2025-02461

BUILDING NUMBER/LETTER	Notes	Building height (metric)		
		Max. Building Height =	14.00 m	
		Façade	Height	Variance
Buliding 1		NW	11.63	-2.37
	3D CONTEXT WILL COMPLY	SE	10.21	-3.79
		NE (left)	12.51	-1.49
		SW (right)	12.56	-1.44
Building 2		NW	11.46	-2.54
	3D CONTEXT WILL COMPLY	SE	10.51	-3.49
		NE (left)	13.07	-0.93
		SW (right)	12.51	-1.49

Street Oriented Multi-Residential Building (135)

D.P. # 2025-02461

Requirements			Notes	Evaluation: Provided/Variance			
Façade of the Main Residential Building	(a) the façade of the main residential building on the floor closest to grade facing a street is comprised of units or commercial multi-residential uses, and may only include the following additional elements:	(i) emergency exits and public entrances; and		C	N/C	N/A	N/I
		(ii) one vehicle access point, only when located on a laneless parcel.		C	N/C	N/A	N/I
Exterior Access	(b) units and commercial multi-residential uses located at grade with an exterior wall facing a street provide the following:	(i) an individual exterior access within 4.5m of a property line shared with a street; and		C	N/C	N/A	N/I
		(ii) sidewalks that provide direct exterior access from the unit to the public sidewalk.	2+ units share the same sidewalk	C	N/C	N/A	N/I
Public Sidewalk	(c) a public sidewalk located along the entire length of each property line shared with a street; and			C	N/C	N/A	N/I
Commercial Multi Residential Uses	(d) the façade of commercial multi-residential uses located on the floor closest to grade, and facing a street, provides windows with un-obscured clear glass that:	(i) allows view of the indoor space or product display area; and		C	N/C	N/A	N/I
		(ii) occupy a minimum of 65% of the façade between a height of 0.6m and 2.4m.		C	N/C	N/A	N/I
Additional Notes							

District Title: Multi-Residential - Contextual Low Profile (M-C1) (M-C1d#)

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

Date:	July 24, 2026
Date Received:	June 25, 2026
BLC BY:	**Andrew Kjartanson**
Review Required:	PARTIAL

D.P. #	**2025-02461**

For Internal Distribution Only

Modifier(s):	**F.A.R**		**Height**		**Density**		

Floodway/Floodfringe/Overland Flow

If applicable Complete Flood Sheet

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**	

Notes:
Partial check - landscaping only

SDAB2026-0163

377

Inspectors Summary			D.P. #	2025-02461
Disclaimer: The values provided in the below table may not match what is shown on the approved plans. Any changes to the values provided in the below table may result in changes to other related rules (this may result in additional rules becoming non-compliant or previous rules identified as being non-compliant now being compliant).				
Without Landscape Reductions				
Item	**Bylaw Required**	**Amount Provided**	**Deficient or Surplus**	
Total Landscaping	**430.92 m²**	**449.66 m²**	**18.74 m²**	**Over Bylaw Requirement**
Total Hard Landscaping	**172.37 m²**	**181.68 m²**	**9.31 m²**	**Over Bylaw Requirement**
Total Soft Landscaping - No Reductions	**258.55 m²**	**267.98 m²**	**9.43 m²**	**Over**
Total Trees	**10**	**11**	**1**	**Over Bylaw Requirement**
Total Shrubs	**20**	**22**	**2**	**Over Bylaw Requirement**

ISC: Protected
For Internal Distribution Only

Landscaping

D.P. # 2025-02461

Rule	Requirements	Notes	Evaluation: Provided/Variance			
550 General Landscaped Area Rules	(4) All landscaped areas, other than private amenity space, must be accessible to all residents of the development.		C	N/C	N/A	N/I
	(5) All soft surfaced landscaped areas must be irrigated by an underground irrigation system, unless a low water irrigation system is provided.		C	N/C	LOW H20	N/I
	(6) Unless otherwise referenced in subsections (7) and (8), 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
	(7) All setback areas adjacent to a street or another parcel, except for those portions specifically required for motor vehicle access, must be a landscaped area.		C	N/C	N/A	N/I
	(8) All setback areas adjacent to a lane, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls or garbage facilities must be a landscaped area.		C	N/C	N/A	N/I
	(9) Amenity space must be included in the calculation of a landscaped area where such amenity space: (a) is provided outdoors at grade; and		Applies		Does not Apply	
	(b) is a hard surfaced landscaped area or soft surfaced landscaped area.		C	N/C	N/A	N/I
551 Specific Rules for Landscaped Areas	(2) Unless otherwise referenced in section 553, a minimum of 40.0% of the area of a aprcel must be a landscaped area.		Not Applicable			

553 Landscaped Area Reductions – Multi-Residential Development

The minimum landscaped area of 40.0% for Multi-Residential Development may be reduced by the three options as referenced in sections 554, 555 and 556 individually or in combination, to a total available reduction of 10.0% of the area of a parcel.

Total Landscaped Area Reductions			
Applicable Reduction	% Reduc.	Area m^2	
554 Street Oriented Multi-Residential Landscaping Option **(Maximum 4%)**	N/A		Not Applicable
555 Enhanced Landscaping Option	N/A		Not Applicable
556 Low Water Landscaping Option	**3.00%**	**34.94**	Applicable
Total Reductions	**3.00%**	34.94	

551 and 553 Landscaped Area Provided

				Area (m^2)	
1164.64	X	**37.00%**	=	**430.92**	**449.66**	**18.74**
Parcel Area		Required Percentage		Required Landscaped Area m2	%	
					38.61%	**1.61%**
Landscaped Area provided where finished material has not been indicated on the plans					**0.00**	**0.00%**

593 Landscaping

At least 90.0% of the required landscaped area must be provided at grade.			m^2	**449.66**	**61.83**
430.92	x 90%	**387.83**	%	**104.35%**	**14.35%**
Req'd Landscaping		Req'd Landscaping at grade			

551 Specific Rules for Landscaped Area

(5) For landscaped areas above grade, a minimum of 30.0% of the area must be covered with soft surfaced landscaping.			m2	N/A
	x 30%		%	
L.S. area above grade		Min. Soft L.S. area above grade.		
(6) Where a landscaped area above grade is fragmented into isolated spaces, a minimum of 30.0% of each space must be covered with soft srufaced landscaping.				

551 Specific Rules for Landscaped Areas	(3) The max. hard surfaced landscaped area is:	(b) 40.0% of the req. L.S. area, in all other cases.				Area m^2	181.68	9.31		
		430.92 Req'd L.S.	X 40%	172.37 Max.		%	42.16%	2.16%		
552 Planting Requirements	(1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.						Requires review by planner or technician		N/A	N/I
	(2) A min. of 1.0 tree and 2.0 shrubs must be planted for every 45.0m² of provided landscaped area.	430.92 Required Landscaping	/ 45.0m^2 X 1.0 trees =	10 Total Trees Req'd			11		1	
		430.92 Required Landscaping	/ 45.0m^2 X 2.0 shrubs =	20 Total Shrubs Req'd			22		2	
	(6) Shrubs must be min height or spread of 0.60m.			22			0.61		0.01	
	(3) 25.0% of all trees provided must be coniferous.	11 Total Trees Provided	X 25 % =	3 Coniferous Trees Req'd			4		1	
	(4) Deciduous trees min. calliper of 50mm, at least 50.0% of the provided trees must have min. calliper of 75mm	Quantity @ 50mm Caliper =		0			N/A			
		Quantity @ 75mm Caliper =		7			80.00		5.00	
		7 Total Deciduous	X 50 % =	4 Deciduous Trees to be 75mm caliper			7		3	
	(5) Coniferous trees min. height of 2.0 m, at least 50.0 % of the provided trees must have a min. height of 3.0m	Quantity @ 2.0m height =		0			N/A			
		Quantity @ 3.0m height =		4			3.00		0.00	
		4 Total Coniferous	X 50 % =	2 Conif.Trees to be 3.0m			4		2	
	(7) For landscaped areas with a building below, planting areas must have the following min. soil depths:	(a) 1.2m for trees;					C	N/C	N/A	N/I
		(b) 0.6m for shrubs; and					C	N/C	N/A	N/I
		(c) 0.3m for all other planting areas.					C	N/C	N/A	N/I
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.						Requires review by planner or technician		N/A	N/I
556 Low Water Landscaping Option	For the Low Water Landscaping Option, the required 40.0% landscaped area may be reduced by 3.0% of the area of the parcel where:	(a) a low water irrigation system is provided;					C	N/C	N/A	N/I
		(b) the delivery of the irrigated water is confined to trees and shrubs;					C	N/C	N/A	N/I
		(c) trees and shrubs with similar water requirements are grouped together;					Requires review by planner or technician		N/A	N/I
		(d) a maximum of 30.0% of the required landscaped area is planted with sod and the remainder is covered with plantings, mulch or hard surfaces;					% 29.90%		-0.10%	
		430.92 Required Landscaping Area	X 30.0%	129.28 Maximum Area			Area 128.83		-0.45	
		(e) a minimum of 30.0% of required trees are selected from the list in Table (below): Low Water Trees.								
		10 Total Required Trees	X 30.0% =	3 Total Low Water Trees Req'd			4		1	
		(f) a minimum of 30.0% of required shrubs are selected from the list in Table (below): Low Water Shrubs.								

380

		20	X 30.0% =	**6**	**22**	**16**
		Total Required Shrubs		Total Low Water Shrubs Req'd		
	Low Water Deciduous Trees	**Common Name**	**Botanical Name**			
		Amur Maple	Acer ginnala			
		Bur oak	Quercus macrocarpa			
		Chokecherry	Prunus virginiana var. melanocarpa			
		Mayday	Prunus padus commutate			
		Pin Cherry	Prunus pennsylvanica			
		Ussurian pear	Pyrus ussuriensis			
	Low Water Coniferous Trees	**Common Name**	**Botanical Name**			
		Blue Spruce	Picea Pungens		**4**	
		Bristlecone Pine	Pinus aristata			
		Jack pine	Pinus banksiana			
		Limber Pine	Pinus flexilis			
		Lodgepole pine	Pinus contorta var. latifolia			
		Ponderosa pine upright	Pinus ponderosa			
				Total	**4**	
556 Low Water Landscaping Option	Low Water Shrubs	**Common Name**	**Botanical Name**			
		Alpine currant	Ribes alpinum			
		Bearberry	Arctostaphylos uva-ursi		**4**	
		Cherry prinsepia	Prinsepia sinensis			
		Cinquefoil	Potentilla fruticosa			
		Cistina cherry	Prunus x cistena			
		Double flowering plum	Prunus triloba			
		European dwarf cherry	Prunus fruticosa			
		European red elder	Sambucus racemosa (excluding var. pubens)			
		Golden currant	Ribes aureum			
		Hawthorn	Crataegus spp.		**7**	
		Juniper (various)	Juniperus spp.			
		Lilac	Syringa spp.		**7**	
		Mugo pine	Pinus mugo		**4**	
		Nanking cherry	Prunus tomentosa			
		Nannyberry	Viburnum lentago			
		Russian almond	Prunus tenella			
		Saskatoon berry	Amelanchier alnifolia			
		Silver buffaloberry	Shepherdia argentea			
		Skunk Bush	Rhus trilobata			
		Three-lobed spirea	Spiraea trilobata			
		Ural false spirea	Sorbaria sorbifolia			
		Wayfaring tree	Viburnum lantana			
		Western snowberry	Symphoricarpos occidentalis			
		Wild gooseberry	Ribes oxycanthoides			
		Wolf willow	Elaeagnus commutate			
				Total	**22**	

SDAB2026-0163

District Title: Multi-Residential - Contextual Low Profile (M-C1) (M-C1d#)

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

Date:	July 27, 2026
Date Received:	July 27, 2026
BLC BY:	**Andrew Kjartanson**
Review Required:	PARTIAL

D.P. #	**2025-02461**

For Internal Distribution Only

Modifier(s):	**F.A.R**		**Height**		**Density**		

Floodway/Floodfringe/Overland Flow

If applicable Complete Flood Sheet

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**	

Notes:

Partial check - landscaping only

382

Inspectors Summary			D.P. #	2025-02461
Disclaimer: The values provided in the below table may not match what is shown on the approved plans. Any changes to the values provided in the below table may result in changes to other related rules (this may result in additional rules becoming non-compliant or previous rules identified as being non-compliant now being compliant).				
Without Landscape Reductions				
Item	**Bylaw Required**	**Amount Provided**	**Deficient or Surplus**	
Total Landscaping	**430.92 m²**	**449.68 m²**	**18.76 m²**	**Over Bylaw Requirement**
Total Hard Landscaping	**172.37 m²**	**172.00 m²**	**-0.37 m²**	**Under Bylaw Requirement**
Total Soft Landscaping - No Reductions	**258.55 m²**	**277.68 m²**	**19.13 m²**	**Over**
Total Trees	**10**	**11**	**1**	**Over Bylaw Requirement**
Total Shrubs	**20**	**22**	**2**	**Over Bylaw Requirement**

ISC: Protected
For Internal Distribution Only

Landscaping

D.P. # 2025-02461

Rule	Requirements		Notes	Evaluation: Provided/Variance			
550 General Landscaped Area Rules	(4) All landscaped areas, other than private amenity space, must be accessible to all residents of the development.			C	N/C	N/A	N/I
	(5) All soft surfaced landscaped areas must be irrigated by an underground irrigation system, unless a low water irrigation system is provided.			C	N/C	LOW H20	N/I
	(6) Unless otherwise referenced in subsections (7) and (8), 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
	(7) All setback areas adjacent to a street or another parcel, except for those portions specifically required for motor vehicle access, must be a landscaped area.			C	N/C	N/A	N/I
	(8) All setback areas adjacent to a lane, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls or garbage facilities must be a landscaped area.			C	N/C	N/A	N/I
	(9) Amenity space must be included in the calculation of a landscaped area where such amenity space:	(a) is provided outdoors at grade; and		Applies		Does not Apply	
		(b) is a hard surfaced landscaped area or soft surfaced landscaped area.		C	N/C	N/A	N/I
551 Specific Rules for Landscaped Areas	(2) Unless otherwise referenced in section 553, a minimum of 40.0% of the area of a aprcel must be a landscaped area.			Not Applicable			

553 Landscaped Area Reductions – Multi-Residential Development

The minimum landscaped area of 40.0% for Multi-Residential Development may be reduced by the three options as referenced in sections 554, 555 and 556 individually or in combination, to a total available reduction of 10.0% of the area of a parcel.

Total Landscaped Area Reductions			
Applicable Reduction	% Reduc.	Area m^2	
554 Street Oriented Multi-Residential Landscaping Option **(Maximum 4%)**	N/A		Not Applicable
555 Enhanced Landscaping Option	N/A		Not Applicable
556 Low Water Landscaping Option	**3.00%**	**34.94**	Applicable
Total Reductions	**3.00%**	34.94	

551 and 553 Landscaped Area Provided

				Area (m^2)	
1164.64	X	**37.00%**	=	**430.92**	**449.68**	**18.76**
Parcel Area		Required Percentage		Required Landscaped Area m2	%	
					38.61%	**1.61%**
Landscaped Area provided where finished material has not been indicated on the plans					**0.00**	**0.00%**

593 Landscaping

At least 90.0% of the required landscaped area must be provided at grade.			m^2	**449.68**	**61.85**
430.92	x 90%	**387.83**	%	**104.35%**	**14.35%**
Req'd Landscaping		Req'd Landscaping at grade			

551 Specific Rules for Landscaped Area

(5) For landscaped areas above grade, a minimum of 30.0% of the area must be covered with soft surfaced landscaping.			m2	N/A
	x 30%		%	
L.S. area above grade		Min. Soft L.S. area above grade.		
(6) Where a landscaped area above grade is fragmented into isolated spaces, a minimum of 30.0% of each space must be covered with soft srufaced landscaping.				

SDAB2026-0163

551 Specific Rules for Landscaped Areas	(3) The max. hard surfaced landscaped area is:	(b) 40.0% of the req. L.S. area, in all other cases.				Area m^2	172.00	-0.37		
		430.92 Req'd L.S.	X 40%	172.37 Max.		%	39.91%	-0.09%		
552 Planting Requirements	(1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.						Requires review by planner or technician		N/A	N/I
	(2) A min. of 1.0 tree and 2.0 shrubs must be planted for every 45.0m² of provided landscaped area.	430.92 Required Landscaping	/ 45.0m^2 X 1.0 trees =	10 Total Trees Req'd			11	1		
		430.92 Required Landscaping	/ 45.0m^2 X 2.0 shrubs =	20 Total Shrubs Req'd			22	2		
	(6) Shrubs must be min height or spread of 0.60m.			22			0.61	0.01		
	(3) 25.0% of all trees provided must be coniferous.	11 Total Trees Provided	X 25 % =	3 Coniferous Trees Req'd			4	1		
	(4) Deciduous trees min. calliper of 50mm, at least 50.0% of the provided trees must have min. calliper of 75mm	Quantity @ 50mm Caliper =		1			60.00	10.00		
		Quantity @ 75mm Caliper =		6			80.00	5.00		
		7 Total Deciduous	X 50 % =	4 Deciduous Trees to be 75mm caliper			6	2		
	(5) Coniferous trees min. height of 2.0 m, at least 50.0 % of the provided trees must have a min. height of 3.0m	Quantity @ 2.0m height =		0			N/A			
		Quantity @ 3.0m height =		4			3.00	0.00		
		4 Total Coniferous	X 50 % =	2 Conif.Trees to be 3.0m			4	2		
	(7) For landscaped areas with a building below, planting areas must have the following min. soil depths:	(a) 1.2m for trees;					C	N/C	N/A	N/I
		(b) 0.6m for shrubs; and					C	N/C	N/A	N/I
		(c) 0.3m for all other planting areas.					C	N/C	N/A	N/I
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.						Requires review by planner or technician		N/A	N/I
556 Low Water Landscaping Option	For the Low Water Landscaping Option, the required 40.0% landscaped area may be reduced by 3.0% of the area of the parcel where:	(a) a low water irrigation system is provided;					C	N/C	N/A	N/I
		(b) the delivery of the irrigated water is confined to trees and shrubs;					C	N/C	N/A	N/I
		(c) trees and shrubs with similar water requirements are grouped together;					Requires review by planner or technician		N/A	N/I
		(d) a maximum of 30.0% of the required landscaped area is planted with sod and the remainder is covered with plantings, mulch or hard surfaces;					% 25.58%		-4.42%	
		430.92 Required Landscaping Area	X 30.0%	129.28 Maximum Area			Area 110.24		-19.04	
		(e) a minimum of 30.0% of required trees are selected from the list in Table (below): Low Water Trees.								
		10 Total Required Trees	X 30.0% =	3 Total Low Water Trees Req'd			4		1	
		(f) a minimum of 30.0% of required shrubs are selected from the list in Table (below): Low Water Shrubs.								

385

		20	X 30.0% =	**6**	**22**	**16**
		Total Required Shrubs		Total Low Water Shrubs Req'd		
	Low Water Deciduous Trees	**Common Name**	**Botanical Name**			
		Amur Maple	Acer ginnala			
		Bur oak	Quercus macrocarpa			
		Chokecherry	Prunus virginiana var. melanocarpa			
		Mayday	Prunus padus commutate			
		Pin Cherry	Prunus pennsylvanica			
		Ussurian pear	Pyrus ussuriensis			
	Low Water Coniferous Trees	**Common Name**	**Botanical Name**			
		Blue Spruce	Picea Pungens		**4**	
		Bristlecone Pine	Pinus aristata			
		Jack pine	Pinus banksiana			
		Limber Pine	Pinus flexilis			
		Lodgepole pine	Pinus contorta var. latifolia			
		Ponderosa pine upright	Pinus ponderosa			
				Total	**4**	
556 Low Water Landscaping Option	Low Water Shrubs	**Common Name**	**Botanical Name**			
		Alpine currant	Ribes alpinum			
		Bearberry	Arctostaphylos uva-ursi		**4**	
		Cherry prinsepia	Prinsepia sinensis			
		Cinquefoil	Potentilla fruticosa			
		Cistina cherry	Prunus x cistena			
		Double flowering plum	Prunus triloba			
		European dwarf cherry	Prunus fruticosa			
		European red elder	Sambucus racemosa (excluding var. pubens)			
		Golden currant	Ribes aureum			
		Hawthorn	Crataegus spp.		**7**	
		Juniper (various)	Juniperus spp.			
		Lilac	Syringa spp.		**7**	
		Mugo pine	Pinus mugo		**4**	
		Nanking cherry	Prunus tomentosa			
		Nannyberry	Viburnum lentago			
		Russian almond	Prunus tenella			
		Saskatoon berry	Amelanchier alnifolia			
		Silver buffaloberry	Shepherdia argentea			
		Skunk Bush	Rhus trilobata			
		Three-lobed spirea	Spiraea trilobata			
		Ural false spirea	Sorbaria sorbifolia			
		Wayfaring tree	Viburnum lantana			
		Western snowberry	Symphoricarpos occidentalis			
		Wild gooseberry	Ribes oxycanthoides			
		Wolf willow	Elaeagnus commutate			
				Total	**22**	

SDAB2026-0163

Motor Vehicle Parking Bylaw Check

FILE: DP2025-02461
DATE RECEIVED: April 10, 2026

New Res. Building w/ Reductions

Residential Parking Stalls

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	# of Units	Section	Rate		Stalls Required
Building 1									
Lower Floor									
	N/A	Multi-Residential Development			2	558(a)	0.625	1	1.25
Main Floor									
	N/A	Multi-Residential Development			4	558(a)	0.625	1	2.50
Building 2									
Lower Floor									
	N/A	Multi-Residential Development			2	558(a)	0.625	1	1.25
Main Floor									
	N/A	Multi-Residential Development			4	558(a)	0.625	1	2.50

Residential Reductions

Suite	Business Name	Use	Reduction for Transit Supportive Development	Section	Rate	Stalls Required
Building 1 & 2						
	N/A	Multi-Residential Development	8.00	560(a)	25.00%	2.00
					Total Reductions	**2.00**

Total Stalls Required (Pre Reduction)	**7.50**
Reductions	**2.00**
Additional Reductions	**0.00**
Total Stalls Required (Post Additional Reduction)	**5.50**
Total Stalls Required (Rounded)	**6**
Parcel Stalls	**8**
Non-compliant Stalls (for information only)	0
Stalls Surplus	**2**

Proposed Visitor Parking (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of Units	Section	Rate	Stalls Required
Address									
			Not Applicable						

Address
Main Floor
Not Applicable

Barrier Free Parking (Residential)

Suite	Business Name	Use	# of Required Tenant & Visitor Parking Stalls	Section	Rate		Stalls Required
Building 1 & 2							
		Multi-Residential Development	6.00	121.1	1.00	1	6.00
						Total Stalls Required	**6.00**
						Total Stalls Required (Rounded)	**6**

ADD NOTE: Required Motor Vehicle Parking Stalls for Calculating Barrier Free Parking Stalls = 12

Drop-Off / Pick-Up Parking (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of persons	Section	Rate	Stalls Required
Address									
			Not Applicable						

Proposed Loading (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of Units	Section	Rate	Stalls Required
Address									
			Not Applicable						

Proposed Residential Bicycle Parking - Class 1

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of Units	Section	Rate		Stalls Required
Building 1										
		Multi-Residential Development				6	559(a)	0.5	1	3.00
Building 2										
		Multi-Residential Development				6	559(a)	0.5	1	3.00
									Total Stalls Required	**6.00**
									Total Stalls Required (Rounded)	**6**
									Parcel Stalls	**12**
									Non-compliant Stalls (for information only)	0
									Stalls Surplus	**6**

Proposed Commercial Bicycle Parking - Class 1 (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of persons	Section	Rate	Stalls Required
Address									
			Not Applicable						

Proposed Bicycle Parking - Class 2 (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of persons	Section	Rate	Stalls Required
Address									
			Not Applicable						

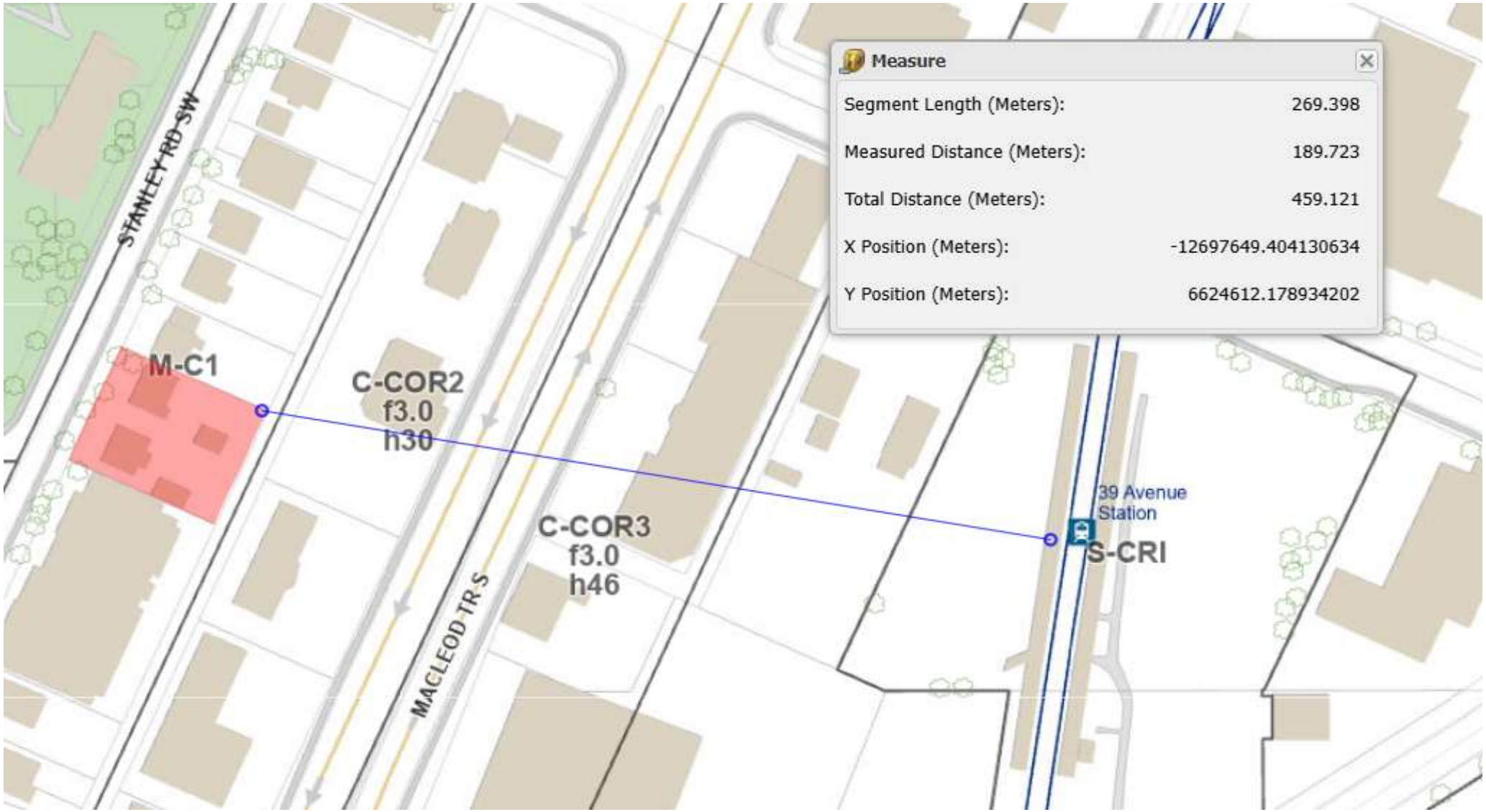
Excess Motor Vehicle Parking Stalls (Not Required)

388

Suite	Business Name	Use	GFA (m^2)	GUFA (m^2)	Public Area (m^2)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

122 Standards for Motor Vehicle Parking Stalls	Table 2: Minimum Dimensions for Motor Vehicle Parking Stalls							
	Parking Angle (degrees)	Aisle width (metres)	Stall depth perpendicular to aisle (metres)	Stall width parallel to aisle (metres)				
	(1.1) The minimum width of a motor vehicle parking stall when it abuts a physical barrier, is:		(a) 3.1m when a physical barrier abuts both sides; and		C	N/C	N/A	N/I
			(b) 2.85m when a physical barrier abuts only one side.		C	N/C	N/A	N/I
	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for:		(a) a Backyard Suite, Contextual Semi-detached Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling; and		C	N/C	N/A	N/I
			(b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.		C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:		(a) 3.0m where both sides of a stall abut a physical barrier;		C	N/C	N/A	N/I
			(b) 2.85m where one side of a stall abuts a physical barrier;		C	N/C	N/A	N/I
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor a Townhouse or a Rowhouse provided for the exclusive use of a Dwelling Unit is reduced to 2.6m where:		(a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage;		Applies		Not Applicable	
			(b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and		Applies		Not Applicable	
			(c) the motor vehicle parking stalls are only counted towards fulfilling the minimum motor vehicle parking		Applies		Not	
	(10) Minimum required motor vehicle parking stall dimensions must be clear of all obstructions, other than wheel stops and structural columns.				C	N/C	N/A	N/I
	(11) Where structural columns encroach into a motor vehicle parking stall, such columns:		(b) must be located within 1.2m of either end of the motor vehicle parking stall; and		C	N/C	N/A	N/I
			(c) must not encroach into a motor vehicle parking stall within 0.3m of a drive aisle.		C	N/C	N/A	N/I
	(14) Motor vehicle parking stalls must not be provided as tandem parking unless otherwise allowed in this Bylaw.				C	N/C	N/A	N/I
	(15) Motor vehicle parking stalls for a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-deatched Dwelling and Single Detached Dwelling must be:		(a) hard surfaced; and		C	N/C	N/A	N/I
			(b) located wholly on the subject parcel.		C	N/C	N/A	N/I
123 Loading Stalls	(1) A loading stall must be located so that all motor vehicles using the stall can be parked and manoeuvred entirely within the boundary of the site before moving onto a street or a				F/M		N/A	N/I
	(2) A loading stall must have:		(a) a minimum width of 3.1m;		C	N/C	N/A	N/I
	(3) Minimum loading stall dimensions bust be clear of all obstructions, other than wheel stops.				C	N/C	N/A	N/I

Bicycle Parking Standards			D.P. # FALSE			
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.		**C**	**N/C**	**N/A**	**N/I**
	(4) Bicycle parking stalls must be separated from motor vehicle parking stalls, visitor parking stalls or loading stalls by 2.0m or a physical barrier.		**Complies**			
	(5) A bicycle parking stall that is not an individual locker must be at least 2.0m in height.		**Bicycle Class 1**			
			C	**N/C**	**N/A**	**N/I**
			Bicycle Class 2			
			C	**N/C**	**N/A**	**N/I**
	(6) A bicycle parking stall that is not an individual locker and is attached to the ground must be located at least 0.6m from any physical barrier.		**Bicycle Class 1**			
			C	**N/C**	**N/A**	**N/I**
			Bicycle Class 2			
			C	**N/C**	**N/A**	**N/I**
	(7) Rows of bicycle parking devices, when affixed on the floor or grade, must be separated by at least 2.0m.		**Bicycle Class 1**			
			C	**N/C**	**N/A**	**N/I**
			Bicycle Class 2			
			C	**N/C**	**N/A**	**N/I**
	(8) Bicycle parking devices, when affixed on the floor or grade, must be separated by at least 0.6m.		**Bicycle Class 1**			
			C	**N/C**	**N/A**	**N/I**
			Bicycle Class 2			
			C	**N/C**	**N/A**	**N/I**
	(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.		**F/M Discrection**		**N/A**	**N/I**


Measure
Segment Length (Meters): 269.398
Measured Distance (Meters): 189.723
Total Distance (Meters): 459.121
X Position (Meters): -12697649.404130634
Y Position (Meters): 6624612.178934202
STANLEY RD SW
M-C1
C-COR2
f3.0
h30
C-COR3
f3.0
h46
MACLEOD TR S
39 Avenue
Station
S-CRI

392

Motor Vehicle Parking Bylaw Check

FILE: DP2025-02461
DATE RECEIVED: May 14, 2025

New Res. Building w/ Reductions

Residential Parking Stalls

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	# of Units	Section	Rate		Stalls Required
Address									
Main Floor									
Bldg 1		Dwelling Unit			6	558(a)	0.625	1	3.75
Bldg 2		Dwelling Unit			6	558(a)	0.625	1	3.75

Residential Additional Reductions *(LRT, Frequent Bus Service, or other additional Reductions)*

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	558 Stalls	Section	Rate	Stalls Required
Address								
Main Floor								
					7.50	560(a)	25%	1.88
							Total Reductions	**1.88**

Total Stalls Required (Pre Reduction)	**7.50**
Reduction for Transit Supportive Multi-Residential Development	**1.88**
Total Stalls Required (Post Additional Reduction)	**5.62**
Total Stalls Required (Rounded)	**6**
Parcel Stalls	**8**
Non-compliant Stalls (for information only)	N/A
Stalls Surplus	**2**

Proposed Visitor Parking (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of Units	Section	Rate	Stalls Required
Address									
			Not Applicable						

Address
Main Floor
Not Applicable

Barrier Free Parking (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of persons	Section	Rate	Stalls Required
Address									
			Not Applicable						

SDAB2026-0163

Drop-Off / Pick-Up Parking (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of persons	Section	Rate	Stalls Required
Address									
			Not Applicable						

Proposed Loading (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of Units	Section	Rate	Stalls Required
Address									
			Not Applicable						

Proposed Residential Bicycle Parking - Class 1

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of Units	Section	Rate	Stalls Required
Address									
Main Floor									
Bldg 1		Dwelling Unit				6	559(a)	1.0	1	6.00
Bldg 2		Dwelling Unit				6	559(a)	1.0	1	6.00
								Total Stalls Required		**12.00**
								Total Stalls Required (Rounded)		**12**
								Parcel Stalls		**12**
								Stalls Deficient		**0**

Proposed Commercial Bicycle Parking - Class 1 (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of persons	Section	Rate	Stalls Required
Address									
			Not Applicable						

Proposed Bicycle Parking - Class 2 (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of persons	Section	Rate	Stalls Required
Address									
			Not Applicable						

Excess Motor Vehicle Parking Stalls (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of persons	Section	Rate	Stalls Required
Address									
			Not Applicable						

Parking Standards 394

D.P. # DP2025-02461

Rule	Requirements					Notes	Evaluation			
							Provided/Variance			
122 Standards for Motor Vehicle Parking Stalls	Table 2: Minimum Dimensions for Motor Vehicle Parking Stalls									
	Parking Angle (degrees)	Aisle width (metres)	Stall depth perpendicular to aisle (metres)	Stall width parallel to aisle (metres)						
				Dwelling Unit	Other Uses					
	90.00	7.20	5.40	2.50	2.60		Applies	Not Applicable		
	75.00	6.12	5.64	2.59	2.69		Applies	Not Applicable		
	60.00	4.82	5.49	2.89	3.00		Applies	Not Applicable		
	45.00	4.00	5.00	3.54	3.68		Applies	Not Applicable		
							Applies	Not Applicable		
	(1.1) The minimum width of a motor vehicle parking stall when it abuts a physical barrier, is:	(a) 3.1m when a physical barrier abuts both sides; and					C	N/C	N/A	N/I
		(b) 2.85m when a physical barrier abuts only one side.					C	N/C	N/A	N/I
	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for:	(a) a Backyard Suite, Contextual Semi-detached Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling; and					C	N/C	N/A	N/I
		(b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.					C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:	(a) 3.0m where both sides of a stall abut a physical barrier;					C	N/C	N/A	N/I
		(b) 2.85m where one side of a stall abuts a physical barrier;					C	N/C	N/A	N/I
		(c) 2.5m in all other cases.					C	N/C	N/A	N/I
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor a Townhouse or a Rowhouse provided for the exclusive use of a Dwelling Unit is reduced to 2.6m where:	(a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage;					Applies	Not Applicable		
		(b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and					Applies	Not Applicable		
		(c) the motor vehicle parking stalls are only counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.					Applies	Not Applicable		
	(9) The minimum vertical clearance of a motor vehicle parking stall is 2.1m.						C	N/C	N/A	N/I
	(10) Minimum required motor vehicle parking stall dimensions must be clear of all obstructions, other than wheel stops and structural columns.						C	N/C	N/A	N/I
	(11) Where structural columns encroach into a motor vehicle	(a) must not encroach into the width of the motor vehicle parking stall by more than a total of 0.3m;					C	N/C	N/A	N/I
		(b) must be located within 1.2m of either end of the motor vehicle parking stall; and					C	N/C	N/A	N/I

SDAB2026-0163

	parking stall, such columns:		395				
		(c) must not encroach into a motor vehicle parking stall within 0.3m of a drive aisle.		C	N/C	N/A	N/I
	(14) Motor vehicle parking stalls must not be provided as tandem parking unless other wise allowed in this Bylaw.			C	N/C	N/A	N/I
	(15) Motor vehicle parking stalls for a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-deatched Dwelling and Single Detached Dwelling must be:	(a) hard surfaced; and		C	N/C	N/A	N/I
		(b) located wholly on the subject parcel.		C	N/C	N/A	N/I
123 Loading Stalls	(1) A loading stall must be located so that all motor vehicles using the stall can be parked and manoeuvred entirely within the boundary of the site before moving onto a street or a lane.			F/M Discretion		N/A	N/I
	(2) A loading stall must have:	(a) a minimum width of 3.1m;		C	N/C	N/A	N/I
		(b) a minimum depth of 9.2m; and		C	N/C	N/A	N/I
		(c) a minimum height of 4.3m.		C	N/C	N/A	N/I
	(3) Minimum loading stall dimensions bust be clear of all obstructions, other than wheel stops.			C	N/C	N/A	N/I

Bicycle Parking Standards			D.P. # DP2025-02461			
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.		**C**	**N/C**	**N/A**	**N/I**
	(4) Bicycle parking stalls must be separated from motor vehicle parking stalls, visitor parking stalls or loading stalls by 2.0m or a physical barrier.					
	(5) A bicycle parking stall that is not an individual locker must be at least 2.0m in height.					
	(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.					
	(7) Rows of bicycle parking devices, when affixed on the floor or grade, must be separated by at least 2.0m.					
	(8) Bicycle parking devices, when affixed on the floor or grade, must be separated by at least 0.6m.					
	(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.					

397

FILE: **DP2025-07187**

DATE RECEIVED: December 15, 2025

Bylaw Discrepancies

Regulation	Standard	Provided
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.	Plans indicate the building is 11.62m (+0.62m) in height.
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (i) the highest geodetic elevation of a main residential building on the adjoining parcel; or (ii) 7.0m from grade; measured at the shared property line; and (b) increases at a 45 degree angle to a max of 11.0m measured from grade.	Plans indicate a portion of the building exceeds the height chamfer from the east side property line.
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate the building depth is 74.60% (9.60%) or 15.51m (+2.00m) of the parcel depth.

398

FILE: **DP 2025-02461**

DATE RECEIVED: May 14, 2025

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
592 Building Setbacks (min.)	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is the greater of: (a) the contextual multi-residential building setback; or	Plans indicate both buildings as being setback 3.70m (-1.47m) from the West property line.
549 Projections Into Setback Areas (max.)	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.	Plans indicate Building #1 South landing and Building #2 North landing as being 5.94m² (+3.44m²).
566 Garbage	(2) A garbage container enclosure: (b) unless specified in subsection (3) must not be located in a setback area.	Plans indicate the garbage enclosure area as being located within the front setback area.
551 Landscaped Area Provided	(2) Unless otherwise referenced in section 553, a minimum of 40.0% of the area of a parcel must be a landscaped area.	Plans indicate 453.08m² (-12.57m²) or 38.92% (-1.08%) of landscaping provided.
552 Planting Requirements	(4) Deciduous trees min. calliper of 50mm, at least 50.0% of the provided trees must have min. calliper of 75mm	Plans indicate 0 (-3) large deciduous trees provided.

399

FILE: **DP 2025-02461**

DATE RECEIVED: September 8, 2025

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
592 Building Setbacks (min.)	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is the greater of: (a) the contextual multi-residential building setback; or	Plans indicate both buildings as being setback 4.00m (-1.17m) from the West property line for Building #1, and a West setback of 4.02m (-1.15m) for Building #2.
549 Projections Into Setback Areas (max.)	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.	Plans indicate Building #1 South landing and Building #2 North landing as being 5.94m² (+3.44m²).
566 Garbage	(2) A garbage container enclosure: (b) unless specified in subsection (3) must not be located in a setback area.	Plans indicate the garbage enclosure area as being located within the front setback area.
551 Specific Rules for Landscaped Areas	(2) Unless otherwise referenced in section 553, a minimum of 40.0% of the area of a parcel must be a landscaped area.	Plans indicate 448.82m² (-16.83m²) or 38.55% (-1.45%) of landscaping provided.
	(3) The max. hard surfaced landscaped area is: (b) 40.0% of the required Landscaped area, in all other cases.	Plans indicate a hard surface landscaped area of 197.91m^2 (+11.65m^2), or 42.5% (+2.5%) of the required landscaped area.

400

FILE: **DP 2025-02461**

DATE RECEIVED: Apr 10, 2026

Bylaw Discrepancies

Regulation	Standard	Provided
592 Building Setbacks (min.)	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street: (a) the contextual multi-residential building setback	Plans indicate the setback from the Northwest property line is 4.0m (-1.17m).
549 Projections Into Setback Areas (max.)	(1) Unless otherwise referenced in subsections (2), (3), (4), (5), (6), and (7), a building or air conditioning units must not be located in any setback area.	Plans indicate the building is located within the Northwest setback area.
549 Projections Into Setback Areas (max.)	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.	Plans indicate both landings in the southwest and northeast setback areas as 3.34m^2 (+0.84m^2).
551 Specific Rules for Landscaped Areas	(2) Unless otherwise referenced in section 553, a minimum of 40.0% of the area of a parcel must be a landscaped area.	Plans indicate a landscaped area of 38.61% (-1.39%) or 449.43m^2 (-16.22m^2).
570 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall (b) within 3.0m of a property line.	Plans indicate a retaining wall greater than 1.2m in height.
566 Garbage	(1) Garbage containers and waste material must be stored, prior to collection, either: (a) inside a building; or (b) in a garbage container enclosure approved by the Development Authority.	Plans do not indicate that the garbage containers are stored within a building or within a garbage enclosure.

401

FILE: **DP 2025-02461**

DATE RECEIVED: June 25, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
551 Specific Rules for Landscaped Areas	(3) The max. hard surfaced landscaped area is: (b) 40.0% of the req. L.S. area, in all other cases.	Plans indicate the hard landscaped area is 181.68sm (+9.31sm) or 42.16% (+2.16%).

402

FILE: **DP 2025-02461**

DATE RECEIVED: July 27, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
NONE NOTED.		

403

Knee, Judy

From: Clarke, Dawn
Sent: Wednesday, September 24, 2025 1:28 PM
To: Cruickshank, Josh
Subject: DP2025-02461 urban design comments
Attachments: DP2025-02461.docx

Hi Josh,
I'm not sure how you're going to handle this as we seem to have been missed in the initial circulation of the file. Additionally, the land use bylaw and area policy don't help much - this built form isn't the intent in this district. While we can maybe stretch our interpretation of the rules to see the applicant's perspective, this is quite simply NOT a good built outcome. My primary concern is the interface with the street at grade - "street oriented" should mean entry doors and windows into an occupiable space to contribute activity and vibrancy to the streetscape and public realm.
Due to these reasons and the bylaw relaxations requested to shove this round post into a square hole, I would encourage a re-design or refusal of this project but at this point in time I wouldn't imagine that there is appetite within CP to do so.
Please let me know how you're going to proceed.

Thanks,
Dawn

Dawn Clarke
Planner
Office of Urban Design | Urban Design & Planning Services
Community Planning
The City of Calgary
E dawn.clarke@calgary.ca

SDAB2026-0163

Office of Urban Design

Comments from the Office of Urban Design

Detailed Review 1 – Development Permit

Application Number:	DP2025-02461
Application Description:	New: multi-residential development (2 bldgs)
Land Use District:	M-C1
Site Address:	4024 Stanley Rd SW
Community:	Parkhill
Applicant:	John Trinh & Associates
Planning File Manager:	Josh Cruickshank
Urban Designer:	Dawn Clarke
Date of UDRP:	-
Date of OUD Comments:	Sept 24, 2025
Developer:	

Comments provided by the Office of Urban Design are based in current policy, guidelines and bylaws. They are to be embedded into the body of the Detailed Review as per the headings provided. Should you have questions, or would like to alter or change these comments, any changes/omissions require sign off from the urban designer listed above

- *At the time of **amended plans** it is the discretion of the Urban Designer to determine if the condition is met, to be deferred to PTD or advisory, or should remain as a PTD.*
- ***Comments from UDRP are separate from Office of Urban Design comments**. UDRP is a distinct, peer-review group of industry professional appointed by Council.*

INFO TO BE INCLUDED IN Detailed Review below:

General Comments

Comments on Relevant City Policies

Office of Urban Design comments are based in the design and planning framework provided by the Municipal Development Plan vol 1 *Section 2.4 .* The current interpretation of the Urban Design Elements, including objectives and quality criteria is provided in the *Guide to Urban Design Review*. Chinook Communities Local Area Plan sections 2.2.1.4, 2.3.3, 2.4 also apply.

Prior to Decision Requirements

1. Applications are evaluated through the lens of urban design, with a focus on site planning, public realm, and architectural quality. The Elements of Urban Design—Place, Scale, Amenity, Legibility, Vibrancy, and Resilience—provide the framework for this assessment. For detailed criteria, refer to the *Guide to Urban Design Review*

The proposed built form does not meet the intended built form of the M-C1 district. Should approval for this built form be sought, the project should be designed with best practice principles for low-scale residential development in mind.

Site:

a. Revise the plans to provide site signage or other indicators to direct guests, delivery drivers, emergency personnel, etc to unit entries.

Architecture:

b. Revise the plans to provide individual or shared access doors facing the street to create a truly street-oriented development that considers the local built form and context. Garage doors do not meet this intent.
c. Amend the plans to provide weather protection over all entrances.

Prior to Release Requirements

Site:

d. Enhanced on-site landscaping is recommended to improve the overall impact on the public realm and improve the quality of outdoor spaces. Refer to the Landscape Design Guide for Small Residential Sites.

e. Green infrastructure features are strongly encouraged, including permeable paving, LID features, rainwater harvesting, EV charging, photovoltaics and opportunities for on-site food production. Indicate all site-focused sustainable design measures on the landscape plan.

Public Realm:

f. Indicate the location and screening of all mechanical equipment and associated ventilation and exhaust grilles, gas metres, and other service infrastructure, ensuring that it is not located to negatively impact the public realm to respond to the policy direction identified above.

Advisory Requirements

g. This Development Permit shows no indication of professional stamps or seals. Refer to the Alberta Association of Architects (AAA) Practice Bulletin PB-26 for information on when the involvement of a registered architect is necessary. While professional stamps or seals may not be required by The City of Calgary on drawings until the Building Permit stage, it does not preclude the need for professional involvement at all stages of a project when it applies, including the Development Permit stage. Based on this, The City of Calgary may notify the AAA of Development Permit applications where the involvement of a registered architect appears to be needed but has not been demonstrated.

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

06/09/2026

To: The City of Calgary

Development Permit Application

File No.: DP2025-02461

Location: 4024 STANLEY RD SW

Development Permit – Conflict Release Letter

ENMAX Power Corporation ("**EPC**") received an Application Notice, dated 05/14/2025, from The City of Calgary (the "**City**") requesting EPC's review of the above noted Development Permit Application ("**Application**"). In response, EPC provided the City with a conflict letter, dated 06/03/2025 (the "**Conflict Letter**"), notifying the City that EPC identified conflict(s) between the Application's proposed development ("**Proposed Development**") and the Alberta Electrical Utility Code, 6th Edition, ("**AEUC**") and/or other EPC requirements (the "**Conflict**").

Subsequently, the Applicant revised the Proposed Development and resubmitted the Application to the City.

Conflict Release

Based upon the information provided to EPC in the revised and resubmitted Application Notice, EPC releases the Application from the Conflict subject to the terms and conditions of this Conflict Release Letter. This Conflict Release Letter issued to the City satisfies section 2(b) of the Conflict Release Letter.

Terms and Conditions

1. During the design and construction of the Proposed Development, the Applicant must comply with:
    a) the AEUC, including sections 2 (General Rules), 10 (Overhead Systems) and 12 (Underground Systems);
    b) CSA C22.1-24 Canadian Electrical Code (26th Edition), Part 1;
    c) the *Safety Codes Act*, RSA 2000, c S-1 ("***SCA***");
    d) the *Occupational Health and Safety Act*, SA 2020, c 0-2.2 ("***OHSA***"), the Occupational Health and Safety Code, Alta Reg 191/2021, and the Occupation Health and Safety Code, including requirements for working near overhead powerlines and maintaining safe limits of approach;

e) the ENMAX Ground Disturbance Guidelines, when working in proximity to ENMAX infrastructure (https://assets.enmax.com/api/public/content/ground-disturbance-guidelines);

f) ENMAX Overhead Limits of Approach, when working within 7 metres of overhead lines and infrastructure; and

g) any other laws and regulations regarding utility facilities,

and must ensure that all stripping, grading, excavating, hydrovacing, piling, shoring, craning, and temporary structures, etc. meet the requirements provided in this section 2 and any other applicable laws.

In a situation where there is a discrepancy between the requirements provided in this section 2, the stricter requirements shall govern.

2. The Applicant must contact:

a) Utilities Safety Partners for locations of all buried facilities prior to any excavating at the location;

b) EPC hotdigs@enmax.com to obtain a permission letter prior to disturbing the ground within 2 metres of any EPC underground facility; and

c) EPC lineinspection@enmax.com or call (403) 514-3117 prior to the commencement of any construction where any workers or equipment will be within 7 metres of any EPC overhead facility.

Should EPC be contacted in accordance with section 3(c), no construction work shall be commenced thereafter unless and until EPC determines the minimum safe limit of approach distance in relation to the overhead facilities present at the location.

3. This Conflict Release Letter does not:

a) derogate from the Applicant's obligations to follow any applicable law, including the AEUC, *SCA*, and *OHSA*; or

b) represent that the Proposed Development will meet any legislative or regulatory requirements,

and EPC expressly disclaims any liability related to the Applicant's responsibility to comply with such laws and regulations and EPC's required setbacks.

4. If at any point during construction of the Proposed Development the Applicant does not comply with the requirements set out in this Conflict Release Letter, including any requirements set out in the AEUC and *SCA*, EPC may take any action available pursuant to applicable law, including and without limitation issuing a stop work order.

5. This Conflict Release Letter does not include a review of the Proposed Development's electrical capacity requirements, including any necessary new servicing or capacity upgrades. The Applicant should contact GetConnected@enmax.com for information related to the feasibility of electrical servicing the Proposed Development.

6. Any reference in this Conflict Release Letter to:

a) any legislation, regulation, code or other statutory enactment shall include all regulations and codes thereunder and all amendments and substitutions thereto; and

SDAB2026-0163

b) the Applicant shall include its affiliates, as defined in the *Business Corporations Act*, RSA 2000, c B-9, employees, prime and sub-contractors, partners, agents, and other representatives.

If the City requires any additional information regarding this Conflict Release Letter, please contact the Project Administrator at **EPC_Permits@enmax.com**.

Sincerely,

Alana Richards, P.Eng
ENMAX Power Corporation

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

September 24, 2025

File No: DP2025-02461
Location: 4024 STANLEY RD SW

ENMAX Power Corporation (EPC) has reviewed the above permit application submitted May 14, 2025 and later recirculated on September 10, 2025. 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 will all laws and regulations regarding utility facilities and all requirements under the Alberta Occupational Health & Safety Act (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

CONFLICT RESOLVED:
Based on information, drawing number S03 from the drawing package DP2025-02461 provided on September 10, 2025 by the applicant, ENMAX agrees to release the applicant from previously noted conflict(s).

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

410

If you require any additional information regarding this Development Permit, please contact the Project Administrator at EPC_Permits@enmax.com.

Sincerely,

Nazmul Hoque, P. Eng
Distribution Engineering

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

June 3, 2025

File No: DP2025-02461

Development Circulation (#8201)

Location: **4024 STANLEY RD SW**

We would like to advise you that the proposed development does not meet "Alberta Electrical Utility Code" under the Alberta Safety Codes Act and/or ENMAX Power Corporation requirements.

We have identified the following conflict:

The proposed trees do not meet the required clearance distance from the overhead line in the East end of the establishment (see attached landscape plan). Please refer to the following link to get the details on the required clearance distances based on the mature height of the trees.

https://www1.enmax.com/outages-and-safety/safety-guidelines/trees-and-power-lines

Please contact Bradley O'Hearn at bohearn@enmax.com or at 403-615-1692 to further discuss resolution options for this conflict.

Until the above noted safety concerns are adequately addressed, this Development permit is not acceptable to ENMAX Power Corporation. Please contact the Project administrator at EPC_Permits@enmax.com if you have any further concerns, or require additional information regarding this Development Permit.

Sincerely,

Bradley O'Hearn, P.Eng
Distribution Engineering

412

NOTE:
AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE DURING EXCAVATION OF THE PROPOSED GAS LINE AND DRIVEWAY/RETAINING WALL IN ORDER TO MITIGATE ANY DAMAGE TO ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF EXCAVATION. IF CANOPIES OR ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREE BECOMES UNSTABLE, THEN URBAN FORESTRY WILL REQUIRE THEIR REMOVAL USING AN APPROVED INDEMNIFIED TREE CONTRACTOR AT APPLICANT'S EXPENSE, PLUS COMPENSATION FOR THE REMOVED TREE(S).

WASTE AND RECYCLING
8 CONTAINERS
(WASTE, RECYCLING AND ORGANIC)
(CONCRETE PAD BELOW BINS)
COLLECTION WILL NOT OCCUR OVER THE CITY SIDEWALK

EXISTING CURB CUT TO BE CLOSED AND REHABILITATED AT DEVELOPERS EXPENSE

EXISTING CURB CUT

1.0m DRIVEWAY FLARE

DRIVEWAY / BOULEVARD SLOPE DETAIL #1

DRIVEWAY / BOULEVARD SLOPE DETAIL #2

SIDEWALK

CONC. DRIVEWAY

GRASS

TRENCH DETAIL

LIMITING DISTANCE REFERENCE

FENCE GATE

6" P.T.W. RET. WALL TAPERS DOWN TO 0.00m

6" P.T.W. RET. WALL MAX 0.75m HIGH (GRADUALLY TAPERS DOWN TO 0.00m)

6" P.T.W. RET. WALL MAX 0.50m HIGH (GRADUALLY TAPERS DOWN)

6" P.T.W. RET. WALL MAX 0.91m HIGH (GRADUALLY TAPERS DOWN TO 0.00m)

6" P.T.W. RET. WALL TAPERS DOWN TO 0.00m

2.0m HIGH PRIVACY FENCE

1.20m CONC. WALKWAY

ESTIMATED WINDOWS MEASUREMENTS AND LOCATIONSS RECEDING THIRD FLOOR

30.48 P/L
24°33'20"

38.21 P/L
114°38'09"

204°33'01"

24°33'20"
15.24

114°38'09"
38.21

BALCONY 4.27 X 2.13

ATTACHED GARAGE

CLASS #1 BIKE STORAGE (6)

UNIT #1 ENTRY

UNIT #2 ENTRY

UNIT #3 ENTRY

UNIT #4 ENTRY

UNIT #5 ENTRY

UNIT #6 ENTRY

LINE OF LOFT CANT

LINE OF LOFT

0.30 EAVES

PROPOSED DWELLING #1
R PEAK= 1079.11
M.F. = 1068.23
B.O.F = 1062.88
EAVES = 0.30 EAVES

PROPOSED DWELLING #2
R PEAK= 1079.11
M.F. = 1068.23
B.O.F = 1062.88
EAVES = 0.30 EAVES

LOTS 37 & 38
BLOCK 2
PLAN 3550 AJ

LOTS 39 & 40
BLOCK 2
PLAN 3550 AJ

LOTS 41 & 42
BLOCK 2
PLAN 3550 AJ

DWELLING
0.60 EAVES
0.04 STUCCO SIDING
RPE=1072.53
MFE=1068.88

GARAGE
0.30 EAVES
0.03 STUCCO SIDING

WOOD LANDING

EXISTING RET. WALL EDGE

NO ACCESS

9.01 m

ENMAX 3PH 13kV Overhead Line

ENMAX Pole

SITE PLAN
SCALE: 1:200

SDAB2026-0163

SITE PLAN

LEGEND

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

- denotes Calculation points
- denotes Water Valve
- denotes Gas Valve
- denotes Manhole
- denotes Tree
- denotes Power Pole
- denotes Sign
- denotes Light Standard
- denotes Fence
- denotes Sanitary Line
- denotes Storm Line
- denotes Water Line
- denotes Gas Line
- denotes Electrical Line
- denotes A.G.T Line
- denotes Utility Right of Way Line
- denotes Property Line
- denotes Door
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows
- denotes Shed Hatch
- denotes Detached Garage Hatch
- denotes Main Building Hatch
- denotes Concrete and Asphalt Hatch
- denotes Wood Hatch

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

Disclaimer

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

LAND USE: M-C1 Multi-Residential

SCALE 1:200

LEGAL DESCRIPTION:

Lots 37 & 38 & 39 & 40
Block 2
Plan 3550 AJ

MUNICIPAL ADDRESS:

4020 & 2024 STANLEY ROAD S.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(TOWN HOUSE)
LOT SIZE :1164.116 SQ M
HOUSE :456.960 SQ M
MAIN CANT. :0.00 SQ M
GARAGE :169.224 SQ M
MOBILITY STORAGE :26.616 SQ M
WING WALL :0.00 SQ M

TOTAL : 652.800/1164.116
= 56.07%

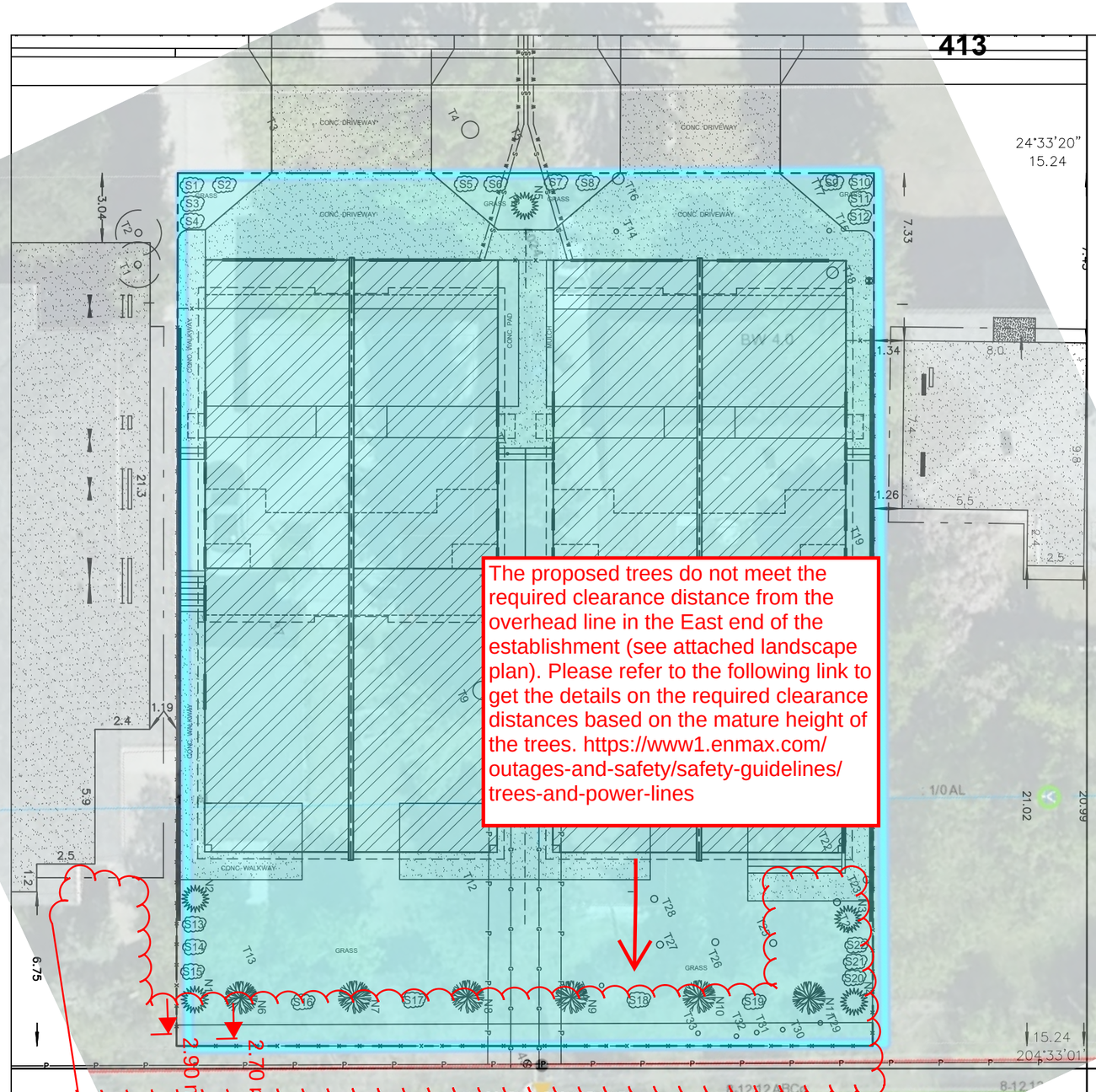
DENSITY:
12 UNITS
PARKING:
CAR PARKING PROVIDED: 8 STALLS
BIKE PARKING PROVIDED: 24 STALLS

NO.	DATE (D/M/Y)	DETAIL	BY
01.	17.04.2025	DP SITEPLAN	T.Y.
02.			
03.			
04.			

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

PROJECT NAME AND ADDRESS:
4020 & 2024 STANLEY ROAD. S.W.
Calgary, Alberta
Lots 37 & 38 & 39 & 40
Block 2
Plan 3550 AJ

PROJECT: Multi-Family Development
SCALE: 1: 200
DATE: APR 17, 2025
DIVISION: S NUMBER: 01



TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	DISPOSITION
T1–T2	Deciduous	0.30	2.0	18.0	In Adjacent Property	*TO STAY*
T3	Bush	---	6.0	6.0	In City Property	*TO BE REMOVED*
T4	Deciduous	0.75	12.0	12.0	In City Property	*TO BE REMOVED*
T5	Bush	---	0.60	1.0	In City Property	*TO BE REMOVED*
T6	Bush	---	0.60	1.0	In Subject Property	*TO BE REMOVED*
T7	Deciduous	0.10	3.0	5.0	In Subject Property	*TO BE REMOVED*
T8	Bush	---	3.5	5.0	In Subject Property	*TO BE REMOVED*
T9	Coniferous	0.80	8.0	18.0	In Subject Property	*TO BE REMOVED*
T10	Coniferous	0.60	4.0	15.0	In Subject Property	*TO BE REMOVED*
T11	Bush	---	6.0	5.0	In Subject Property	*TO BE REMOVED*
T12	Coniferous	0.60	7.0	15.0	In Subject Property	*TO BE REMOVED*
T13	Bush	---	3.5	2.0	In Subject Property	*TO BE REMOVED*
T14–T15	Coniferous	0.20	6.0	15.0	In Subject Property	*TO BE REMOVED*
T16–T18	Coniferous	0.50	6.0	15.0	In Subject Property	*TO BE REMOVED*
T19	Bush	---	3.0	3.0	On Property Line	*TO BE REMOVED*
T20	Deciduous	0.30	6.0	8.0	In Subject Property	*TO BE REMOVED*
T21	Bush	---	5.0	6.0	In Subject Property	*TO BE REMOVED*
T22–T28	Coniferous	0.30	6.0	12.0	In Subject Property	*TO BE REMOVED*
T29–T33	Deciduous	0.20	3.0	8.0	In Subject Property	*TO BE REMOVED*
T34	Deciduous	0.20	1.0	10.0	In Subject Property	*TO BE REMOVED*

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY		CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	*Spruce Tree*	*(Coniferous Trees)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N2	*Spruce Tree*	*(Coniferous Trees)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N3	*Spruce Tree*	*(Coniferous Trees)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N4	*Spruce Tree*	*(Coniferous Trees)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N5	*Spruce Tree*	*(Coniferous Trees)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N6	*Swedish Aspen*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N7	*Swedish Aspen*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N8	*Swedish Aspen*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N9	*Swedish Aspen*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N10	*Swedish Aspen*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N11	*Swedish Aspen*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*

TREE NO.	VARIETY		CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
S1	*Lilac (Syringa Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S2	*Lilac (Syringa Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S3	*Lilac (Syringa Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S4	*Lilac (Syringa Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S5	*Lilac (Syringa Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S6	*Lilac (Syringa Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S7	*Lilac (Syringa Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S8	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S9	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S10	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S11	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S12	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S13	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S14	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S15	*Mugo Pine (Pinus Mugo)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S16	*Mugo Pine (Pinus Mugo)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S17	*Mugo Pine (Pinus Mugo)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S18	*Mugo Pine (Pinus Mugo)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S19	*Bearberry (Arctostaphylos)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S20	*Bearberry (Arctostaphylos)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S21	*Bearberry (Arctostaphylos)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S22	*Bearberry (Arctostaphylos)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*

NOTE:
"Provide a **minimum soil depth of 600mm for planting beds with shrubs**".
"A minimum 300mm (depth) topsoil is proposed for any / all landscaped areas on / within the site".

LANDSCAPING LEGEND

----- denotes Deciduous Tree

----- denotes Coniferous Tree

----- denotes Shrubs

LANDSCAPE COVERAGE

LOT SIZE	= 1164.116 SQ. M
LANDSCAPE AREA	= 464.138 SQ. M
HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS	= 174.856 SQ. M
SOFT LANDSCAPE (GRASS + MULCH)	= 289.282 SQ. M

174.856 / 464.138 = **40.00% OF HARD LANDSCAPE**
289.282 / 464.138 = **60.04% OF SOFT LANDSCAPE**

LANDSCAPING REQUIREMENTS:
LOT SIZE: 464.138 SQ. M
1 TREE PER/45.000 SQM
2 SHRUBS PER/45.000 SQM

11 TREES
22 SHRUBS

LANDSCAPING PLAN

SCALE: 1:200

"**An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days' notice prior to meeting onsite**".

NOTE:
"**If clearance pruning of public trees is required, Urban Forestry must be given minimum two business days' notice and an approved tree contractor, who has met the City's minimum qualifications, must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information**".

"**Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications (current edition). Applicant is to contact the Parks Development Inspector at 403-804-9417 or call 311 to arrange an inspection**".

"**All soft surfaced landscaped area will be irrigated by an underground irrigation system**".

NO.	DATE (D/M/Y)	DETAIL	BY
01.	17.04.2025	DP SITEPLAN	T.Y.
02.			
03.			
04.			

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

PROJECT NAME AND ADDRESS:
4020 & 2024 STANLEY ROAD. S.W.
Calgary, Alberta
Lots 37 & 38 & 39 & 40
Block 2
Plan 3550 AJ

PROJECT: Multi-Family Development
DATE: APR 17, 2025
SCALE: As Shown
DIVISION: S NUMBER: 03

SDAB2026-0163

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

April 28, 2026

To: The City of Calgary

Development Permit Application

File No.: DP2025-02461

Applicant: John Trinh & Associates

Location: 4024 STANLEY RD SW

Development Permit – Conflict Letter

ENMAX Power Corporation ("**EPC**") received an Application Notice, dated 5/14/2025, from The City of Calgary (the "**City**") requesting EPC's review of the above noted Development Permit Application ("**Application**").

Conflict

1. Based upon the information provided to EPC in the Application Notice, EPC has identified the following conflict(s) between the Application's proposed development ("**Proposed Development**") and sections 2 (General Rules), 10 (Overhead Systems) and 12 (Underground Systems) of the Alberta Electrical Utility Code, 6th Edition and/or other EPC requirements (the "**Conflict**"):

    - Development was re-assessed for a 3-phase line with 1.2m being added to the clearance requirements to account for the phase arm. Please show the trees identified on the attached redline as having a (minimum) 6.2m horizontal setback from the overhead line.

2. Until the Applicant addresses the Conflict by:

    a) accepting and signing an ENMAX Order of Magnitude Estimate letter to remedy the Conflict, resulting in EPC issuing a Conditional Conflict Release Letter to the City; or

    b) revising and resubmitting the Application to the City,

    the Application's Proposed Development is not acceptable to EPC.

If the City requires any additional information regarding this Conflict Letter, please contact the Project Administrator at **EPC_Permits@enmax.com**.

Sincerely,

Alana Richards, P.Eng
ENMAX Power Corporation

Parkhill
COMMUNITY ASSOCIATION

Date: June 2, 2025

To: Josh Cruickshank

Re: File Number: DP2025-02461

Dear Josh:

Thank you again for the discussion on May 20th about this development. I appreciate your time and your willingness to walk me through the items that were confusing.

A couple of points of follow up:

1. Mistakes: I'm not certain why the boulevard and drive way slope details are included for streets that do not exist in Parkhill. This is an obvious error. There is no laneway and there is no boulevard. You indicated that any issues similar to this will be caught by members of the By-law team, so I am trusting that the City will ensure a fine tooth comb is deployed to review these plans.
2. Entrances: it appears that all units have an exterior side entrance. I've had feedback from neighbours that this feels disruptive as there are 3 doors in a row on each side of each property.
3. Height: we want to ensure that this building will not exceed 12m in height. I understand from the drawings that the slope in the back makes it appear that it will be higher because of the grade. I've explained that this is not the case, and it won't be +14m in height. The neighbours are not happy with the proposed size, so I want to ensure that there will be no relaxations applied to allow this development to be larger than what is shown on the DP.
4. Parking: as we discussed, established and already high density communities like ours are not keen on the required parking reductions granted by being close to a transit corridor or the .5 requirement that was established by R-CG. The street is already busy as the site is located across from our Community Association. It will be important for the developer and builder to be aware that we will not hesitate to call the Parking Authority if any of the construction or tenant vehicles end up in our private lot or become a nuisance to the neighbours.
5. Trees: we will expect that all trees along property lines / City property are protected and will want the City's Tree Techs to ensure that the plan complies with the bylaw expectations for

replacing trees and shrubs that are impacted by development. We would actually appreciate if the builder plants more than required as a sign of goodwill, but will accept the minimum to be compliant.

Thanks again, Josh. I appreciate your partnership on this DP.

Sincerely,

Ruth Melchior

Ruth Melchior
Director, Development
Parkhill Community Association

Comment Summary

418

Permit #: DP2025-02461

Address: 4024 STANLEY RD SW

Job Description: New: Multi-Residential Development (2 buildings)

Name:	Margaret Francis	Created Date:	May 26, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	592203297
Address:	4010 Stanley Rd SW		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

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

General Comment

There has been no signage indicating any development at this site, I heard about it second hand. I click on to view the plans and nothing downloads. I am concerned about what exactly the plans are for the site. It says 2 buildings, are they multiple suites, or 2 single townhouses? The biggest concern I have is traffic. We already have a large condo complex to the south of this site and Stanley Rd is a dead end to the south for traffic calming. There also is limited parking due to the condo only having .5 parking stalls per unit, the rest park on the street, we also have people parking using the community hall and LRT parking. Basically the only way out is north on Stanley Road which is a playground zone and has higher volumes of traffic that speed along. The light at 39 ave and Macleod (the only way out) is already congested at times. I am for a development that is not over 3 stories and has proper parking anything bigger would cause issues

Attachments

Name:	Parkhill Community Association	Created Date:	June 2, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:	development@parkhillstanleypark.ca	Number:	593693052
Address:	4013 Stanley Rd		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

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

General Comment

Comments are contained in the attached letter. Josh has been very helpful in discussing this DP and the Community Association appreciates his responsiveness. Thanks!

Attachments

SDAB2026-0163

Name:	ENMAX	Created Date:	June 3, 2025
Phone:		Circulation Referee:	N
Email:	epc_permits@enmax.com	Number:	594131568
Address:	8820 52 ST SE		
Overall:	In opposition of this application		

Area of Concern
Landscaping plans

General Comment
Conflicts between OH Line and Trees

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-02461_Conflict Letter_2025-06-03 - Signed.pdf
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-02461_Conflict Letter_2025-06-03.pdf

Name:	ENMAX	Created Date:	June 3, 2025
Phone:		Circulation Referee:	N
Email:	epc_permits@enmax.com	Number:	594132111
Address:	8820 52 ST SE		
Overall:	In opposition of this application		

Area of Concern
Landscaping plans

General Comment
conflicts with trees and OH line

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-02461_Conflict Letter_2025-06-03 - Signed.pdf
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-02461 Redline.pdf

Name:	Bruce Leslie	Created Date:	June 21, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	598874307
Address:	4108 Stanley Road SW, 107		
Overall:	In support of this application		

Area of Concern
Landscaping plans
Privacy considerations
Site layout
Other

General Comment

420

I am the President of the Parkhill Condominium Board at 4108 Stanley Road SW immediately adjacent to this proposed development. While we do not oppose in general the proposal, we are concerned about the protection of our property notably that there is a retaining wall constructed by the proponent abutting our property to ensure the integrity of our backyard (east facing) yard. As I read this now the retaining wall at the southeast corner of the property stops short of the east property line which is going to threaten the integrity of the corner of our property and it MUST be extended or we would oppose this proposal. We are happy to talk to the proponent and share our concerns.

Attachments

Name:	Sofia Petryk	Created Date:	June 22, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	598954680
Address:	119 40 ave sw		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Landscaping plans
Site layout

General Comment

Opposition to Development Permit Application DP2025-02461 at 4020 & 4024 Stanley Road SW

Dear Development Authority,

As a resident and neighbor, I am writing to express my concerns about Development Permit Application DP2025-02461 for the properties located at 4020 & 4024 Stanley Road SW. While I support thoughtful urban development that enhances our neighborhood, the submitted plans clearly conflict with MC-1 zoning requirements, specifically Section 585(a) of Calgary¿s Land Use Bylaw 1P2007, which mandates clearly identifiable pedestrian entrances facing the public sidewalk or street.

Upon close examination of the submitted architectural and site plans (Sheets A-2.0, A-2.1, and A-2.2), it is apparent that the pedestrian entrances are positioned secondary to, and visually dominated by, large attached garages. This vehicle-centric design significantly diminishes pedestrian accessibility and contradicts the city¿s explicit goal to create welcoming, walkable, and community-oriented spaces.

To ensure alignment with Section 585(a), I strongly recommend that the Development Authority request design revisions. Specifically, pedestrian entrances should be reoriented to directly face Stanley Road SW, accompanied by clear, prominent pedestrian pathways that foster a safer, more integrated, and community-focused streetscape.

Thank you for prioritizing zoning compliance to support the creation of safe, appealing, and pedestrian-friendly neighborhood development.

Sincerely,

Sofia Petryk

Attachments

Name:	Nikki Stakic	Created Date:	June 26, 2025
Phone:	[redacted]	Circulation Referee:	N

Email:	[redacted]	Number:	600120327
Address:	4108 Stanley Rd SW #104		
Overall:	In opposition of this application		

421

Area of Concern

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

General Comment

Hello,

I live in the Parkhill building next door at 4108 Stanley Road SW. There's a few comments of concern I'd like to make on this dwelling.
For one, there is no retention wall between our building lot and the current structure so that should certainly be considered during the build that a retention wall should be put in place. As the entrances to the units will be on the sides of the building, the foot tracking will increase in this area and the foundation to should include extra consideration for sturdiness.

However I have a much bigger concern that this plan does not seem to include any plans of a parkade in the lower level/basement.
We have so much traffic in this area due to the soccer field during the summer as numerous cars come in to watch their kids play soccer.
Secondly, C-Train users also like to park along Stanley Road and 39th Ave SW and then commute to downtown with the C-Train.
Over the weekend, there is various cultural groups that also meet up in the near by community hall who also bring a lot of car traffic to the area.

The traffic is already hard to manage as is.
So with the current builds in these lots. They are bungalows with let's say 5-6 people living in each one. (That's 12 current residents)

With a plan of having 12 new dwellings and each one having 2-4 residents in each one, that number now increases to 24-48 new residents. Which then could also add that many parking spots needed and potential visitor parking.
I have a massive concern with the fact this plan shows no additional parkade being added and further reducing available parking on the street which is limited as is in the current state.

Thank you for your time and attention.

Nikki Stakic

Attachments

Name:	Whitney wong	Created Date:	June 27, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	600347183
Address:	4108 Stanley Road Southwest, 106		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Hello,

I live in the Parkhill building next door at 4108 Stanley Road SW. There's a few comments of concern I'd like to make on this dwelling.
For one, there is no retention wall between our building lot and the current structure so that should certainly be considered during the build that a retention wall should be put in place. As the entrances to the units will be on the sides of the building, the foot tracking will increase in this area and the foundation should include extra consideration for sturdiness.

However I have a much bigger concern that this plan does not seem to include any plans of a parkade in the lower level/basement.
We have so much traffic in this area due to the soccer field during the summer as numerous cars come in to watch their kids play soccer.
Secondly, C-Train users also like to park along Stanley Road and 39th Ave SW and then commute downtown with the C-Train.
Over the weekend, there are various cultural groups that also meet up in the nearby community hall who also bring a lot of car traffic to the area.

The traffic is already hard to manage as is.
So with the current builds in these lots. They are bungalows with let's say 5-6 people living in each one. (That's 12 current residents)

With a plan of having 12 new dwellings and each one having 2-4 residents in each one, that number now increases to 24-48 new residents. Which then could also add that many parking spots needed and potential visitor parking.
I have a massive concern with the fact this plan shows no additional parkade being added and further reducing available parking on the street which is limited as is in the current state.

Thank you for your time and attention.

Attachments

Name:	Philip Wong	Created Date:	June 27, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	600357024
Address:	#106 4108 Stanley Rd SW Calgary, AB		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Other

General Comment

City of Calgary states the the property in question is zoned M-C1. For me it seems ambitious to develop two * 6 unit dwellings (total 12 units) on single lots (2 lots) with no rear alley. Does the City of Calgary have a minimum amount of parking which must be developed on the property to meet City by-law standards? e.g. - Must the dwelling incorporate

parking for 12 vehicle total, on the actual property and not utilizing street parking, to accommodate for the increase density of persons and vehicles?

With the M-C1 zoning designation is there a maximum height restriction for the development?

What is the minimum amount of requires distance from dwelling to property line?

Seems like M-C1 can also be used for commercial use. Is this correct?

My primary concern is that the MC-1 designation does not take into account the non-rear alley and am concerned that the design of the dwelling does not account for adequate parking for each proposed unit (12 units and only 8 spaces).

There is also discreprency on the final height of the fence next to 4108 Stanley Rd. Is it 2 meters or 6 ft? 2 meters is recommended.

There is no detail about how the retaining wall will be protected and/or replaced with this plan. The 4108 NorthEast corner of the property must be protected with a new retaining wall, by the developer, to ensure the 4108 NorthEast corner does not cave in, at the cost of the developer.

Attachments

Name:	Margaret Francis	Created Date:	June 30, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	600846364
Address:	4010 Stanley Rd SW		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans

General Comment

Nice to see the development sign went up with a closing date of Jun 26 on June 24. It gives no time for residents or groups to make comments. Please extend the date so people can have a say.
Highly concerned that the development may not be exactly as stated. The developer has had a history of altering plans after approval. Parking is a huge issue. Not sure how the developer plans on having at least 4 parking spots onsite, with the way his plan looks. 2 in the garage is fine, however if you look at the development at 4008 Stanley Road, there is very little area to park. People have a hard time cramming 2 more cars in the driveway.The condo (Parkhill) located next door only has .5 parking spots per unit and most of the residents park on the street. Across the street is the community centre and soccer field. The Soccer people park on the roadway and though the hall has a parking lot for community hall events only, the lot fills up quickly and people park on the road. The other homes in the area have basement suites and mostly single driveways. People for these homes park on the street. There is a daycare located at the community hall and traffic is constantly coming and going during the day. It also is a playground zone and construction trucks tend to ignore it. Also more and more people are using Stanley Road to park and take the 39 ave LRT station. If the plans do away with the parking spots they have stated, then it will become an issue. Highly concerned about no plans for construction vehicles. You cannot block off Stanley Road as there is no other access for residents. You cannot just block off areas for the construction vehicles as there will be no parking for residents. The Parkhill entrance/exit may be seriously affected by any road or blockages. We have already had to endure a steady parade of large cement mixers and double long construction vehicles up 1A street, for developments on Mission Road, now 1A street will be the main access again for construction vehicles. Noise, dust, etc There needs to be a set plan in place so development and residents can co-exist.
Also highly concerned about height of building. The height will block sun from the south.

Attachments

Name:	Enmax Power Corporation	Created Date:	June 9, 2026
Phone:		Circulation Referee:	N
Email:	EPC_Permits@enmax.com	Number:	676536848
Address:	141 50 Ave SE		
Overall:	In support of this application		

424

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Landscaping plans
Site layout

General Comment

Development Permit review complete.

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-02461 - Conflict Release Letter Signed.pdf

Name:	Enmax	Created Date:	September 24, 2025
Phone:		Circulation Referee:	N
Email:	EPC_Permits@enmax.com	Number:	620044159
Address:	8820 52 ST SE		
Overall:	Neither in support nor in opposition of this application		

Area of Concern
Landscaping plans

General Comment
Conflict released

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-02461 Conflict Release Letter-Signed.pdf

Name:	Adam Verheyde	Created Date:	June 26, 2025
Phone:	4039233625	Circulation Referee:	N
Email:	[redacted]	Number:	636981352
Address:	4108 Stanley Rd SW		
Overall:	In opposition of this application		

Area of Concern
Parking or loading zones
Landscaping plans
Privacy considerations
Site layout
Signage

General Comment

I am a resident of the Parkhill condominium building at 4108 Stanley Road SW, which is directly beside the property listed in the current development application. I would like to raise several concerns about the proposal and the process surrounding it.

First, I am disappointed that the development notice sign has only been posted on the property for approximately one week. My understanding is that it should have been displayed as early as April. One week is simply not enough time for neighboring residents to become aware of the project and submit meaningful feedback. This short notice period raises concerns about transparency and the ability for proper community consultation.

In terms of the proposal itself, I have several serious concerns. One is the lack of a retaining wall between the proposed building and our property. Given the proximity and elevation differences, this should be considered essential. A well-constructed retaining wall is necessary to prevent drainage issues, soil erosion, and structural instability, especially as side entrances to the new units will likely increase foot traffic along this area.

My larger concern is the apparent lack of a parkade or any substantial on-site parking. This neighborhood already experiences high parking demand. During the summer months, the nearby soccer field brings a large number of vehicles to the area. Throughout the year, commuters regularly park along Stanley Road and 39th Avenue SW to access the C-Train. On weekends, events at the community hall add to the congestion.

Replacing the existing homes with 12 new dwellings could potentially double or triple the number of residents on this block. Without proper parking for residents and visitors, the strain on already limited street parking will only grow worse, impacting residents, service vehicles, and pedestrian safety.

I respectfully ask that the City take the following into serious consideration:

1. The late and inadequate posting of the development notice
2. The need for a retaining wall and proper site preparation
3. The lack of on-site parking, particularly an underground parkade
4. The impact of increased density on traffic and already congested street parking

Thank you for your time and attention. I ask that community voices be given a fair opportunity to participate in this process and that these concerns be carefully reviewed before any final decisions are made.

Attachments

Name:	Lindsay Morton	Created Date:	June 26, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	636981391
Address:	4108 Stanley Road SW, 304		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

My first concern is that the sign was put up less than one week prior to the deadline to issue a complaint (sign came Friday June 20th), which I believe goes against the policy for new developments.

Second I would like to address the geotechnical stability between the proposed property and 4108 Stanley Road. Since this lot is located on a slope there could be structural concerns if a suitable retaining wall is not built, especially between properties. The entrance ways are also proposed facing 4108 Stanley road which means the area between the properties

would see an ongoing high level of foot traffic.

Finally, the parking for the proposed development does not appear to be suitable for a development of 12 new dwellings, and up to 24 new residents (on average). There is already added traffic pressure in the area due to recreational facilities (soccer fields, community center) in the area that are booked and used most weekends and evenings. These facilities already fill up any available street parking when they are busy. There is also a daycare facility within the current community centre which increases traffic in both the morning and post work times. In addition parking along 39th avenue and Stanley Road is full each morning with commuters using the C-Train. With the addition of an average of 24 new residents in the proposed development, the traffic pressure would only increase in an already congested area. This is especially problematic during winter time when snow narrows the roads, and could impact the ability for emergency vehicles to access the area due to the tight parking conditions.

Attachments

Name:	Carolina Lopez	Created Date:	June 26, 2025
Phone:	[redacted]	Circulation Referee:	Y
Email:	[redacted]	Number:	636981431
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Hello,
I live next door to this development, at 308, 4108 Stanley Road SW and would like to share a few concerns about the proposed development.
First, there is currently no retaining wall between our property and the building site. With increased foot traffic expected due to side entrances, I strongly recommend a retaining wall and solid foundation support be included in the plans.
More importantly, the absence of a parkade is very concerning. This area already struggles with traffic and limited parking due to the nearby soccer field, C-Train users, and weekend events at the community hall.
Replacing two bungalows with 12 new units could significantly increase the number of residents and vehicles. Without underground parking, this will worsen the already limited street parking.
Thank you for your time and consideration.

Attachments

Name:	Enmax Power Corporation	Created Date:	April 28, 2026
Phone:		Circulation Referee:	N
Email:	EPC_Permits@enmax.com	Number:	667439212
Address:	141 50 Ave SE		
Overall:	In opposition of this application		

Area of Concern

Landscaping plans
Site layout

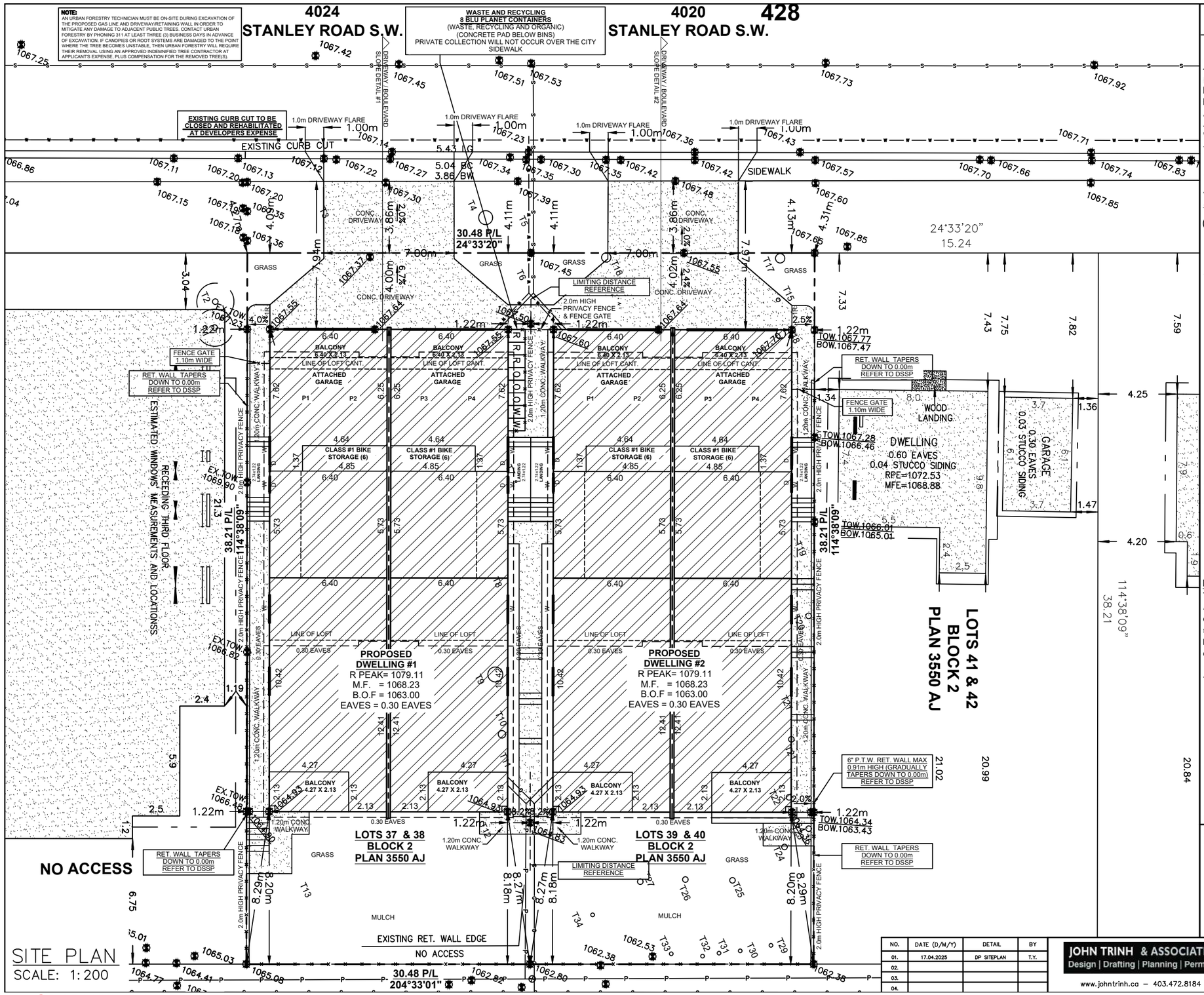
General Comment

Development Permit review complete.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-02461 - Conflict Letter Signed.pdf

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-02461 Redline.pdf



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.

THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

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

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

AMENDED DRAWINGS

DP No	Date Received
DP2025-02461	JUL 27 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Disclaimer

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

LAND USE: M–C1 Multi–Residential

SCALE 1:200

LEGAL DESCRIPTION:

Lots 37 & 38 & 39 & 40
Block 2
Plan 3550 AJ

MUNICIPAL ADDRESS:

4020 & 2024 STANLEY ROAD S.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(TOWN HOUSE)
LOT SIZE :1164.116 SQ M
HOUSE :456.960 SQ M
MAIN CANT. :0.00 SQ M
GARAGE :169.224 SQ M
MOBILITY STORAGE :26.616 SQ M
WING WALL :0.00 SQ M

TOTAL : 652.800/1164.116
= 56.07%

DENSITY:
12 UNITS
PARKING:
CAR PARKING PROVIDED: 8 STALLS
BIKE PARKING PROVIDED: 24 STALLS

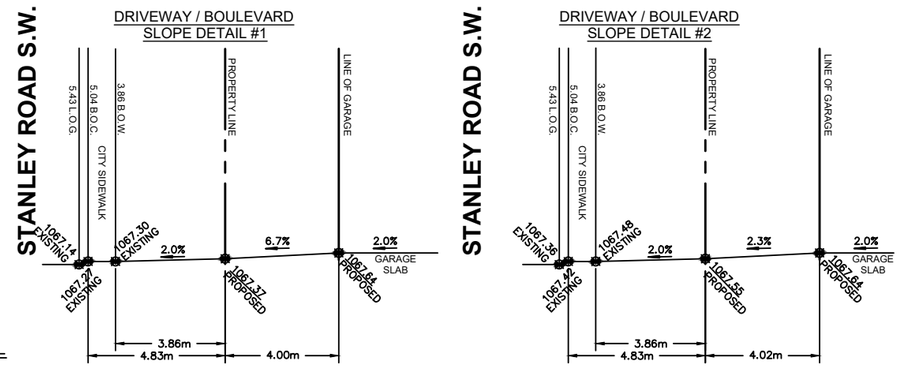
NO.	DATE (D/M/Y)	DETAIL	BY
01.	17.04.2025	DP SITEPLAN	T.Y.
02.			
03.			
04.			

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

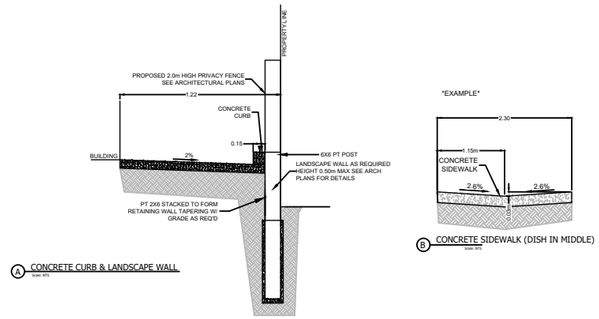
PROJECT NAME AND ADDRESS:
4020 & 2024 STANLEY ROAD. S.W.
Calgary, Alberta
Lots 37 & 38 & 39 & 40
Block 2
Plan 3550 AJ

PROJECT: Multi–Family Development
DATE: APR 17, 2025
SCALE: 1: 200
DIVISION: S NUMBER: 01

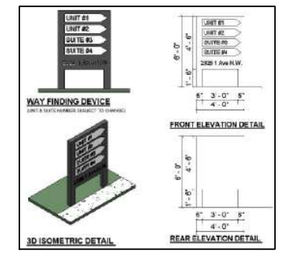
SDAB2026-0163



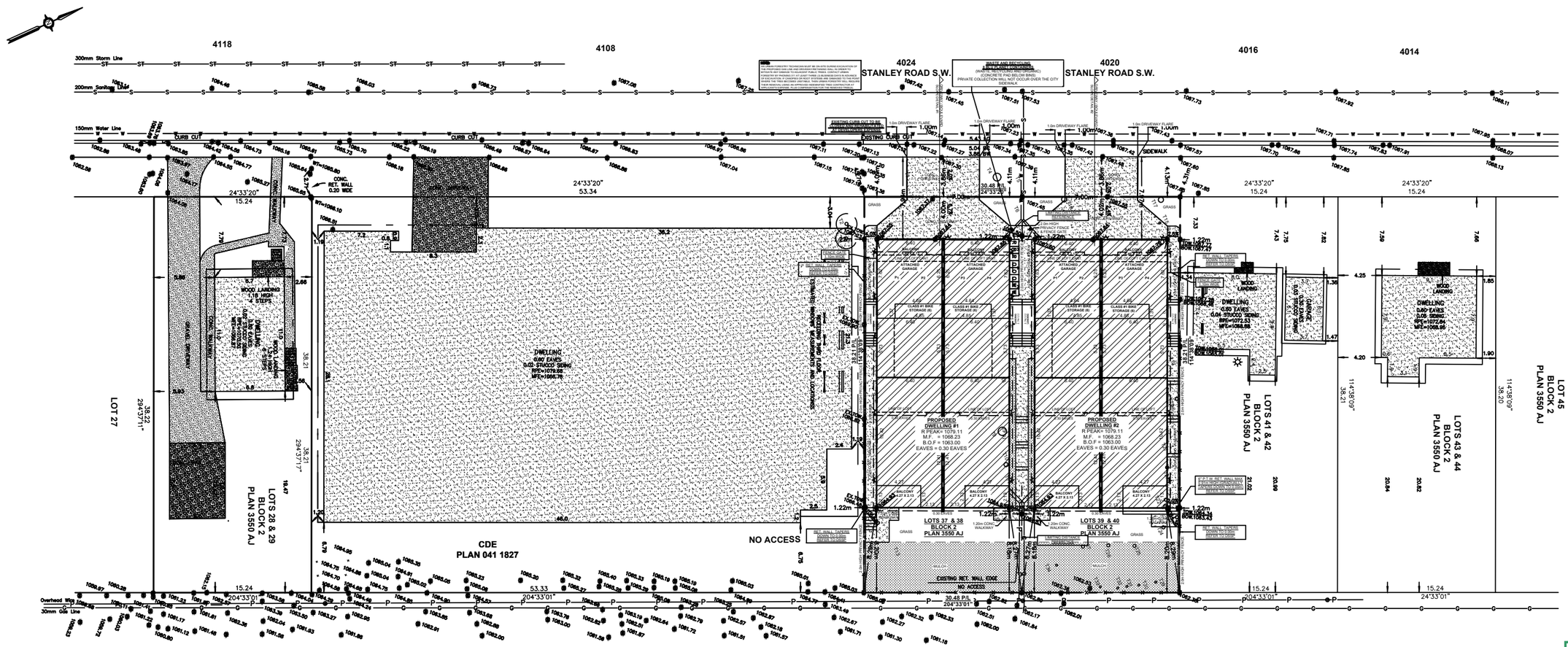
SLOPE DETAIL
SCALE: NTS



DRAINAGE DETAILS
SCALE: NTS



WAYFINDING DETAILS
SCALE: NTS



BLOCK PLAN
SCALE: 1:400

SDAB2026-0163

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

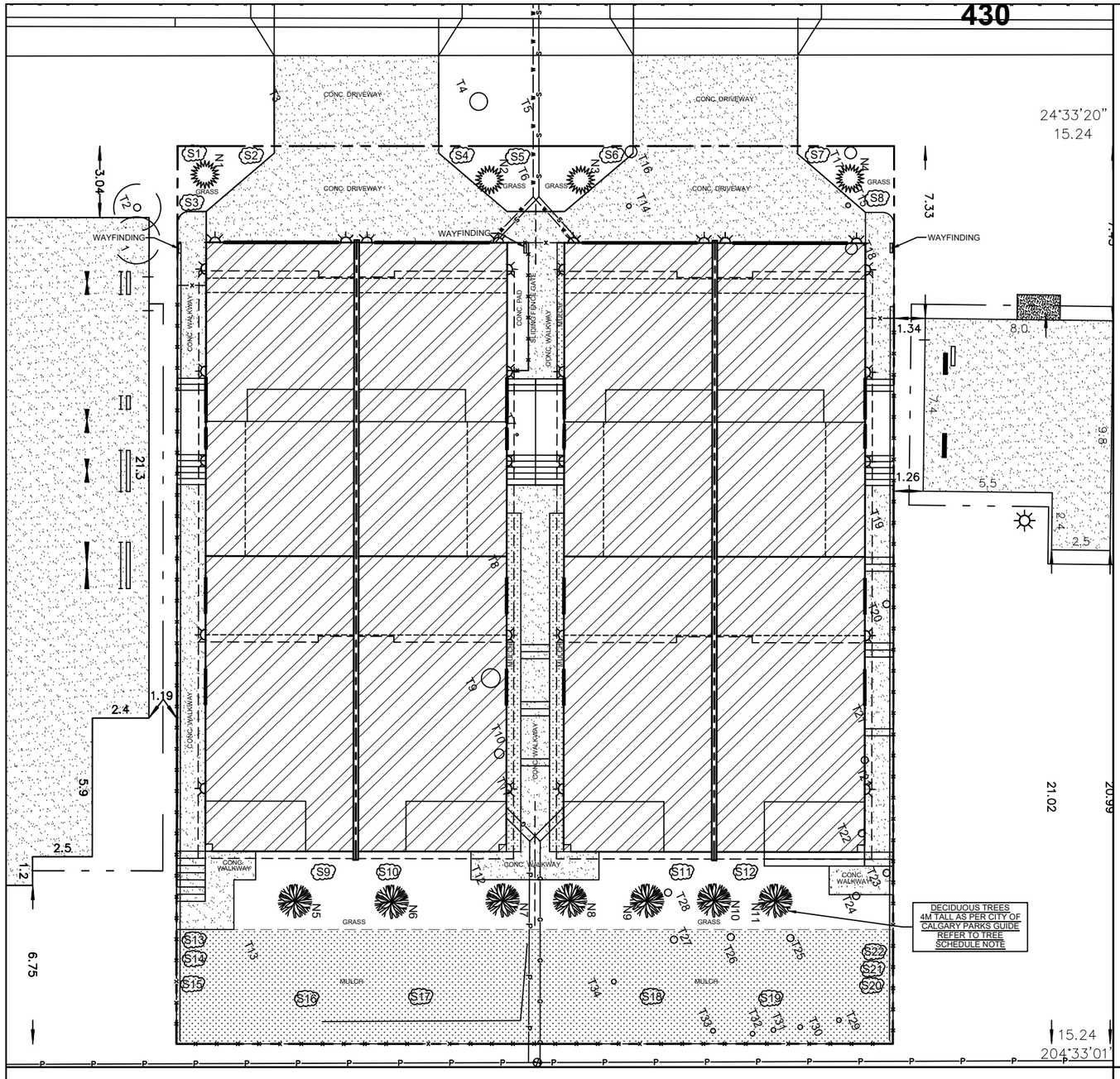
AMENDED DRAWINGS
DP No: DP2025-02461
Date Received: JUL 27 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

NO.	DATE (D/M/Y)	DETAIL	BY
01.	17.04.2025	DP SITEPLAN	T.Y.
02.			
03.			
04.			

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

PROJECT NAME AND ADDRESS:
4020 & 2024 STANLEY ROAD. S.W.
Calgary, Alberta
Lots 37 & 38 & 39 & 40
Block 2
Plan 3550 AJ

PROJECT: Multi-Family Development
SCALE: As Shown
DATE: APR 17, 2025
DIVISION: S NUMBER: 02



TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	DISPOSITION
T1–T2	Deciduous	0.30	2.0	18.0	In Adjacent Property	*TO STAY*
T3	Bush	---	6.0	6.0	In City Property	*TO BE REMOVED*
T4	Deciduous	0.75	12.0	12.0	In City Property	*TO BE REMOVED*
T5	Bush	---	0.60	1.0	In City Property	*TO BE REMOVED*
T6	Bush	---	0.60	1.0	In Subject Property	*TO BE REMOVED*
T7	Deciduous	0.10	3.0	5.0	In Subject Property	*TO BE REMOVED*
T8	Bush	---	3.5	5.0	In Subject Property	*TO BE REMOVED*
T9	Coniferous	0.80	8.0	18.0	In Subject Property	*TO BE REMOVED*
T10	Coniferous	0.60	4.0	15.0	In Subject Property	*TO BE REMOVED*
T11	Bush	---	6.0	5.0	In Subject Property	*TO BE REMOVED*
T12	Coniferous	0.60	7.0	15.0	In Subject Property	*TO BE REMOVED*
T13	Bush	---	3.5	2.0	In Subject Property	*TO BE REMOVED*
T14–T15	Coniferous	0.20	6.0	15.0	In Subject Property	*TO BE REMOVED*
T16–T18	Coniferous	0.50	6.0	15.0	In Subject Property	*TO BE REMOVED*
T19	Bush	---	3.0	3.0	On Property Line	*TO BE REMOVED*
T20	Deciduous	0.30	6.0	8.0	In Subject Property	*TO BE REMOVED*
T21	Bush	---	5.0	6.0	In Subject Property	*TO BE REMOVED*
T22–T28	Coniferous	0.30	6.0	12.0	In Subject Property	*TO BE REMOVED*
T29–T33	Deciduous	0.20	3.0	8.0	In Subject Property	*TO BE REMOVED*
T34	Deciduous	0.20	1.0	10.0	In Subject Property	*TO BE REMOVED*

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY		CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	*Picea Pungens 'Blue Spruce'*	*(Coniferous Trees)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N2	*Picea Pungens 'Blue Spruce'*	*(Coniferous Trees)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N3	*Picea Pungens 'Blue Spruce'*	*(Coniferous Trees)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N4	*Picea Pungens 'Blue Spruce'*	*(Coniferous Trees)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N5	*Prunus Nigra 'Princess Kay'*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N6	*Prunus Nigra 'Princess Kay'*	*(Deciduous Tree)*	*0.08*	*0.75*	*3.00*	*In Subject Property*	*New*
N7	*Prunus Nigra 'Princess Kay'*	*(Deciduous Tree)*	*0.08*	*0.75*	*3.00*	*In Subject Property*	*New*
N8	*Prunus Nigra 'Princess Kay'*	*(Deciduous Tree)*	*0.08*	*0.75*	*3.00*	*In Subject Property*	*New*
N9	*Prunus Nigra 'Princess Kay'*	*(Deciduous Tree)*	*0.08*	*0.75*	*3.00*	*In Subject Property*	*New*
N10	*Prunus Nigra 'Princess Kay'*	*(Deciduous Tree)*	*0.08*	*0.75*	*3.00*	*In Subject Property*	*New*
N11	*Prunus Nigra 'Princess Kay'*	*(Deciduous Tree)*	*0.08*	*0.75*	*3.00*	*In Subject Property*	*New*

TREE NO.	VARIETY		CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
S1	*Lilac (Syringa Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S2	*Lilac (Syringa Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S3	*Lilac (Syringa Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S4	*Lilac (Syringa Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S5	*Lilac (Syringa Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S6	*Lilac (Syringa Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S7	*Lilac (Syringa Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S8	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S9	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S10	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S11	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S12	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S13	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S14	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S15	*Mugo Pine (Pinus Mugo)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S16	*Mugo Pine (Pinus Mugo)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S17	*Mugo Pine (Pinus Mugo)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S18	*Mugo Pine (Pinus Mugo)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S19	*Bearberry (Arctostaphylos)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S20	*Bearberry (Arctostaphylos)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S21	*Bearberry (Arctostaphylos)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*
S22	*Bearberry (Arctostaphylos)*	*(Shrub)*	*---*	*0.61*	*0.61*	*In Subject Property*	*New*

NOTE:
Proposed landscaping complies with Bylaw 556 low irrigation requirements and Table 3 for low water trees.

"Provide a **minimum soil depth of 600mm for planting beds with shrubs**". "A minimum 300mm (depth) topsoil is proposed for any / all landscaped areas on / within the site".

NOTE:
PROPOSED TREES N4 TO N11 ARE "PRINCESS KAY PLUM - *PRUNUS NIGRA*". AS PER CITY OF CALGARY PARKS SPECIFICATIONS, THESE TREES GROW TO A MAXIMUM UNTRIMMED HEIGHT OF 4M. WHICH COMPLIES WITH ENMAX REQUIREMENTS. WITH PROPER TRIMMING THEY CAN STAY AT AROUND 3M.
REFER TO ATTACHED LINK:
https://www.calgary.ca/parks/trees/top-species-for-calgary.html

LANDSCAPING LEGEND

----- denotes Deciduous Tree

----- denotes Coniferous Tree

----- denotes Shrubs

"**An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days' notice prior to meeting onsite**".

LANDSCAPE COVERAGE

LOT SIZE	= 1164.116 SQ. M
LANDSCAPE AREA	= 449.833 SQ. M
HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS	= 172.102 SQ. M
SOFT LANDSCAPE (GRASS + MULCH)	= 277.731 SQ. M

172.102 / 449.833 **= 38.26% OF HARD LANDSCAPE**
277.731 / 449.833 **= 61.74% OF SOFT LANDSCAPE**

LANDSCAPING REQUIREMENTS:
LOT SIZE: 464.138 SQ M
1 TREE PER/45.000 SQM
2 SHRUBS PER/45.000 SQM

11 TREES
22 SHRUBS

DETAILED LIGHTING LEGEND

----- denotes Pot Light
Metal Shielding
Soffit Mounted

----- denotes Wall Mounted Light
Metal Shielding
8' From Slab/Floor Level

NOTE:
"**If clearance pruning of public trees is required, Urban Forestry must be given minimum two business days' notice and an approved tree contractor, who has met the City's minimum qualifications, must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information**".

"All soft surfaced landscaped area will be irrigated by a low water irrigation system".

"The delivery of irrigated water is confined to trees and shrubs".

LANDSCAPING PLAN

SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	17.04.2025	DP SITEPLAN	T.Y.
02.			
03.			
04.			

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www.johntrinh.ca – 403.472.8184

PROJECT NAME AND ADDRESS:
4020 & 2024 STANLEY ROAD. S.W.
Calgary, Alberta
Lots 37 & 38 & 39 & 40
Block 2
Plan 3550 AJ

PROJECT: Multi–Family Development

DATE: APR 17, 2025

SCALE: As Shown

DIVISION: S NUMBER: 03

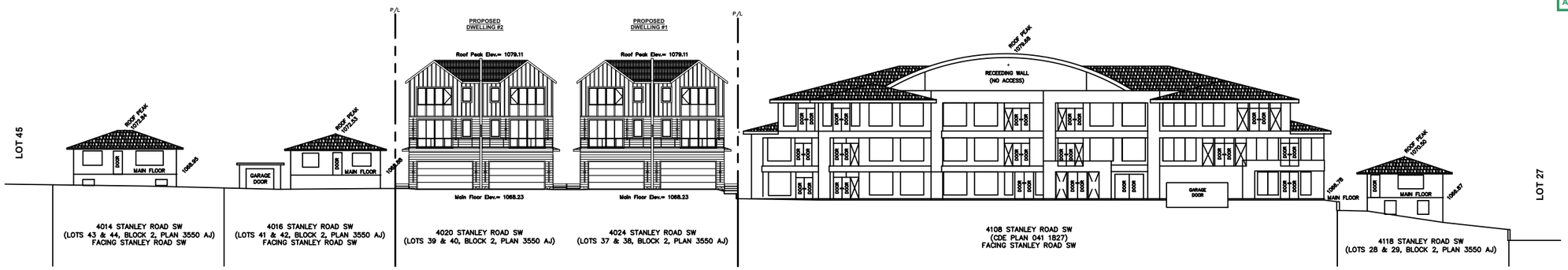
AMENDED DRAWINGS
DP No DP2025-02461 Date Received JUL 27 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

SDAB2026-0163

AMENDED DRAWINGS
DP No Date Received
DP2025-02461 JUL 27 2026
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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



WEST STREETSCAPE

STREETSCAPE

SCALE: 1:250

DWELLING #1 AREA

	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA	UNIT #5 AREA	UNIT #6 AREA
BASEMENT	000.00 SQ FT	000.00 SQ FT	000.00 SQ FT	000.00 SQ FT	1260.00 SQ FT	1260.00 SQ FT
MAIN FLOOR	180.79 SQ FT	180.79 SQ FT	779.63 SQ FT	779.63 SQ FT	201.59 SQ FT	201.59 SQ FT
UPPER FLOOR	772.63 SQ FT	772.63 SQ FT	865.38 SQ FT	865.38 SQ FT	000.00 SQ FT	000.00 SQ FT
LOFT FLOOR	1045.63 SQ FT	1045.63 SQ FT	000.00 SQ FT	000.00 SQ FT	000.00 SQ FT	000.00 SQ FT
TOTAL AREA	2181.48 SQ FT	2181.48 SQ FT	1645.01 SQ FT	1645.01 SQ FT	1461.59 SQ FT	1461.59 SQ FT

DWELLING #2 AREA

	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA	UNIT #5 AREA	UNIT #6 AREA
BASEMENT	000.00 SQ FT	000.00 SQ FT	000.00 SQ FT	000.00 SQ FT	1260.00 SQ FT	1260.00 SQ FT
MAIN FLOOR	180.79 SQ FT	180.79 SQ FT	779.63 SQ FT	779.63 SQ FT	201.59 SQ FT	201.59 SQ FT
UPPER FLOOR	772.63 SQ FT	772.63 SQ FT	865.38 SQ FT	865.38 SQ FT	000.00 SQ FT	000.00 SQ FT
LOFT FLOOR	1045.63 SQ FT	1045.63 SQ FT	000.00 SQ FT	000.00 SQ FT	000.00 SQ FT	000.00 SQ FT
TOTAL AREA	2181.48 SQ FT	2181.48 SQ FT	1645.01 SQ FT	1645.01 SQ FT	1461.59 SQ FT	1461.59 SQ FT

NO.	DATE (D/M/Y)	DETAIL	BY
01.	17.04.2025	DP SITEPLAN	T.Y.
02.			
03.			
04.			

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Design | Drafting | Planning | Permits
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PROJECT NAME AND ADDRESS:
4020 & 2024 STANLEY ROAD. S.W.
Calgary, Alberta
Lots 37 & 38 & 39 & 40
Block 2
Plan 3550 AJ

PROJECT: Multi-Family Development

DATE: APR 17, 2025

SCALE: AS SHOWN

DIVISION S NUMBER 04

SDAB2026-0163





LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Loft Floor Plan
A-1.5	Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left Elevation
A-2.2	Right Elevation

UNIT #1 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	357.95 SQ.FT.
UPPER FLOOR PLAN:	777.88 SQ.FT.
LOFT FLOOR PLAN:	1045.63 SQ.FT.
TOTAL:	2181.48 SQ.FT.

UNIT #2 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	357.95 SQ.FT.
UPPER FLOOR PLAN:	777.88 SQ.FT.
LOFT FLOOR PLAN:	1045.63 SQ.FT.
TOTAL:	2181.48 SQ.FT.

UNIT #3 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	804.05 SQ.FT.
UPPER FLOOR PLAN:	860.13 SQ.FT.
TOTAL:	1664.18 SQ.FT.

UNIT #4 AREA:

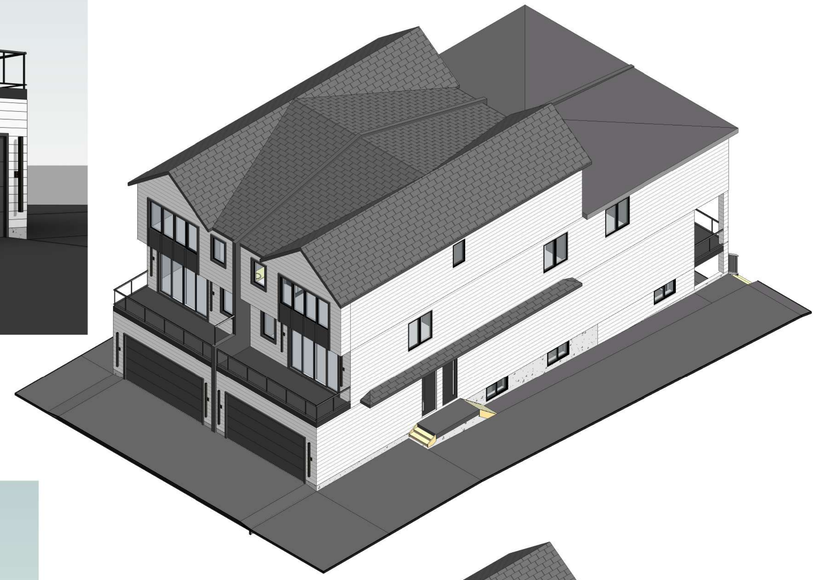
BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	804.05 SQ.FT.
UPPER FLOOR PLAN:	860.13 SQ.FT.
TOTAL:	1664.18 SQ.FT.

UNIT #5 AREA:

BASEMENT:	1162.00 SQ.FT.
TOTAL:	1162.00 SQ.FT.

UNIT #6 AREA:

BASEMENT:	1162.00 SQ.FT.
TOTAL:	1162.00 SQ.FT.









JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS

DP No	Date Received
DP2025-02461	JUL 27 2026

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #1

PROJECT NUMBER:
10 - 25

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	17.04.25	DP PLAN	T.Y.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

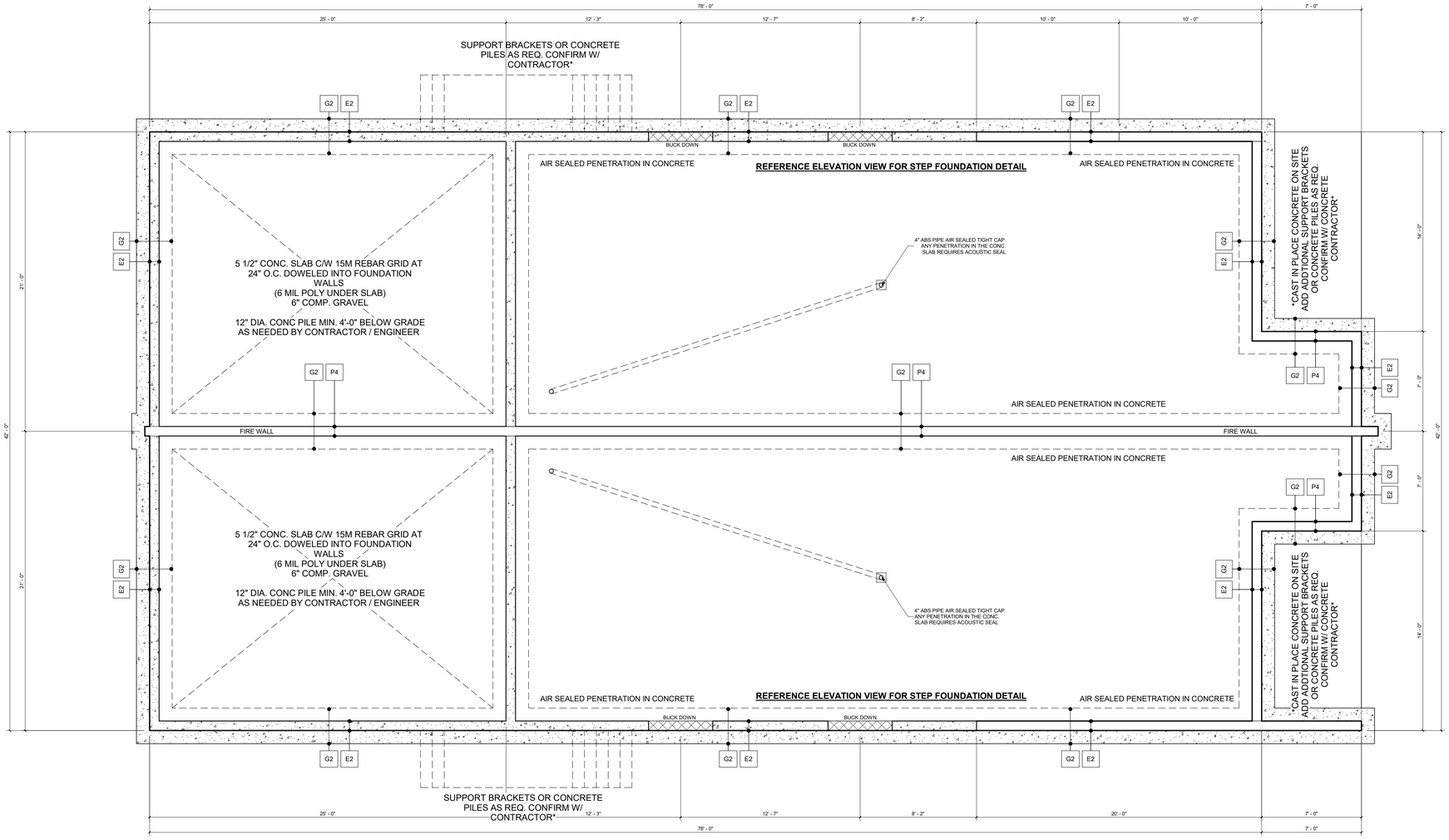
DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-06-18 12:26:49 PM

SCALE:

PAGE: **A-0.0**



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

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

JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS

DP No	Date Received
DP2025-02461	JUL 27 2026

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MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #1

PROJECT NUMBER:
10 - 25

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	17.04.25	DP PLAN	T.Y.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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DRAWING SET:

SHEET NAME:
Foundation Plan

DESIGN BY: JT

DRAWN BY: JT

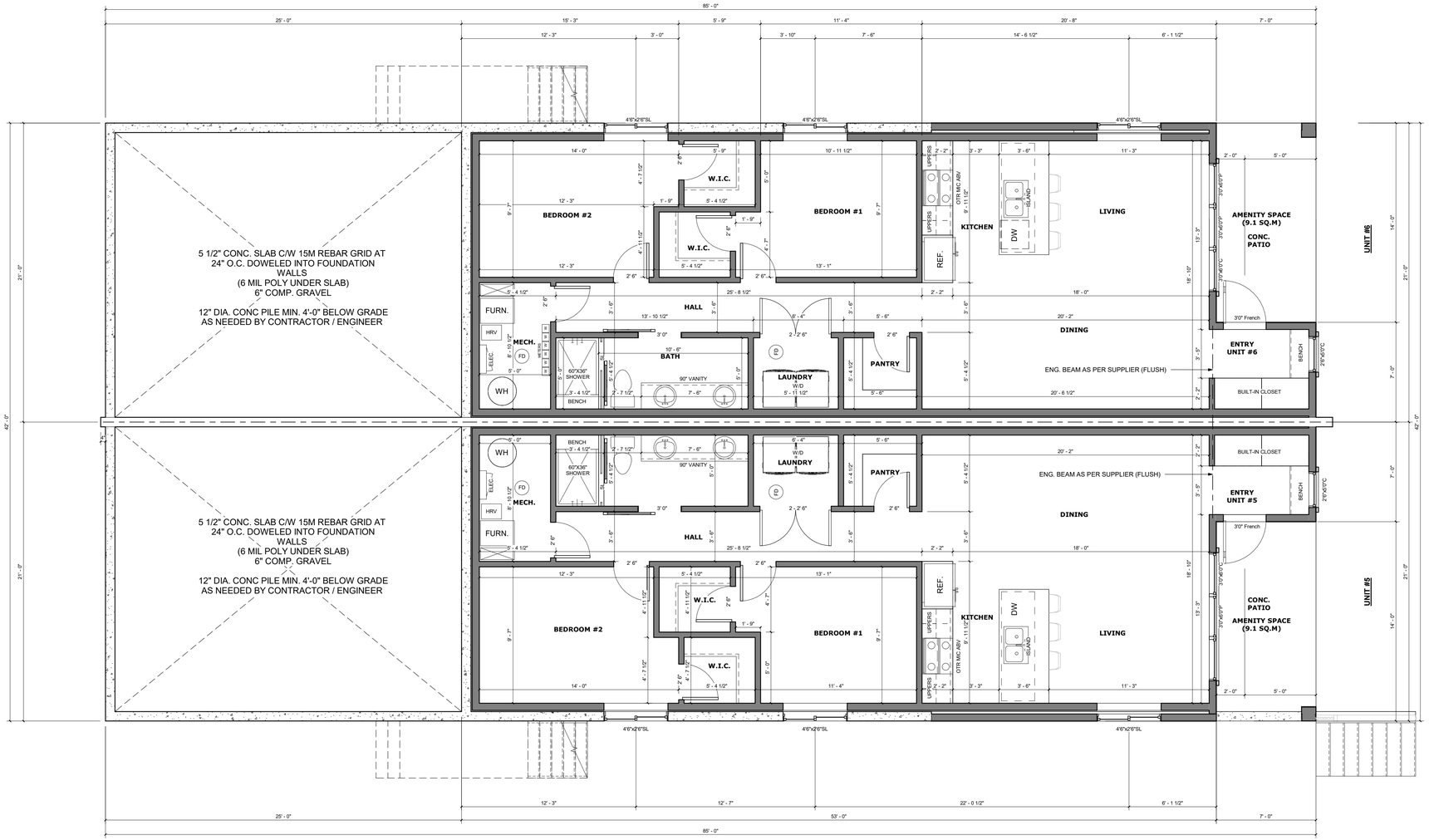
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SCALE: 1/4" = 1'-0"

PAGE: **A-1.0**

SDAB2026-0163



BASEMENT FLOOR AREA
UNIT #5 - 1162.00 SQ.FT.
UNIT #6 - 1162.00 SQ.FT.

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

9'-0" BASEMENT FLOOR

JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS
DP No: DP2025-02461
Date Received: JUL 27 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #1

PROJECT NUMBER:
10 - 25

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	17.04.25	DP PLAN	T.Y.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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DRAWING SET:

SHEET NAME:
Basement Plan

DESIGN BY: JT

DRAWN BY: JT

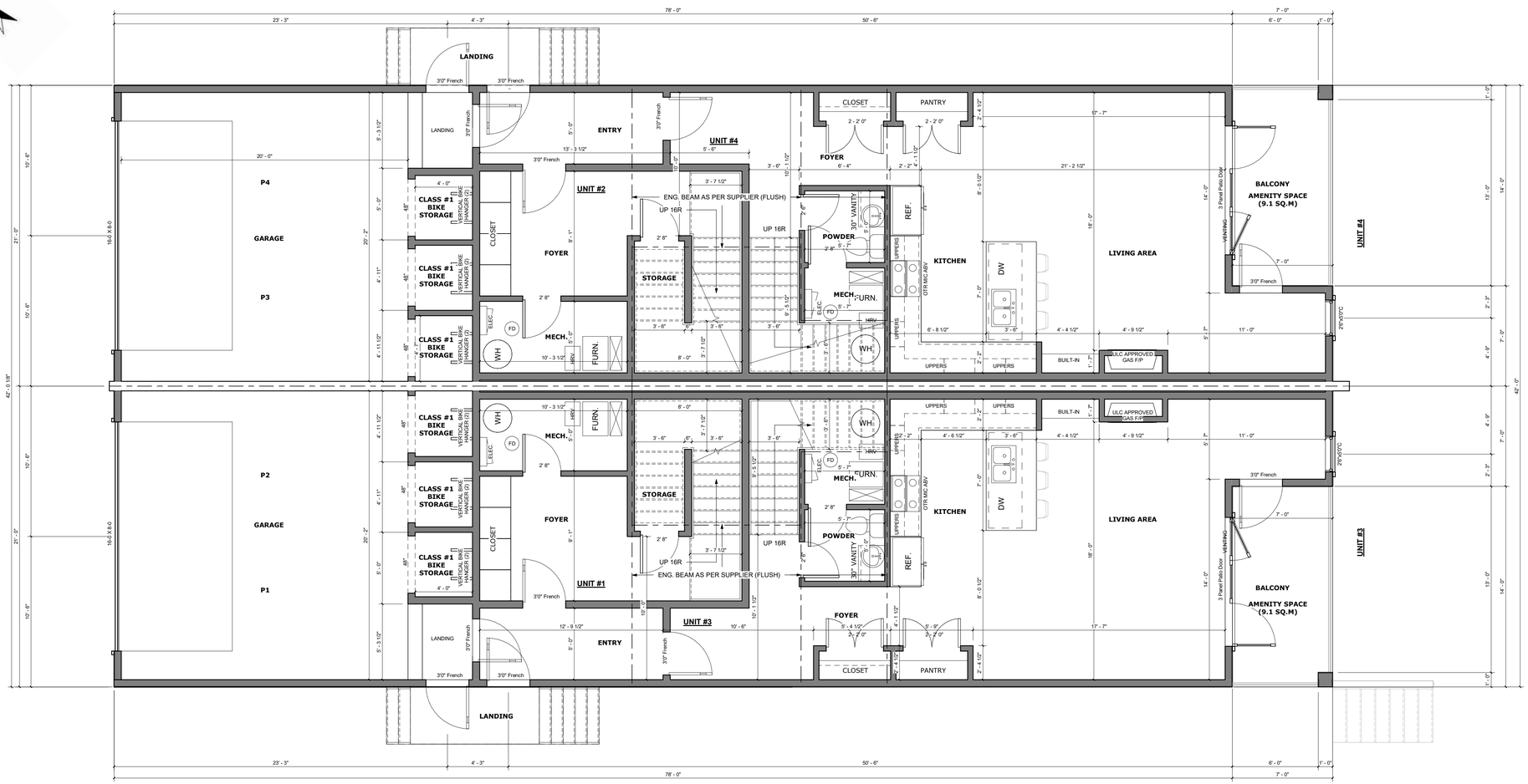
LAST REVISION BY:

PRINTED: 2026-06-18 12:26:50 PM

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

PAGE: **A-1.1**

SDAB2026-0163



MAIN FLOOR PLAN

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

9' - 1 1/8" MAIN FLOOR

GENERAL NOTES:

MAIN FLOOR AREA
UNIT #1 - 357.95 SQ.FT.
UNIT #2 - 357.95 SQ.FT.
UNIT #3 - 804.05 SQ.FT.
UNIT #4 - 804.05 SQ.FT.

ATTACHED GARAGE FLOOR AREA
TOTAL - 1050.00 SQ.FT.

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

-ENSURE HEADROOM AT ELEC. PANEL IS MIN 6'-6" AND HAS 39" CLEARANCE.
-EXACT FURNACE & HWT LOCATION & ORIENTATION TO BE DETERMINE BY HEATING CONTRACTOR. RADON PIPING LOCATION TBD ON SITE.

WITH LIFEBREATH RNC 205 HEAT RECOVERY VENTILATION
(SEE SPEC. FOR DETAILS A-5.3)

LENNOX FURNACE WITH AFUE Rating of 95% - 98.7%

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

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	17/04/25	DP PLAN	T.Y.
02.	00.00.00	--	--
03.	00.00.00	--	--
04.	00.00.00	--	--
05.	00.00.00	--	--
06.	00.00.00	--	--

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MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED
DWELLING #1

PROJECT NUMBER:	10 - 25
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	*
SCALE:	1/4" = 1'-0"

DRAWING SET:

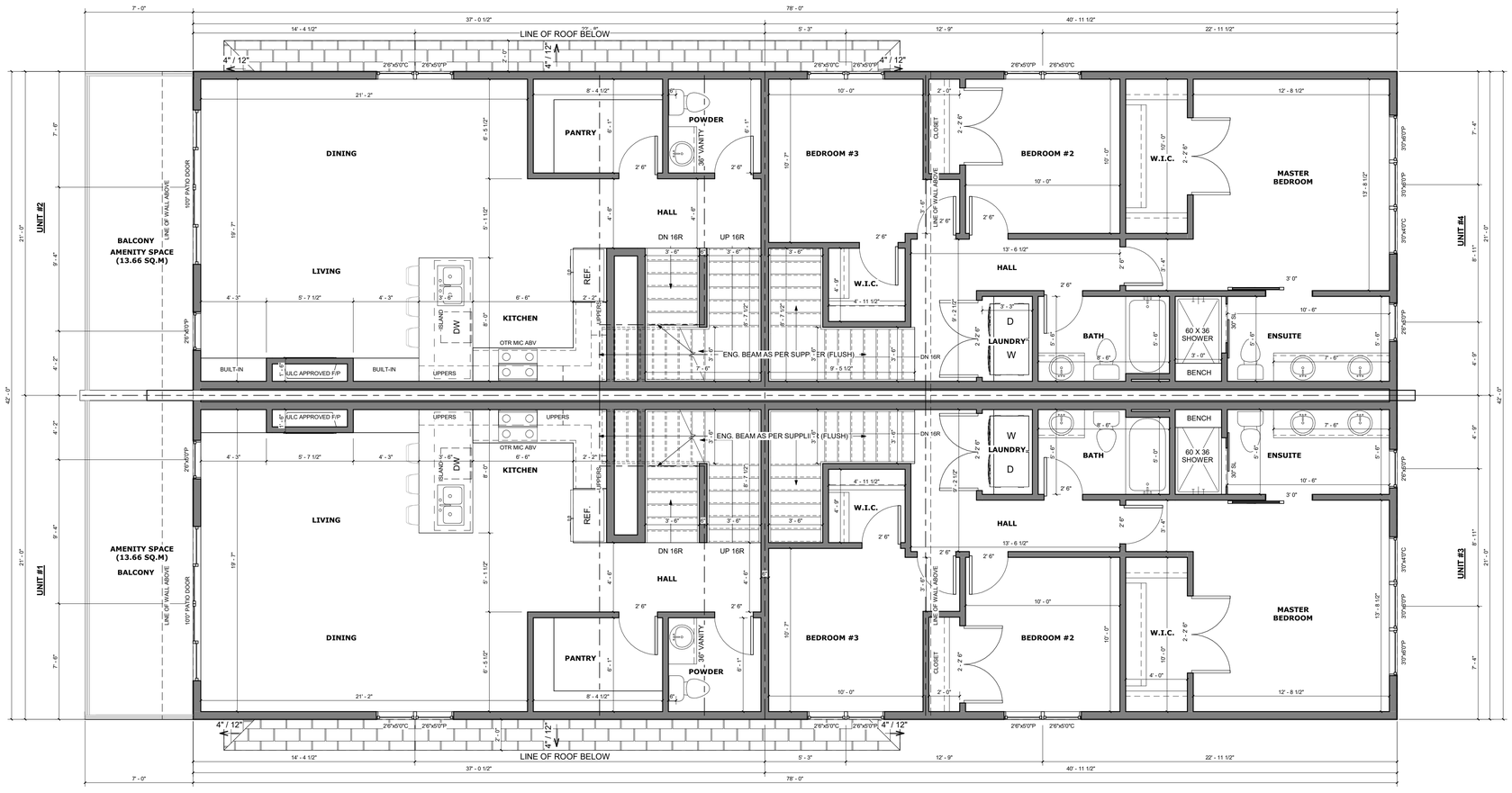
SHEET NAME:
Main Floor Plan

PAGE: **A-1.2**

AMENDED DRAWINGS
DP No — Date Received
DP2025-02461 — JUL 27 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

SDAB2026-0163



UPPER FLOOR AREA
UNIT #1 - 777.88 SQ.FT.
UNIT #2 - 777.88 SQ.FT.
UNIT #3 - 860.13 SQ.FT.
UNIT #4 - 860.13 SQ.FT.

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

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

9' - 1 1/8" UPPER FLOOR

JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS
DP No: DP2025-02461
Date Received: JUL 27 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #1

PROJECT NUMBER:
10 - 25

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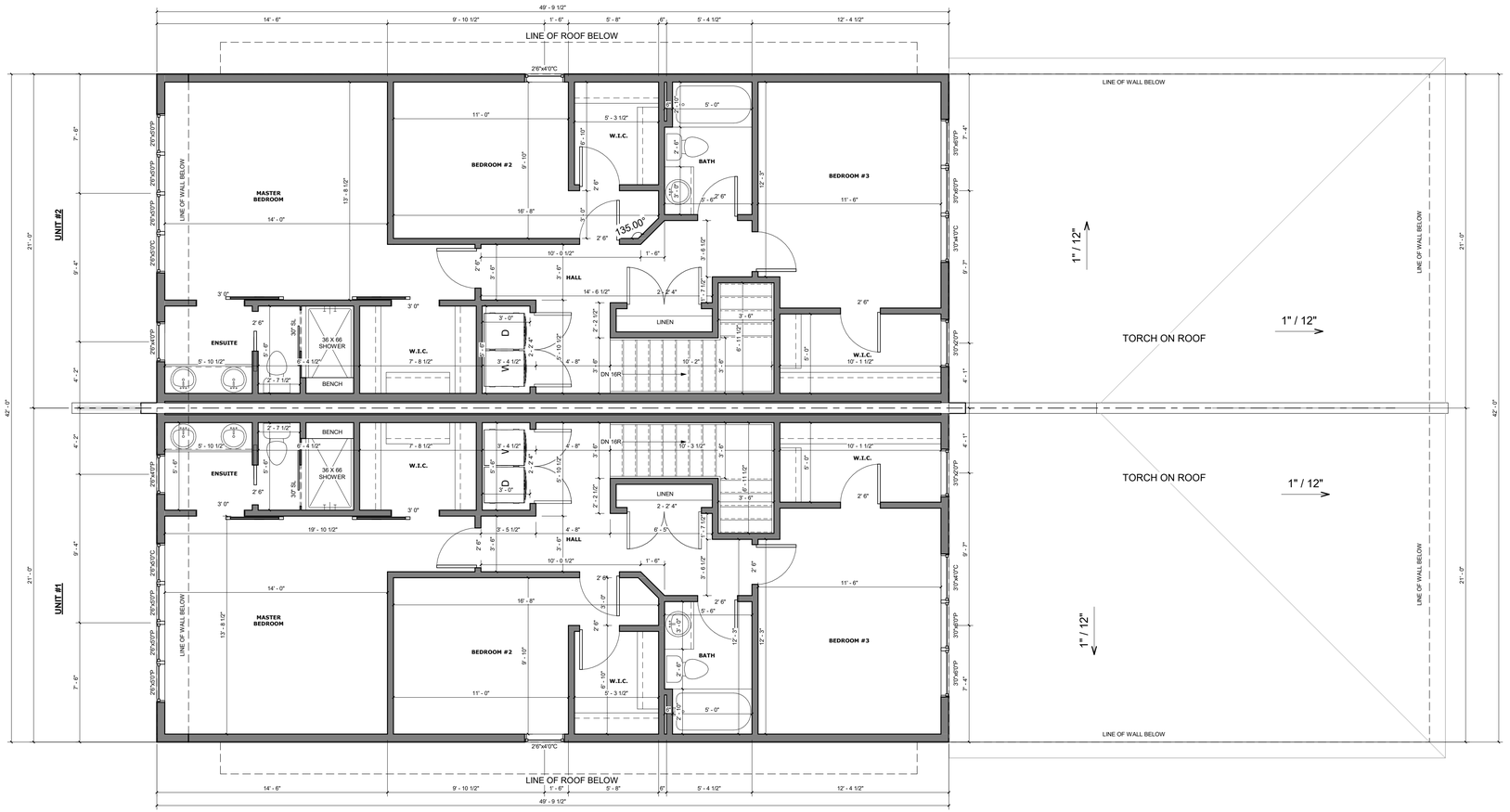
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DRAWING SET:

SHEET NAME:
Upper Floor Plan

DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
PRINTED: 2026-06-18 12:26:52 PM
SCALE: 1/4" = 1'-0"
PAGE: **A-1.3**



LOFT FLOOR AREA
UNIT #1 - 1045.63 SQ.FT.
UNIT #2 - 1045.63 SQ.FT.

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

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

8' - 1 1/8" LOFT FLOOR

JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS

DP No	Date Received
DP2025-02461	JUL 27 2026

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #1

PROJECT NUMBER:
10 - 25

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DRAWING SET:

SHEET NAME:
Loft Floor Plan

DESIGN BY: JT

DRAWN BY: JT

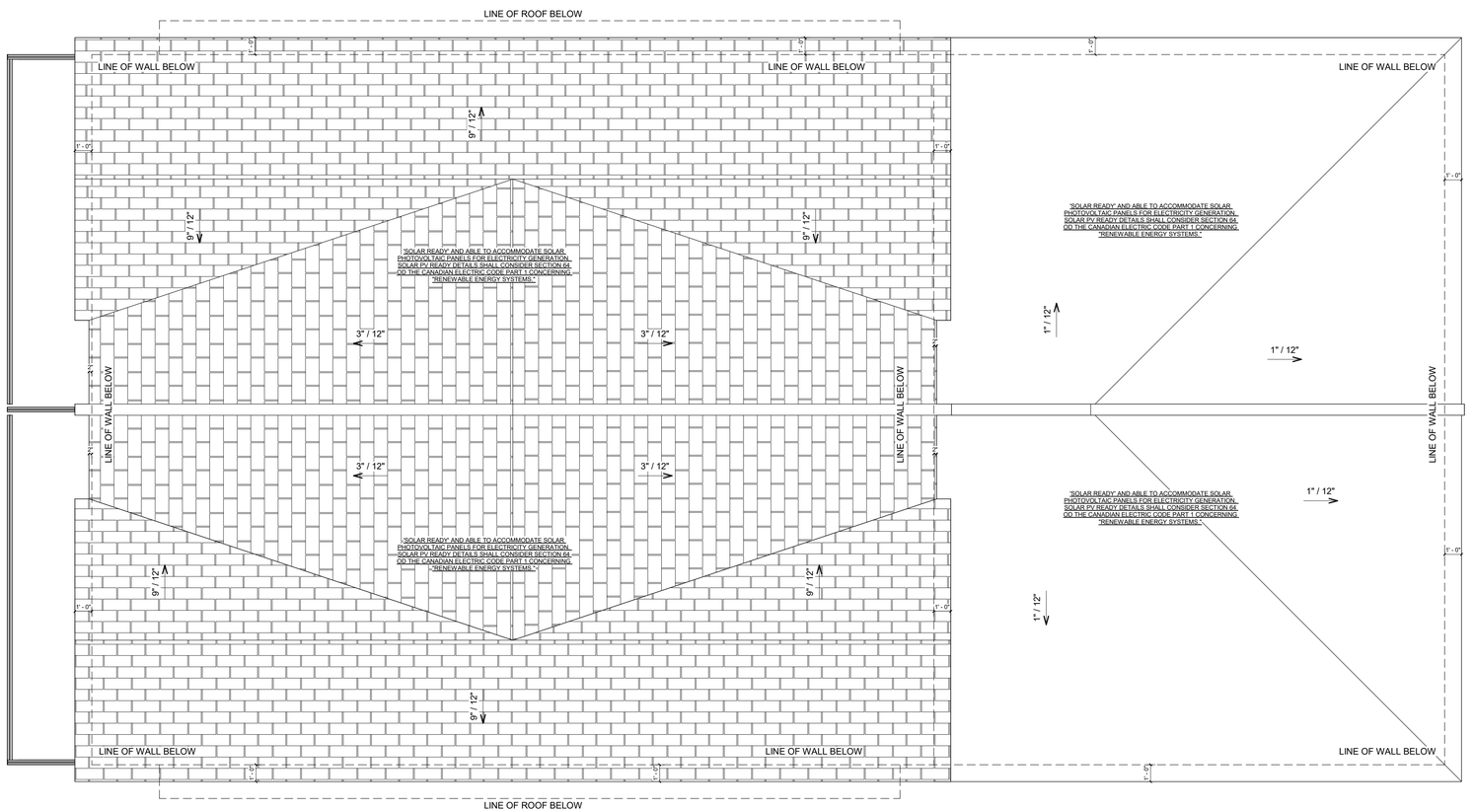
LAST REVISION BY:

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

PAGE: **A-1.4**

SDAB2026-0163



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

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

JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS

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DP2025-02461	JUL 27 2026

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MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #1

PROJECT NUMBER:
10 - 25

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DRAWING SET:

SHEET NAME:
Roof Plan

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-06-18 12:26:53 PM

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

PAGE: **A-1.5**

SDAB2026-0163

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 6" ALUMINUM FASCIA - BLACK
3. BOARD & BATTEN FINISH - DARK GREY
4. SMART BOARD - DARK GREY
5. SIDING FINISH - WHITE
6. CONCRETE PARGING



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

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

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 6" ALUMINUM FASCIA - BLACK
3. BOARD & BATTEN FINISH - DARK GREY
4. SMART BOARD - DARK GREY
5. SIDING FINISH - WHITE
6. CONCRETE PARGING



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

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

JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS
DP No: DP2025-02461
Date Received: JUL 27 2026
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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #1

PROJECT NUMBER:
10 - 25

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DRAWING SET:

SHEET NAME:
Front & Rear Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-06-18 12:26:58 PM

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

PAGE: **A-2.0**

SDAB2026-0163

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 6" ALUMINUM FASCIA - BLACK
3. BOARD & BATTEN FINISH - DARK GREY
4. SMART BOARD - DARK GREY
5. SIDING FINISH - WHITE
6. CONCRETE PARGING

WINDOW CALCULATION :
@ 1.22m LIMITING DISTANCE

WALL AREA = 2343.04 SQ. FT.
WINDOW AREA = 131.23 SQ. FT.
TOTAL: 131.23 / 2343.04 = 5.60%

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



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

GENERAL NOTES:

AMENDED DRAWINGS
DP No: DP2025-02461
Date Received: JUL 27 2026
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MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #1

PROJECT NUMBER:
10 - 25

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DRAWING SET:

SHEET NAME:
Left Elevation

DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
PRINTED: 2026-06-18 12:27:05 PM
SCALE: 1/4" = 1'-0"
PAGE: A-2.1

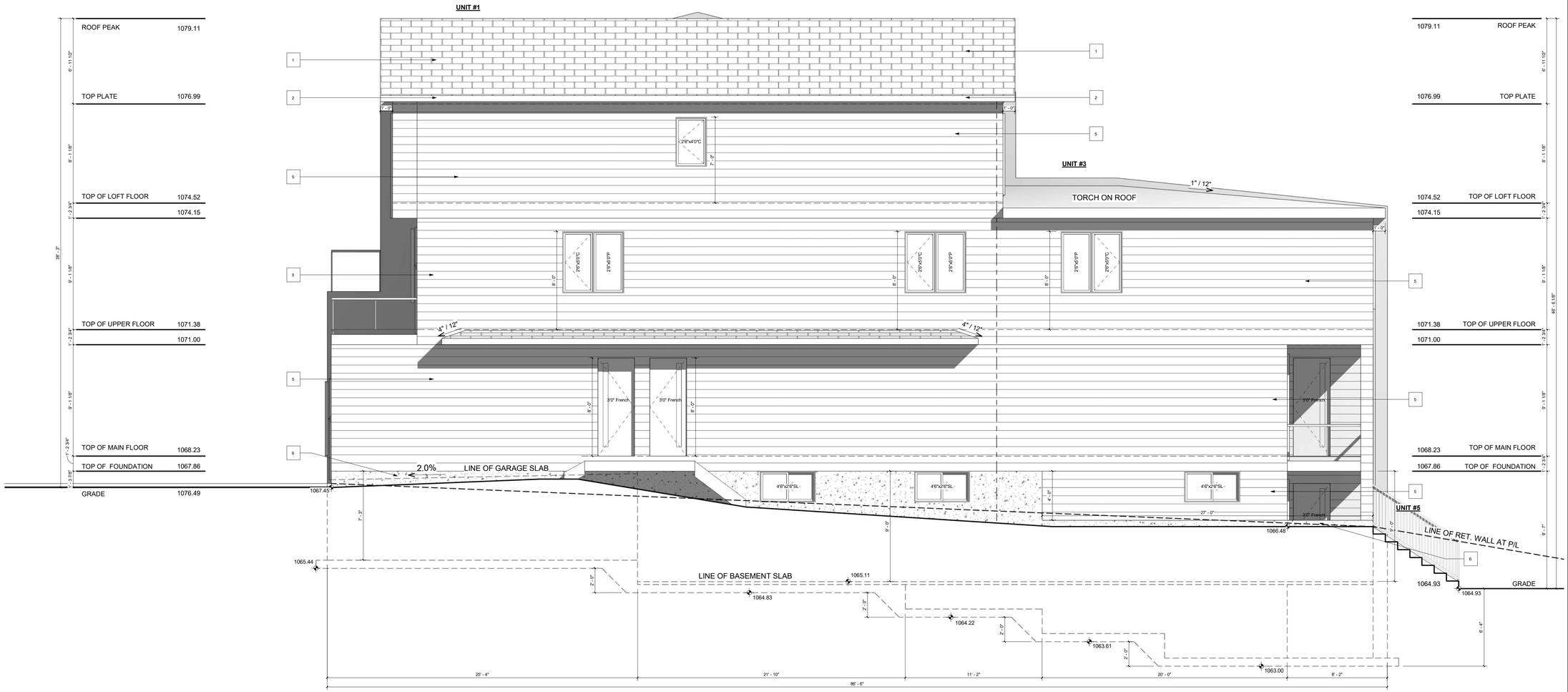
EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	6" ALUMINUM FASCIA - BLACK
3	BOARD & BATTEN FINISH - DARK GREY
4	SMART BOARD - DARK GREY
5	SIDING FINISH - WHITE
6	CONCRETE PARGING

WINDOW CALCULATION :
@ 1.22m LIMITING DISTANCE

WALL AREA = 2343.04 SQ. FT.
WINDOW AREA = 131.23 SQ. FT.
TOTAL: 131.23 / 2343.04 = 5.60%

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



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

SDAB2026-0163

JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS
DP No: DP2025-02461
Date Received: JUL 27 2026
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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #1

PROJECT NUMBER:
10 - 25

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DRAWING SET:

SHEET NAME:
Right Elevation

DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
PRINTED: 2026-06-18 12:27:11 PM
SCALE: 1/4" = 1'-0"
PAGE: **A-2.2**









LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Loft Floor Plan
A-1.5	Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left Elevation
A-2.2	Right Elevation

UNIT #1 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	357.95 SQ.FT.
UPPER FLOOR PLAN:	777.88 SQ.FT.
LOFT FLOOR PLAN:	1045.63 SQ.FT.
TOTAL:	2181.48 SQ.FT.

UNIT #2 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	357.95 SQ.FT.
UPPER FLOOR PLAN:	777.88 SQ.FT.
LOFT FLOOR PLAN:	1045.63 SQ.FT.
TOTAL:	2181.48 SQ.FT.

UNIT #3 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	804.05 SQ.FT.
UPPER FLOOR PLAN:	860.13 SQ.FT.
TOTAL:	1664.18 SQ.FT.

UNIT #4 AREA:

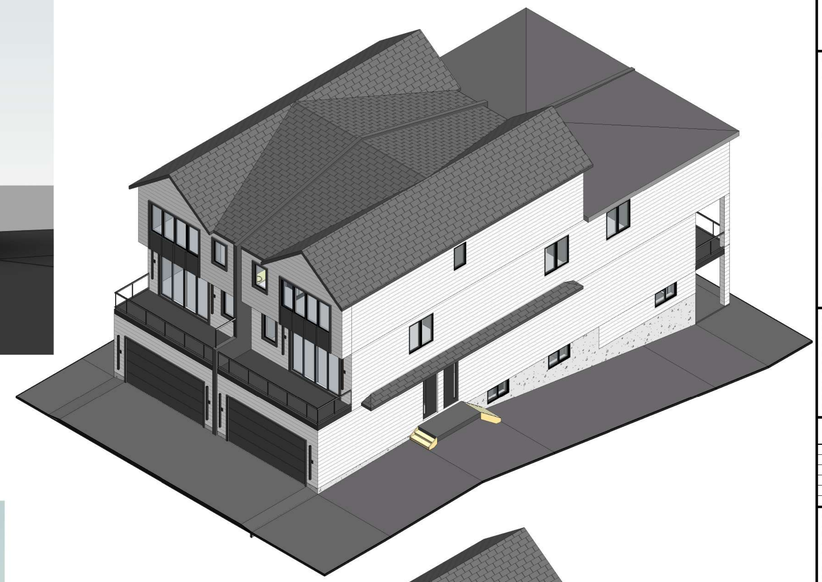
BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	804.05 SQ.FT.
UPPER FLOOR PLAN:	860.13 SQ.FT.
TOTAL:	1664.18 SQ.FT.

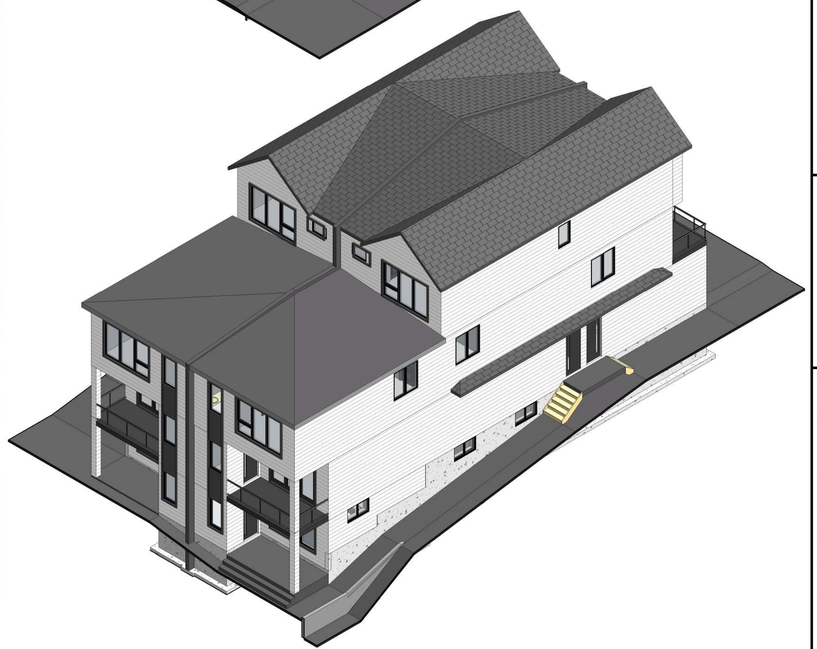
UNIT #5 AREA:

BASEMENT:	1162.00 SQ.FT.
TOTAL:	1162.00 SQ.FT.

UNIT #6 AREA:

BASEMENT:	1162.00 SQ.FT.
TOTAL:	1162.00 SQ.FT.





JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS

DP No	Date Received
DP2025-02461	JUL 27 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #2

PROJECT NUMBER:
10 - 25

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DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

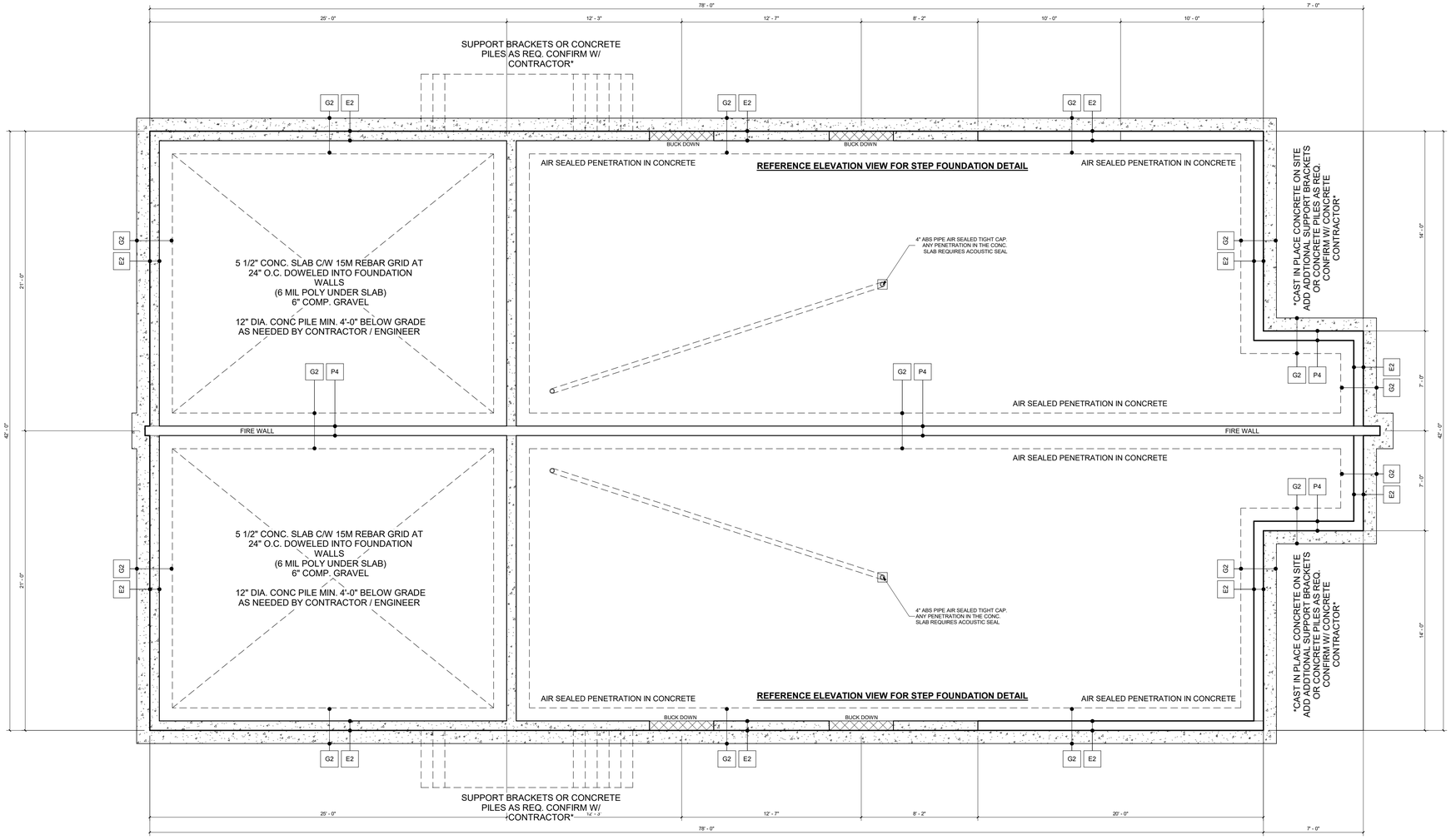
DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-06-18 12:19:44 PM

SCALE:

PAGE: **A-0.0**



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

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

JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS
DP No: DP2025-02461
Date Received: JUL 27 2026
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MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #2

PROJECT NUMBER:
10 - 25

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DRAWING SET:

SHEET NAME:
Foundation Plan

DESIGN BY: JT

DRAWN BY: JT

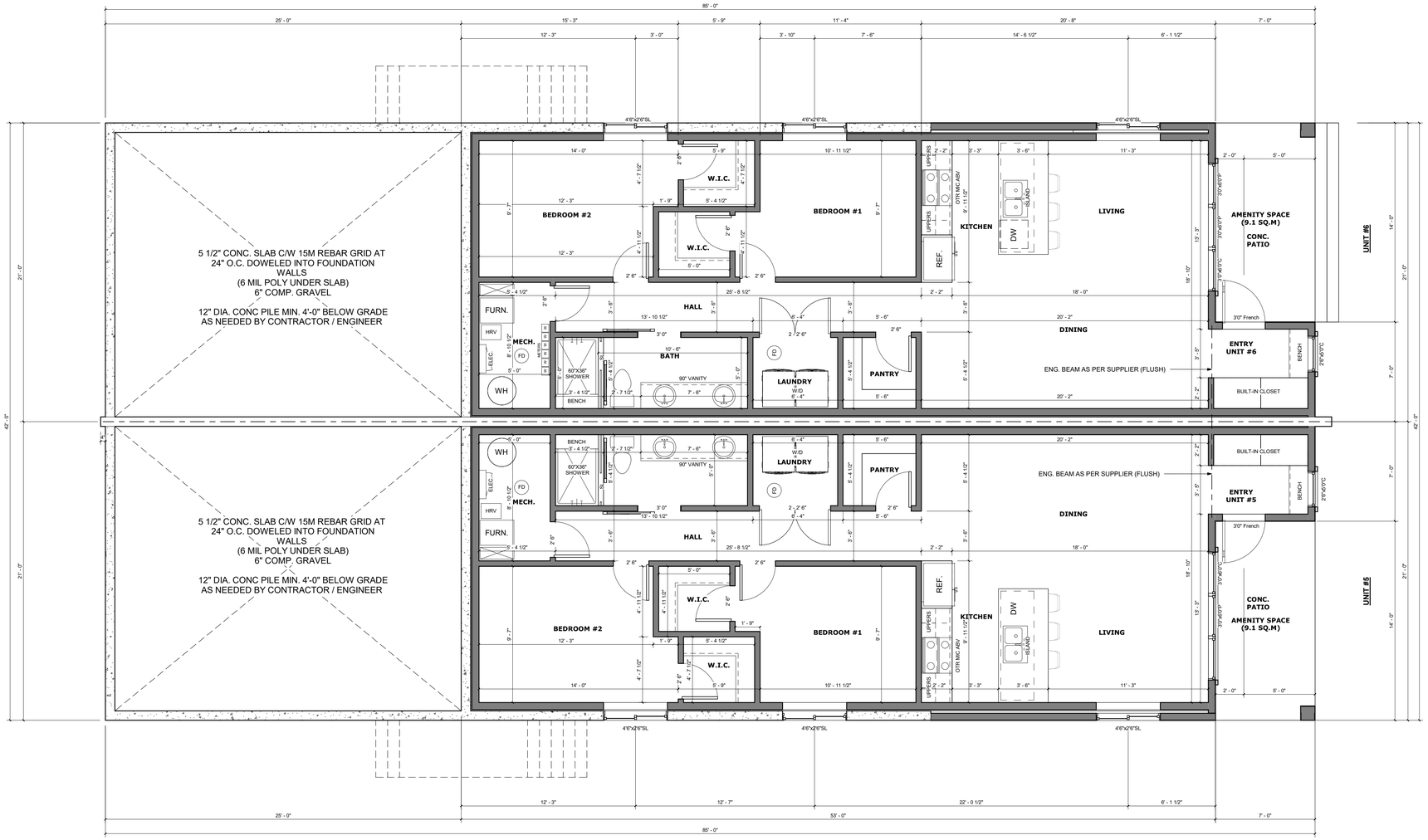
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SCALE: 1/4" = 1'-0"

PAGE: **A-1.0**

SDAB2026-0163



BASEMENT FLOOR AREA
UNIT #5 - 1162.00 SQ.FT.
UNIT #6 - 1162.00 SQ.FT.

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

9'-0" BASEMENT FLOOR

JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS
DP No: DP2025-02461
Date Received: JUL 27 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #2

PROJECT NUMBER:
10 - 25

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SHEET NAME:
Basement Plan

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

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

PAGE: **A-1.1**

SDAB2026-0163



MAIN FLOOR PLAN

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

9' - 1 1/8" MAIN FLOOR

GENERAL NOTES:

MAIN FLOOR AREA
UNIT #1 - 357.95 SQ.FT.
UNIT #2 - 357.95 SQ.FT.
UNIT #3 - 804.05 SQ.FT.
UNIT #4 - 804.05 SQ.FT.

ATTACHED GARAGE FLOOR AREA
TOTAL - 1050.00 SQ.FT.

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

-ENSURE HEADROOM AT ELEC. PANEL IS MIN 6'-6" AND HAS 39" CLEARANCE.
-EXACT FURNACE & HWT LOCATION & ORIENTATION TO BE DETERMINE BY HEATING CONTRACTOR. RADON PIPING LOCATION TBD ON SITE.

WITH LIFEBREATH RNC 205 HEAT RECOVERY VENTILATION
(SEE SPEC. FOR DETAILS A-5.3)

LENNOX FURNACE WITH AFUE Rating of 95% - 98.7%

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

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MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED
DWELLING #2

PROJECT NUMBER:	10 - 25
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	*
SCALE:	1/4" = 1'-0"

DRAWING SET:

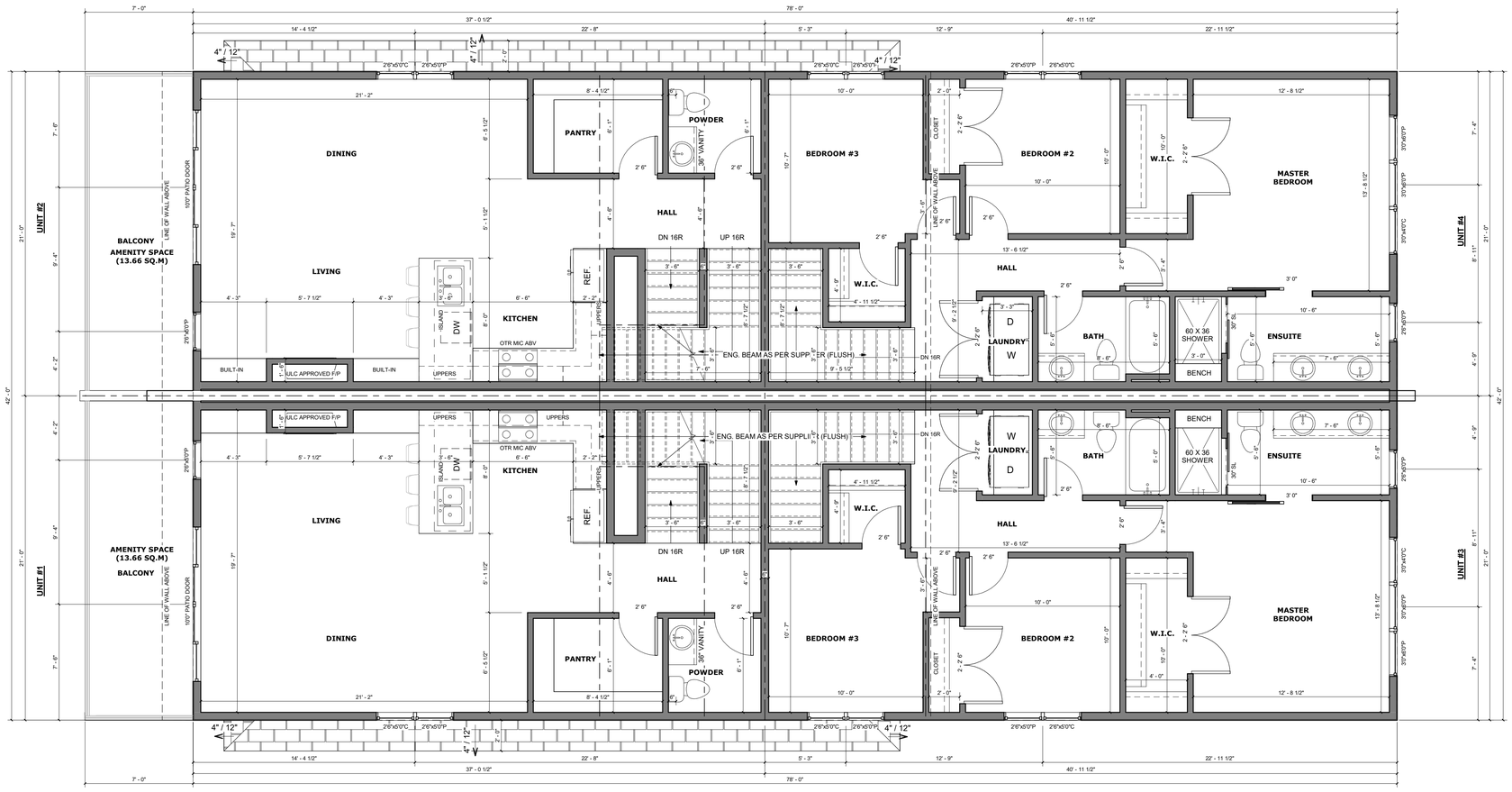
SHEET NAME:
Main Floor Plan

PAGE: **A-1.2**

AMENDED DRAWINGS
DP No: DP2025-02461
Date Received: JUL 27 2026
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UPPER FLOOR AREA
UNIT #1 - 777.88 SQ.FT.
UNIT #2 - 777.88 SQ.FT.
UNIT #3 - 860.13 SQ.FT.
UNIT #4 - 860.13 SQ.FT.

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

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

9' - 1 1/8" UPPER FLOOR

JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS
DP No: DP2025-02461
Date Received: JUL 27 2026
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MUNICIPAL ADDRESS:
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CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #2

PROJECT NUMBER:
10 - 25

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SHEET NAME:
Upper Floor Plan

DESIGN BY: JT
DRAWN BY: JT
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PAGE: **A-1.3**

SDAB2026-0163



LOFT FLOOR AREA
UNIT #1 - 1045.63 SQ.FT.
UNIT #2 - 1045.63 SQ.FT.

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

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

8' - 1 1/8" LOFT FLOOR

JTA DESIGN + PERMITS

GENERAL NOTES:

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CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #2

PROJECT NUMBER:
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DRAWING SET:

SHEET NAME:
Loft Floor Plan

DESIGN BY: JT

DRAWN BY: JT

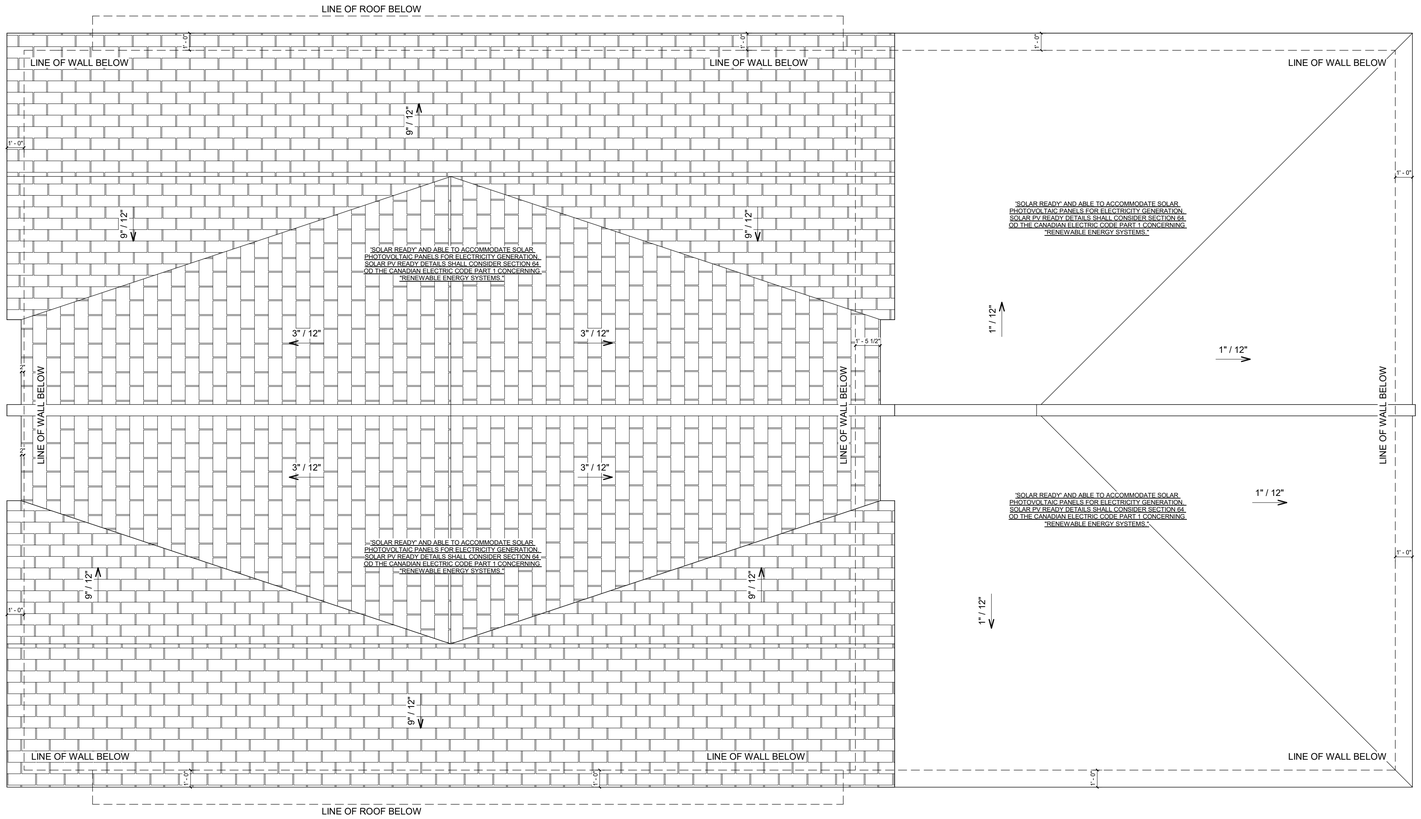
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PAGE: **A-1.4**

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

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

JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS

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CALGARY, ALBERTA

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PROPOSED DWELLING #2

PROJECT NUMBER:
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DRAWING SET:

SHEET NAME:
Roof Plan

DESIGN BY: JT

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

PAGE: **A-1.5**

SDAB2026-0163

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 6" ALUMINUM FASCIA - BLACK
3. BOARD & BATTEN FINISH - DARK GREY
4. SMART BOARD - DARK GREY
5. SIDING FINISH - WHITE
6. CONCRETE PARGING



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

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

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 6" ALUMINUM FASCIA - BLACK
3. BOARD & BATTEN FINISH - DARK GREY
4. SMART BOARD - DARK GREY
5. SIDING FINISH - WHITE
6. CONCRETE PARGING



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

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

JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS
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MUNICIPAL ADDRESS:
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CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #2

PROJECT NUMBER:
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DRAWING SET:

SHEET NAME:
Front & Rear Elevation

DESIGN BY: JT

DRAWN BY: JT

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PRINTED: 2026-06-18 12:19:54 PM

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

PAGE: **A-2.0**

SDAB2026-0163

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 6" ALUMINUM FASCIA - BLACK
3. BOARD & BATTEN FINISH - DARK GREY
4. SMART BOARD - DARK GREY
5. SIDING FINISH - WHITE
6. CONCRETE PARGING

WINDOW CALCULATION :
@ 1.22m LIMITING DISTANCE

WALL AREA = 2343.04 SQ. FT.
WINDOW AREA = 131.23 SQ. FT.
TOTAL: 131.23 / 2343.04 = 5.60%

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



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

SDAB2026-0163

JTA DESIGN + PERMITS

GENERAL NOTES:

AMENDED DRAWINGS
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MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #2

PROJECT NUMBER:
10 - 25

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DRAWING SET:

SHEET NAME:
Left Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

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

PAGE: **A-2.1**

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	6" ALUMINUM FASCIA - BLACK
3	BOARD & BATTEN FINISH - DARK GREY
4	SMART BOARD - DARK GREY
5	SIDING FINISH - WHITE
6	CONCRETE PARGING

WINDOW CALCULATION :
@ 1.22m LIMITING DISTANCE

WALL AREA = 2343.04 SQ. FT.
WINDOW AREA = 131.23 SQ. FT.
TOTAL: 131.23 / 2343.04 = 5.60%

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



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

SDAB2026-0163

JTA DESIGN + PERMITS

GENERAL NOTES:

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MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED DWELLING #2

PROJECT NUMBER:
10 - 25

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DRAWING SET:

SHEET NAME:
Right Elevation

DESIGN BY: JT

DRAWN BY: JT

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

PAGE: **A-2.2**