

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

DATE: July 10, 2025	APPEAL NO.: SDAB2025-0076 FILE NO.: DP2024-08383
APPEAL BY: Monika Maliczewska & Artur Maliczewski	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage) was approved at <u>4639 81 Street NW</u>.	LAND USE DESIGNATION: R-CG Discretionary
COMMUNITY OF: Bowness	DATE OF DECISION: May 16, 2025
APPLICANT: Paul Olsen	OWNERS: Davinder Kaur Nijjar & Harmanjit Singh

Notes:

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

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

Municipal Address of Site Under Appeal [required]	4639 81 Street NW
Development Permit/Subdivision Application/File Number [required]	DP2024-08383
Name of Appellant [required]	Monika Maliczewska, Artur Maliczewski
Agent Name (if applicable)	
Street Address [required]	4641 81 Street NW
hdnFullAddress	4641 81 Street NW Calgary AB T3B2P5
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T3B 2P5
Residential Phone # [required]	(403) 295-2035
Business Phone #	
Email Address [required]	monia40n@gmail.com

APPEAL AGAINST

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

Development Permit Approval

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

- A proposed development lacks adequate parking spaces to accommodate the potential residents. There will be 8 units in proposed project (according to floor plans), adding minimum 8 additional cars to the area. Even if four proposed garages will be used for car parking, there will be not enough space in front of the new project for four cars. Street in front of the building is 50' in length, average personal car length is 15' (considering that everyone will have a small car), that gives only three, tide parking spots in front. Potentially there might be even 16 additional cars, looking for a parking spot, as usually units like that have 2 cars per unit and there is no city requirement that garages must be used for parking cars, so in reality most of the time they are used for storage.

- Overshadowing neighbouring properties. Proposed buildings are 4 m closer to the street than adjacent properties. This not only will compromise aesthetic of the street, but most of all it will significantly overshadow our property and other neighbouring properties, reducing their values as well.

- Garbage, blue and green bins. Bin is 30 inch wide. On a blue, green bin pick up day, there will be 16 bins at the back, which gives us 40' of space, plus they have to be 2' apart by city requirement, which adds 14 additional needed spaces 2' wide each. Altogether residents will need 68 feet to put out blue and green bins, back line for this property is 50 feet.

Addition attached.

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

Estimated Presentation Time about 15 - 20 min

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

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

If yes, what are the issues?

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

If yes, how many will you be bringing? 2

I confirm and acknowledge that

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

Submission Date

2025-06-10 21:38:29 MST

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

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

Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

There are many concerns for us as residents regarding the size, impact, and safety risks associated with this project.

The proposed project significantly exceeds the capacity of the land. Attempting to fit two duplexes and four garages onto a parcel that is appropriately sized for one duplex creates an overcrowded and disproportionate development. Such overdevelopment not only disrupts the balance of the community but also strains the infrastructure designed for smaller-scale use.

Moreover, the proximity of the inner duplex to other structures presents a heightened fire risk. Additionally, attaching garages to the property's fence line exacerbates this risk, as it could allow fires to spread rapidly between properties. The safety of both current and future residents is jeopardized by this design.

Additionally, the development lacks adequate parking spaces to accommodate the potential residents. With up to eight potential rental units planned, there could be an additional 16 vehicles, not including visitors, contributing to street congestion. This parking shortage will create significant challenges for both residents of the developments and neighbouring properties, leading to potential disputes and safety concerns.

The nature of Bowness is a key contributor to the community lifestyle. The construction process will require the removal of many trees, which serve as a vital part of the local ecosystem. These trees provide shade, improve air quality, and contribute to the neighbourhood's charm and liability. Destroying them for an oversized development is detrimental to both the environment and the community's character.

Furthermore, the height and density of the proposed buildings will obstruct existing views, reducing the aesthetic value and desirability of neighbouring properties. This alteration is sightline negatively impacts the quality of life for residents and diminishes property values.

For the reasons outlined above, we strongly urge a strong consideration to oppose this development project. The scale and design of the proposal are incompatible with the available land and surrounding community. We advocate for a revised plan that aligns with the site's limitations, prioritizes safety, preserves environmental features, and maintains harmony with the neighbourhood's existing infrastructure and character.

Introductory Statement

Thank you for the opportunity to voice our concerns about proposed development at 4639 81 street nw. We trust that the board will notice all the issues and will understand all our concerns.

We understand that there is a need to move forward with higher density in the city, but the proposal of two duplexes and four garages on a 50' wide lot, in the middle of the block is way too aggressive of a change, favoring rather high outcome for the investor, than well-being of the community. It will replace green space simply with concrete. It will disrupt architectural line of the whole street with front duplex moved significantly toward street. We are not opposed to change; in fact, we are representing a change. We moved to Bowness 5 years ago from single house to a half of a duplex. We were happy that the community was going in right direction, when nice duplexes were popping out in place of old houses.

Please consider also **reasons** below for our opposition to the proposed project:

1. Privacy Loss

The proposed development includes two semi-detached duplexes with a total of eight residential units. Due to the configuration and proximity of these buildings relative to neighboring properties, there is a significant concern regarding **loss of privacy**.

Modern windows allow occupants to see out at a wide angle—estimated between **130 to 150 degrees** horizontally when standing near the glass. Given the alignment of the rear windows of the front duplex and the front windows of the rear duplex, it is **highly likely that direct sightlines will exist into the windows and yards of adjacent properties**.

This creates a condition where **neighboring residents' daily routines will be visible to occupants of multiple new units**, resulting in a **tangible intrusion into personal space and enjoyment of property**. Privacy is a key component of residential enjoyment and protected under general planning principles. The proposed design violates the spirit of these principles and should be reconsidered.

Supporting guidance: The City's *Developed Areas Guidebook* highlights community concerns over **privacy and sightlines** when intensification projects are proposed.

2. Potential Impact on Property Values

There is credible concern that the proposed development may contribute to a **reduction in nearby property values**. Existing multi-unit projects of similar size and appearance within the same area (located on more desirable **corner lots**) have remained unsold on the market for

extended periods. As a result, many of these homes have defaulted to **long-term rental occupancy**.

Given that the current project is not located on a corner lot, but rather mid-block, its **marketability as individually owned units is further diminished**. The likely outcome is that the entire property will be rented out.

It is widely understood in real estate markets that **concentrations of rental units—particularly higher-density rentals—can negatively influence surrounding property values**, particularly in low-density owner-occupied neighborhoods. Increased turnover, lower maintenance standards, and transient occupancy can erode the long-term desirability of a street, leading to **downward pressure on property values** for surrounding homes. This concern is legitimate and supported by both economic analysis and observable local trends.

3. Increased Noise Disturbances

The addition of **eight new units** will substantially increase the number of people living on the property. With an estimated **two occupants per unit**, the development introduces approximately **16 new residents** to a parcel previously zoned and serviced for significantly fewer people.

Statistical data, such as those published by **Statistics Canada**, show that **renters are more likely to cause noise disturbances** than owners, with some studies indicating a **10–20% higher incidence** of noise complaints in predominantly rental areas. This is due in part to shorter tenure, reduced community ties, and lack of direct investment in the property.

This development, if rented, will disproportionately increase **traffic, late-night activity, and everyday noise levels**, including garbage handling, comings and goings, and increased sound from shared outdoor areas. This will degrade the existing quiet enjoyment of the neighborhood and negatively affect current residents' quality of life.

4. Snow Removal and Site Logistics

There is a **logistical issue concerning snow removal**, particularly on the side of the property designated for access to the rear duplex. The plans indicate that the **primary access walkway** to the rear units will run along the **same side as major utility lines** (gas, water, and heat).

There appears to be **no dedicated greenspace or clearance zone** along this pathway where snow can be deposited without obstructing access or covering utility connections. Although the current bylaw does not explicitly prohibit this design, it creates a clear **practical hazard and usability challenge** for residents and the city.

Without sufficient space to manage and store snow from this pathway, **ice buildup, blocked access, and unsafe conditions** will likely arise, particularly in heavy snowfall months common in Calgary. In addition, if homeowners/renters push snow onto adjacent properties or the alley in an attempt to resolve this, they would be in **violation of City of Calgary bylaws**, which prohibit moving snow onto neighboring land or public space.

5. Parking Issues

As previously mentioned, with the addition of **eight new units** will substantially increase the number of people residing on the property. With an estimated **two cars per unit**, the development introduces approximately **16 new vehicles** to a parcel previously zoned and serviced for significantly fewer vehicles.

Even with the addition of the 4 garage units, this will still leave 12 vehicles that will need to park elsewhere. The front of the property is only wide enough to accommodate 3 small vehicles. This will clearly be an issue in terms of parking on the street as there will be 9 vehicles left that still require parking.

6. Bowness is a unique Community

Bowness is not just a residential area; it is a **historically tight-knit, community-oriented neighbourhood** with deep social ties and a shared sense of identity. Residents of Bowness, often referred to as “Bownesians,” take pride in the area’s **small-town feel within a growing city**.

Increased infill and aggressive densification projects are actively reshaping that identity. As noted in a **CBC News article** from June 2025, Bowness residents expressed concerns that this type of development is **eroding the very relationships and culture that define the community**. One resident emphasized:

“People move to Bowness because they want that sense of community, and that bond between your neighbours and your friends. When you have such an aggressive build, you have people that don’t have that opportunity to actually build those relationships.”

— CBC News, *Bowness Residents Express Concern*, 2025 ([cbc.ca](https://www.cbc.ca))

The current proposal, featuring eight dense units on a mid-block property, reflects that same type of **aggressive infill** that has already raised concern in the area. It risks further disrupting the **interpersonal fabric and continuity of the neighbourhood** by replacing family-based, owner-occupied homes with transient, rental-heavy density.

7. Affordability Concerns and the Impact of High-Density Rentals

The City of Calgary recently undertook a significant **blanket rezoning initiative** aimed at increasing housing affordability and supply by enabling more housing types—such as rowhouses and secondary suites—on low-density residential lots. While this initiative was designed to **combat rising housing costs**, not all developments that result from it **necessarily contribute to affordability**.

This proposed build, which includes **8 units (4 primary + 4 secondary suites)** on a mid-block lot, may be perceived as an increase in housing supply—but it is unlikely to **provide affordable ownership opportunities**. Instead, it creates a **concentrated rental property**, which in practice:

- **Does not lower prices** but rather shifts housing from potential owner-occupied dwellings to **investor-owned rental units**.
- **Exacerbates affordability** by **removing entry-level ownership options** from the market.
- Encourages the **creation of high-rent, multi-unit dwellings** with little regard for long-term affordability or tenant stability.

This concern was echoed in community discourse surrounding the rezoning vote. While the City supported flexibility in development, many Calgarians expressed skepticism about whether **market-driven infill projects** like this would deliver **true affordability** or simply intensify **land value speculation and displacement**.

“Adding more units doesn’t automatically mean more affordability—it can just mean more luxury rentals and higher land prices.”

— Calgary resident testimony, City Council public hearing on rezoning, April 2024

Closing Statement

We appreciate the Board’s time and thoughtful consideration of our concerns. While we support the vision for a more inclusive and modern Calgary through gentle densification, we believe this proposal at 4639 81 Street NW represents a level of intensity that is disproportionate to the character, scale, and limitations of the lot and its surrounding homes.

This project does not reflect thoughtful integration into the community—it prioritizes investor return over livability, sustainability, and neighbourhood cohesion. It introduces significant privacy challenges, crowding, snow removal complications, and an outsized increase in occupancy density with limited infrastructure to support it. As residents of Bowness, we value progress, but we also value **balance, community connection, and responsible development**.

Bowness is not just another community. It is a place where people know their neighbours, where modest homes hold generational memories, and where development should enhance—not compromise—that unique identity. We urge the Board to consider the broader implications this development will have on the street, the residents, and the future of Bowness.

Thank you again for hearing our voices. We hope this appeal will result in a more mindful and appropriate solution for this site—one that serves both the City’s long-term goals and the community’s present well-being.

Looking forward to your decision.

Regards,

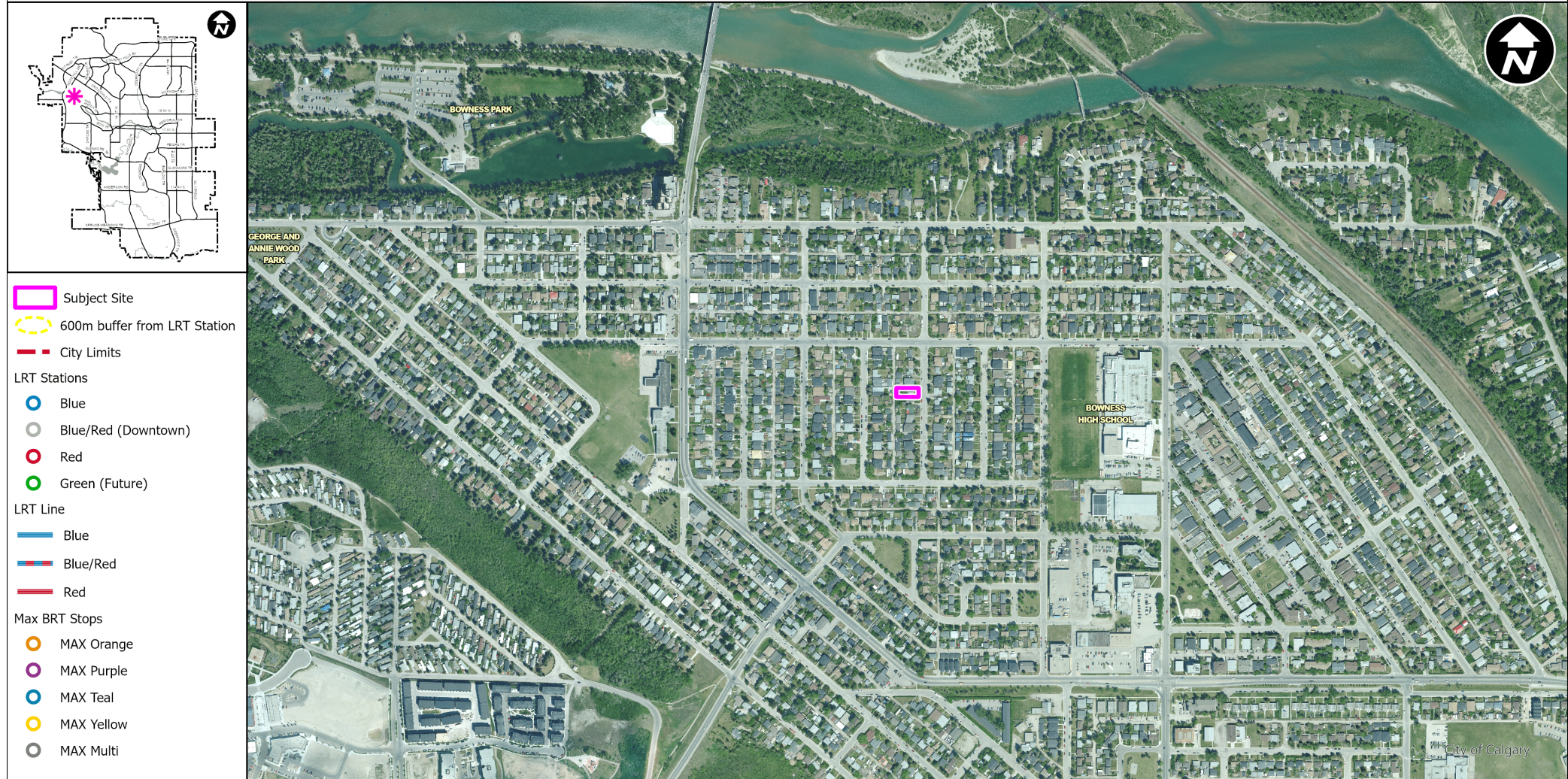
Monika Maliczewska and Artur Maliczewski - Appelants

SDAB2025-0076

References

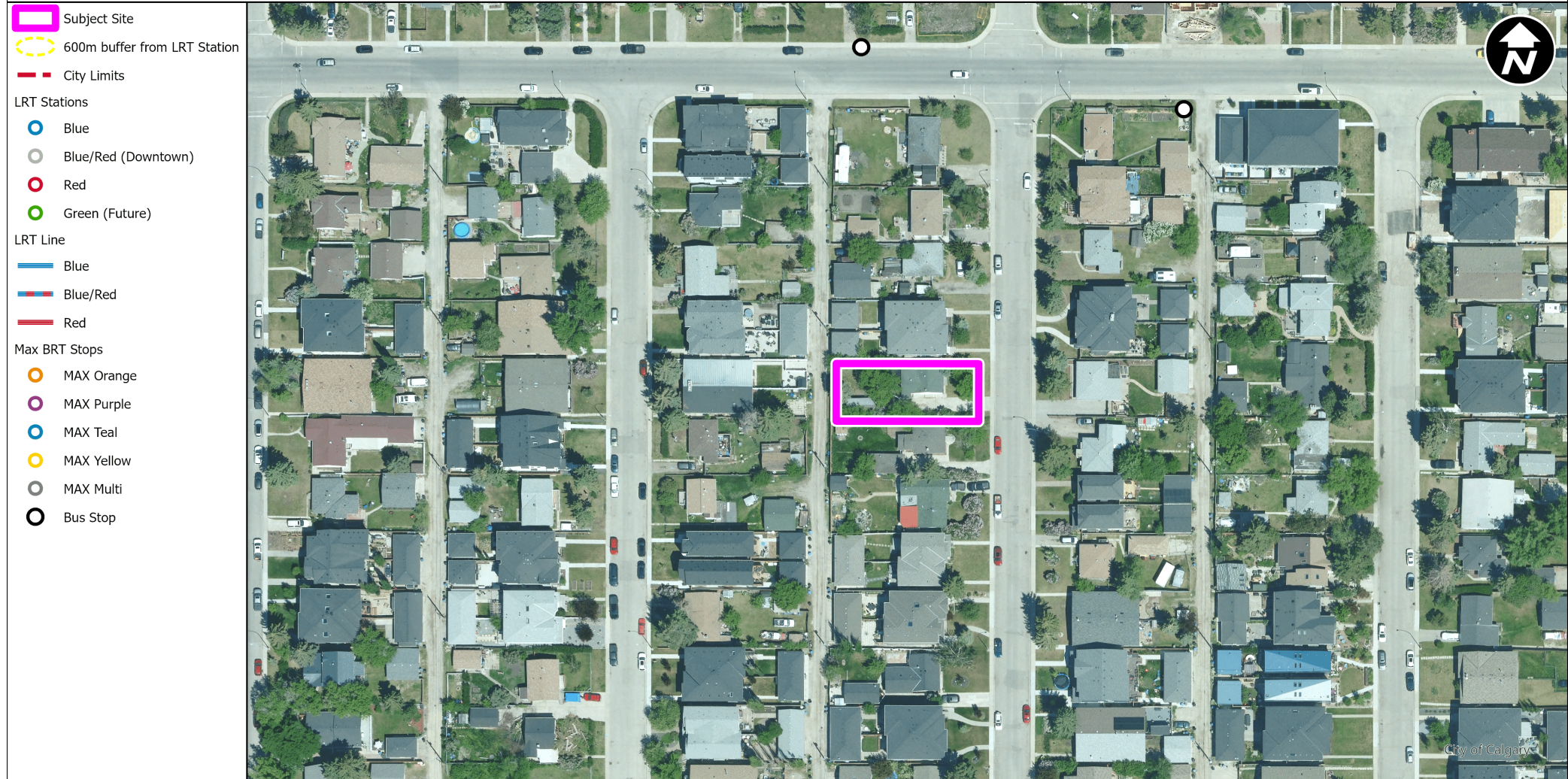
- **City of Calgary.** (n.d.). *Developed Areas Guidebook*. Planning guidelines outlining privacy, sightline, and compatibility considerations in established neighbourhoods. Retrieved from <https://www.calgary.ca>
- **Statistics Canada.** (2021). *Canadian Housing Survey: Renter and Homeowner Satisfaction*. Highlights discrepancies in neighbourhood issues (e.g., noise, litter) reported by renters vs. owners. Retrieved from <https://www.statcan.gc.ca>
- **City of Calgary.** (n.d.). *Street Bylaw 20M88, Section 67 – Snow and Ice Removal*. Defines requirements for clearing sidewalks and restrictions on snow placement. Retrieved from <https://www.calgary.ca>
- **CBC News.** (2025, June 22). *As Bowness development continues, residents reflect on changing community*. Concerns raised by residents about the effects of rapid densification on neighbourhood cohesion. Retrieved from <https://www.cbc.ca/news/canada/calgary/bownesians-population-growth-neighbourhood-1.7567542>
- **Wikipedia.** (n.d.). *Bowness, Calgary*. Overview of the history and character of the Bowness neighbourhood. Retrieved from https://en.wikipedia.org/wiki/Bowness,_Calgary
- **City of Calgary.** (2024, April). *Rezoning for Housing – Public Hearing Materials and Council Decision*. Details public commentary and policy goals related to affordability and housing diversity. Retrieved from <https://www.calgary.ca/planning/projects/rezoning-for-housing.html>
- **Canada Mortgage and Housing Corporation (CMHC).** (2025, Q1). *Rental Market Report – Calgary CMA*. Analyzes trends in vacancy rates, average rent, and affordability within the city’s rental market. Retrieved from <https://www.cmhc-schl.gc.ca>
- **City of Calgary.** (2024). *Housing Market Outlook – Calgary 2024*. Examines the impact of housing typologies (including infill) on affordability and availability. Retrieved from <https://www.calgary.ca>
- **Calgary Herald.** (2024, April 24). *City council approves blanket rezoning amid divided public response*. Reports on reactions to the city-wide rezoning initiative and affordability debate. Retrieved from <https://calgaryherald.com>

Community Context SDAB2025-0076



SDAB2025-0076

Site Context SDAB2025-0076



SDAB2025-0076

Land Use Districts SDAB2025-0076



**MU-2
f3.0
h16**

R-CG

M-C1

S-SPR

M-C1

Surrounding Land Use SDAB2025-0076





May 21, 2025

Olsen, Paul



Dear Applicant:

RE: Notification of Decision: DP2024-08383

Subject: New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)

Address: 4639 81 ST NW

This is your notification of decision by the Development Authority to approve the above noted application on May 16, 2025.

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

Development approved by this permit must commence by May 16, 2027 or the development permit shall cease to be valid. The decision will be advertised beginning May 22, 2025 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight June 12, 2025. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-620-8355 or by email at Naomi.Kunz@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Naomi Kunz
Senior Planning Technician
Planning and Development
Attachment(s)



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

DP2024-08383

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

4639 81 ST NW

Community: **Bowness**

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

and legally described as:

2660AP;14;24

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

New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)

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

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

Decision By: **Development Authority**

Date of Decision: **May 16, 2025**

Development Authority: **Melanie D Meadows**

File Manager: **Naomi Kunz**

Release Date: _____

This permit will not be valid if development has not commenced by: May 16, 2027

This Development Permit was advertised on: **May 22, 2025**

This is NOT a Building Permit

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

WARNING

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

Applicant: **Olsen, Paul**

Address:

City:

Phone: [REDACTED]



DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2024-08383

Complete Address and Legal Description listing for Development Permit DP2024-08383

Address Type	Address	Legal Description
Building	4639 81 ST NW	
Parcel	4639 81 ST NW	2660AP;14;24



Conditions of Approval – Development Permit

Application Number:	DP2024-08383
Application Description:	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	4639 81 ST NW
Community:	BOWNESS
Applicant:	Olsen, Paul
Planning:	NAOMI KUNZ 403-620-8355 Naomi.Kunz@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@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. Remit a performance security deposit (certified cheque, bank draft) of \$9,250.00 for the removal and rehabilitation of the existing driveway crossing on 81 Street NW within the public right-of-way.

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

Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

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

3. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m², the applicant may:
 - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
 - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
 - c. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

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

4. Amend the plans to:
Waste & Recycling Services Multi-Family
 - a) Reduce number of containers to 8.
 Multi-family residential dwelling units produce 0.23m³ of combined waste per week. This application of 8 dwelling units is expected to produce 1.8m³ of material per week.
To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.
5. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

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

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

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

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

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

6. Amend plans to add a note as follows:

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

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

7. Fire - Access Part 9 Building

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

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

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

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

8. Fire - Primary Fire Access Route Design

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

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

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

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

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

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

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

Page 3 of 10

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

Utility Engineering

13. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
14. 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.

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

Page 4 of 10

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

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

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

Page 5 of 10

Advisory Comments

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

Planning

19. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
20. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
21. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
22. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
23. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

Utility Engineering

24. The developer is responsible for ensuring that:
 - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.
 - b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted

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

Page 6 of 10

by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.

d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

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

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

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

27. Fire - Building Size and Construction Relative to Occupancy

3.2.2.10. Streets

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

of Articles 3.2.5.4. and 3.2.5.5. for access routes.

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

Subsection 3.2.5. is permitted to be considered a street.

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

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

Page 7 of 10

street or streets.

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

For context:

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

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

1.3.3.4. Building Size Determination

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

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

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

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

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

Note:

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

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

29. A new water connection is required to service the development and is available from 81 ST NW.
30. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an

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

exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

31. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
32. Redundant services are to be disconnected at the source and new service installed at the owners expense.
33. Each unit must be individually metered.
34. Ensure that the water service separation from the foundation wall or piles is:
 - a. 4.0m (100mm service or larger), or
 - b. 3.0m (50mm service or smaller), or
 - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
35. The applicant must apply for water and sewer connections as per City Standards.
36. A new sanitary connection is required to service the development and is available from 81 ST NW.
37. Storm sewers are unavailable for connection.
38. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
39. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
40. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
41. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
42. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
43. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever

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

Page 9 of 10

is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

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

OR

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

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



The City of Calgary

Planning and Development Services

Development and Subdivision Application Services

Reasons for Approval for DP2024-08383

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

Scope and Process

Development Scope:

The application is for two Semi-detached Dwellings separated by a courtyard with four Secondary Suites located at 4639 81 Street NW in the community of Bowness. The site is surrounded by low density residential development in all directions. Primary vehicular access for adjacent residences along 81 St NW is from both the lane and street.

Circulation and Notice Posting:

The following referees were circulated:

1. **Public Infrastructure** – Off-site Levy required, see Prior to Release requirements.
2. **Utility Engineering** – Comments provided.
3. **ENMAX** – Application reviewed; no conflicts identified.
4. **Ward 1 Councillor** – No comments received.
5. **Bowness Community Association** – No comments received.
6. **Notice Posting** - As per Land Use Bylaw requirements, the application was notice posted for a 1-week period. 2 responses were received in opposition to the proposal with the following concerns raised:
 - The project exceeds the capacity of the land which is more appropriately sized for one duplex. Overdevelopment will disrupt the balance of the community and strains the existing infrastructure.
 - Proximity of the rear building to other structures presents a heightened fire risk. Setback of the garage increases this risk.
 - Removal of trees will have negative impact on the environment and community character.
 - The height of the proposed development will obstruct views and reduce aesthetic value of the neighbouring properties.
 - Privacy, shadowing, and building massing will impact surrounding properties.

These comments were addressed by requesting the applicant to submit amended drawings that indicated:



The City of Calgary

Planning and Development Services

Development and Subdivision Application Services

- Council approved *Rezoning for Housing* which made the base residential district R-CG as a means to gently increase density in the Developed Area. The R-CG district accommodates a variety of grade-oriented built forms, which includes courtyard-style developments.
- The servicing for the development will be reviewed and confirmed through the Development Site Servicing Plan which is applied for after Development Permit approval.
- Building Code requirements including fire separations are reviewed through the Building Permit application.
- The City does not have jurisdiction over privately owned trees, which may be removed by the property owner as they wish.
- The development meets the applicable Land Use Bylaw rules for building height, including the height chamfers, building setbacks, and is under the maximum allowable parcel coverage.

Comments on Relevant City Planning Policies

Municipal Development Plan

2.3.1 Housing – Policies

Housing diversity and choice

a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:

- A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium and higher-density and mixed-use residential developments.*
- A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types.*

b. Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by:

- Encouraging housing opportunities for low- and moderate-income households in all communities.*
- Promoting innovative housing types, such as co-housing, live/work and cottage and carriage housing and accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options.*

The proposal complies with the MDP by providing an alternative grade-oriented housing form which will provide housing choice in the community.

Bowness Area Redevelopment Plan (ARP):

Map 2

The parcel falls within the Residential: Low Density, Conservation & Infill area of Map 2.

Map 3

The subject parcel is not within any of the Low Density Policy Sub Areas identified on Map 3.

6.3.4 Residential Land Use Policies



The City of Calgary

Planning and Development Services

Development and Subdivision Application Services

a. New developments should be compatible with the scale and form of existing and adjacent homes.

The proposed dwelling is compatible with the adjacent homes.

e. New development should be carefully evaluated for adjacent rear yard privacy problems where building height, raised deck height and orientation, and rear yard setback differences contribute to overlooking of neighbours' back yards.

The upper-floor windows on the rear building have been obscured to prevent over-looking.

Land Use Bylaw 1P2007

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

A bylaw check of the proposed development identified there are no discrepancies. The proposed development meets the intent of the land use district.

Planning Review

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

The Development Authority has determined that the proposal is in keeping with the character of the surrounding area. Further, the proposed development respects the intent of the Municipal Development Plan and the Bowness Area Redevelopment Plan.



Development Permit Complete Application Requirement List

Addition or New Multi-Residential Building:

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

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

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

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

Processing Times and Deemed Refusals

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

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

SECTION 1: Applicant Details

☐ Property Owner ☒ Representing Owner

Applicant's Name: Paul Olsen	Company Name (if applicable): Lasting Legacies
Applicant's Email: [REDACTED]	Applicant's Phone Number (during business hours): [REDACTED]

NOTE: Correspondence

SECTION 2: Project Details

Project Address: 4639 81 Street NW			
Cumulative gross floor area:	<input type="checkbox"/> Addition	7474	<input checked="" type="checkbox"/> ft ² <input type="checkbox"/> m ²
	<input checked="" type="checkbox"/> New		
New dwelling units created:	Building <input checked="" type="checkbox"/> Yes	If yes, number of new dwelling units: 4 + 4 suite	

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

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

D. Colour Photographs (minimum of four different views, label and identify each photographs)
<ul style="list-style-type: none"> 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
E. Development Permit fee (Fee Schedule)
F. Completed Site Contamination Statement
G. Completed Public Tree Disclosure Statement If public trees are identified one additional site plan may be required
H. Completed Abandoned Well Declaration
I. Completed Use Questionnaire *This is only required if there is a Commercial Use being proposed within the building or addition
J. Completed Climate Resilience Inventory form
K. Applicant's Submission Planning Analysis (recommended) <p>The purpose of the Planning Analysis is to provide key information about the project; information that cannot be communicated in a set of plans (i.e. the thought process behind the proposal). This information will reduce the number of conditions in the first Detailed Team Review form and speed up the application processing time. Where relevant, the Planning Analysis will be circulated to the Community Association for comment as part of the development permit circulation process.</p> <p>While this is not a mandatory requirement, we strongly encourage applicants to provide this key information.</p> <ul style="list-style-type: none"> Provide an explanation of the proposal/project and how it fits with the surrounding context Describe how the landscaped areas and amenity spaces are configured and programmed. For small residential developments refer to the Landscape Design Guide for Small Residential Sites 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
L. 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.
1 Perspective: <ul style="list-style-type: none"> For single-building projects, the view must be: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Should be from an aerial angle; and Must show the entire project area.
2 Depiction must: <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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.
3 Technical Requirements: <ul style="list-style-type: none"> Be 2431 pixels in width by 2243 pixels in height, landscape view; and Be a Portable Graphics (.PNG) file.

Plans (preferred scale is Metric 1:100 or Imperial 1/4" = 1'0")

NOTE: Plans must be uploaded as one complete drawing set. Plans should not be uploaded as separate documents.

M. One (1) copy of a Site Plan

Your **Site Plan** should include the following:

1. **North arrow**, pointing to top or left of page
2. **Municipal address** (i.e. street address) and legal address (i.e. plan/block/lot)
3. All elements of plan labelled as **existing** or **proposed**
4. **Plot and dimension property lines:**
 - Label existing and proposed
 - Label parcel area in square meters
5. **Easements, Utility Rights-Of-Way:**
 - Dimension (width, depth and location)
 - Label type of easement and registration number)
6. **Utilities on and adjoining the parcel (deep, shallow and overhead):**
 - Water, storm and sanitary sewer
 - Gas
 - Electrical
 - Cable, telephone
7. **If an abandoned gas or oil well is identified on the site**, indicate the necessary setback area for each well
8. **Plot Rights-of-Way setback lines required in Section 53, Table 1:**
 - Dimension depth of Rights-of-Way
 - Dimension distance from Rights-of-Way to building
9. **Floodway, Flood Fringe and Overland Flow:**
 - Indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)]
 - Dimension distance to buildings and structures
10. **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)
11. **Provide Land Use Designation of adjacent parcels** (Land Use Designation can be found at calgary.ca/myproperty)
12. **Dimension to property line:**
 - Back of sidewalk and curb
 - Lip of gutter
 - Width of sidewalk and public paths (Regional Pathway System)
13. **Parcel 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)
14. **Parcel and building coverage:**
 - Calculate area of each building (include all covered structures)
15. **Location of all:**
 - Catch basins
 - Utility poles
 - Guy wires/pole anchors
 - Hydrants, utility fixtures or boxes
 - At-grade mechanical equipment (parkade vents, air conditioning)
16. **Corner parcels only:**
 - Outline and dimension corner visibility triangle
17. **Geodetic datum points/contours:**

	<ul style="list-style-type: none"> ▪ 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 for site ▪ label existing and proposed geodetic datum points
18.	Outline and dimension buildings: <ul style="list-style-type: none"> ▪ Projections and structures (bay windows, cantilevers, deck, window wells) ▪ Detached buildings and structures (sheds, garages) ▪ Mobility storage lockers ▪ Mechanical equipment (parkade vents, air conditioners) ▪ Label existing and proposed buildings (or portions of buildings) ▪ 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)
19.	Gross Floor Areas (GFA is the total area of all above-grade floors) of: <ul style="list-style-type: none"> ▪ Proposed and existing buildings ▪ Each distinct use area in buildings (tenant location) ▪ Calculate Floor Area Ratio (FAR) (GFA divided by Parcel Area)
20.	Density: <ul style="list-style-type: none"> ▪ Calculate number of existing and proposed units ▪ Calculate the density in units per hectare (UPH) (Units divided by Parcel Area)
21.	Parking areas, drive aisles and circulation roads: <ul style="list-style-type: none"> ▪ 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)
22.	Waste and collection and loading areas: <ul style="list-style-type: none"> ▪ Details of garbage, recycling, and organics containers (i.e. method of collection, types, size and volume) ▪ Types of waste containers on site ▪ Volume of waste containers ▪ Waste storage area location and dimensions; including geodetic elevations at all corners and grades of the collection area ▪ Screening or enclosure details and dimensions ▪ Sweep paths for collection vehicles and dimensions of clearance ▪ Vehicle weight supported in collection area (minimum 25,000kg) ▪ Refer to the Development Reviews Design Standards for the Storage and Collection of Waste
23.	Firefighting Access <ul style="list-style-type: none"> ▪ Sweep paths for the firefighting vehicle access route and dimensions of clearance ▪ Indication that the fire access route is designed to a 12.0 metre centerline of the roadway turning radius ▪ Vehicle weight supported in firefighting vehicle access route (minimum 38,556kg (85,000 lbs)) ▪ Grades of the firefighting vehicle access route ▪ Indication that the access is designed to support the NFPA 1901 point load of 517kPa (75 psi) over a 24" by 24" area which corresponds to the outrigger pad size ▪ Any lockbox location, firefighting service connection, and alarm panel locations ▪ Refer to the Fire Department Access Standard
24.	Motor vehicle parking stalls: <ul style="list-style-type: none"> ▪ Label as Commercial, Dwelling, Live/Work or Visitor ▪ Total each type of motor vehicle parking stall by use ▪ Dimension width and depth ▪ Dimension overhead clearance ▪ 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) ▪ Provide calculations for motor vehicle parking stall requirement by use
25.	Driveways: <ul style="list-style-type: none"> ▪ Label proposed or existing

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

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

19. If trees are existing on public lands adjacent to the site:
<ul style="list-style-type: none"> 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)
O. On M-CG, M-C1 and M-C2 designated parcels, provide one (1) copy of Block Plan(s) (block and site plans may be combined provided all elements are clear and legible)
Your block plans should include the following:
1. North arrow , pointing to top or left of page
2. Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
3. All elements of plan labelled as existing or proposed
4. Plot and dimension property lines
5. Outline subject parcel
6. Draw, label and dimension required setbacks
7. Outline and dimension all buildings: <ul style="list-style-type: none"> Eaves, porches, projections and exterior walls Plot location of exterior openings (windows, doors, overhead doors) Label geodetic datum of roof peak of adjacent buildings
8. Adjacent parcels: <ul style="list-style-type: none"> 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)
9. Provide Land Use Designation of adjacent parcels (Land Use Designation can be found at calgary.ca/myproperty)
P. One (1) copy of Floor Plan(s)
Your floor plans should include the following:
1. Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
2. All elements of plan labelled as existing or proposed
3. Outline and dimension walls: <ul style="list-style-type: none"> Include exterior dimensions (dimension to centre line of common walls) Plot location of interior and exterior openings (windows, doors, overhead doors) Internal motor vehicle, bicycle parking, mobility storage, 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 private and common amenity spaces on balconies and rooftop terraces Label existing and proposed rooms and portions of the building Label units as dwelling units, live/work units or secondary suites
Q. One (1) copy of Elevation(s)
Your elevations should include the following:
1. Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
2. All elements of plan labelled as existing or proposed

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

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

SECTION 4: Supporting Information

- A. If the site is within the Airport Vicinity Protection Area (AVPA), please note that additional copies of plans may be required during the review of this application.**
- B. When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a written planning rationale in support of such deficiencies.**
- C. If the application is being submitted concurrently with an existing Land Use Amendment, a completed Concurrent Submission Declaration Form is required.**
- ☐ Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20____ - _____
- ☐ No, this application is not being submitted concurrently with a Land Use Amendment
- D. Slope Stability Report where:**
- Slope across the property is fifteen (15) per cent or greater; and/or
 - Development is to be located within a zone where an imaginary line, drawn from the toe to the top of an embankment, exceeds a slope of one in three, and
 - Required by city engineer
- E. Where a residential development is adjacent to a major road, expressway, railway, LRT line, or any other transportation and/or utility corridor:**
- Provide information confirming the provision for sound attenuation meets The City's standards (for information on such standards, contact the Transportation Department)
 - **Transportation Impact Assessment:** where required by the Land Use Bylaw and at the discretion of the approving authority
- F. When proposed development is to be phased (i.e. portions are to be occupied prior to the completion of the entire development)**
- Provide a phasing plan showing the sequence of the phases and the area encompassed by each phase
 - Provide information detailing how the site will function throughout the phasing; details such as access to waste facilities
- G. Off-site Levy Bylaw**
Review the Off-site Levy Bylaw at calgary.ca/offsitelevy to determine if additional charges are applicable to the application.
- H. Energy Code Compliance Declaration**
By submitting this application, the applicant acknowledges that the proposed development will be designed to comply with either NECB or Alberta Building Code Section 9.36 for energy efficiency as required. This compliance will be verified as a condition of Building Permit issuance. At the time of application for the Building Permit, the applicant will declare a compliance path as described on the appropriate Building Permit requirement list.

SECTION 5: Use Application Requirement Lists

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

Proposed or Existing Use(s):

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

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

SECTION 6: Applicant's Declaration

☐ By submitting this application to The City of Calgary (the "City"), I understand and acknowledge that, as part of the City's process in reviewing, evaluating, and processing this application, the City will be required to circulate hard or electronic copies of my application materials to members of City Administration, members of the public who may be affected by the application's approval, and to relevant Community Associations' Boards of Directors, including their Planning Committees. The City will also make my application materials available online for public viewing through its website, www.calgary.ca. 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 to have their application materials online for public viewing.

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

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

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

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

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



APPLICATION FOR A DEVELOPMENT PERMIT LAND USE BYLAW NO 1P2007

550892934-001

Taken By:

Application Date **Nov 28, 2024**

APPLICATION NO DP2024-08383

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

Total Fees: \$1,246.00**Cart #:**

Applicant: **Olsen, Paul**

Address:

City: , ,

Phone: XXXXXXXXXXParcel Address: **4639 81 ST NW**Legal: **2660AP;14;24**Building Address: **4639 81 ST NW**

Legal:

L.U.D.: **R-CG**Community: **BOWNESS**Sec. Number: **34W** Ward: **01**

Description: **New: Semi-detached Dwelling (2 buildings),
Secondary Suite (4 suites), Accessory Residential
Building (garage)**

Gross Floor Area: 7474 feet -
squared
Dwelling Units: 4

Proposed Development is: **Discretionary**Proposed Use: **Accessory Residential Building****Semi-Detached Dwelling****Secondary Suite**

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

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

Applicant / Agent Signature: _____ Date: _____

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

Track your application on-line with **VISTA** Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) **DP2024-08383-92934**
or call our Planning Support Centre at (403)268-5311.

SDAB2025-0076



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0015 332 661

2660AP;14;24

241 135 122

LEGAL DESCRIPTION

PLAN 2660AP

BLOCK 14

LOT 24

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;2;24;34;N

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 191 143 134

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
241 135 122	30/05/2024	TRANSFER OF LAND	\$625,000	\$625,000

OWNERS

HARMANJIT SINGH

AND

DAVINDER KAUR NIJJAR

BOTH OF:

4639 81 ST NW

CALGARY

ALBERTA T3B 2P5

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
NO REGISTRATIONS		

TOTAL INSTRUMENTS: 000

(CONTINUED)

SDAB2025-0076

PAGE 2
241 135 122

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 14 DAY OF
NOVEMBER, 2024 AT 04:55 P.M.

ORDER NUMBER: 52163422

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).

SDAB2025-0076

Davinder Kaur Nijjar &

owner(s)

Harman

contact name

contact address

[REDACTED]

contact phone

[REDACTED]

City of Calgary
 Planning & Development
 P.O. Box 2100, Stn. M, # 8108
 Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to 4639 81 Street NW 4 Unit 4 Suite 2 Building Multi
property address project name (if applicable)

Please be advised that I, Davinder Kaur Nijjar & am:
full name

(select one)



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



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

Legacies Design

agent or company name

and/or its

Paul Olsen

applicant, consultant, contractor (if applicable)

to apply for any and all Development Permits
permit type

for the above mentioned property.

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

2024.11.02

date signed

Harman Singh

signature of owner

Davinder Kaur Nijjar

Davinder Kaur Nijjar &

name of owner (printed)

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



Site Contamination Statement

Application # _____
for office use only

Site Address: 4639 81 Street NW

Legal Description: Plan:2660AP;Block:14;Lot:24

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

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

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

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

☐ Yes ☒ No

If yes, please provide copy(s).

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

If yes, please provide a brief description:

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

☐ Yes ☒ No

Examples include (but are not limited to):

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

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

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

☐ Yes ☒ No

If yes, please describe:

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

☐ Yes ☒ No

If yes, please provided a brief description:

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

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

2024.11.02

Date

Paul Olsen

Date: 2017.12.14 19:43:17 -07'00'

Applicant Signature

Paul Olsen

Applicant Name (Please Print)

Legacies Design

Company Name (Please Print)

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



PUBLIC TREE DISCLOSURE STATEMENT

PL 1257 (R2017-06)

 Application # _____
 for office use only

Site Address: 4639 81 Street N

Legal Description: Plan:2660AP;Block:14;Lot:24

The information provided in this disclosure statement will assist The City of Calgary in protecting Public Trees. The City of Calgary relies on the information provided in this statement to determine the potential for Public Tree damage, which may occur during development and construction 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 inquiries and thorough inspection and review.

An Engineering Street Use, Excavation or Hoarding Permit (permit types depends on activity) is required when construction or construction related activities occur on City land, including road rights-of-way and boulevards. When such activities occur within six metres of a public tree, applicants shall be required to submit a Tree Protection Plan for approval, prior to obtaining a permit for work on City lands.

1. Are there public trees on the city lands within six metres of the development site? ☐ Yes ☒ No

If you answered 'Yes' to question 1, please complete questions 2 through 5. For all projects, excluding demolition permits, an additional site plan will be required when public trees are within six metres of the site.

2. Are you crossing City-owned lands to access development? ☐ Yes ☒ No

3. Are you intending to store material or equipment on City lands? ☐ Yes ☒ No

4. How do you intend to install underground utilities?

☒ Open Cut ☐ Hydro Vac ☐ Horizontal Boring ☐ Other (please describe) _____

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

☒ Applicant ☐ Owner ☐ Builder ☐ Other _____

Company Name Legacies Design

Contact Person Paul Olsen Phone _____ Cell Phone _____

Address _____

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.

2024.11.02

Date (YYYY-MM-DD)

Paul Olsen

Applicant Signature

Paul Olsen

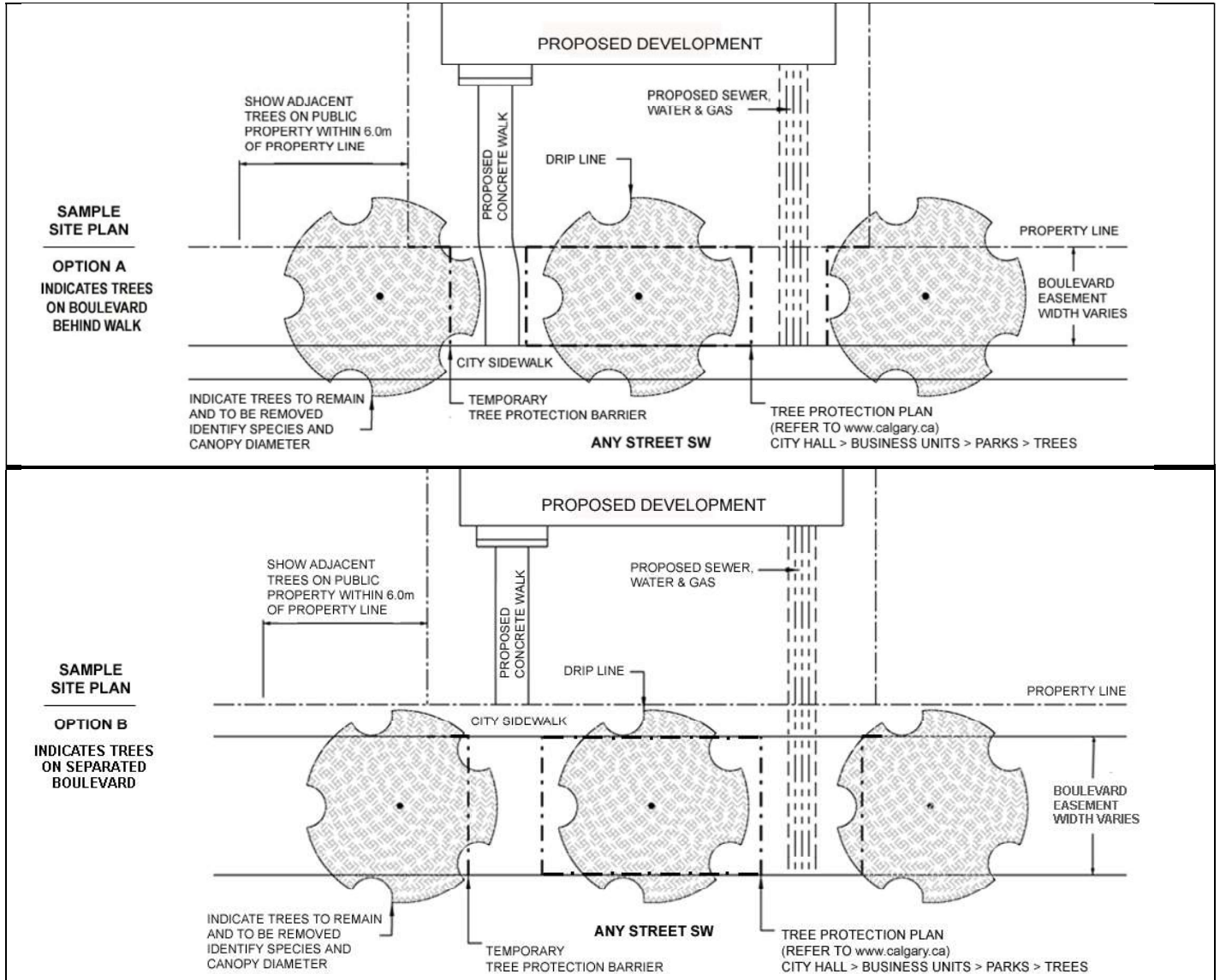
Applicant Name (Please Print)

Legacies Design

Company Name (Please Print)

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

Sample Site Plan





Abandoned Well Declaration

Application # _____
for office use only

Site Address: _____

Legal Description: _____

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

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

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

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

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

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

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

Licensee Company Name _____ Licensee Contact _____

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

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

☐ Applicant ☐ Owner ☐ Builder ☐ Other _____

Company Name _____ Contact Person _____

Address _____

Phone _____ Cell Phone _____

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.

2024.11.03

Date



Applicant Signature

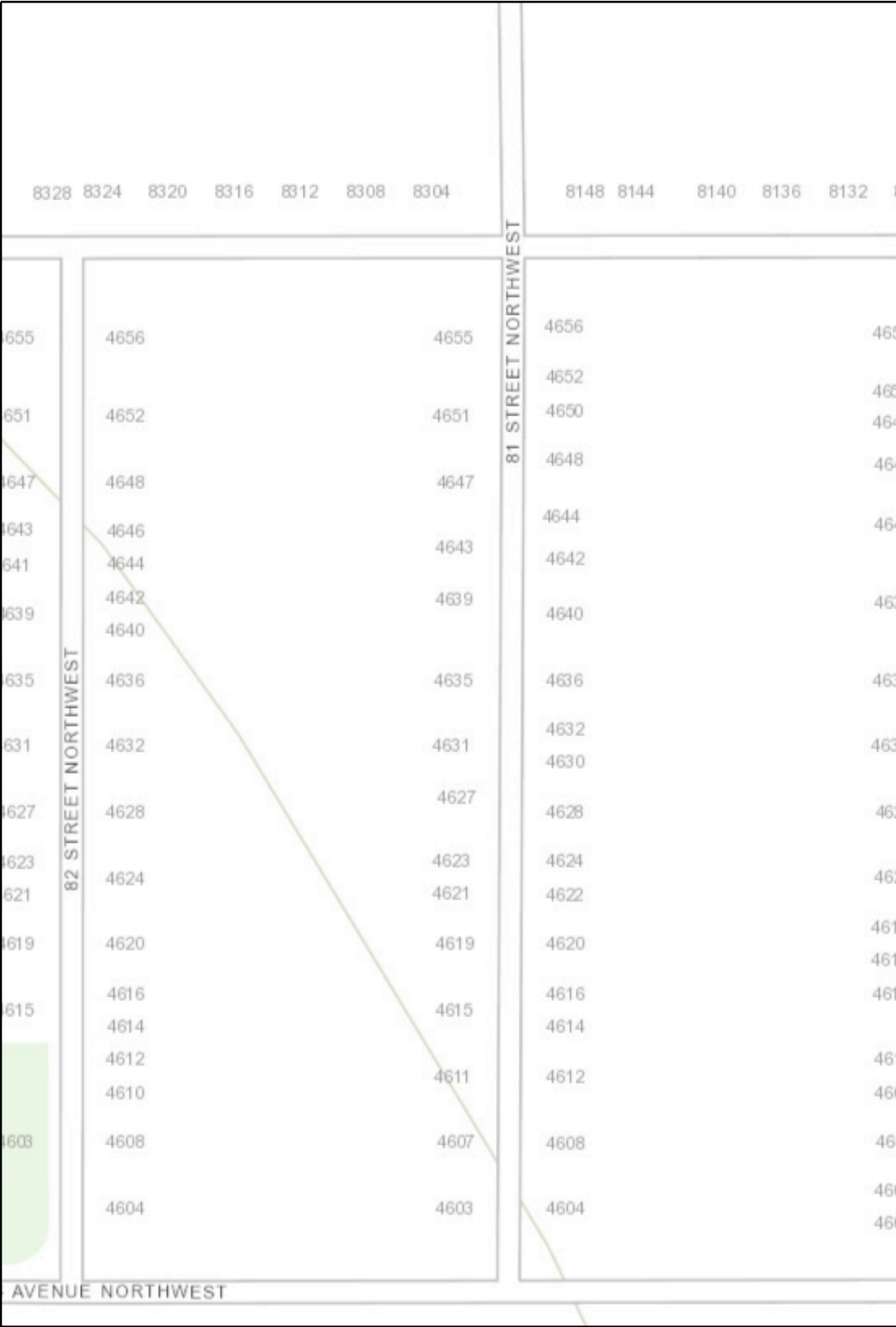
Applicant Name (Please Print)

Legacies Design

Company Name (Please Print)

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

Map Results

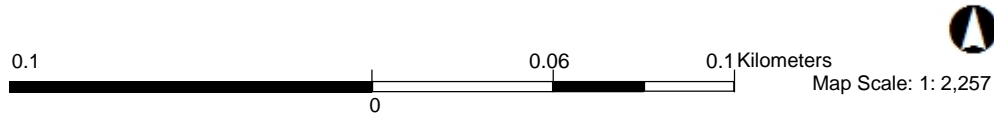


- Legend
- Abandoned Wells (Large Scale)
 - Abandoned_Well_Revised (Large Scale)
 - Abandoned_Well_Loc_Pointer
 - ATS v4_1 Alberta Provincial Boundaries
 - Citations

© 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.

Monday, November 04, 2024 8:35:59 -07:00






Climate Resilience Inventory Outline Plan and Land Use

Purpose

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

SECTION 1: Application information

Applicant name: Paul Olsen	Company name (if applicable): Legacies Design
ss hours):	
Applicant signature: 	



Correspondence will be sent to only the applicant

SECTION 2: Certification

Is the project seeking certification? (e.g. LEED ND, BREEAM Communities)

☐ Yes, indicate type and level:

☒ No, explain why not:

Additional Initial Cost- Market Comparison for the Area

SECTION 3: Green infrastructure and urban heat mitigation

Describe the green infrastructure and urban heat mitigation features of the proposal including, but not limited to, low impact development (LID), retention of natural assets, innovative stormwater management and wetland design, or other features that would provide environmental services of value to the community. If no green infrastructure elements are proposed, please outline the rationale for not including

Project must meet 100 year Storm Water Retention

SECTION 4: Low carbon mobility

Describe how the proposal will prioritize low-carbon transportation choices (such as transit, wheeling, walking) through provision of infrastructure and amenities (such as weather shelters) and support the adoption of electric vehicles. If no features are proposed, please outline the rationale for not including.

Project is Within a 1 min Walk of Frequent Bus Service. Project Will be designed for 1 bicycle storage/unit and 2 mobility storage lockers

SECTION 5: Renewable energy

Describe how the proposal will encourage the adoption and incorporation of renewable energy generation, district energy systems, and maximization of solar potential for future development. If no features are proposed, please outline the rationale for not including.

Solar Rough-in

4 EV plugs provided

SECTION 6: Food security

Describe how the proposal will incorporate opportunities for local food production including, but not limited to, food production spaces (such as community gardens, greenhouses, or orchards), edible landscaping, or designs to maximize solar exposure for private gardens. If none are proposed, please outline the rationale for not including.

None.

SECTION 7: Other features

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

None.

SECTION 8: Issues

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

None.

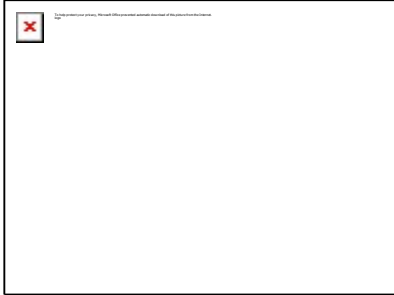
FOIP DISCLAIMER: The personal information on this form is being collected under the authority of section 5(1) of Bylaw 39M2018 and amendments thereto, as well as section 33(c) of the **FOIP Act**. This information is being collected for the purpose of permit review and inspection processes and may be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



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

Knee, Judy

From: Naomi.Kunz@calgary.ca
Sent: Monday, December 9, 2024 10:33 AM
To: [REDACTED]
Cc: Naomi.Kunz@calgary.ca
Subject: DP2024-08383 COMPLETE APPLICATION 4639 81 ST NW



Re: DP2024-08383 COMPLETENESS REVIEW - 4639 81 ST NW

Dear Applicant,

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

A review of your application has been undertaken and it has been determined that your application is a complete application. A comprehensive review is now underway. The comprehensive review may include notice posting and consultation with affected parties to gather planning information relevant to your application.

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

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

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

Regards,

NAOMI KUNZ
Senior Planning Technician
Naomi.Kunz@calgary.ca
403-620-8355
www.calgary.ca/PDMap



2018 Off-site Levy Calculation

Bylaw 2M2016

Site Address: 4639 81 Street NWApplication #: _____
office use only
Step 1: Determine if the site development area is in the Established Area or Greenfield Area (refer to Appendix A: Off-site Levy Map)

If the site development area is within the Established Area, proceed to Step 2: Established Area Calculations

If the site development area is within the Greenfield Area, skip to Step 3: Greenfield Area Calculations

Step 2: Established Area Calculations (levy determined as part of development permit process)

Step 2A: Determine if the number of existing residential units and commercial/industrial floor space on the site development area is eligible for the levy. Deduct the demolition date, if not yet demolished, from the DP application date. If the difference of the two dates is equal to or less than ten years, include the existing units in the New Units field of Step 2D. If the difference of the two dates is greater than ten years, do not include the existing units in Step 2D.

DP Application Date 2024.11.02
yyyy/mm/dd

Demolition Date (if applicable) - _____
yyyy/mm/dd

= _____ *

*if this value is equal to or less than 10.0 years, the existing units of residential and square metres of commercial and industrial can be included in the calculation for Step 2B.

Step 2B: Determine if your proposed development qualifies for the density incentive program for the Established Area. Only residential and commercial developments are applicable for the program. Only include the additional new units/square metres if Step 2A met the ten year rule listed above.

Unit Type	New Units	Average people per unit	Equivalent Population (residential)
Single Detached Dwelling	x	2.9	EP
Semi-detached / Duplex Dwelling	x	2.6	EP
Multi-residential Grade Oriented	4/4 suites x	1.8	7.2 EP
Multi-residential (two bedrooms or more)	x	1.5	EP
Multi-residential (one bedroom or less)	x	1.2	7.2 EP
Subtotal 1 (sum of residential EPs)			EP
Commercial	Square Metres	Average people per square metre	Equivalent Population (commercial)
Commercial	x	0.017	EP
Subtotal 2 (commercial EP total)			EP
Total Equivalent Population (sum of Subtotal 1 and Subtotal 2)			7.2 EP
			÷
Site Development Area			0.0574296 ha
*Site Development Density (Total Equivalent Population ÷ Site Development Area) =			125.37 EP/ha

*If the value of the Site Development Density is greater than or equal to 285 EP/ha, the development qualifies for the density incentive program. Proceed to Step 2C: Density Incentive Program. If the value of the Site Development Density is less than 285 EP/ha, the development does not qualify for the density incentive program. Proceed to Step 2D: Levy Calculation.



2018 Off-site Levy Calculation

Bylaw 2M2016

Step 2: Established Area Calculations (levy determined as part of development permit process)

Step 2C: Density Incentive Program

285 EP/ha x \$2,161/EP x Site Development Area (ha) = \$615,885/ha x _____ ha

Levy Estimate (2018 phase in) = \$615,885/ha x _____ ha x 100% = \$ _____

Step 2D: Levy Calculation (to be filled out only if the Density Incentive Program does not apply). Complete this step by stating the existing units (determined in Step 2A), in the appropriate field below. For example, if there are no new single detached dwellings, but one is being demolished, the equation will result in a negative value. Fill in all the applicable lines below then complete the calculation to determine the levy estimate. **NOTE:** If the calculations result in a negative value, the levy estimate will equal zero.

Unit Type	New Units	Existing Units (refer to Step 2A)	Number of Units	2018 Levy	Levy Estimate (residential)
Single Detached Dwelling	-	=	x	\$6,688	= \$
Semi-detached / Duplex Dwelling	-	=	x	\$5,996	= \$
Multi-residential Grade Oriented	4	1	= 3	x \$4,151	= \$ 12453
Multi-residential (two bedrooms or more)	-	=	x	\$3,460	= \$
Multi-residential (one bedroom or less)	-	=	x	\$2,767	= \$
Subtotal 1 (sum of residential levy estimates)					\$ 12453

Commercial / Industrial	Square Metres	Existing Square Metres (if applicable)	Square Metres	2018 Levy	Levy Estimate (commercial/industrial)
Commercial	-	=	x	\$39.08	= \$
Industrial	-	=	x	\$18.76	= \$
Subtotal 2 (sum of commercial and industrial levy estimates)					\$

Levy Estimate (sum of Subtotal 1 and Subtotal 2) **\$ 12453**

NOTES:

In situations where the site development density is close to 285 EP/ha, and there is an existing development credit, the calculation in Step 2D may produce a smaller charge than the calculation in Step 2C. In this situation, the lesser of the two calculations will apply.



2018 Off-site Levy Calculation

Bylaw 2M2016

Step 3: Greenfield Areas Calculation (levy determined as part of subdivision permit process)

Step 3A: Determine which watershed is applicable to the site development area, as shown on Appendix A: Off-site Levy Map

Watershed	Bylaw 2M2016 Levy Rates (\$/ha)
1 Nose Creek	\$442,914
2 Shepard	\$476,398
3 Bow River	\$438,281
4 Pine Creek	\$448,769
5 Fish Creek	\$430,829
6 Elbow River	\$430,829

Step 3B: Calculate the levy estimate

Applicable Watershed Rate		\$/ha
Site Development Area	x	ha
Levy Estimate = \$		

This levy amount owed is payable over three years from the execution of the development agreement. The payment plan is as follows:

- 30% at the one year anniversary of signing the agreement
- 30% at the two year anniversary of signing the agreement
- 40% at the three year anniversary of signing the agreement

NOTES:

For more information on off-site levies, please visit calgary.ca/offsitelevy

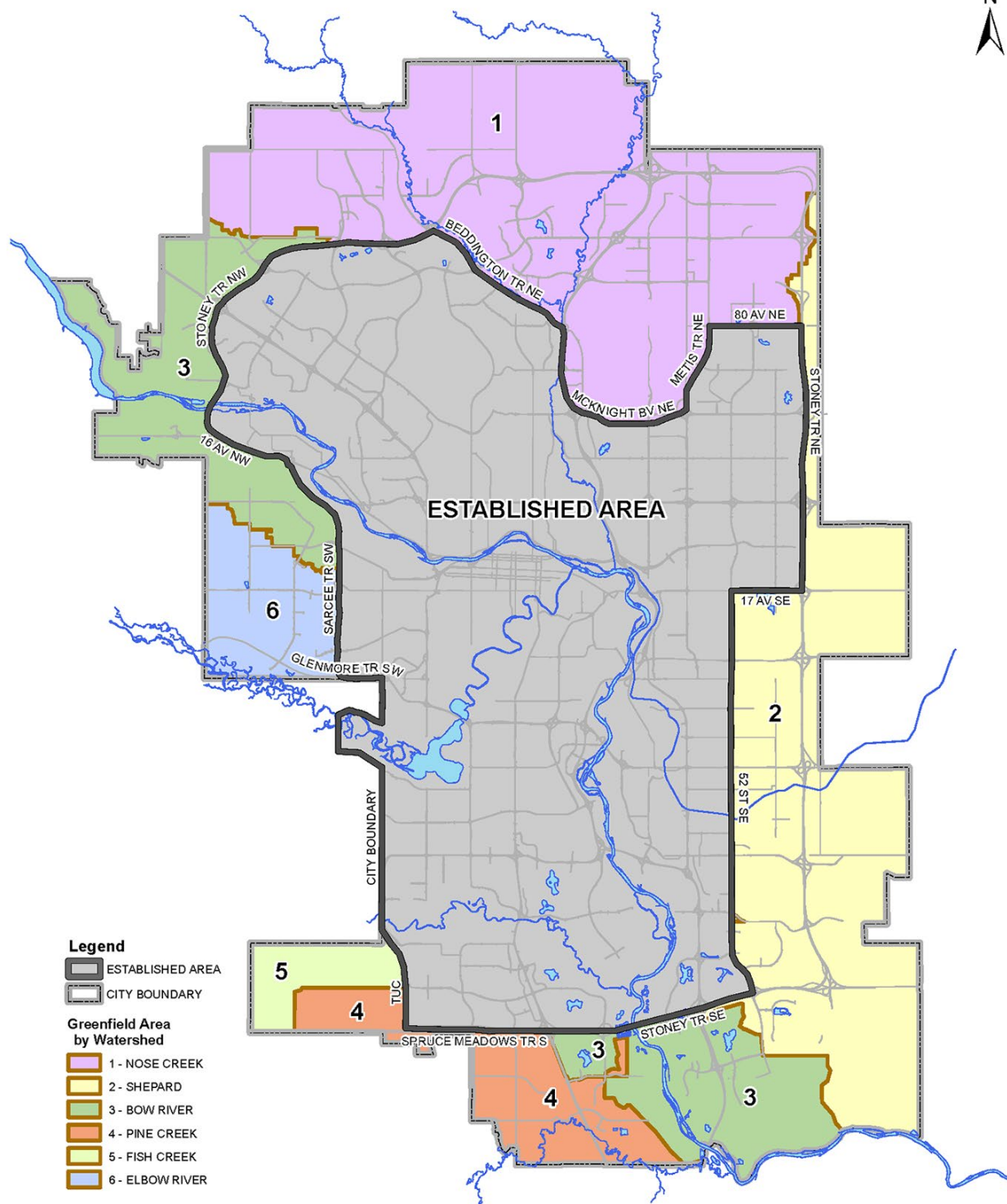
The levy on this calculation form is an estimate only. The actual levy will be calculated by the City of Calgary and included on the conditions of approval.

For the Established Area:

The off-site levy will be set at the development permit approval stage and will then be listed on the conditions of approval.

The off-site levy will be due prior to the development completion permit (DCP).

Appendix A: Off-site Levy Map





2025 May 22

File: DGR2025-06195

To Whom It May Concern:

SUBJECT: NEW ADDRESS ASSIGNMENTS

Development Name: Semi-Detached Dwelling (2 buildings), Secondary Suite (4 suites)
 Parcel Address: 4639 81 ST NW
 Legal Description: Plan 2560AP, Block 14, Lot 24

Thank you for your recent request.

The approved addresses for this development are shown on the attached plan. For example:

#101 4639 81 STREET NW – Dwelling Unit
 #201B 4639 81 STREET NW – Front Accessed Secondary Suite

According to the Addressing Bylaw (67M86) you must notify us in writing, within 60 days, if revisions need to be considered. You must display the address number clearly and visibly from the roadway and lane.

We will notify City of Calgary business units, ATCO Gas, Enmax Power Corporation, Rogers/Shaw Communications, Telus Communications, and Canada Post to amend their records accordingly.

It is the responsibility of the applicant and/or property owner(s) to notify all other parties including banks, Licence and Registries, and the Alberta Land Titles Office.

Postal codes are provided by Canada Post prior to occupancy. For postal related inquiries please contact Canada Post directly at 1-866-607-6301.

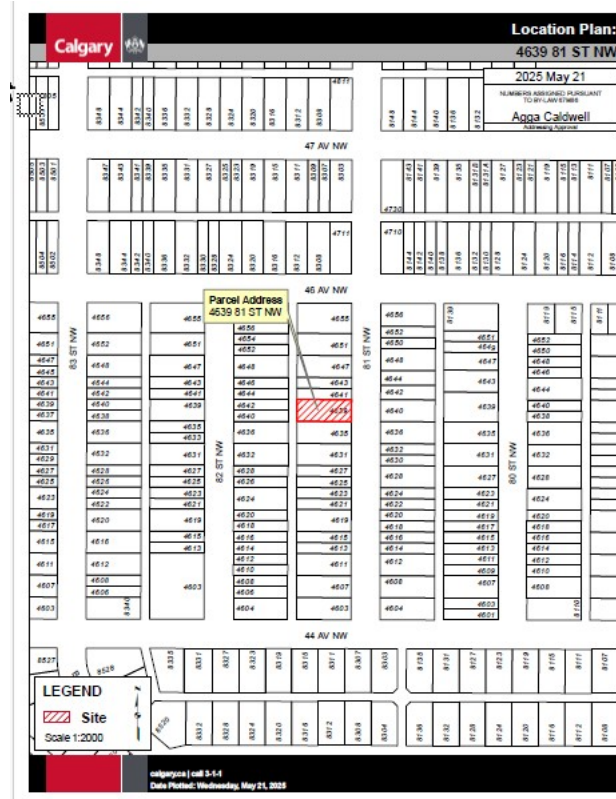
For permit related inquiries please call 403-268-5311 or email planningneip@calgary.ca. If you have further questions regarding your addressing please call us at 403-268-8127 or email us at addressing@calgary.ca.

Regards,

Agga Caldwell
 Addressing & Data Services

Attach: 2

Email: addressing@calgary.ca | Telephone: (403) 268-8127



SDAB2025-0076



January 16, 2025

Olsen, Paul

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-08383

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

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

This information must be received, in its entirety, no later than February 15, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-620-8355 or by email at Naomi.Kunz@calgary.ca.

Sincerely,

NAOMI KUNZ

Senior Planning Technician



Detailed Review 1 – Development Permit

Application Number:	DP2024-08383
Application Description:	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	4639 81 ST NW
Community:	BOWNESS
Applicant:	Olsen, Paul
Date DR Sent:	January 16, 2025
Response Due Date:	February 15, 2025
Planning:	NAOMI KUNZ 403-620-8355 Naomi.Kunz@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca

General Comments

Development Scope:

The application is for two Semi-detached Dwellings (2) with Secondary Suites (4) located at 4639 81 Street NW in the community of Bowness. The site is surrounded by low density residential development in all directions. Primary vehicular access for adjacent residences along 81 St NW is from both the lane and street.

Circulation and Notice Posting:

The following referees were circulated:

1. **Public Infrastructure** –Off-site Levy required, see Prior to Release requirements.
2. **Utility Engineering** – Comments provided.
3. **ENMAX** – Reviewed application, no conflict identified.
4. **Ward 1 Councillor** – No comments received.
5. **Bowness Community Association** – No comments received.
6. **Notice Posting** - As per Land Use Bylaw requirements, the application was notice posted for a 1-week period. Comments were received in opposition to the proposal with the following concerns:
 - The project exceeds the capacity of the land which is more appropriately sized for one duplex. Overdevelopment will disrupt the balance of the community and strains the existing infrastructure.
 - Proximity of the rear building to other structures presents a heightened fire risk. Setback of the garage increases this risk.
 - Removal of trees will have negative impact on the environment and community character.

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

Page 2 of 16

- The height of the proposed development will obstruct views and reduce aesthetic value of the neighbouring properties.
- Privacy, shadowing, and building massing will impact surrounding properties.

Comments on Relevant City Policies

Municipal Development Plan

2.2.5 Strong Residential Neighbourhoods – Policies

Neighbourhood infill and redevelopment

- Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing.*
- Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities*
- Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood.*
- Encourage redevelopment that incorporates natural infrastructure solutions and shared energy efficiencies (See Section 2.6).*

2.3.1 Housing – Policies

Housing diversity and choice

- Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:*
 - A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium and higher-density and mixed-use residential developments.*
 - A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types.*
- Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by:*
 - Encouraging housing opportunities for low and moderate-income households in all communities.*
 - Promoting innovative housing types, such as co-housing, live/work and cottage and carriage housing and accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options.*

The proposal provides an alternative housing form which provides diversity to the community and is supported by the Municipal Development Plan.

Bowness Area Redevelopment Plan (ARP):

Map 2

The parcel falls within the Residential: Low Density, Conservation & Infill area of Map 2.

Map 3

The subject parcel is not within any of the Low Density Policy Sub Areas identified on Map 3.

6.3.4 Residential Land Use Policies

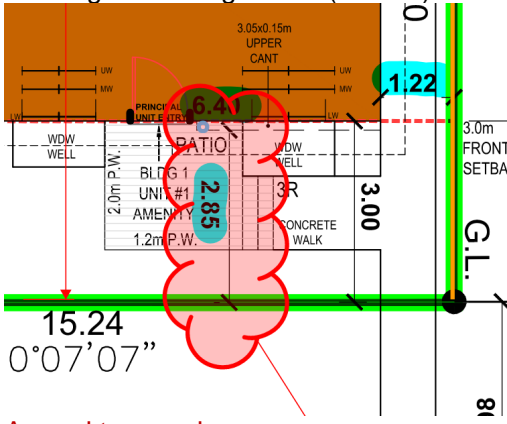
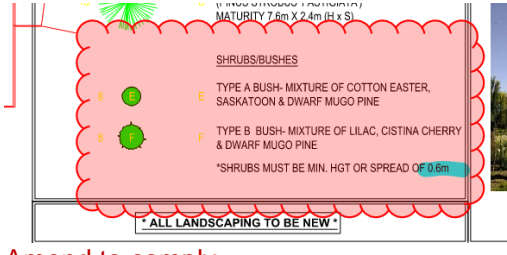
- New developments should be compatible with the scale and form of existing and adjacent homes.*

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

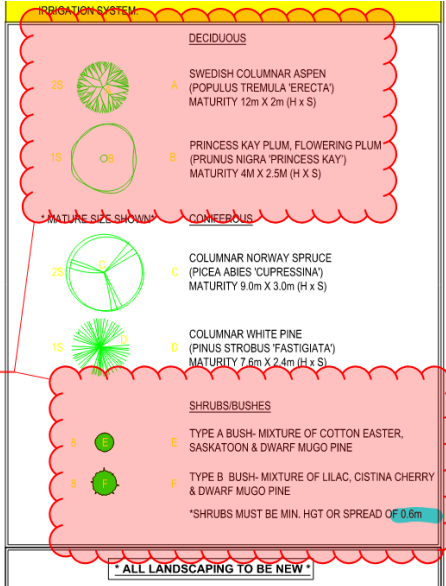
The proposed development is compatible from the front elevation/streetscape. The applicant may consider an attached four-plex form which may be more compatible with the building depths of adjacent buildings and aligning the rear amenity areas.

e. New development should be carefully evaluated for adjacent rear yard privacy problems where building height, raised deck height and orientation, and rear yard setback differences contribute to overlooking of neighbours' back yards.

The applicant may consider an attached four-plex form which may be more compatible with the building depths/rear setbacks of adjacent buildings and aligning the rear amenity areas.

Regulation	Standard	Provided
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	<p>Plans indicate the east setback area measured to the upper cantilever of Building 1 as being 2.85m (-0.15m).</p>  <p>Amend to comply.</p>
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.	<p>Plans indicate the building depth for Building 2 as being 76.62% (+11.62%) or 28.87m (+4.37m).</p> <p><i>Note: Section 535(2) cannot be applied as the development does not comply with subsection (c).</i></p> <p>Amend to comply.</p>
542.2 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where: (a) a deciduous tree has a minimum calliper of 60mm;	<p>Plans indicate the proposed deciduous trees as being 50mm (-10mm) calliper.</p>  <p>Amend to comply.</p>

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

542.2 Planting Requirements	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m ² of parcel area.	<p>Plans indicate 3 (-3) compliant trees and 12 (-4) shrubs).</p> <p><i>Note: Trees less than the minimum under Section 542.2(4)(a) are not counted towards the tree count.</i></p>  <p>Amend to comply.</p>
546.2 Bicycle Parking Stalls	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.	<p>Plans do not indicate any class 1 stalls provided (-2 stalls).</p> <p>Amend to comply.</p>

Prior to Decision Requirements

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

Planning

1. Amend plans to address the bylaw discrepancies noted on pages 4 to 5 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies.

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

2. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.

Utility Engineering

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

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. Remit a performance security deposit (certified cheque, bank draft) of \$9,250.00 for the removal and rehabilitation of the existing driveway crossing on 81 Street NW within the public right-of-way.

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

Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

7. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m², the applicant may:
 - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
 - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
 - c. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

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

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

8. Amend the plans to:
Waste & Recycling Services Multi-Family
 - a) Reduce number of containers to 8.
 Multi-family residential dwelling units produce 0.23m³ of combined waste per week. This application of 8 dwelling units is expected to produce 1.8m³ of material per week.
 To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.

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

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

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

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

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

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

10. Amend plans to add a note as follows:

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

11. Fire - Access Part 9 Building

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

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

As an alternative to the restrictive Part 9 compliance path (being each building have access directly from a street, private roadway, or yard) that the requirements found in NBC(AE) (2019) Division B, 3.2.5. Provisions for Fire

Fighting would also be an acceptable solution. To my knowledge the City of Calgary has been consistent with this approach for both multi-family Part 9 buildings as well as lower density Part 9 buildings.

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

12. Fire - Primary Fire Access Route Design

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

Appropriate code reference - 9.10.20.3.(1)

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

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

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

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

13. The Permanent Conditions will be finalized at the time of Development Authority decision.
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 is required prior to the development being occupied.
17. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

Utility Engineering

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

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

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

Page 10 of 16

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

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

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

Advisory Comments

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

Planning

24. The Advisory Comments will be finalized at the time of Development Authority decision.
25. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
26. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
27. 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.
28. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
29. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

Utility Engineering

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

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

Page 12 of 16

b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.

d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

31. 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.

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

33. Fire - Building Size and Construction Relative to Occupancy

3.2.2.10. Streets

1) Every building shall face a street located in conformance with the requirements of Articles 3.2.5.4. and 3.2.5.5. for access routes.

2) For the purposes of Subsections 3.2.2. and 3.2.5. an access route conforming to Subsection 3.2.5. is permitted to be considered a street.

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

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

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

For context:

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

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

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

1.3.3.4. Building Size Determination

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

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

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

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

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

Note:

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

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

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

35. A new water connection is required to service the development and is available from 81 ST NW.

36. 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.
37. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
38. Redundant services are to be disconnected at the source and new service installed at the owners expense.
39. Each unit must be individually metered.
40. 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.
41. The applicant must apply for water and sewer connections as per City Standards.
42. A new sanitary connection is required to service the development and is available from 81 ST NW.
43. Storm sewers are unavailable for connection.
44. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
45. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
46. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
47. 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.
48. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
49. 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

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

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

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

OR

Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.
54. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
55. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from the City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.



January 16, 2025

Response Letter

Olsen, Paul

■
 [Redacted]
 [Redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-08383

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

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

This information must be received, in its entirety, no later than February 15, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-620-8355 or by email at Naomi.Kunz@calgary.ca.

Sincerely,

NAOMI KUNZ

Senior Planning Technician





Detailed Review 1 – Development Permit

Application Number:	DP2024-08383
Application Description:	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	4639 81 ST NW
Community:	BOWNESS
Applicant:	Olsen, Paul
Date DR Sent:	January 16, 2025
Response Due Date:	February 15, 2025
Planning:	NAOMI KUNZ 403-620-8355 Naomi.Kunz@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca

General Comments

Development Scope:

The application is for two Semi-detached Dwellings (2) with Secondary Suites (4) located at 4639 81 Street NW in the community of Bowness. The site is surrounded by low density residential development in all directions. Primary vehicular access for adjacent residences along 81 St NW is from both the lane and street.

Circulation and Notice Posting:

The following referees were circulated:

1. **Public Infrastructure** –Off-site Levy required, see Prior to Release requirements.
2. **Utility Engineering** – Comments provided.
3. **ENMAX** – Reviewed application, no conflict identified.
4. **Ward 1 Councillor** – No comments received.
5. **Bowness Community Association** – No comments received.
6. **Notice Posting** - As per Land Use Bylaw requirements, the application was notice posted for a 1-week period. Comments were received in opposition to the proposal with the following concerns:
 - The project exceeds the capacity of the land which is more appropriately sized for one duplex. Overdevelopment will disrupt the balance of the community and strains the existing infrastructure.
 - Proximity of the rear building to other structures presents a heightened fire risk. Setback of the garage increases this risk.
 - Removal of trees will have negative impact on the environment and community character.

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

Page 2 of 16

- The height of the proposed development will obstruct views and reduce aesthetic value of the neighbouring properties.
- Privacy, shadowing, and building massing will impact surrounding properties.

Comments on Relevant City Policies

Municipal Development Plan

2.2.5 Strong Residential Neighbourhoods – Policies

Neighbourhood infill and redevelopment

- Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing.*
- Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities*
- Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood.*
- Encourage redevelopment that incorporates natural infrastructure solutions and shared energy efficiencies (See Section 2.6).*

2.3.1 Housing – Policies

Housing diversity and choice

- Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:*
 - A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium and higher-density and mixed-use residential developments.*
 - A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types.*
- Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by:*
 - Encouraging housing opportunities for low and moderate-income households in all communities.*
 - Promoting innovative housing types, such as co-housing, live/work and cottage and carriage housing and accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options.*

The proposal provides an alternative housing form which provides diversity to the community and is supported by the Municipal Development Plan.

Bowness Area Redevelopment Plan (ARP):

Map 2

The parcel falls within the Residential: Low Density, Conservation & Infill area of Map 2.

Map 3

The subject parcel is not within any of the Low Density Policy Sub Areas identified on Map 3.

6.3.4 Residential Land Use Policies

- New developments should be compatible with the scale and form of existing and adjacent homes.*

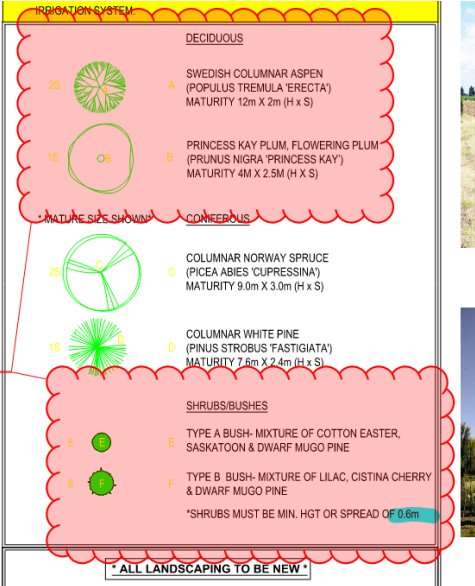
Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

e. New development should be carefully evaluated for adjacent rear yard privacy problems where building height, raised deck height and orientation, and rear yard setback differences contribute to overlooking of neighbours' back yards.

The applicant may consider an attached four-plex form which may be more compatible with the building depths/rear setbacks of adjacent buildings and aligning the rear amenity areas.

Bylaw Discrepancies		
Regulation	Standard	Provided
537 Building Setback from Front Property line	<p>The minimum building setback from a front property line is 3.0m</p> <p>The buildings were reduced in size and the front Bldg #1 was moved back 0.15mm to comply</p>	<p>Plans indicate the east setback area measured to the upper cantilever of Building 1 as being 2.85m (-0.15m).</p> <p>Amend to comply.</p>
535 Building Depth and Separation	<p>(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.</p> <p>The buildings were reduced in size in order to ensure that there is a min of 6.5m between the 2 bldgs, which meets bylaw item 535(2)</p>	<p>Plans indicate the building depth for Building 2 as being 76.62% (+11.62%) or 28.87m (+4.37m).</p> <p><i>Note: Section 535(2) cannot be applied as the development does not comply with subsection (c).</i></p> <p>Amend to comply.</p>
542.2 Planting Requirements	<p>(4) The requirement for the provision of 1.0 tree is met where:</p> <p>(a) a deciduous tree has a minimum calliper of 60mm;</p> <p>Tree Schedule Updated</p>	<p>Plans indicate the proposed deciduous trees as being 50mm (-10mm) calliper.</p> <p>Amend to comply.</p>

Page 4 of 16

542.2 Planting Requirements	<p>(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.</p> <p>Tree sizes increased on tree legend and 5 additional shrubs added</p>	<p>Plans indicate 3 (-3) compliant trees and 12 (-4) shrubs).</p> <p><i>Note: Trees less than the minimum under Section 542.2(4)(a) are not counted towards the tree count.</i></p>  <p>Amend to comply.</p>
546.2 Bicycle Parking Stalls	<p>(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.</p>	<p>There are 2 mobility storage lockers clearly showing bicycle storage</p> <p>Plans do not indicate any class 1 stalls provided (-2 stalls).</p> <p>Amend to comply. All units (8) to be individually be provided with bike locking mechanisms at their unit as per the legend and siteplan. It is not realistic to expect actual use of shared Class 1 bike stalls in a project of this nature. Due to high theft rates, it is unlikely that anyone will even risk leaving a bicycle outdoors. Most people will bring their bikes inside and wall mount store them, if they cannot lock them in the mobility storage.</p>

Prior to Decision Requirements

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

Planning



1. Amend plans to address the bylaw discrepancies noted on pages 4 to 5 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies.

Plans Amended

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

2. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.

Utility Engineering

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

Units to be individually metered as shown.

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. Remit a performance security deposit (certified cheque, bank draft) of \$9,250.00 for the removal and rehabilitation of the existing driveway crossing on 81 Street NW within the public right-of-way.

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

Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

7. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m², the applicant may:
 - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
 - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
 - c. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

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

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

8. Amend the plans to:
Waste & Recycling Services Multi-Family
a) Reduce number of containers to 8.
Multi-family residential dwelling units produce 0.23m³ of combined waste per week. This application of 8 dwelling units is expected to produce 1.8m³ of material per week.
To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.

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

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

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

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

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

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

10. Amend plans to add a note as follows:

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

11. Fire - Access Part 9 Building

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

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

As an alternative to the restrictive Part 9 compliance path (being each building have access directly from a street, private roadway, or yard) that the requirements found in NBC(AE) (2019) Division B, 3.2.5. Provisions for Fire

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

Page 8 of 16

Fighting would also be an acceptable solution. To my knowledge the City of Calgary has been consistent with this approach for both multi-family Part 9 buildings as well as lower density Part 9 buildings.

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

12. Fire - Primary Fire Access Route Design

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

Appropriate code reference - 9.10.20.3.(1)

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

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

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

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

13. The Permanent Conditions will be finalized at the time of Development Authority decision.
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 is required prior to the development being occupied.
17. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

Utility Engineering

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

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

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

Page 10 of 16

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

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

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

Advisory Comments

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

Planning

24. The Advisory Comments will be finalized at the time of Development Authority decision.
25. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
26. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
27. 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.
28. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
29. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

Utility Engineering

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

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

Page 12 of 16

b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.

d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

31. 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.

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

33. Fire - Building Size and Construction Relative to Occupancy

3.2.2.10. Streets

1) Every building shall face a street located in conformance with the requirements of Articles 3.2.5.4. and 3.2.5.5. for access routes.

2) For the purposes of Subsections 3.2.2. and 3.2.5. an access route conforming to Subsection 3.2.5. is permitted to be considered a street.

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

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

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

For context:

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

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

1.3.3.4. Building Size Determination

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

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

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

Note:

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

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

35. A new water connection is required to service the development and is available from 81 ST NW.

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

36. 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.
37. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
38. Redundant services are to be disconnected at the source and new service installed at the owners expense.
39. Each unit must be individually metered.
40. 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.
41. The applicant must apply for water and sewer connections as per City Standards.
42. A new sanitary connection is required to service the development and is available from 81 ST NW.
43. Storm sewers are unavailable for connection.
44. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
45. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
46. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
47. 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.
48. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
49. 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

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

Page 15 of 16

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

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

OR

Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.
54. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
55. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from the City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.



April 14, 2025

Olsen, Paul

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-08383

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

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

This information must be received, in its entirety, no later than May 14, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-620-8355 or by email at Naomi.Kunz@calgary.ca.

Sincerely,

NAOMI KUNZ

Senior Planning Technician



Detailed Review 2 – Development Permit

Application Number:	DP2024-08383
Application Description:	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	4639 81 ST NW
Community:	BOWNESS
Applicant:	Olsen, Paul
Date DR Sent:	April 14, 2025
Response Due Date:	May 14, 2025
Planning:	NAOMI KUNZ 403-620-8355 Naomi.Kunz@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca

Bylaw Discrepancies

Regulation	Standard	Provided
546.2 Bicycle Parking Stalls	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.	Plans do not indicate any class 1 stalls provided (-2 stalls). <i>Note: The mobility storage lockers are a separate use and not part of this requirement. The bike racks indicated on the exterior of the units is classified as "Class 2" and therefore not counted.</i>

Prior to Decision Requirements

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

Planning

1. Amend the plans to obscure the upper floor windows on the side elevations of Building 2.
2. Amend the plans to include two (2) Class 1 bicycle parking stalls to be used by the Secondary Suites.

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

Prior to Release Requirements

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

Planning

3. Remit a performance security deposit (certified cheque, bank draft) of \$9,250.00 for the removal and rehabilitation of the existing driveway crossing on 81 Street NW within the public right-of-way.

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

Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

5. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m², the applicant may:
 - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
 - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
 - c. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

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

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

6. Amend the plans to:
Waste & Recycling Services Multi-Family
a) Reduce number of containers to 8.
Multi-family residential dwelling units produce 0.23m³ of combined waste per week. This application of 8 dwelling units is expected to produce 1.8m³ of material per week.
To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.

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

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

Development Type:

Existing Single: 1/New Grade: 4

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

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

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

8. Amend plans to add a note as follows:

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

9. Fire - Access Part 9 Building

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

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

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

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

10. Fire - Primary Fire Access Route Design

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

Appropriate code reference - 9.10.20.3.(1)

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

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

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

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

11. 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.
12. 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.
13. A Development Completion Permit is required prior to the development being occupied.
14. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

Utility Engineering

15. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
16. 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.

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

Page 6 of 12

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

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

Advisory Comments

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

Planning

21. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
22. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
23. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
24. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
25. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

Utility Engineering

26. The developer is responsible for ensuring that:
 - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.
 - b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted

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

Page 8 of 12

by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.

d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

27. 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.

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

29. Fire - Building Size and Construction Relative to Occupancy

3.2.2.10. Streets

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

of Articles 3.2.5.4. and 3.2.5.5. for access routes.

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

Subsection 3.2.5. is permitted to be considered a street.

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

street or streets.

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

For context:

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

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

1.3.3.4. Building Size Determination

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

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

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

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

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

Note:

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

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

- 31. A new water connection is required to service the development and is available from 81 ST NW.
- 32. 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.

33. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
34. Redundant services are to be disconnected at the source and new service installed at the owners expense.
35. Each unit must be individually metered.
36. 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.
37. The applicant must apply for water and sewer connections as per City Standards.
38. A new sanitary connection is required to service the development and is available from 81 ST NW.
39. Storm sewers are unavailable for connection.
40. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
41. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
42. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
43. 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.
44. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
45. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever

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

Page 11 of 12

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.

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

OR

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

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

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

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

Date:	December 19 2024
Date Received:	November 28 2024
BLC BY:	Kerim Aktug
Review Required:	<div>COMPLETE</div>

D.P. #

2024-08383

For Internal Distribution Only

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

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules

Public Realm Setbacks

Rd / St / Av	n/a	Required	n/a	Provided	n/a
Rd / St / Av	n/a	Required	n/a	Provided	n/a
Rd / St / Av	n/a	Required	n/a	Provided	n/a

Main Floor Elevation(s):

Roof Peak Elevation(s):

Bldg 1	1077.75	Bldg 1	1086.85
Bldg 2	1078.40	Bldg 2	1086.10

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

Notes:

Contextual rules will not be reviewed as per Section 347.1(5) A Contextual Semi-detached Dwelling must not be located on a parcel that contains more than one main residential building.

ISC: Protected

For Internal Distribution Only

SDAB2025-0076

Communities

0.5 Parking Rate				
Within 600.0m of Existing LRT or BRT Bus Stop				
Other Areas of the City				
A	D		N	S
○ Acadia	○ Dalhousie	○ Hillhurst	○ North Glenmore Park	○ Scarboro
○ Albert Park / Ridsson Heights	○ Downtown Commercial Core	○ Hounsfield Heights / Briar Hill	○ North Haven	○ Shaganappi
○ Altadore	○ Downtown Commercial Core	○ Huntington Hills	○ North Haven Upper	○ South Calgary
B	○ Downtown East Village	I	O	○ Southview
○ Banff Trail	○ Downtown West End	○ Inglewood	○ Oakridge	○ Southwood
○ Bankview	E	K	○ Ogden	○ Spruce Cliff
○ Bayview	○ Eagle Ridge	○ Kelvin Grove	P	○ St. Andrews Heights
○ Bel-aire	○ Eau Claire	○ Killarney / Glengarry	○ Palliser	○ Sunalta
○ Beltline	○ Elbow Park	○ Kingsland	○ Parkdale	○ Sunalta West
○ Bonavista Downs	○ Elboya	L	○ Parkhill	○ Sunnyside
● Bowness	○ Erleton	○ Lake Bonavista	○ Point McKay	T
○ Braeside	F	○ Lakeview	○ Pump Hill	○ Thorncliffe
○ Brentwood	○ Fairview	○ Lincoln Park	Q	○ Tuxedo Park
○ Bridgeland / Riverside	○ Forest Heights	○ Lower Mount Royal	○ Queens Park Village	U
○ Britannia	○ Forest Lawn	M	R	○ University District
C	G	○ Manchester	○ Ramsay	○ University Heights
○ Cambrian Heights	○ Garrison Green	○ Maple Ridge	○ Renfrew	○ Upper Mount Royal
○ Canyon Meadows	○ Garrison Woods	○ Marlborough	○ Richmond	V
○ Capitol Hill	○ Glamorgan	○ Mayfair	○ Rideau Park	○ Varsity
○ Charleswood	○ Glenbrook	○ Mayland Heights	○ Rosedale	○ Vista Heights
○ Chinatown	○ Glendale	○ Meadowlark Park	○ Rosemont	W
○ Chinook Park	○ Greenview	○ Mission	○ Rosscarrock	○ West Hillhurst
○ Cliff Bungalow	H	○ Montgomery	○ Roxboro	○ Westgate
○ Collingwood	○ Haysboro	○ Mount Pleasant	○ Rutland Park	○ Wildwood
○ Crescent Heights	○ Highland Park			○ Willow Park
○ Currie Barracks	○ Highwood			○ Windsor Park
				○ Winston Heights / Mountview




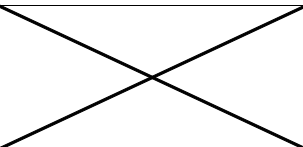





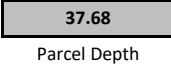

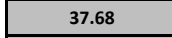
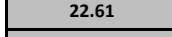

Part 4 A to Z Use and Use Rules			D.P. # 2024-08383			
Section / Use	Type	Requirements	Evaluation			
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	C	N/C	N/A	N/I
		(vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;	C	N/C	N/A	N/I
170.2 Contextual Semi-detached Dwelling	Compulsory	(i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
187 Duplex Dwelling	Compulsory	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;	C	N/C	N/A	N/I
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	C	N/C	N/A	N/I
		(ii) where one façade of each Dwelling Unit directly faces a public street;	C	N/C	N/A	N/I
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	C	N/C	N/A	N/I
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	C	N/C	N/A	N/I
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	C	N/C	N/A	N/I
295 Secondary Suite	Compulsory	(i) contains two or more rooms used or designed to be used as a residence by one or more persons;	C	N/C	N/A	N/I
		(ii) contains a kitchen, living, sleeping and sanitary facilities;	C	N/C	N/A	N/I
		(iii) is self-contained and located within a Dwelling Unit;	C	N/C	N/A	N/I
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	C	N/C	N/A	N/I
		(v) is considered part of and secondary to a Dwelling Unit;	C	N/C	N/A	N/I
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
319 Townhouse	Compulsory	(i) comprising three or more Dwelling Units;	C	N/C	N/A	N/I
		(ii) where each Dwelling Unit has a separate direct entry from grade;	C	N/C	N/A	N/I
		(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(iv) that does not include a Rowhouse Building;	C	N/C	N/A	N/I

Page 5					Residential - Grade-Oriented Infill (R-CG) District					D.P. #		2024-08383					
Rule	Requirements					Notes		Evaluation									
								Provided/Variance									
Secondary Suites	If applicable please refer to Secondary Suites Form							See Attached		N/A		N/I					
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m																
						East to Bldg 1 Upper Cant		2.85		-0.15							
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.							C		N/C		N/A		N/I			
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.					Upper Cant Eave		0.56		-0.04							
						(Actual 0.41m)											
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:		(a) they provide access to the main floor or lower level of the building; and					C		N/C		N/A		N/I			
			(b) the area of a landing does not exceed 2.5m²					n/a									
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:							n/a									
						(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;				C		N/C		N/A		N/I	
						(b) the setback of the porch from the front property line is not less than the minimum setback in the district;				C		N/C		N/A		N/I	
						(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and						Porch Height (m)					
										n/a							
												Landing Area (m²)					
								n/a									
						(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.				C		N/C		N/A		N/I	
(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).							n/a										
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>					PROVIDE LENGTH AND % VALUES		%		Length		%		Length			
	1st st			X 40% =				n/a									
	2nd st			X 40% =													
	(2) The max. length of an individual projection into any setback area is 3.1m							n/a									
	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m							North/South		1.22		0.02					
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:		(a) 1.2m; or							n/a							
			(b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.					n/a									

539 Building Setback from Side Property Line	(3) There is no requirement for a building setback from a property line upon which a party wall is located.		Applies		N/A	N/I
	(4) The minimum building setback from a side property line may be reduced to a zero setback where:	(a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 1.2m private maintenance easement.	Applies		N/A	N/I
	(5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.		Applies		N/A	N/I
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m		n/a			
	(7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;	n/a			
		(b) that provides unrestricted vehicle access to the rear of the parcel.	Applies		N/A	N/I
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m		n/a			
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.		Applies		N/A	N/I
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.		n/a			
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,		n/a			
	(a) for a Semi-detached Dwelling, only where the side setback area is on the streets side of a corner parcel; and		C	N/C	N/A	N/I
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;	C	N/C	N/A	N/I
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or	C	N/C	N/A	N/I
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.	C	N/C	N/A	N/I
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.		n/a			
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.		C	N/C	N/A	N/I
	(3) Eaves may project a max. of 0.6m into any side setback area.		North/South (Actual 0.41m)		0.39	-0.21
	(5) Landings, ramps other than wheelchair ramps	(a) they provide access to the main floor or lower level of the building;	C	N/C	N/A	N/I
		(b) the area of a landing does not exceed 2.5m ²	n/a			
		(c) the area of any portion of a landing that projects into the	n/a			

Page 7	and stairs may project in a side setback area provided:				side setback area does not exceed 1.8m ²															
					(d) they are not located in a 3.0m side setback area required on a laneless parcel; and								C		N/C		N/A		N/I	
					(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear								C		N/C		N/A		N/I	
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:								n/a											
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.								n/a											
	(9) Balconies and decks must not project into any side setback area;								C		N/C		N/A		N/I					
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES				%		Length		%		Length					
	1st st			X 40% =						n/a										
	2nd st			X 40% =																
	__st			X 40% =																
	__st			X 40% =																
	(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>								n/a											
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m								n/a											
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m				West to Bldg 2 Upper Cant				8.84				7.64							
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.								n/a											
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:		(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;						n/a											
			(b) does not exceed 75.0m ² in gross floor area for each Dwelling Unit located on the parcel.		Unit 1		n/a													
					Unit 2		n/a													
			(c) has no part that is located closer than 0.60m to the rear property line; and				n/a													
					n/a															
	(d) has no eave closer than 0.6m to a side property line.				n/a															
(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.				Rear				n/a												
				Side				n/a												
				Side				n/a												
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES				%		Length		%		Length					
	1st st			X 40% =						n/a										
	2nd st			X 40% =																
	(2) The max. length of an individual projection into any setback area is 3.1 m.								n/a											
	(2) The height of a	(a) 1.5 m above grade at any point, except where the deck is located on the same facade as the at-grade entrance to a							0.67		-0.83									

339 Decks	deck in the Developed Area must not exceed:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and		0.61		-0.89		
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.		n/a				
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and		n/a				
		(b) must not be located between the foremost front façade of the main residential building and the front property line.		C	N/C	N/A	N/I	
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:	(a) is a min. of 2.0m in height;		2.03		0.03		
		(b) is a max. of 3.0m in height; and		2.03		-0.97		
		(c) extends the full depth of the deck.		C	N/C	N/A	N/I	
	340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the building façade to which it is attached.			n/a			
		(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²			n/a			
(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:		(a) must not exceed 3.0m in height when measured from the surface of the balcony; and		n/a				
		(b) must not be located between the foremost front façade of the main residential building and front property line.		C	N/C	N/A	N/I	
(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:		(a) is a min. of 2.0m in height;		n/a				
		(b) is a max. of 3.0m in height; and		n/a				
		(c) extends the full depth of the balcony.		C	N/C	N/A	N/I	
544 Balconies		(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below.			Percentage (%)			
					n/a			
				Area (m²)				
				n/a				
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use:	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or		n/a			
			(ii) where it is on the street side of a corner parcel;		C	N/C	N/A	N/I
		(b) may be located on a rear façade of a building where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;		C	N/C	N/A	N/I
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and		C	N/C	N/A	N/I
		(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and	Minimum	n/a				
			Maximum	n/a				
		(c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from grade to the platform of the balcony.			n/a			
			North	8.81		-2.19		

541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.			South	8.73	-2.27		
				East	8.99	-2.01		
				West	8.69	-2.31		
				North	8.78	-2.22		
				South	8.79	-2.21		
				East	8.85	-2.15		
				West	8.72	-2.28		
				(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or		C
	(ii) 7.0m from grade; measured at the shared property line; and							
	(b) increases at a 45 degree angle to a max of 11.0m measured from grade.							
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m							
								
	Prim. Bldg Crnr 1		Prim. Bldg Crnr 2		Geo 9.5m Above Avrge Grade			
								
	Prim. Bldg Crnr 3		Prim. Bldg Crnr 4		Geo 8.6m Above Avrge Grade			
			X 75% =				Percentage (%)	
	Max. Area		Max. Area allowed at 9.5m				n/a	
							Area(m²)	
							n/a	
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.							
	Height Required Beyond		25.72 m		and Rear Property Line		Bldg 2 - East/West	
	19.62		22.61		37.68			
C.A.B. #1		C.A.B. #2		Parcel Depth				
349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.					n/a		
531 Parcel Width	The minimum parcel width is 7.5m for a parcel containing a Duplex Dwelling					n/a		
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m					6.40		
	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.					Percentage (%)		
						76.62%		
						11.62%		
						Building Depth (m)		
	65%	x		=		Building 2	28.87	
	Parcel Depth			Max Bldg Depth			4.37	
	(a) there is more than one main residential building on the parcel;					2		
						1		
						Number of Units within First 60.0% of Parcel Depth		
	(2) On a laned parcel, there is no maximum building depth for a					Parcel Depth (m)		
				40% / 60.0% Parcel Depth (m)				
				Total Number of Units				
					2			
					0			

535 Building Depth and Separation	main residential building wholly contained to the rear of 40.0% parcel depth where:		2 Required Number of Units in Front 60.0%												
	<i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1).</i>		(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m		6.08		-0.42								
	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:		(a) 50.0 per cent parcel depth; or		Side Setback Dimension (m)										
			Parcel Depth												
			(b) the building depth of the main residential building on the adjoining parcel;		n/a										
		C.A.B. Building Depth													
		whichever is closer to the rear property line.													
		3.0m Building Side Setback Required beyond													
		0.00 m and the rear													
		property line						Subsection (b) Applies							
For parcels designated R-CG use this calculation:															
The maximum density for parcels designated R-CG District is 75 units per hectare.					Units		4		0						
75		573.97		(m2)		4.00									
		0.0573970		(ha)		=		Units							
U.P.H					U.P.H		69.69		-5.31						
For multi-residential parcels reverting to low density uses in section 573, use the density maximum for that multi-residential district:															
Enter UPH of MDR district below: The max density for parcels designated multi-residential is the density requirement of that district.					Units		n/a								
				(m2)											
		Enter m² Above		(ha)		=		Units							
U.P.H					U.P.H		n/a								
In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:															
(b) the addition may be a maximum of:															
(i) 40.0m² in floor area for any portion at a height less than or equal to:		(A) 7.5m measured from grade where the existing building has a walkout basement; or (B) 6.0m measured from grade where the existing building does not have a walkout basement; and					n/a								
(ii) 10.0m² in floor area for any portion not exceeding the highest point of the existing roof;							n/a								
339.1 Porches (must meet all requirements to be exempt)		In a Developed Area, a porch is exempt from parcel coverage where:		(a) the porch is located between the façade of the main residential building and:		(i) the front property line; or		C		N/C		N/A		N/I	
				(ii) the side property line on the street side of a corner parcel;		C		N/C		N/A		N/I			
				(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and				C		N/C		N/A		N/I	
								C		N/C		N/A		N/I	
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.				C		N/C		N/A		N/I			
				(a) 45.0% of the area of the parcels subject to a single development permit for a development with				Applies		Does Not Apply					

534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:		a density of less than 40 units per hectare;			Applies	Does Not Apply	
			(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;					
			(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or					
			(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.					
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:		(a) 21.0m ² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and			Applies	Does Not Apply	
			(b) 19.0m ² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.					
	(4) For all other uses, the maximum parcel coverage is 45.0%					Applies	Does Not Apply	
	Determine correct percentage of parcel coverage and input values below						%	%
	<div> <div>4</div> <div>573.97</div> <div>Parcel Area (m²)</div> </div>		<div>Number of Units</div> <div>60.00</div>	<div>minus</div> <div>Required Stalls</div>	<div>344.38</div> <div>Max. Coverage</div>	56.16%	-3.84%	
	Parcel Coverage Totals						m ²	m ²
	House	Proj. > 1.0m	Garage(s)	Other	Total			
	Bldg 1	121.91		79.44		201.35	-143.03	
	Bldg 2	120.98				120.98	-223.40	
	Total	242.89	0.00	79.44	0.00	322.33	-22.05	
Accessory Building	If applicable please refer to Accessory Residential Building Form					See Attached	N/A N/I	
542 Landscaping Requirements <i>Applies with 3 or more units</i>	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.					C N/C	N/A N/I	
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.					C N/C	N/A N/I	
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.					C N/C	N/A N/I	
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.					C N/C	N/A N/I	
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.					Percentage (%)		
						37.24%	7.24%	
	<div>220.88</div> <div>Landscaped Area (m²)</div>					Area (m ²)		
						82.26	16.00	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.					C N/C	Low H2O Irrig. N/I	
	(9) Mechanical systems or equipment that are located outside of a building must be screened.					C N/C	N/A N/I	

542.2 Planting Requirements Applies with 3 or more units	2	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;		Calliper (mm)			
			0 # Provided		50.00	-10.00		
			(b) a coniferous tree has a minimum height of 2.0m		Height (m)			
		3 # Provided		2.00	0.00			
		(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm;		Calliper (mm)			
			# Provided					
	(b) a coniferous tree has a minimum height of 4.0m			Height (m)				
	# Provided							
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.			Calliper (mm)				
			# Provided					
		(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.		# of Trees				
			6 Required Trees	573.97	Compliant Trees	3	-3	
	16 Required Shrubs		Parcel Area (m²)		# of Shrubs			
					12	-4		
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.			0.60	0.00			
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;		n/a				
		(b) 0.6m for shrubs; an		n/a				
		(c) 0.3m for all other planting areas.		n/a				
(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.			Requires review by planner or technician	N/A	N/I			
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and			C	N/C	N/A	N/I
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.			C	N/C	N/A	N/I
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or		n/a			
			(ii) a curb where there is no public sidewalk to the door of a private garage, and		n/a			
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.			C	N/C	N/A	N/I
		(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.			1.00		0.40	
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	(a) 6.0m where the parcel width is 9.0m or less; or			n/a			
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m			n/a			
	(a) located on a laneless parcel; (b) located on a				Percentage (%)			

Page 18	(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where: <div></div> Number of Parcels along Block Face				n/a			
			Homes w/ Exst. Driveway					
			n/a					
			Existing Driveway No Changes					
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.				C	N/C	N/A	N/I
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.				C	N/C	N/A	N/I
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.				C	N/C	N/A	N/I
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.				C	N/C	N/A	N/I
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.				C	N/C	N/A	N/I
540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.				C	N/C	N/A	N/I
343 Fences	Note: Only apply fence rules to proposed fences	The height of a fence above grade at any point along a fence line must not exceed: (b) 2.0m in all other cases, and (c) 2.5m at the highest point of a gate that is not more than 2.5m in length.			C	N/C	N/A	N/I
					C	N/C	N/A	N/I
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.				C	N/C	N/A	N/I
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority *Note: Applies when there are 3 or more Units				C	N/C	N/A	N/I
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.		*See Communities Tab to Adjust Parking Rate Parking Rate: 0.50 Stall per Unit & Suite					
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.							
	8 Number of Units				4		0	
	Stalls Within a Private Garage 4							
	Stalls provided on Parking Pad 0							
546.1 Mobility Storage	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.				Applies		N/A	N/I
	The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.				2		0	
	4 Number of Units							
		(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall				Applies		N/A

546.2 Bicycle Parking Stalls	– class 1 for parcels with two or less Dwelling Units.		Applies		N/A	N/A
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.		0		-2	
	<div>2</div> Number of Units					
13(90.3) Mobility Storage Locker	(a) has a door with a minimum width of 0.9m that has direct access to grade;		0.95		0.05	
			0.95		0.05	
	(b) has a minimum length of 2.8m;		2.92		0.12	
			2.91		0.11	
	(c) has a minimum width of 1.2m;		1.28		0.08	
			1.28		0.08	
	(d) has a minimum height of 1.8m		2.76		0.96	
			2.76		0.96	
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for:		C	N/C	N/A	N/I
	(a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling					
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:		C	N/C	N/A	N/I
	(a) 3.0m where both sides of a stall abut a physical barrier;					
	(b) 2.85m where one side of a stall abuts a physical barrier; and					
	(c) 2.5m in all other					
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be:		C	N/C	N/A	N/I
	(a) hard surfaced; and					
	(b) located wholly on the subject parcel.					

Accessory Residential Building

D.P. # 2024-08383

Rule	Requirements				Evaluation				
				Notes	Provided/Variance				
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or			n/a				
				South					
		(b) 0.6m from a side or rear property line in all other cases.		West	2.16	1.56			
					1.00	0.40			
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m ²			C	N/C	N/A	N/I	
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or		North	C	N/C	N/A	N/I	
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and			C	N/C	N/A	N/I
		(ii) include a 0.60m eave and footing encroachment easement.			C	N/C	N/A	N/I	
	(3) An Accessory Residential Building must not be located in the actual front setback area.				C	N/C	N/A	N/I	
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				C	N/C	N/A	N/I	
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m ² or more and a main residential building or a building containing a Secondary Suite is 1.0m				C	N/C	N/A	N/I	
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			4.17		-0.43		
(b) 3.0m at any eaveline, when measured from the finished floor of the building; and			2.75		-0.25				
(c) one storey,			C	N/C	N/A	N/I			
(c) one storey, which may include an attic space that:		(i) is accessed by a removable ladder;			C	N/C	N/A	N/I	
		(ii) does not have windows;			C	N/C	N/A	N/I	
		(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.			n/a				
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				C	N/C	N/A	N/I	
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				C	N/C	N/A	N/I	
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				C	N/C	N/A	N/I	
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:	(i) the building coverage of the main residential buildings; or		C	N/C	N/A	N/I	
(ii) 75.0m ² for each Dwelling Unit located on the parcel; and			Per unit	17.77	-57.23				

Page 16			Secondary Suite - R-CG			D.P. # 2024-08383			
Rule	Requirements					Evaluation			
				Notes		Provided/Variance			
Note: Remember to check any applicable district rules									
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.					C	N/C	N/A	N/I
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m²:		(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or				n/a		
			(b) when located on a parcel with a parcel width less than 13.0m.				n/a		
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.					Applies		N/A	N/I
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;					n/a			
354 Accessory Suite - Density	(1) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit.					C	N/C	N/A	N/I
	(1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit.					C	N/C	N/A	N/I
(3) A Secondary Suite or a Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan.					C	N/C	N/A	N/I	
Additional Notes									

Rounded

Rounded

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

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

Date:	March 31 2025
Date Received:	March 24 2025
BLC BY:	Kerim Aktug
Review Required:	PARTIAL ▼

D.P. #

2024-08383

For Internal Distribution Only

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

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY ▼

If applicable Complete Flood Sheet

Hertiage Guidelines Area

Not Located within Heritage Guideline Area ▼

If Applicable Disregard Contextual Rules

Public Realm Setbacks

Rd / St / Av	n/a	Required	n/a	Provided	n/a
Rd / St / Av	n/a	Required	n/a	Provided	n/a
Rd / St / Av	n/a	Required	n/a	Provided	n/a

Main Floor Elevation(s):

Bldg 1	1077.75	Bldg 1	1086.85
Bldg 2	1078.40	Bldg 2	1086.10

Roof Peak Elevation(s):

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

Notes:

Contextual rules will not be reviewed as per Section 347.1(5) A Contextual Semi-detached Dwelling must not be located on a parcel that contains more than one main residential building.

Partial review for previous discrepancies only asa per FM

ISC: Protected

For Internal Distribution Only

SDAB2025-0076

Page 3				Residential - Grade-Oriented Infill (R-CG) District				D.P. #		2024-08383				
Rule	Requirements					Notes		Evaluation						
								Provided/Variance						
Secondary Suites	If applicable please refer to Secondary Suites Form							See Attached	N/A		N/I			
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m													
						East to Bldg 1 Upper Cant		3.00		0.00				
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.							Percentage (%)						
								n/a						
								Building Depth (m)						
								n/a						
	<div>65% x <div>37.68</div> Parcel Depth = <div>24.50</div> Max Bldg Depth</div>							n/a						
	(a) there is more than one main residential building on the parcel; (b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and <div><div>37.68</div> Parcel Depth (m) <div>22.61</div> 40% / 60.0% Parcel Depth (m) <div>4</div> Total Number of Units <div>2</div> Required Number of Units in Front 60.0%</div>					2		1						
						Number of Units within First 60.0% of Parcel Depth								
						2		0						
	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: <i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1).</i>					(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m					6.54.		#VALUE!	
(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.							C	N/C	N/A	N/I				
(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.							C	N/C	N/A	N/I				
(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.							C	N/C	N/A	N/I				
(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.							C	N/C	N/A	N/I				
(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping. <div><div>220.88</div> Landscaped Area (m²)</div>							Percentage (%)							
							37.24%		7.24%					
							Area (m²)							
							82.26		16.00					
(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.							C	N/C	Low H2O Irrig.	N/I				
(9) Mechanical systems or equipment that are located outside of a building must be screened.							C	N/C	N/A	N/I				
	(a) a deciduous tree has a minimum calliper of							Calliper (mm)						

542.2 Planting Requirements <i>Applies with 3 or more units</i>	(4) The requirement for the provision of 1.0 tree is met where:	60mm;			60.00	0.00
		3 # Provided			Height (m)	
		(b) a coniferous tree has a minimum height of 2.0m			2.00	0.00
	(5) The requirement for the provision of 2.0 trees is met where:	3 # Provided			Calliper (mm)	
		(a) a deciduous tree has a minimum calliper of 85mm;				
		# Provided			Height (m)	
		(b) a coniferous tree has a minimum height of 4.0m				
		# Provided			Calliper (mm)	
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.					
	# Provided					
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m ² of parcel area.			# of Trees		
	6 Required Trees 573.97	Compliant Trees	6	0		
16 Required Shrubs Parcel Area (m ²)		# of Shrubs				
		17	1			
(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.			0.60	0.00		
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.	<i>*See Communities Tab to Adjust Parking Rate</i>				
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.					
	8 Number of Units			4	0	
	Stalls Within a Private Garage 4					
Stalls provided on Parking Pad 0						
546.1 Mobility Storage	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.			Applies	N/A	N/I
	The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.			2	0	
	4 Number of Units					
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.			Applies	N/A	N/I
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.			0	-2	
	2 Number of Units					
13(90.3) Mobility Storage Locker	(a) has a door with a minimum width of 0.9m that has direct access to grade;			0.95	0.05	
				0.95	0.05	
	(b) has a minimum length of 2.8m;			2.92	0.12	
				2.91	0.11	
	(c) has a minimum width of 1.2m;			1.28	0.08	
				1.28	0.08	
(d) has a minimum height of 1.8m			2.76	0.96		
			2.76	0.96		

122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling		C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other		C	N/C	N/A	N/I
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		C	N/C	N/A	N/I

FILE: DP2024-08383

DATE RECEIVED: November 28 2024

Bylaw Discrepancies

Regulation	Standard	Provided
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	Plans indicate the east setback area, when measured to the upper cantilever of Building 1, as being 2.85m (-0.15m).
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 for Building 2 as being 76.62% (+11.62%) or 28.87m (+4.37m). Note: Section 535(2) cannot be applied as the development does not comply with subsection (c).
542.2 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where: (a) a deciduous tree has a minimum calliper of 60mm;	Plans indicate the proposed deciduous trees as being 50mm (-10mm) calliper.
542.2 Planting Requirements	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m ² of parcel area.	Plans indicate 3 (-3) compliant trees and 12 (-4) shrubs). Note: Trees less than the minimum under Section 542.2(4)(a) are not counted towards the tree count.
546.2 Bicycle Parking Stalls	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.	Plans do not indicate any class 1 stalls provided (-2 stalls).

Permitted Contextual Use Rules

Regulation	Standard	Provided
<i>N/A as per Section 347.1(5) A Contextual Semi-detached Dwelling must not be located on a parcel that contains more than one main residential building.</i>		

FILE: DP2024-08383

DATE RECEIVED: March 24 2025

Bylaw Discrepancies		
Regulation	Standard	Provided
546.2 Bicycle Parking Stalls	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.	Plkans do not indicate any class 1 stalls provided (-2 stalls). Note: The the mobility storage lockers are a separate use and not part of this requirement. The bike racks indicated on the exterior of the units is classified as “Class 2” and therefore not counted.
Permitted Contextual Use Rules		
Regulation	Standard	Provided
<i>N/A as per Section 347.1(5) A Contextual Semi-detached Dwelling must not be located on a parcel that contains more than one main residential building.</i>		

SDAB2025-0076

FILE: DP2024-08383

DATE RECEIVED: May 12, 2025 (Updated by FM)

Bylaw Discrepancies

Regulation	Standard	Provided
546.2 Bicycle Parking Stalls	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.	Plans do not indicate any class 1 stalls provided (-2 stalls). Amended plans have added 2 Class 1 stalls inside of a secured shed. Complies with LUB.

Permitted Contextual Use Rules

Regulation	Standard	Provided
<i>N/A as per Section 347.1(5) A Contextual Semi-detached Dwelling must not be located on a parcel that contains more than one main residential building.</i>		

SDAB2025-0076

Date: November 2, 2024

To: City of Calgary Planning

Re: **4639-81st Street NW - Proposed 2 Building 4 Unit 4 Suite Multi-Residential Project Development Permit Application**

K. Applicant's Submission Planning Analysis (recommended)

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
- Describe how the landscaped areas and amenity spaces are configured and programmed. For small residential developments refer to the [Landscape Design Guide for Small Residential Sites](#)
- 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

This project has the fortune to be located in a popular area Bowness near many amenities. It is located just steps from local frequent bus service. It is located close to elementary and senior schools. We are within walking distance of commercial services, the Bow River Pathway, and the crown jewel of Bowness Park. This project should be complimentary to other multi-residential projects both proposed and built in this area of the community.

We have worked with our client to design and prepare a midblock 4 Unit 4 Suite project proposal consisting of 2 separate residential buildings along with a third- parking and storage building. The two buildings will feature stucco exteriors in a light off-white shade with dark grey decorative board and batten work. Individual amenity spaces for each unit, including lower suite units, will be provided through the use of patios and open space in the central courtyard area.

We have maintained a low profile on the roofline to minimize overall height and massing and to reduce shadowing to be similar or less than comparable two-story infill single family and semi-detached redevelopment.

We have reflected the desire to retain the patterns and privacy of adjacent homes through the design of a central courtyard reflecting the pattern of adjacent property backyards. Side windows have been kept to a minimum with the placement of modest transom windows, which allow internal light, but retain privacy between neighbors.

These new homes will have 3 bedrooms and two bathrooms allowing for the flexibility of appeal for singles, couples, or a young family to live in the dynamic and evolving community of Bowness. Lower suites will accommodate 1 or 2 bedrooms(shown) for opportunities for more modest affordable housing options in Calgary, and more specifically – Bowness.

Bicycle storage for each unit, and mobility storage lockers have been provided either for each unit or as required through the Land Use Bylaw. 4 parking stalls have been provided as required under the Land Use Bylaw. We have carefully considered the location of the waste and recycling in order to avoid the potential for bins to “line the alleyway” as can occur in other developments.

We have endeavored to follow all of the requirements found under the Land Use Bylaw. There may be small exemptions required on the allowed projection widths/ % of wall face ratios. Otherwise, we will be responsive to community, neighbor, councillor, and planning comment.

We have received general comment and feedback on similar projects and proposals regarding parking, waste, privacy, shadowing, and compatibility. We have endeavored to listen and evolve project design to minimize adjacent neighbor impact.

We look forward to working with you on this project, and please let us know if and when you require any further information.

Paul Olsen

From: [Paul Olsen](#)
To: [Kunz, Naomi](#)
Subject: Re: [External] DP2024-08383 Dtr1 Response
Date: Thursday, April 10, 2025 11:05:56 AM
Attachments: [image.png](#)

This Message Is From an External Sender

This message came from outside your organization.

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

Yes, that would be fine.

Can the Class 1 Bike stalls just be regular u-racks anchored into a cement pad? I don't mean to complain, but this bike infrastructure stuff is very difficult to understand the purpose.

The Mobility Storage is for ANY type of mobility storage, but then we have to interfere with the storage by adding racks? I am very confused , and I

Do you know if there is some type of course on this element of design? I'm thinking that there isn't one solution. On this same project, we were originally asked to make all the pathways 1.5m wide as part of some North American Standard. However, these small development sites are not allowed to exceed maximums for hard landscaping for other departments, so there is always a complete butting of different priorities.

Paul Olsen

On Wed, Apr 9, 2025 at 10:00 AM Kunz, Naomi <Naomi.Kunz@calgary.ca> wrote:

Hi Paul,

Just following up on this email. Let me know if you've had a chance to review.

Thanks,

Naomi Kunz

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning & Development Services

E: naomi.kunz@calgary.ca **P:** 403-620-8355

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

From: Kunz, Naomi
Sent: Tuesday, April 1, 2025 4:30 PM
To: Paul Olsen [REDACTED]
Subject: RE: [External] DP2024-08383 Dtr1 Response

Hi Paul,

I'm doing the final review of your application, I believe I am ready to submit this for decision.

I just need 2 minor changes – if you agree I can put them as Prior to Release requirements.

1. Can you please obscure the upper windows on the side elevations of Building 2? I would like to be as sensitive as we can be based on the Bowness ARP.
2. The class 1 bike stalls need to be indicated in a secure location – if you can indicate them inside of the Mobility Storage Lockers this will resolve the last bylaw discrepancy.

Bylaw Discrepancies		
Regulation	Standard	Provided
546.2 Bicycle Parking Stalls	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.	Plans indicate 0 (-2) class 1 stalls. Note: The mobility storage lockers are a separate use and not part of this requirement. The bike racks indicated on the exterior of the units are classified as “Class 2” and therefore not counted.

Let me know if you're good with these at PTRs and I will get this submitted for decision.

Thanks,

Naomi Kunz

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning & Development Services

E: naomi.kunz@calgary.ca P: 403-620-8355

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

From: Paul Olsen [REDACTED]
Sent: Friday, March 21, 2025 1:39 PM
To: Kunz, Naomi <Naomi.Kunz@calgary.ca>
Cc: O'keefe, Brad <Brad.O'keefe@calgary.ca>; Harmon and Surjit Singh <[REDACTED]>
Subject: Re: [External] DP2024-08383 Dtr1 Response

This Message Is From an External Sender

This message came from outside your organization.

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

Naomi,

After discussions with Brad, we have to locate both water meters within a single unit within each building.

I have updated the plans and siteplan to reflect a water meter access closet to house the small residential water meters that are required.

Brad, please let me know if there is any further information that you require from us.

Thank you,

Paul Olsen

On Mon, Mar 10, 2025 at 1:55 PM Kunz, Naomi <Naomi.Kunz@calgary.ca> wrote:

Good afternoon Paul,

Thank you for the resubmission.

Can you please clarify if PTD 3.0 has been addressed?

I didn't see any responses on the DR Letter.



Thank you,

Naomi Kunz

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning & Development Services

E: naomi.kunz@calgary.ca P: 403-620-8355

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

From: Paul Olsen [REDACTED]
Sent: Friday, March 7, 2025 1:16 PM
To: Kunz, Naomi <Naomi.Kunz@calgary.ca>
Cc: Surjit Singh [REDACTED]
Subject: [External] DP2024-08383 Dtr1 Response

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to

do so. Please forward suspicious/concerning email to spam@calgary.ca

Naomi,

Please find the updated submission and response letter. Please let us know if you require anything else.

--

Paul Olsen - Legacies Design

246 Royal Abbey Court NW,

Calgary, Alberta | T3G 4Y3

P: 403.613.4639



www.lastinglegaciesdesign.com



NOTICE -

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

--

Paul Olsen - Legacies Design

246 Royal Abbey Court NW,

Calgary, Alberta | T3G 4Y3

P: 403.613.4639



www.lastinglegaciesdesign.com



--

Paul Olsen - Legacies Design

246 Royal Abbey Court NW,

Calgary, Alberta | T3G 4Y3

P: 403.613.4639

www.lastinglegaciesdesign.com



SDAB2025-0076

Comment Summary



Permit #: DP2024-08383
 Address: 4639 81 ST NW
 Job Description: New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)

Name:	Randy Liddle	Created Date:	December 16, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	558837740
Address:	4643 81st Street NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

The addition of 4 residences on a single property is extremely concerning, particularly on a secondary or possibly what could be considered as a tertiary street. Does the proposed development have an approved land-use designation for 4 units? Have contextual setbacks been approved? Has the lot percentage/coverage been reviewed and/or approved? Has fire rating between new proposed units been considered? Same for garage? Please forward all, if answered yes.

If all individual lots on these streets are being considered as having 4 separate residences on each, I would suspect that utility infrastructure (power, water, gas) to support all 4 has not been considered and thus would anticipate major, disruptive utility upgrades for many years. Furthermore, privacy, building shadowing and building massing will undoubtedly have an impact to my property 2 doors north which I am not ok with.

Attachments

Name:	Monika Maliczewska and Artur Maliczewski	Created Date:	December 19, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	559772679
Address:	4641 81 street NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

There are many concerns for us as residents regarding the size, impact, and safety risks associated with this project.

The proposed project significantly exceeds the capacity of the land, attempting to fit two duplexes and four garages onto a parcel that is appropriately sized for one duplex. It creates an overcrowded and disproportionate development. Such overdevelopment not only disrupts the balance of the community but also strains the infrastructure designed for smaller-scale use.

Moreover, the proximity of the inner duplex to other structures presents a heightened fire risk. Additionally, attaching garages to the property's fence line exacerbates this risk, as it could allow fires to spread rapidly between properties. The safety of both current and future residents is jeopardized by this design.

Additionally, the development lacks adequate parking spaces to accommodate the potential residents. With up to eight potential rental units planned, there could be an additional 16 vehicles, not including visitors, contributing to street congestion. This parking shortage will create significant challenges for both residents of the developments and neighbouring properties, leading to potential disputes and safety concerns.

The nature of Bowness is a key contributor to the community lifestyle. The construction process will require the removal of many trees, which serve as a vital part of the local ecosystem. These trees provide shade, improve air quality, are home for many birds, and contribute to the neighbourhood's charm and livability. Destroying them for an oversized development is detrimental to both the environment and the community's character.

Furthermore, the height and density of the proposed buildings will obstruct existing views, reducing the aesthetic value and desirability of neighbouring properties. This alteration in sightlines negatively impacts the quality of life for residents and diminishes property values.

For the reasons outlined above, we strongly urge a strong consideration to oppose this development project. The scale and design of the proposal are incompatible with the available land and surrounding community. We advocate for a revised plan that aligns with the site's limitations, prioritizes safety, preserves environmental features, and maintains harmony with the neighbourhood's existing infrastructure and character.

Attachments

Name:	ENMAX Power	Created Date:	January 14, 2025
Phone:	4033904926	Circulation Referee:	N
Email:	rsantiago@enmax.com	Number:	563456985
Address:	141-50 Ave SE, Calgary, AB, T2G 4S7		
Overall:	In support of this application		

Area of Concern

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

Landscaping plans

Site layout

General Comment

No conflict

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2024-08383-Reply Letter-2025-01-14.pdf](#)

Name:	Sandra Davies	Created Date:	May 4, 2025
Phone:	4039753090	Circulation Referee:	N
Email:	wrsurvey@telusplanet.net	Number:	587110548

May 16, 2025

2/3

Address: 8330 46 Avenue NW
Overall: In opposition of this application

Area of Concern

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

General Comment

Stop this insanity of making 8 units in one lot
this is way too much for the community

where will the kids play, where will the dogs poo? parking and traffic for this type of increase is not sustainable.
this development is one of many on this street, make it a duplex with secondary suites, not 4 plex with secondary suites.
save our neighborhood, please!

Attachments



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

2025-01-14

File No: DP2024-08383

Location: 4639 81 ST NW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2024-12-09 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

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

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

Sincerely,

Rodel Santiago P.Eng
Distribution Engineering

QR Code for ENMAX Ground
Disturbance Guidelines



SDAB2025-0076



The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2025-0076

Development Permit Number: DP2024-08383

Address: 4839 81 ST NW

Description: New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)

Land Use: Residential – Grade-Oriented Infill

Community: Bowness

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: Yes

Use: Discretionary

Notice Posted: Completed as per Bylaw

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

Applicable Planning Policies:

- Bowness Area Redevelopment Plan (the ARP)
- Policy to Guide Discretion for Secondary Suites and Backyard Suites (the Policy)

Bylaw Relaxations:

The development does not require Land Use Bylaw relaxations.

SDAB2025-0076

Additional Factors, Considerations, and/or Rationale:

1. Please see the Reasons for Approval.
2. In response to the Notice of Appeal:
 - a. The development requires 4 parking stalls (0.5 stalls per unit and suite), the development proposes 4 parking stalls within the detached garage at the rear of the parcel.
 - b. The application was circulated to Utility Engineering and the following prior to release condition applies to the waste bins for the proposed development:

Amend the plans to:
Waste & Recycling Services Multi-Family

 - a) Reduce number of containers to 8.

Multi-family residential dwelling units produce 0.23m³ of combined waste per week. This application of 8 dwelling units is expected to produce 1.8m³ of material per week.

To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.
3. The Development Authority may provide additional materials prior to the merits hearing.

From: [Eric Kahler](#)
To: [Calgary SDAB Info](#)
Subject: [External] 4639 81 St NW Dp 2024-08383 -> SDAB2025-0076
Date: Monday, June 23, 2025 7:19:59 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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

I wish to participate in the hearing on July 10 2025. The earlier notification on lawn about this property was not clear that there were to be two separate duplexes plus a four car garage.

Even the letter advising of a hearing does not clearly indicate exactly what is to be built there. I found out by reviewing the map showing the two buildings. I believe this is the first such build in this neighborhood. At least in mid block as opposed to a corner.

We live at 4644 82 St which is a property directly behind this one across the alley
We don't object to one duplex but two is too many.

Eric and Jane Kahler
587 969 7747
Sent from my iPhone

From: [Eric Kahler](#)
To: [Calgary SDAB Info](#)
Subject: Re: [External] 4639 81 St NW Dp 2024-08383 -> SDAB2025-0076
Date: Tuesday, June 24, 2025 5:35:47 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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

Thank you and Yes please include my original email. Also my wife sits on the Bowness Community Development Committee and she has confirmed that the Committee never reviewed this DP because it arrived after the December meeting and they don't sit in January so this bypassed the BDC altogether. They would surely have commented on such a development if the particulars were clear.

Eric Kahler
Sent from my iPhone

On Jun 24, 2025, at 16:19, Calgary SDAB Info <Info@calgarysdab.ca> wrote:

Thank you for pre-registering for the hearing. We have noted you are a neighbour/nearby property owner who received a notification letter. The video conference link and call in number/access code are both available on the [SDAB website](#). Please join the meeting a few minutes before your meeting's scheduled start time to check in with the Clerk. The Board report, with all evidence submitted by deadline, will be available on the Board's website the Friday ahead of the hearing.

Did you wish for your below email to be included in the Board report?

SDAB Admin

Municipal Boards & Governance

Office: 4th Flr, 1212 31 Avenue NE

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

General Phone Line: 403.268.5312 | calgarysdab.ca

From: Eric Kahler <erickahler1@icloud.com>
Sent: Monday, June 23, 2025 7:19 PM
To: Calgary SDAB Info <Info@calgarysdab.ca>
Subject: [External] 4639 81 St NW Dp 2024-08383 -> SDAB2025-0076

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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

I wish to participate in the hearing on July 10 2025. The earlier notification on lawn about this property was not clear that there were to be two separate duplexes plus a four car garage.

Even the letter advising of a hearing does not clearly indicate exactly what is to be built there. I found out by reviewing the map showing the two buildings. I believe this is the first such build in this neighborhood. At least in mid block as opposed to a corner.

We live at 4644 82 St which is a property directly behind this one across the alley We don't object to one duplex but two is too many.

Eric and Jane Kahler
587 969 7747
Sent from my iPhone

NOTICE -

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

SDAB2025-0076

From: [Eric Kahler](#)
To: [Calgary SDAB Info](#)
Cc: [Monika Maliczewska](#); [Eric Kahler](#)
Subject: [External] 4639 81 St Bowness
Date: Sunday, June 29, 2025 10:00:00 PM
Attachments: [Complaint re: 4639 81 St development.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

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

Please find attached a spreadsheet outlining reasons to amend the approved development at 4639 81st St. Bowness. This spreadsheet is intended to be in support of the appeal submitted by the resident at 4641 81st St.

When reviewing the number of high density projects already on the go in Bowness this one seems just a little excessive considering it is a mid block development. I think Bowness is being well represented in developing new high density affordable housing. There are three recent eight Plexes on 81st St. there's another eight Plex on 80th St. and amongst others there is a 26 Plex being disputed on 83rd St. in addition to that there is all the development of hundreds of homes at Trinity and many more at Greenwich, which are both about a kilometre or two from this development on 81st St.

We recognize that developments such as this are going to become the norm and we welcome a single duplex on this lot, but two duplexes is unacceptable. I don't believe builders should decide what type of buildings to construct.

I hope your independent board will look favourably at this review. I expect to be online during the hearing.

Thank you for the opportunity to express the opinions of many of us in the community.

PS I had hoped to include a petition, but unfortunately the July long weekend was not a good time to try to do it.

Sincerely,

Eric Kahler
 587-969-7747
 Sent from my iPhone

Begin forwarded message:

DISCUSSION POINTS TO APPEAL THE APPROVED DEVELOPMENT AT 4639 81 ST

	PREAMBLE	<p>The following spreadsheet has been prepared to assist in appealing the previously approved city development plan for the lot at 4639 81 St. It provides many separate discussion points as to why this development should not move forward. The approved plan calls for two duplex units and a garage to be built on this lot. Essentially one duplex building will be built closer to the street than all other houses on the street and a second duplex building will be built on the same lot behind the first one. Each of the four duplexes will house a basement suite thus making 8 family units in total. There will also be a 4 stall garage built behind the second duplex. We believe this is the first of its kind development in Bowness that is being built mid city block as opposed to the corner. While this DP is now mostly in accordance with Calgary's Housing Strategy 2024-2030 Land Use Amendment Citywide LOC2024-0017, and Land Use Bylaw Amendments we still wish to make a case that this type of land use is a stretch too far for what has heretofore been a low-density residential area. We recognize that Calgary is experiencing a housing crisis but while this plan helps increase housing availability it does not satisfy the requirement to increase affordability. We should not simply increase the density of our housing if it means sacrificing other expectations such as parking, safety and infrastructure. Essentially what we have done is turned to the developers and builders to determine the future of our neighbourhoods. Those companies are happy to build on every square foot of land as it will surely fill their coffers - the more they build the more money they make. By essentially giving developers carte blanche to build wherever and whatever they want means that the residents no longer have any say in how their once quiet peaceful community will look in the next decade or so. This Bylaw Amendment was debated over the course of several days but ultimately passed. Nevertheless we would like to express our opinions on this coming development. We are not opposed to higher density housing by having a single duplex with garage on this property, but we are categorically opposed to having two duplexes on the one lot, especially since it brings such a dramatic change to the streetscape which is going to be unique in this community. It also does accomplish the goal of increased housing but not necessarily the affordability goal as that is extremely subjective.</p>	
SERIAL	REASON FOR	DISCUSSION	COMMENTS
1	BOWNESS DEVELOPMENT COMMITTEE (BDC)	<p>Normally when a Development Plan is put forward it gets reviewed by the BDC. In this case the application for review arrived after the BDC Dec 2024 meeting, and since the BDC does not normally sit in January, this DP was never reviewed by the BDC. That committee would surely have provided some comments before the DP was approved and should retroactively be permitted to make a submission.</p>	
2	CITY BYLAW 36	<p>Understandably, this bylaw has been mostly superseded by the new housing strategy but it is still relevant to our issue, and cannot simply be discarded. In accordance with Bylaw 36(1): The Development Authority may approve a development permit application for a discretionary use where the proposed development does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the Development Authority: (a) <i>the proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties</i>, and (b) the proposed development conforms with a use prescribed by this bylaw for that land or building. In this case we, the community, believe this PD <i>will absolutely materially interfere with and affect the use, enjoyment and value of neighbouring properties</i> as described in this appeal.</p>	
3	ANNOUNCEMENT OF PROPOSED PROJECT	<p>The initial sign announcing the proposed new development was posted on the property for several weeks during the 2024/25 winter. This is thought to be a very ineffective and poor method by itself to communicate developments as only the people walking by are possibly going to read it and those driving by are not likely to stop. The number of people who read and understood the proposal was probably a very small percentage of the neighbourhood. The sign itself did not make it clear as to what kind of build this was going to be. It said two buildings and a garage but it was not clear that the two buildings would both be duplexes with one in front of the other and a courtyard between them followed by a 4 stall garage. Can the city not also provide a notice to the neighbourhood of a proposed development, similar to the letter announcing the appeal process? If there had not been an appeal with letters sent out, most of us would never have found out what has been approved. Even the appeal announcement does not make it clear what is being proposed for development. It states semi detached dwelling (2 buildings, secondary suite (4 suites) accessory residential building (garage). No where on the appeal does it clearly state there will be two full duplexes on the property with one located immediately behind the other. It also says: proposed use; accessory residential building, semi detached dwelling and secondary suite. (not really very specific or anything that would raise alarm bells.)</p>	

DISCUSSION POINTS TO APPEAL THE APPROVED DEVELOPMENT AT 4639 81 ST

4	LOT POSITIONING OF TWO BUILDINGS	Two duplexes on a corner lot seems very doable, but this is not a corner lot. It is a mid city block which is thought to be an unprecedented development in Bowness for two duplex complexes one in front of the other in the middle of the block. The front one will be positioned much closer to the street than all the other houses which will cause it to jut out from the rest of the houses, and the courtyard in between will also have to be fairly small to accommodate two more structures (garage and two additional side by sides). This will materially change the streetscape as you will have all other properties setback a good distance from the street whereas this one will be about 10 feet closer to the road than all the other houses on most properties in the community. It will not be aesthetically pleasing. There will be zero room for proper landscaping with trees, some bushes maybe but not much more. Should this project be permitted to proceed this may lead to a number of other similar new developments throughout Bowness.	
5	GREEN SPACE	Presently there are a number of large mature trees on the property. Six mature trees will all need to be removed and even if some are replaced it will be 20 years before they mature enough to resemble those removed. The city is trying to promote green spaces not reduce them. This whole property will likely be hardscape as there will be very little room for bushes or trees. This is also contrary to most areas in Bowness as many properties are well treed so it will materially affect the landscape on the block.	
6	GARBAGE BINS	With 8 units there will need to be a minimum of 12 garbage containers (4X3) if the 4 main units share with the basement suites. There is no place to put that many containers as the alley will be full, and it is not likely that the containers can be kept in the courtyard. This will become very unsightly particularly if all 8 units were each to get 3 refuse containers as that would mean (8X3) 24 containers. The plan actually shows only 9 containers when in reality it will probably be much more, We don't want to see the containers being kept at the front of the houses or scattered throughout the alley.	
7	PARKING/ POTENTIAL FOR CARS	8 units will materially create a real issue with an already unacceptable level of parking as this potentially will add up to 16 cars (8X2) to be parked somewhere. Usually housing units like this lack storage space and the garages aren't big enough to accommodate a car and storage, so the cars will go on the already overcrowded streets causing more safety hazards for other cars, pedestrians and children.	
8	PRECEDENT SETTING MID BLOCK	We, the community, don't believe this type of mid block development has been used in Bowness to date. It is a game changer because the setback from the road will be totally different from almost all properties in Bowness. These developments exist on corners but not on the same lot where one unit faces into the back of another unit. Its too much of a deviation from the norm for this neighbourhood and it may be precedent setting if this project goes ahead as other similar developments are quite likely to follow.	
9	RENTERS VS. OWNERS	Bowness has historically been an area where there are a lot of renters. This has slowly been changing in the past 5 to 10 years as more and more in fills continue to be built - some with suites but many without. It is quite likely that these 8 units will all become rentals too as the cost of them will be quite high for someone seeking property. Such a land use configuration will greatly affect the buy/sell of these units. Historically homeowners tend to be more permanent residents and have a greater propensity to look after their properties more responsibly. If it's yours you have a vested interest and tend to respect it more. It is also better for a neighbourhood if the residents are not always constantly changing.	
10	ALLEY WAY ALREADY INADEQUATE	The alley way behind the property is quite prone to large potholes and puddles of water/ice. Even though the lane was recently graded, the heavy rains of 21 Jun 2025 turned it back into a muddy pot hole infested mess. Perhaps as a concession the city would consider paving the laneway. Residents don't want to pay for this but the lane will continue to be sub par forever if it is not paved. It may be difficult to get cars into the garages because of how narrow the lane is.	
11	ACCESSIBILITY ISSUES	The configuration of these two duplexes will restrict the accessibility to the units. There simply won't be enough room to easily accommodate someone in a wheelchair or walker.	
12	ACCESS TO REAR DUPLEX	How will the people in the rear duplex access their units? With parking the way it is they will have to park in front, probably some distance down the street, and then access the units through a sidewalk area on the side of the front duplex. This does not seem very convenient or practical and not something you want to do as a homeowner or renter.	

DISCUSSION POINTS TO APPEAL THE APPROVED DEVELOPMENT AT 4639 81 ST

13	LOSS OF PRIVACY	The people on the opposite side of the alley way fronting on 82 St (4624 to 4660 82 St) and those houses beside and near this development on 81 St will lose all of the privacy in their backyards that they have enjoyed for many years. The height of the duplexes means those windows on the upper floors will look right into the yards of their neighbours on 82 St. This also means reciprocity from those homes into the new development. This will lead to less enjoyment and use of personal properties because of the lack of privacy issues. Privacy in a yard carries a significant dollar value which will all be lost if the yards become a fishbowl. This will negatively impact property values as per Serial 2.	
14	NOT SAFE FOR CHILDREN	There will not be anywhere for children to play on this property except maybe the courtyard between the two buildings. Does this mean the landlords will only rent to adults? Families need affordable housing too and this project may exclude them because of the space confines. If the kids play in the alley, or in front, they risk being injured by the traffic flow. Are there sufficient schools in the immediate area to accommodate the new children? It's been several years now but a young child died after being struck by a car not far from this location.	
15	SAFETY CONCERNS ABOUT PLAYGROUND LOCATION	There is a park/playground at the end of 82 St and 44 Ave but getting to and from there will be a huge safety concern for children. Most will need to be accompanied by adults. Increased traffic in the area raises the risk of accidents and injuries, especially concerning given that there are a number of schools and playgrounds within less than a kilometer of the proposed development.	
16	SHADOWING	Given the size and height of these buildings it will cause blockage of the existing patterns of sunshine. This will diminish brightness in a number of existing houses. This is particularly true of the neighbours at 4635, 4641 and 4643 81 St plus the properties immediately across the alley but fronting on 82 St such as 4646, 4644, 4642 and 4640. The difference in sun exposure will be significant.	
17	AMENITIES	Three grocery stores are within approximately 2km, but there is no direct bus route so cars, will be a necessity or people will have to walk long distances for just a few groceries. Public transit is insufficient for residents to gain access to local areas and other parts of the city. In most cases to get to any of the other quadrants in the city it is imperative to use a motor vehicle for both time and convenience.	
18	PROPERTY VALUES	This development is likely to have a negative impact on property values for many years to come. This is for a number of reasons which include a loss of privacy, changes to the streetscape, density of population, number of cars, safety of residents and changes to infrastructure. It will have a greater impact if this development leads to a number of similar units in the community. People don't disagree with increased population density but it needs to be done in a slow and controlled manner. Developments like this diminish the value of existing homes and are not visually appealing.	
19	WATER AND SEWAGE	It is concerning whether the current infrastructure is suitable for these additional homes. With so many new high density developments over the last 18 months the community needs assurances that sewage, gas, water etc. are well within requirements. Just last year there were huge issues in Bowness with water main breaks and no one wants to see that happen again.	
20	OTHER HIGH DENSITY PROPERTY DEVELOPMENTS NEARBY	There are two new recently developed 8 plexes at the north end of 81 St just across 46th Ave and another large complex recently started at the south end of 80th St at 44th ave which will all exacerbate the safety, parking and traffic issues as well as infrastructure. On the north corner of 83 St at 46th Ave there will be another new complex reportedly housing 26 units. These all beg the questions about infrastructure capabilities. Also the increased population density is adding a large number of people into a fairly small area. Other large high density (8 units) housing has been developed within several blocks or otherwise close proximity to 81 St too. Some of those were intended to be owner occupied but many have become rentals as they are too expensive for the household amenities they actually provide to the residents. This obviously defeats the desired increased affordability goal of the city. Bowness has been inundated with numerous high density developments since the relaxing of land use. There are at least 6 large such projects within a few blocks of this area which can be readily identified so I think Bowness has stepped up its game quite a bit already. How much high density housing can one neighbourhood accept? We have already reduced barriers, enabled greater housing supply, increased housing choices, and made housing more affordable. We are losing community character and decreasing property values. Many people have stated that if they were looking for multi-family housing, they would have chosen to live in a condo complex elsewhere. Bowness has a great deal of appeal and natural resources nearby and we don't want to lose that as this could generate a lot of issues.	

DISCUSSION POINTS TO APPEAL THE APPROVED DEVELOPMENT AT 4639 81 ST

21	SUMMARY	<p>The reasons listed above are all valid reasons why this PD should not proceed. The community is not objecting to a single duplex building with garage as that would fit in with other developments in the neighbourhood. We are objecting to how radically this project will impact the streetscape, the population influx, the community character, parking, safety, loss of green space, insufficient infrastructure, and many other concerns. We look forward to a proper reconsideration of this plan. We also request that when the city has these PDs brought to them that they ensure the Community Development Committee has had a chance to review the plans. It would also be appreciated if the city could send proper notifications to the neighbouring households which could flag this as a potential concern that may require some input. Simply putting a large sign on the property is not very effective, because few people will stop to read it unless they happen to walk by, and even then it may not be read or even understood. We live here, we love it here and want to continue to enjoy our neighbourhood. We should be given a greater opportunity to have a say in how our community progresses. It may put a little more onus on the city to do the extra work, but in the long run it will be worth it, and the community will appreciate that it's opinions have been heard and that we actually have and will continue to have a real say in how our neighbourhood develops. We feel that many of these projects are simply rubber stamped because of the city's new zoning initiative. The city should be well informed with input from the Community Development Committees. That should be a standard procedure, if the community development committee has not signed off on a project then it should not proceed until such time as it has been reviewed.</p>	

From: [Eric Kahler](#)
To: [Calgary SDAB Info](#)
Cc: [Monika Maliczewska](#); [Calgary SDAB Info](#)
Subject: Re: [External] 4639 81 St SDAB 2025 0076 Bowness
Date: Monday, June 30, 2025 9:34:52 AM

This Message Is From an External Sender

This message came from outside your organization.

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

Thank you!, one more thing if I may. Between 79 St and 84 St inclusive there are potentially another 50 units which if they were to be developed in a similar manner would cause a great deal of stress on this quiet neighbourhood.

As mentioned below most of us are prepared to accept 2 duplexes with suites for a total of 4. Regarding affordability there is a duplex for rent on 82 St - 4635. Main house asking 3200 monthly rent. Basement 1800. Not exactly within grasp for many folks.

Thanks again.

Eric
 Sent from my iPhone

On Jun 30, 2025, at 08:17, Calgary SDAB Info <Info@calgarysdab.ca> wrote:

We are in receipt of your 4 page attachment and will include it in the Board report ahead of the Procedural & Jurisdictional hearing. **Please ensure you reference the appeal number SDAB2025-0076 in all correspondence to the Board so your material is attached to the correct file.**

SDAB Admin

Municipal Boards & Governance

Office: 4th Flr, 1212 31 Avenue NE

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

General Phone Line: 403.268.5312 | calgarysdab.ca

From: Eric Kahler <erickahler1@icloud.com>

Sent: Sunday, June 29, 2025 9:56 PM

To: Calgary SDAB Info <Info@calgarysdab.ca>

Cc: Monika Maliczewska <moniamal@telus.net>; Eric Kahler <erickahler1@icloud.com>

Subject: [External] 4639 81 St Bowness

This Message Is From an External Sender

This message came from outside your organization.

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

Please find attached a spreadsheet outlining reasons to amend the approved development at 4639 81st St. Bowness. This spreadsheet is intended to be in support of the appeal submitted by the resident at 4641 81st St.

When reviewing the number of high density projects already on the go in Bowness this one seems just a little excessive considering it is a mid block development. I think Bowness is being well represented in developing new high density affordable housing. There are three recent eight Plexes on 81st St. there's another eight Plex on 80th St. and amongst others there is a 26 Plex being disputed on 83rd St. in addition to that there is all the development of hundreds of homes at Trinity and many more at Greenwich, which are both about a kilometre or two from this development on 81st St.

We recognize that developments such as this are going to become the norm and we welcome a single duplex on this lot, but two duplexes is unacceptable. I don't believe builders should decide what type of buildings to construct.

I hope your independent board will look favourably at this review. I expect to be online during the hearing.

Thank you for the opportunity to express the opinions of many of us in the community.

PS I had hoped to include a petition, but unfortunately the July long weekend was not a good time to try to do it.

Sincerely,

Eric Kahler
587-969-7747
Sent from my iPhone

Begin forwarded message:

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information

From: [Leigh-Ann Molyneaux](#)
To: [Calgary SDAB Info](#)
Subject: [External] appeal board Appeal number SDAB2025-0076
Date: Tuesday, July 1, 2025 3:38:10 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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

[Report Suspicious](#)

Community Appeal Regarding Proposed Duplex Development

Dear Subdivision and Development, City Council Members,

I hope this message finds you well. I am writing as a concerned resident of [4647 81 st nw Calgary Alberta] to formally express my opposition to the proposed subdivision and construction of two duplexes in our neighborhood.

As a part of a close-knit community within a school district, we are already experiencing high traffic volume and limited parking availability. The addition of two duplexes would significantly increase the number of residents and vehicles in the area, putting additional strain on our local infrastructure, traffic safety, and school accessibility.

Many of my neighbors are also submitting appeals, and we share the same concerns:

- **Traffic and Safety:** Increased congestion on residential streets, particularly during school drop-off and pick-up hours.
- **School District Impact:** Overcrowding in nearby schools, which are already operating near or at capacity.
- **Neighborhood Integrity:** The character of our neighborhood is single-family homes, and the introduction of multiple duplexes would alter the balance and cohesion of our community.
- **Parking and Access:** A lack of sufficient parking solutions will lead to spillover onto streets, driveways, and possibly unsafe parking scenarios.

While we support responsible development, we respectfully request that this proposal be reconsidered or scaled in a way that better aligns with the existing infrastructure, zoning intent, and the needs of our neighborhood.

Thank you for your time and attention to this matter. We appreciate your commitment to hearing community voices in these important decisions.

Appeal number SDAB2025-0076

Sincerely,

Leigh-Ann Molyneaux

4647 81 st n.w. Calgary Alberta

Calgary Alberta T3B-2P5

403-990-2827

leighannmolyneaux1@gmail.com

SDAB2025-0076

Robert and Sarah Perrin

4642 81 Street NW
 Calgary, AB T3B 2P6
 rperrin22@gmail.com
 403-714-1601

Date: July 1, 2025

To:

The Subdivision and Development Appeal Board
 The City of Calgary

Subject: Appeal of Development Permit for Appeal # SDAB2025-0076

Dear Members of the Subdivision and Development Appeal Board,

As residents of 4642 81 Street NW, we are submitting this formal letter of appeal concerning the proposed development across the street at 4639 81 Street NW. The proposed plan to build two stacked duplexes with a four-car rear garage, potentially accommodating up to eight dwelling units including secondary suites, raises several concerns regarding compliance with Land Use Bylaw 1P2007 and the overall impact on our community. We wish to outline these concerns in detail below:

- **UNIT FACADES.** The proposed units do not appear to comply with the requirement to articulate the front and rear facades as noted in PART 5: LOW DENSITY RESIDENTIAL DISTRICTS of Land use Bylaw 1P2007, as follows:

Division 1: General Rules for Low Density Residential Land Use Districts

Contextual Semi-detached Dwelling

347.11 A Contextual Semi-detached Dwelling:

(a) must have:

(i) the principal front façade of one unit staggered a minimum of 0.6 m behind the principal front façade of the other unit; and

(ii) the principal rear façade of one unit staggered a minimum of 0.6 m behind the principal rear façade of the other unit.

- **PARKING.** According to Land Use Bylaw 2007, under the Residential Grade Oriented District (R-CG), Contextual Semi-detached Dwellings are required to provide a minimum of 2 motor vehicle parking stalls per dwelling unit and a minimum of 1.0 motor vehicle parking stalls for each secondary suite. This would equate to 12 parking stalls for the proposed development. While we understand that Bowness and other specified communities are exempt from this requirement and are only required to provide 0.5 vehicle parking stalls per unit (in this case 4 vehicle parking stalls) this does not seem adequate in an area that is already challenged with sufficient parking for residents.

- **DENSITY.** It appears that the proposed development reaches the maximum 75 units per hectare (30 units per acre) in the Residential Grade Oriented District (R-CG) based on the four primary units. This doesn't account for the four secondary suites which, if included, would exceed the maximum density for the parcel. We question why Land use Bylaw 1P2007 does not include secondary suites in density calculations, especially when there is a commitment to build them at the Development Permit stage.
- **BUILDING HEIGHT.** We would like confirmation that the proposed building height complies with the specified calculations in Section 541 of the R-CG District.
- **PRIVATE AMENITY SPACE.** Section 543 of the R-CG District requires the following:
 - (1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.
 - (2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.

We are assuming the linear green space shown between the buildings is considered to fulfill this requirement as a common amenity space. Amenity spaces, as defined in Bylaw 1P2007, are intended to provide for active or passive recreational uses. The green area shown on the plan appears to accommodate approximately 5-6 m² per unit or suite. While the minimum area required per unit is not specified in the R-CG District, this hardly seems adequate for the proposed number of units. For context this is approximately the size of a 6'x8' rug.


We acknowledge the need for increased housing density in Calgary and support responsible infill that aligns with the character, scale, and infrastructure capacity of our community. However, the current proposal appears to push the limits of the Land Use Bylaw without meeting the associated requirements that are meant to mitigate its impacts.

We respectfully request that the Board review these concerns and either refuse the permit or require modifications that bring the development into compliance with the intent and language of Land Use Bylaw 1P2007.

Thank you for your time and consideration.

Sincerely,

Robert and Sarah Perrin




Street Elevation
BUILDING 1

LEGAL DESCRIPTION:
LOT 12 BLOCK 6 PLAN 907 GS

MUNICIPAL ADDRESS:
4639-81 ST NW, CALGARY, ALBERTA

COMMUNITY: BOWNESS
CURRENT ZONING DESIGNATION: R-CG
SITE AREA: 574.296 m²
PROPOSED PRINCIPAL BUILDING AREA - M² | %: 284.91 m² | %
PROPOSED CARPORT BUILDING AREA - M² | %: 43.37 m² | %
PROPOSED MOBILITY STORAGE BUILDING AREA - M² | %: 8.63 m² | %
PROPOSED TOTAL COVERAGE - M² | %: 284.91 m² | 49.61%
MAXIMUM BUILDING HEIGHT: 11m
SITE FRONTAGE: 15.24m

GENERAL REQUIREMENTS:
PROJECT MUST FOLLOW CITY BYLAW 1P2007



Location Overview

CALCULATIONS:


EXISTING HOUSE TO BE REMOVED:	83.717	m ²
EXISTING GARAGE TO BE REMOVED:	25.306	m ²

GENERAL NOTES:

ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED
CONSTRUCTION ACCESS TO BE FROM REAR LANE
CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED (SEE SITEPLAN FOR ADDITIONAL INFORMATION)


WHEN THE MAIN FLOOR IS CONSTRUCTED, SUBMIT THE GEODETIC ELEVATION TO GEODETIC.REVIEW@CALGARY.CA

Exterior Lighting




EXTERIOR LIGHT

Bicycle Stall Wall Mount




April 23, 2024:
DTR3 REVISIONS

Key Plan




SUBJECT PROPERTY


	DESCRIPTION	SQ. FT.		TOTAL		
SQUARE FOOTAGES	MAIN LEVEL	635	635	630	630	2538
	UPPER LEVEL	650	650	650	650	2644
	TOTAL	1285	1285	1280	1280	5182
	LOWER LEVEL	521	521	521	521	2296
	GRAND TOTAL	1806	1806	1801	1801	7474
	GARAGE(S)	206	204	204	206	820
	PATIO (AMENITY)	169	169	169	169	676
	PORCH (FRONT STEP)	24	24	24	24	96



Courtyard Elevation
BUILDING 2




Photos/Goggle



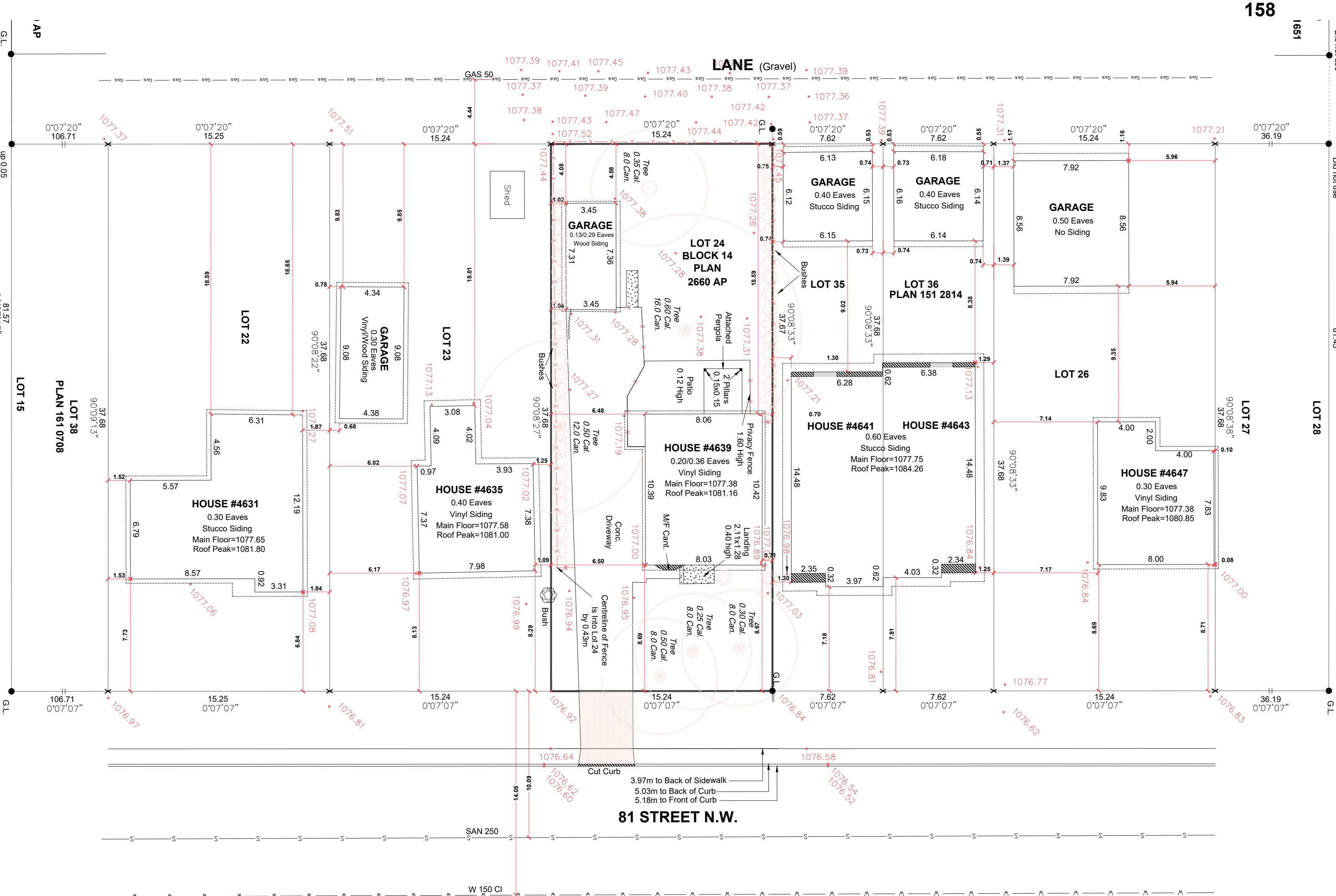
LIST OF DRAWINGS:

DP 0 COVERPAGE
DP 1 EXISTING SITEPLAN | BLOCKPLAN
DP 2 PROPOSED SITEPLAN | BLOCKPLAN
DP 3 PROPOSED ELEVATIONS
DP 4 PROPOSED ELEVATIONS
DP 5 PROPOSED MAIN & UPPER
DP 6 PROPOSED FOUNDATION & BUILDING SECTION
DP 7 PROPOSED GARAGE

9'-1" CEILING
585 principal unit sq. ft.
49 sq. ft. suite
1235 principal unit sq. ft.



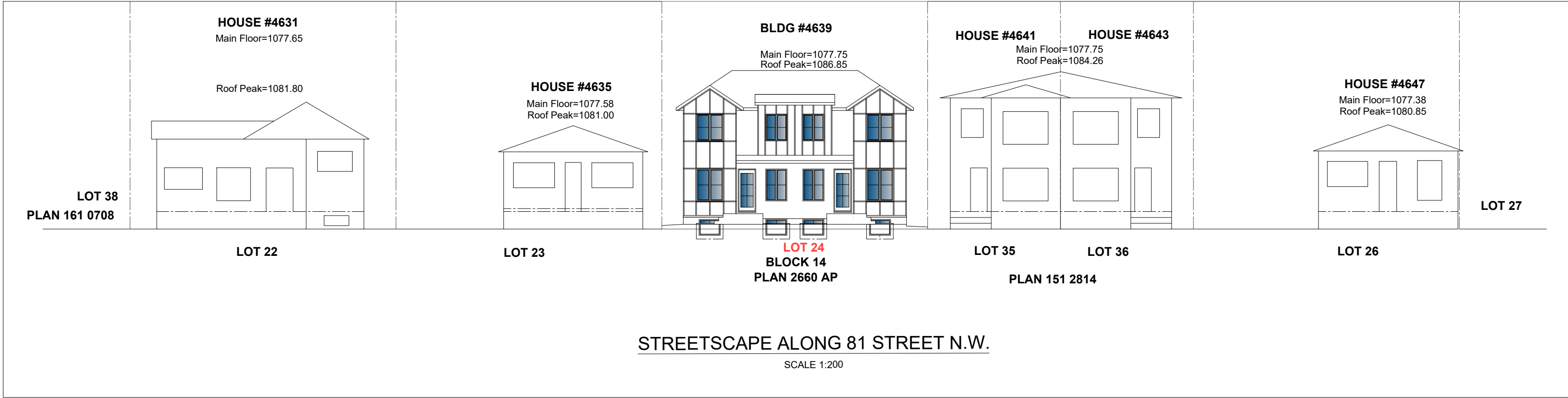
4639-81st STREET NW 4 Unit Project



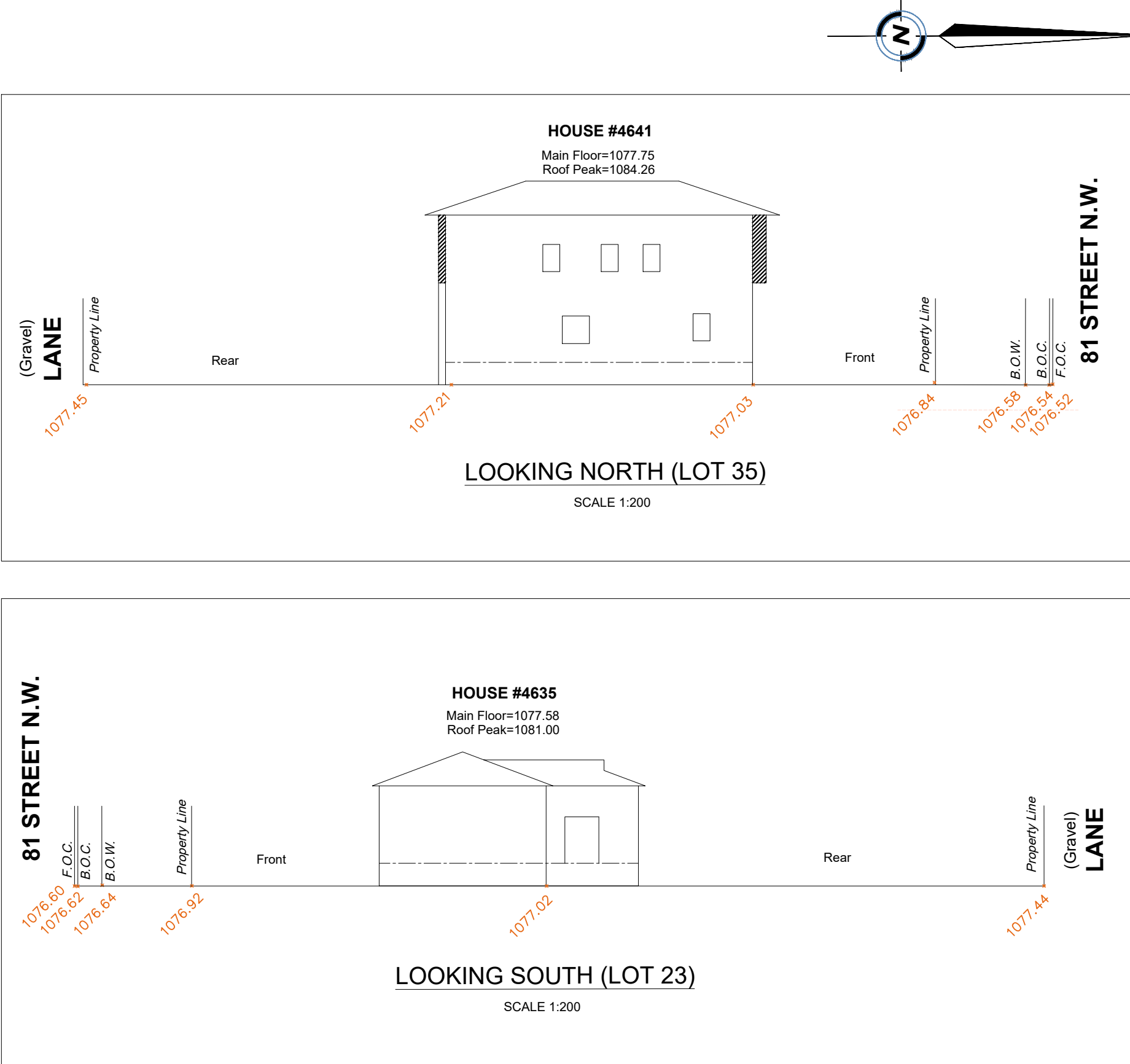
EXISTING SITE/BLOCK PLAN SCALE: 1:200



EXISTING STREETSCAPE SCALE: 1:200



PROPOSED STREETSCAPE SCALE: 1:200



ADJACENT HOMES SCALE: 1:200

LEGEND AND NOTES

- Elevations are geodetic and are shown thus ...
- Marker No. ...
- Bearings are derived from a line adjoining ASCM's 176347 & 257105
- Location of underground utilities have been described and located according to Block Profile Plans provided by the City of Calgary
- Distances are in metres and decimals thereof.
- Canopies of trees are shown thus ...
- Coniferous trees are shown thus ...
- Deciduous trees are shown thus ...
- Bush are shown thus ...
- Fences are shown thus ...
- Manholes shown thus ...
- Catch Basin shown thus ...
- Light Standard shown thus ...

ABBREVIATIONS:

A.L.S.	DENOTES ALBERTA LAND SURVEYOR	ha	DENOTES HECTARES
ASCM	DENOTES ALBERTA SURVEY CONTROL MARKER	l.	DENOTES STATUTORY IRON POST
D.H.	DENOTES DRILL HOLE	Mk.	DENOTES MARK
N.	DENOTES NORTH	M.	DENOTES MERIDIAN
E.	DENOTES EAST	Rng.	DENOTES RANGE
S.	DENOTES SOUTH	RP	DENOTES GEO-REFERENCED POINT
W.	DENOTES WEST	Sec.	DENOTES SECTION
F.d.	DENOTES FOUND	Twp.	DENOTES TOWNSHIP
BOW	DENOTES BACK OF WALK	C/L	DENOTES CENTRELINE
BOC	DENOTES BACK OF CURB	LOG	DENOTES LIP OF GUTTER
Cal.	DENOTES CALIPER DIAMETER	TOW	DENOTES TOP OF WALL
Can	DENOTES CANOPY DIAMETER	W	DENOTES WATER
U.R.W.	DENOTES UTILITY RIGHT OF WAY	ST	DENOTES STORM
A.R.W.	DENOTES ACCESS RIGHT OF WAY	S	DENOTES SANITARY
EOA	DENOTES EDGE OF ASPHALT	FW	DENOTES FACE OF WALK
TOC	DENOTES TOP OF CURB	MOW	DENOTES MIDDLE OF WALK
EOL	DENOTES EDGE OF LANE		
FOC	DENOTES FRONT OF CURB		

VISTA GEOMATICS LTD.
Alberta Land Surveyors

VISTA GEOMATICS LTD.
Bay 28, 2015 - 32nd Ave. N.E.
Calgary, Alberta T2E 6Z3
Phone (403) 270-4048
E-mail: admin@vistageomatics.com

DEVELOPMENT PERMIT SURVEY
OF
LOT 24, BLOCK 14, PLAN 2660 AP
Municipal Address:
4639 - 81 STREET N.W.
Calgary, Alberta
SCALE = 1:200

Client: Midas Homes Ltd. Dated: July 8th, 2024
Drawn by: CAR V.G. File No. 24055137-DP

*** This plan represents the best information at the time of survey. ***
VISTA GEOMATICS LTD. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan.
All underground installations should be located by the respective authorities prior to construction.
CALL UTILITY SAFETY PARTNERS: 1-800-242-3447

LEGACIES RESIDENTIAL DESIGN
thoughtful.creative.home.

246 Royal Abbey Court NW, Calgary, Alta, T3G 4Y3
P: 403.613.4639
LegaciesDesign@gmail.com | LastingLegaciesDesign.com

PROPOSED 4 UNIT
4639-81st NW
CALGARY, ALBERTA
LOT 24 BLOCK 14 PLAN 2660AP

CLIENT:
Midas Homes Ltd.

THE PLANS AND RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF LASTING LEGACIES INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED.

THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING.

DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO LASTING LEGACIES INC. PRIOR TO CONSTRUCTION. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO LASTING LEGACIES INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.

ALL WORK IS PERFORMED TO COMPLY TO NBC 2023 - AB EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

DTR3 SET

REVISION:	DATE: (y/m/d)
1.	2024.09.21

DRAWING TITLE:
EXISTING SITE PLAN

PROJECT #:	2024-2754
DATE:	2025.04.23
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWING #:	

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.

DP1

© LEGACIES DESIGN 2024

CLIENT:

Midas Homes Ltd

THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING.

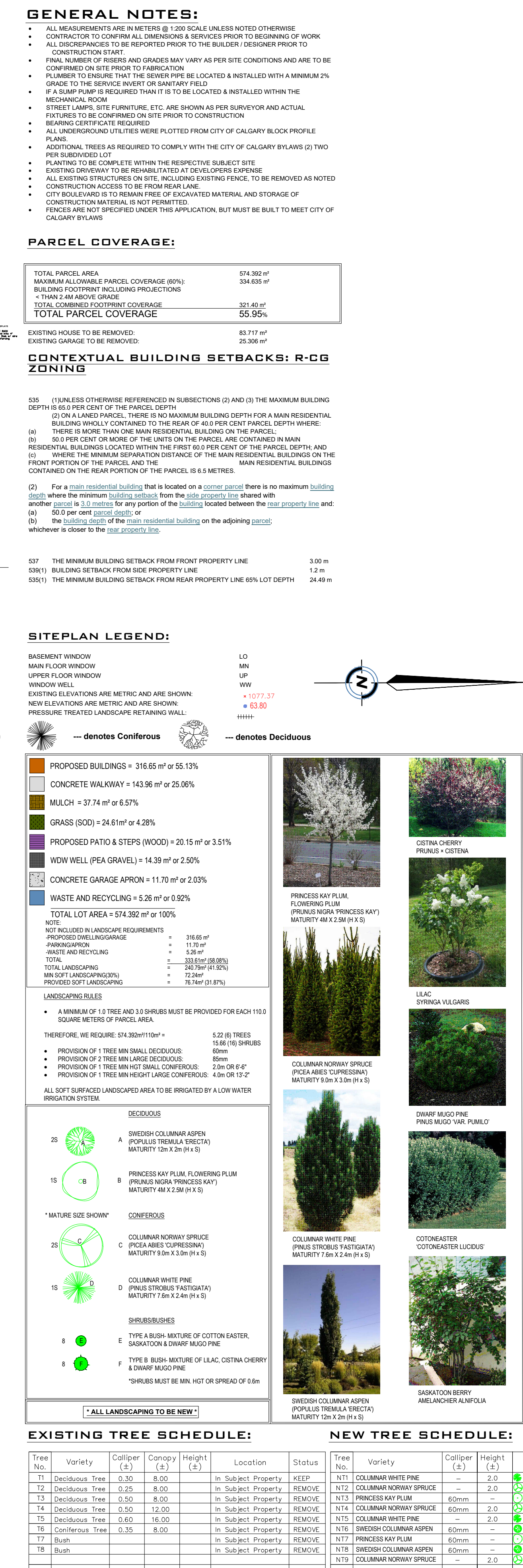
ALL WORK IS PERFORMED TO COMPLY TO NBC 2023 - AB EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

DRAWING TITLE:	
SITE PLAN / BLOCK PLAN	
PROJECT #:	2024-2754
DATE:	2025.04.23
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWN #:	

PLEASE RECYCLE THIS
PLAN UPON COMPLETION
OF THE PROPOSED
PROJECT.

DP2

© LEGACIES DESIGN 2024





246 Royal Abbey Court NW, Calgary, Alta, T3G 4Y3
P: 403.613.4639
LegaciesDesign@gmail.com | LastingLegaciesDesign.com

PROPOSED 4 UNIT
4639-81st NW
CALGARY, ALBERTA
LOT 24 BLOCK 14 PLAN 2660AP

CLIENT:
Midas Homes Ltd.

THE PLANS AND RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF LEGACIES DESIGN. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED.

THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING.

DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO LEGACIES DESIGN. PRIOR TO CONSTRUCTION, IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO LEGACIES DESIGN, PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.

ALL WORK IS PERFORMED TO COMPLY TO NBC 2023 - AB EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

DTR3 SET

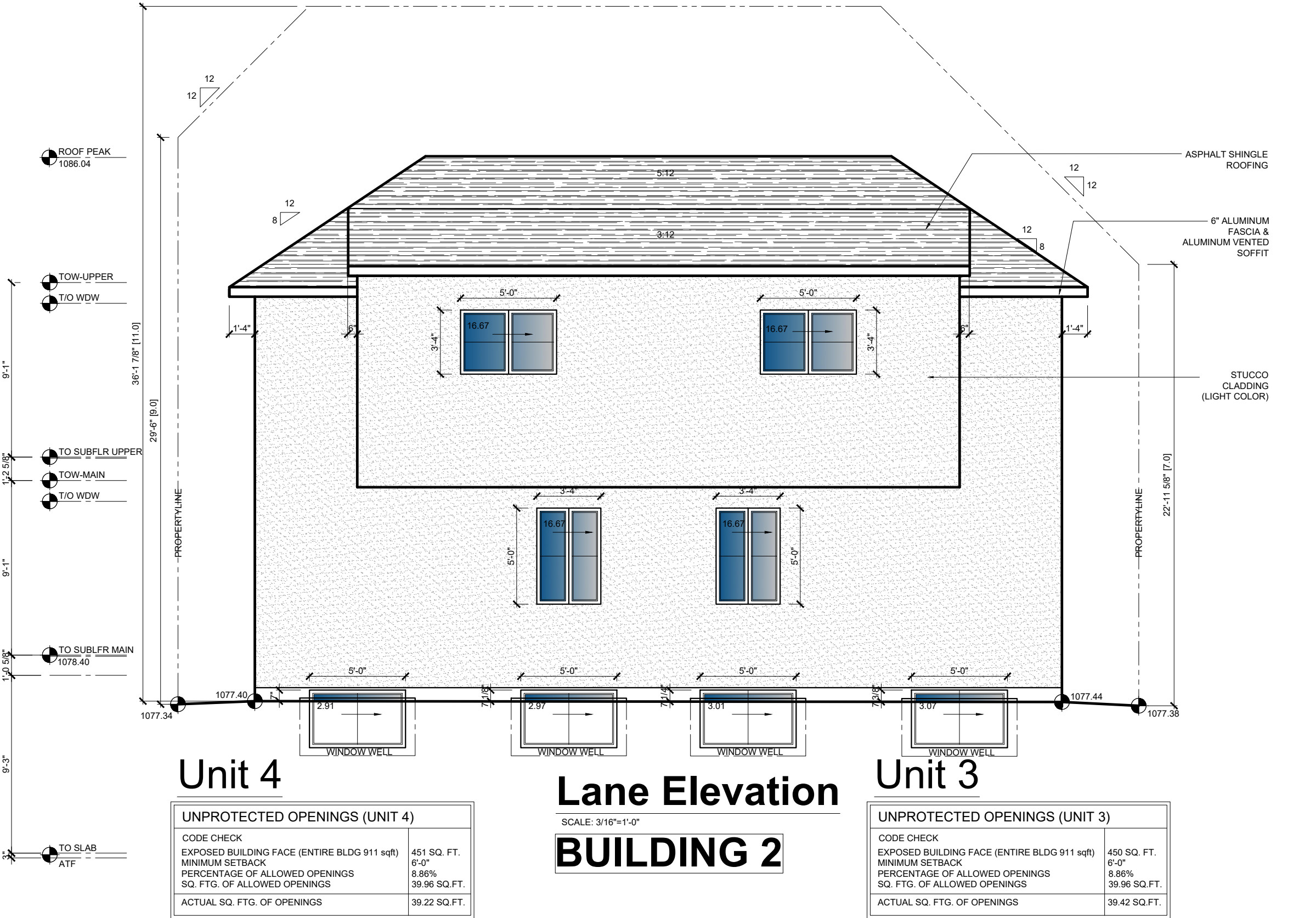
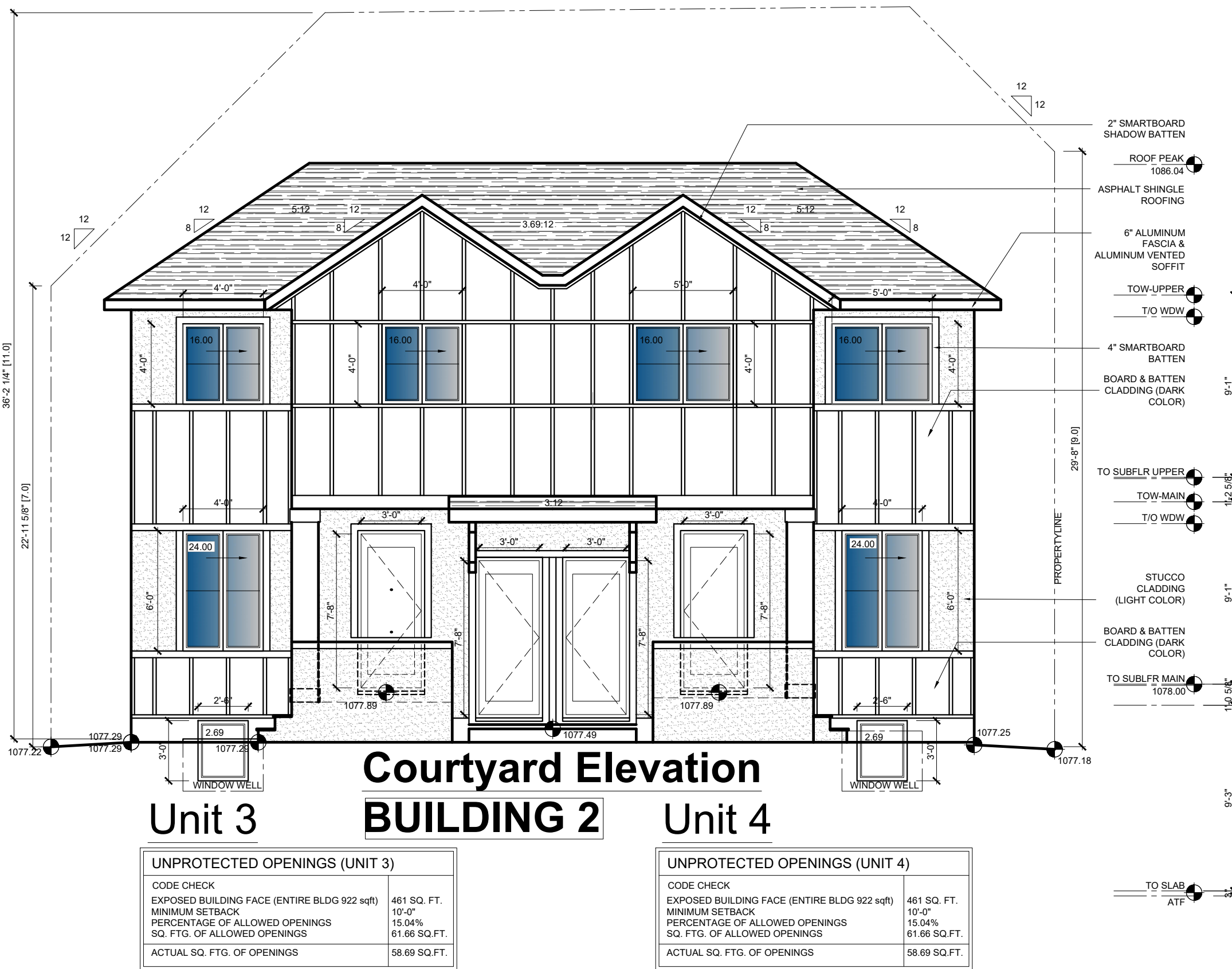
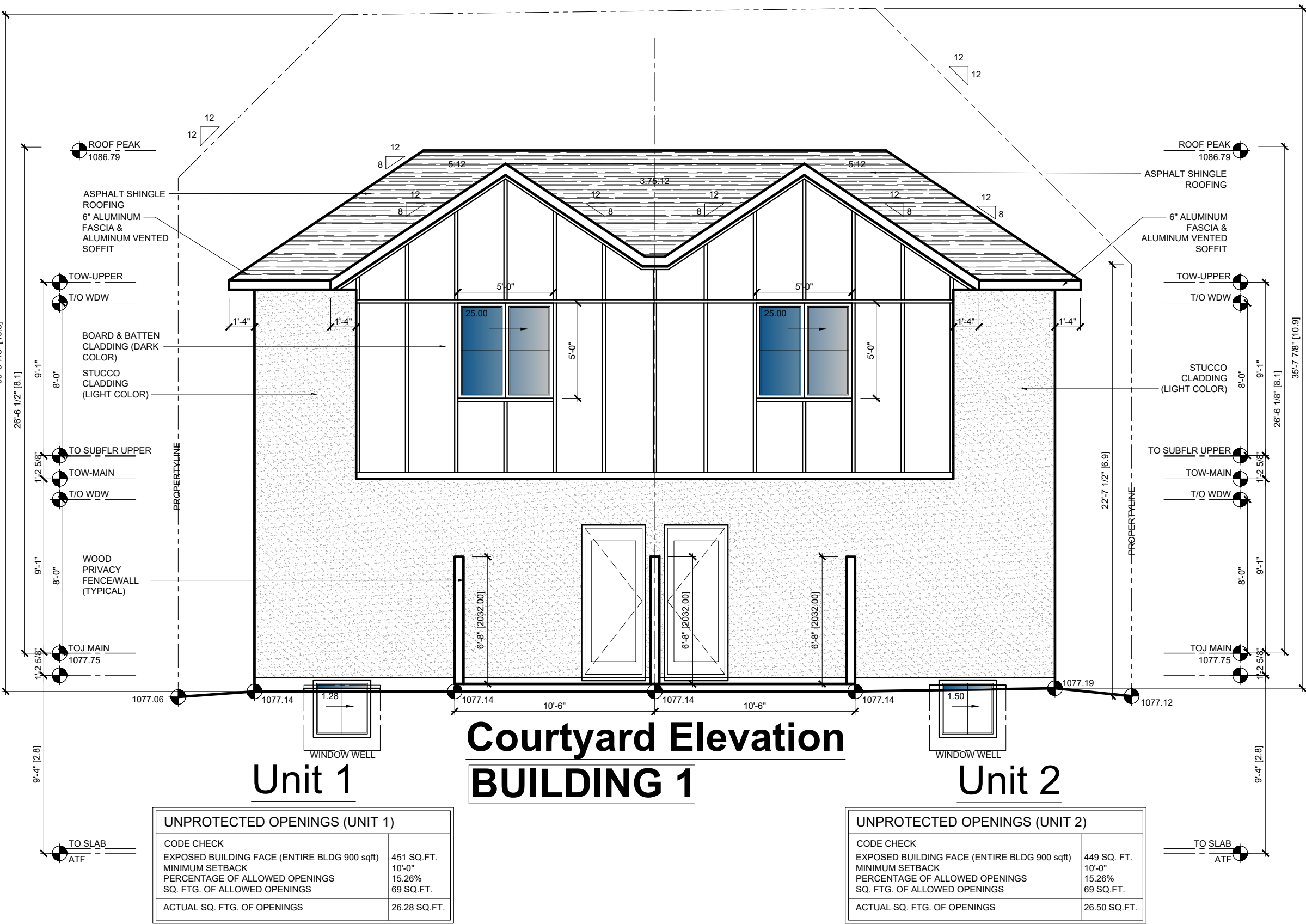
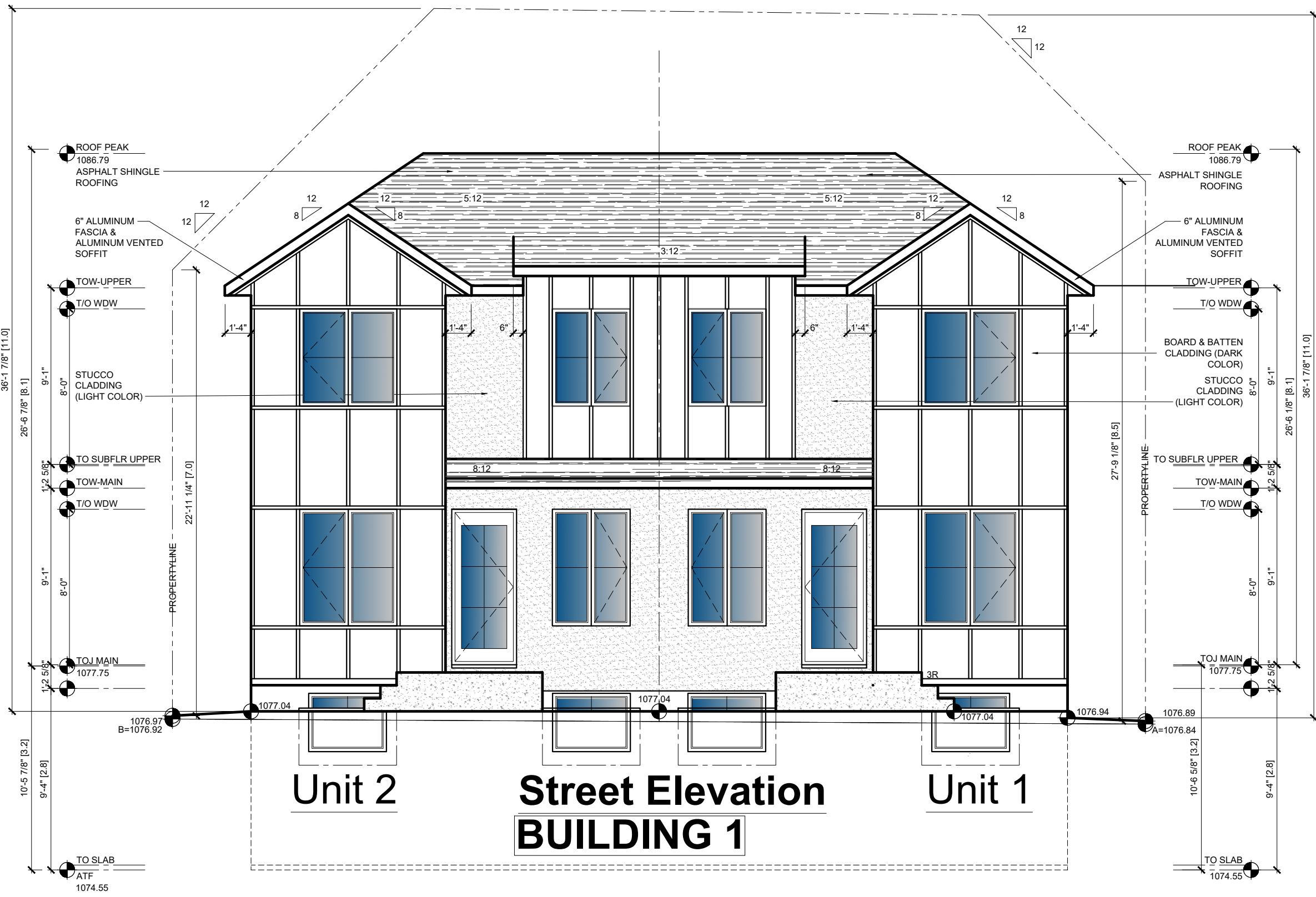
REVISION:	DATE: (M/D/Y)

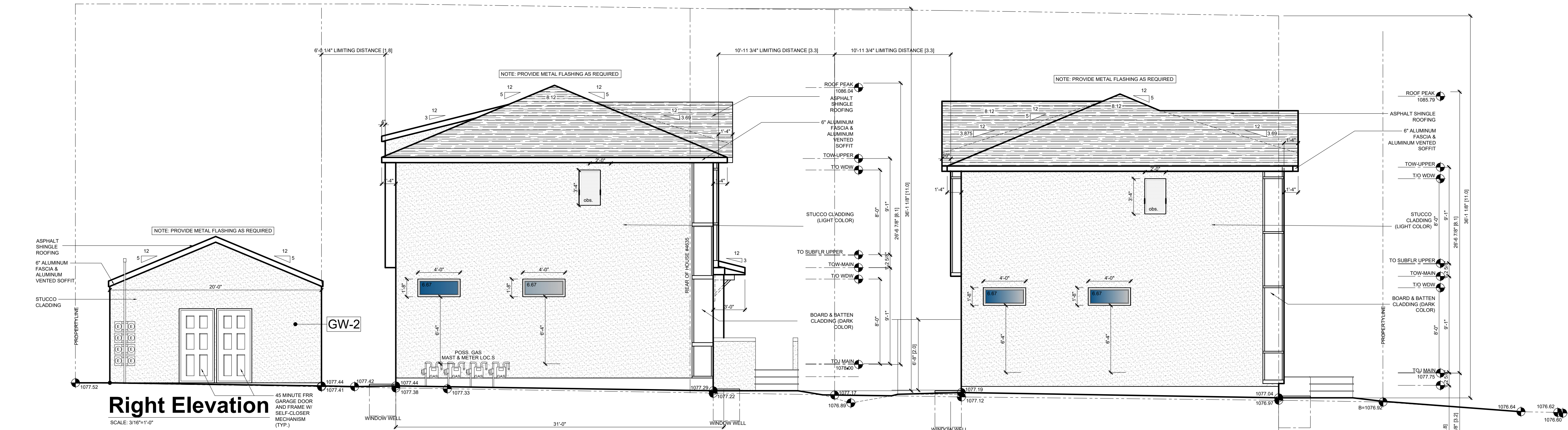
DRAWING TITLE:
ELEVATIONS

PROJECT #:	2024-2754
DATE:	2025.04.23
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWING #:	

DP3

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.



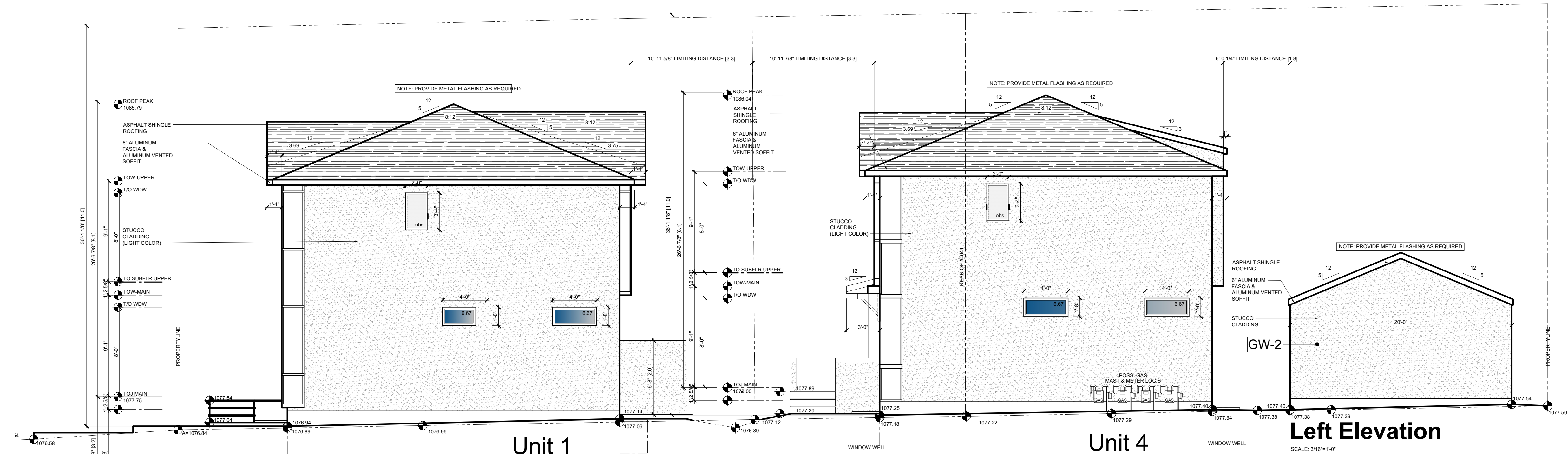


Left (East) Elevation Unit 3

Left (East) Elevation Unit 2

BUILDING 2	
UNPROTECTED OPENINGS (UNIT 3)	
CODE CHECK	651 SQ. FT.
EXPOSED BUILDING FACE	4'-0"
MINIMUM SETBACK	7%
PERCENTAGE OF ALLOWED OPENINGS	45.57 SQ.FT.
SQ. FTG. OF ALLOWED OPENINGS	20.01 SQ.FT.
ACTUAL SQ. FTG. OF OPENINGS	

BUILDING 1	
UNPROTECTED OPENINGS (UNIT 2)	
CODE CHECK	655 SQ. FT.
EXPOSED BUILDING FACE (ENTIRE BLDG 1457 sqft)	4'-0"
MINIMUM SETBACK	7%
PERCENTAGE OF ALLOWED OPENINGS	45.85 SQ.FT.
SQ. FTG. OF ALLOWED OPENINGS	20.01 SQ.FT.
ACTUAL SQ. FTG. OF OPENINGS	



Right (West) Elevation

Unit 4

Left Elevation

BUILDING 1	
UNPROTECTED OPENINGS (UNIT 1)	
CODE CHECK	673 SQ. FT.
EXPOSED BUILDING FACE (ENTIRE BLDG 1457 sqft)	4'-0"
MINIMUM SETBACK	7%
PERCENTAGE OF ALLOWED OPENINGS	47.11 SQ.FT.
SQ. FTG. OF ALLOWED OPENINGS	20.01 SQ.FT.
ACTUAL SQ. FTG. OF OPENINGS	

BUILDING 2	
UNPROTECTED OPENINGS (UNIT 4)	
CODE CHECK	651 SQ. FT.
EXPOSED BUILDING FACE (ENTIRE BLDG 1457 sqft)	4'-0"
MINIMUM SETBACK	7%
PERCENTAGE OF ALLOWED OPENINGS	45.57 SQ.FT.
SQ. FTG. OF ALLOWED OPENINGS	20.01 SQ.FT.
ACTUAL SQ. FTG. OF OPENINGS	

PROPOSED 4 UNIT
4639-81st NW
CALGARY, ALBERTA
LOT 24 BLOCK 14 PLAN 2660AP

CLIENT:

Midas Homes Ltd.

THE PLANS AND RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF LEGACIES DESIGN. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED.

THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING.

DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO LEGACIES DESIGN. PRIOR TO CONSTRUCTION. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO LEGACIES DESIGN, PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.

ALL WORK IS PERFORMED TO COMPLY TO NBC 2023 - AB EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

DTR3 SET

REVISION:	DATE: (M/D/Y)

DRAWING TITLE:

ELEVATIONS

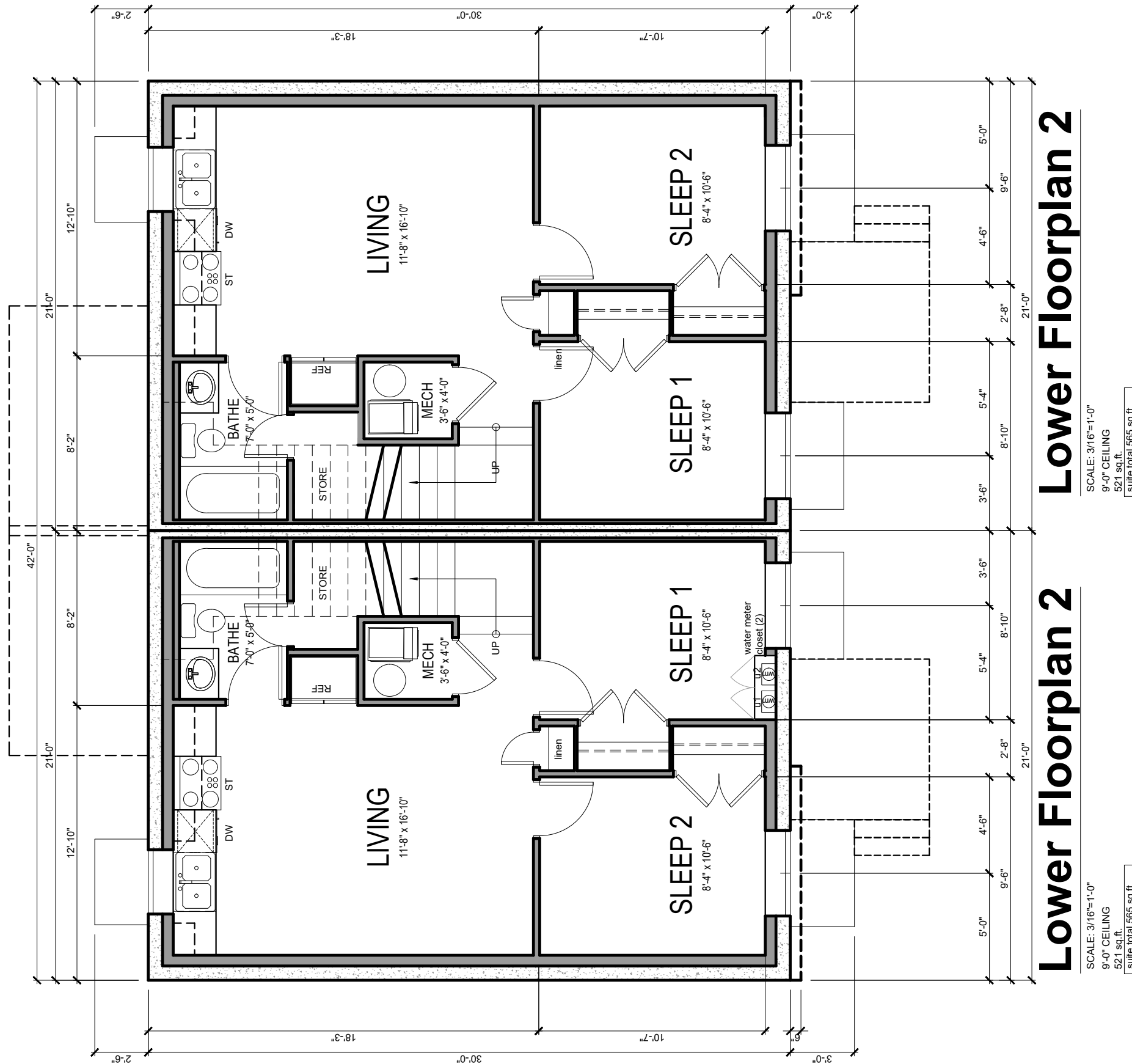
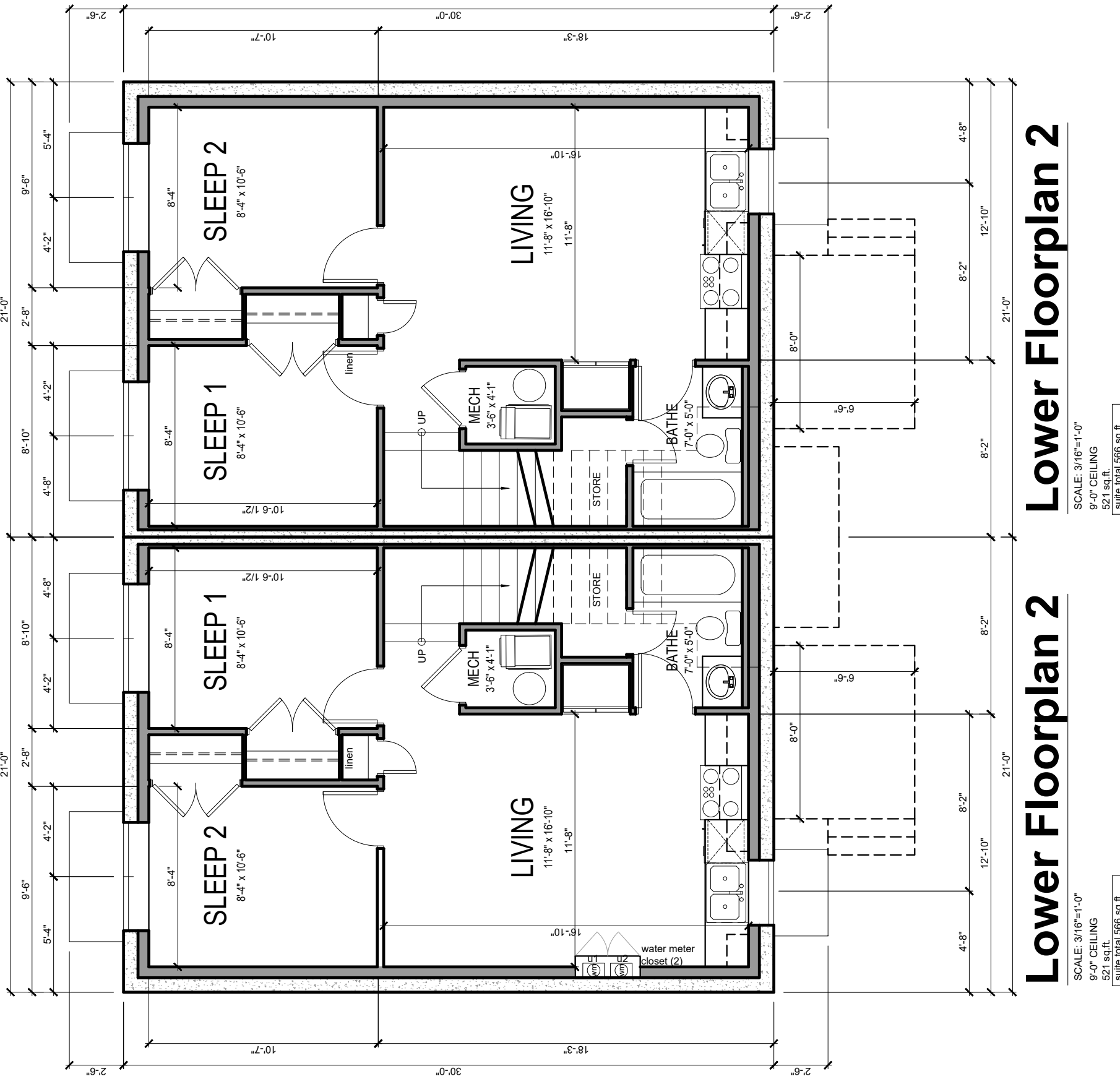
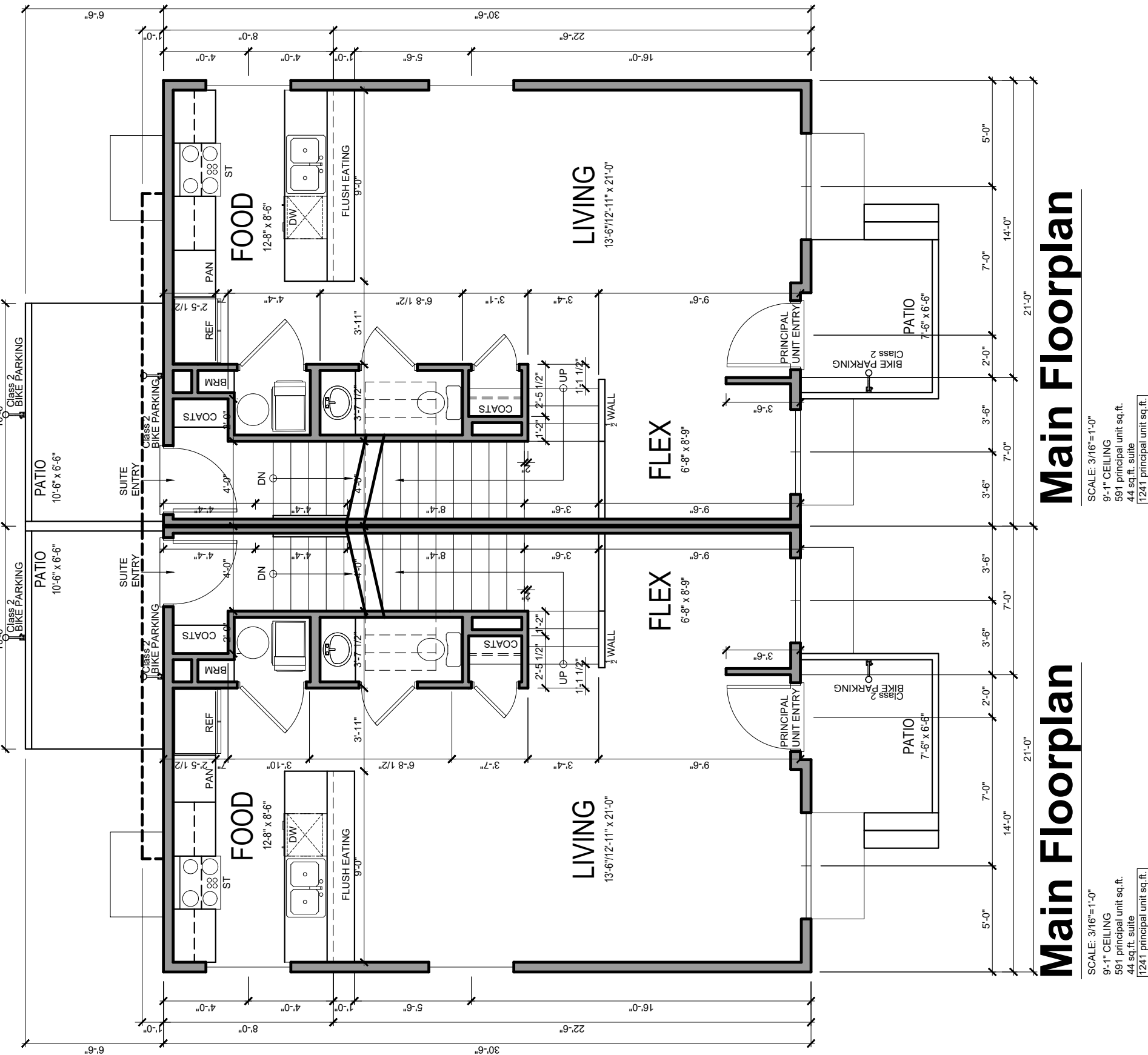
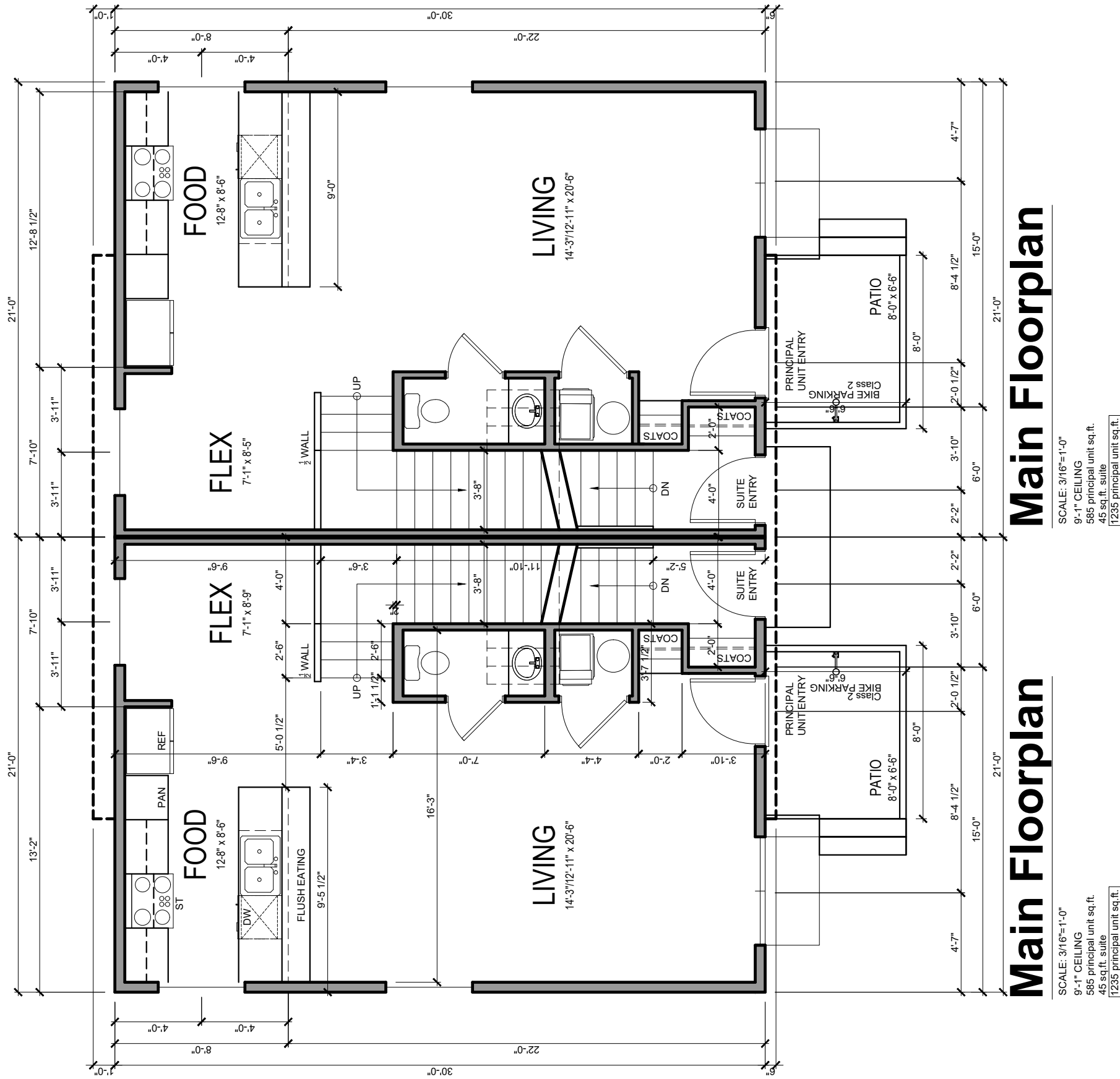
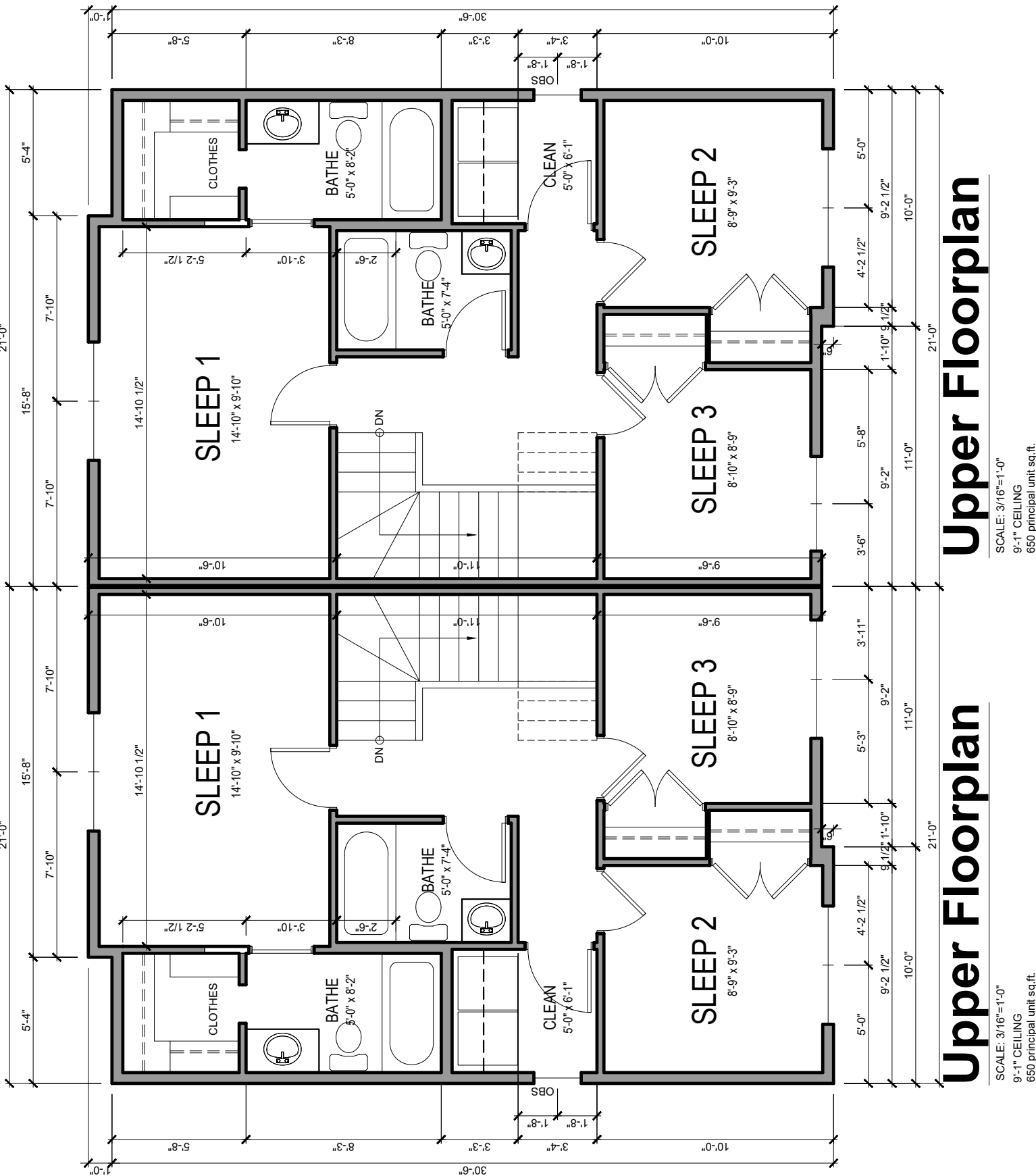
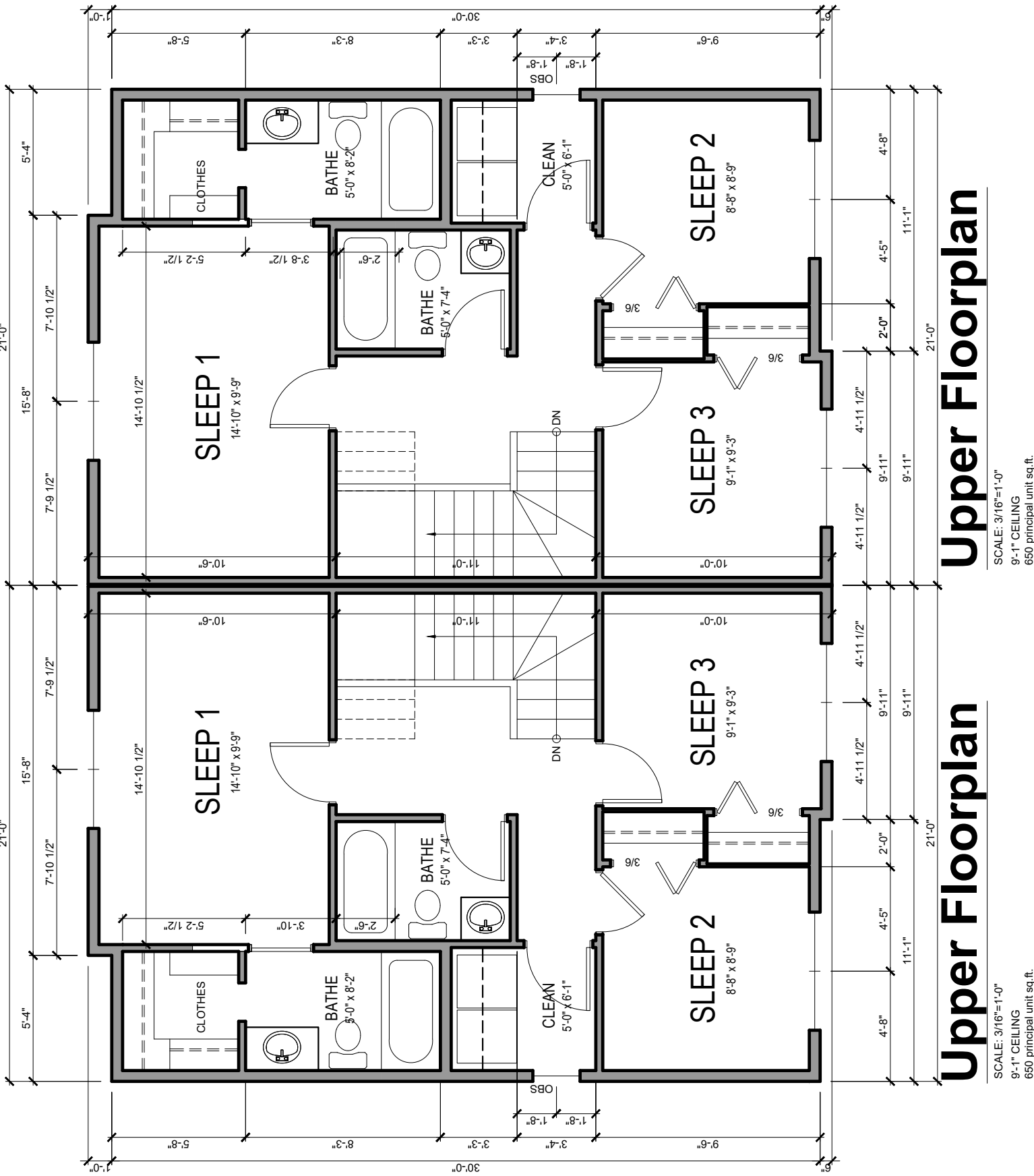
PROJECT #:	2024-2754
DATE:	2025.04.23
SCALE:	AS SHOWN
DRAWN BY:	LL

DRAWING #:

DP4

© LEGACIES DESIGN 2024

PLEASE RECYCLE THIS PLAN
UPON COMPLETION OF THE
PROPOSED PROJECT.



Lower Floorplan 2

Lower Floorplan 2

THE PLANS AND RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF LEGACIES DESIGN. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED.

THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING.

DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO LEGACIES DESIGN. PRIOR TO CONSTRUCTION. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO LEGACIES DESIGN, PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.

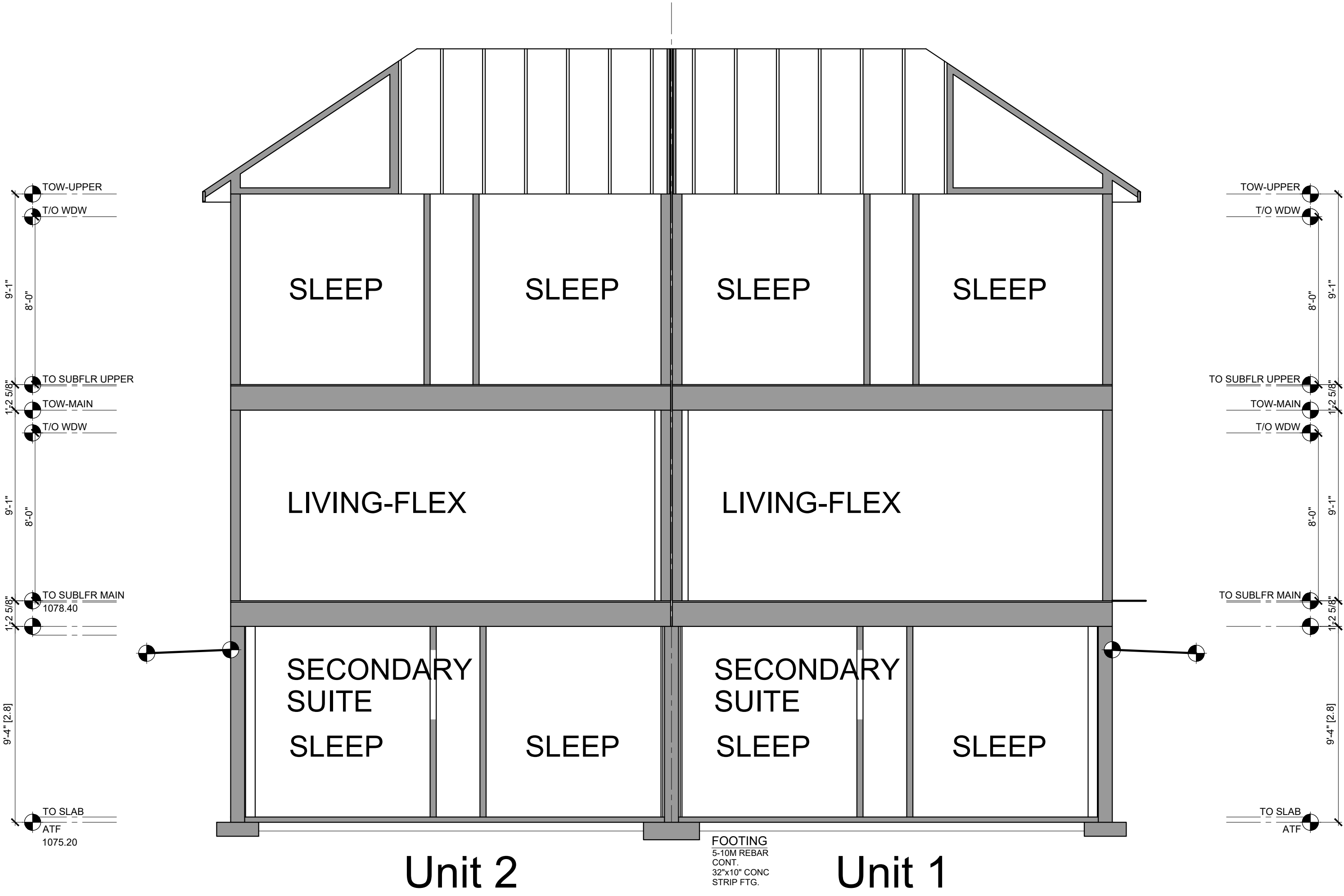
ALL WORK IS PERFORMED TO COMPLY TO NBC 2023 - AB EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

DTR3 SET

REVISION:	DATE: (M/D/Y)

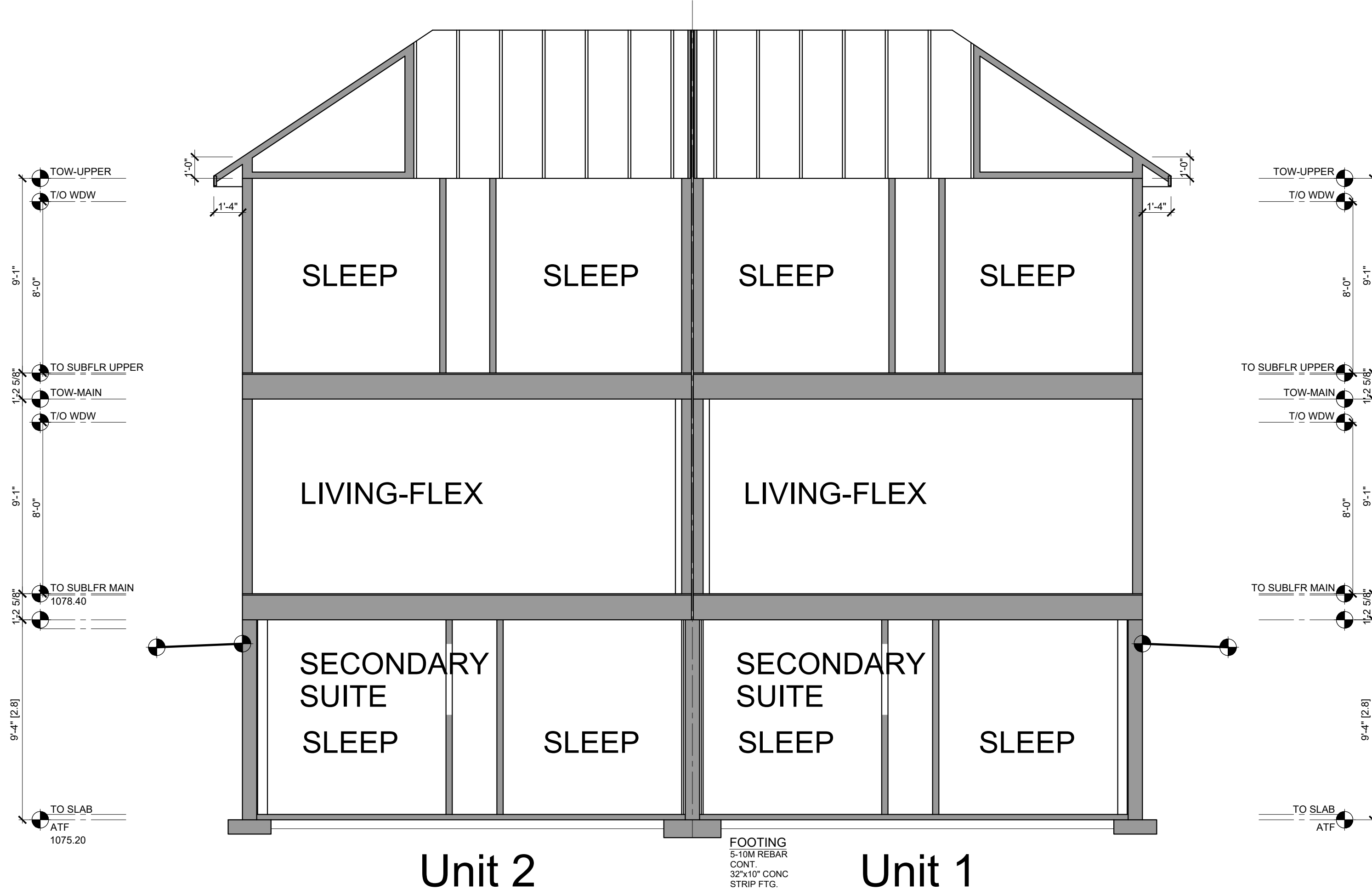
DRAWING TITLE:
FLOOR PLANS

PROJECT #:	2024-2754
DATE:	2025.04.23
SCALE:	AS SHOWN
DRAWN BY:	LL



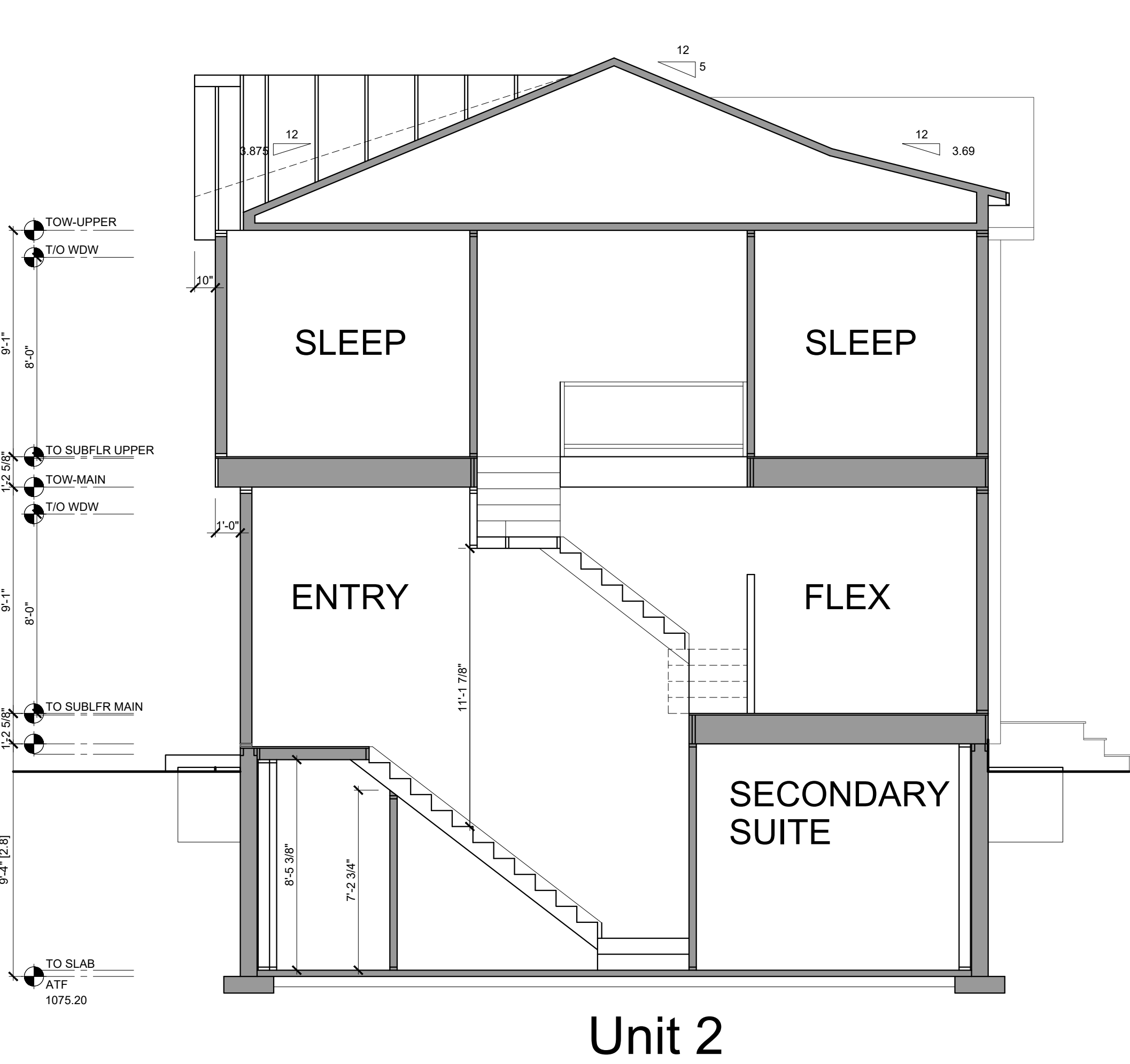
Building 1 - Section 1

SCALE: 3/16"=1'-0"



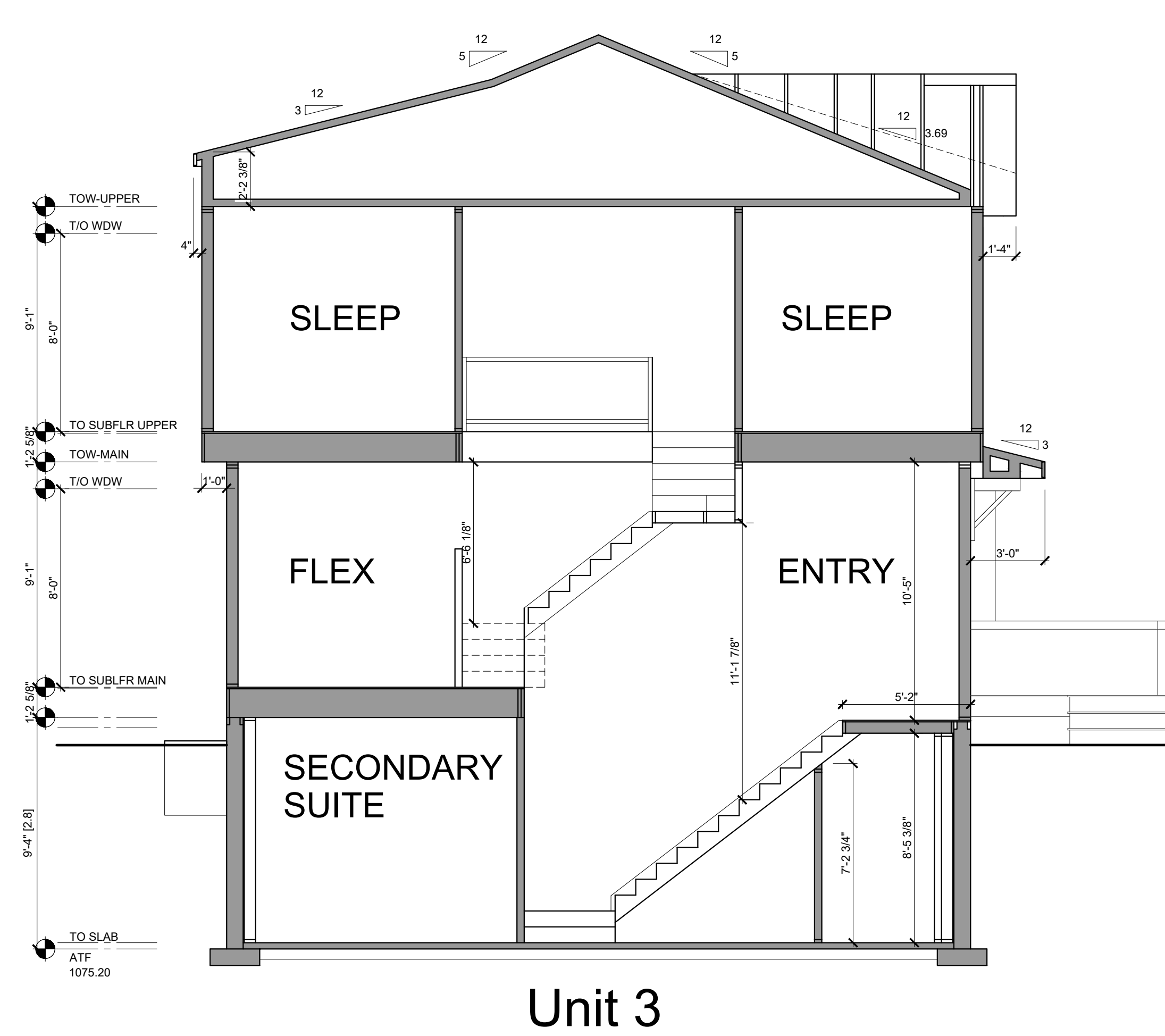
Building 2 - Section 1

SCALE: 3/16"=1'-0"



Building 1 - Section 2

SCALE: 3/16"=1'-0"



Building 2 - Section 2

SCALE: 3/16"=1'-0"



246 Royal Abbey Court NW, Calgary, Alta, T3G 4Y3
P: 403.613.4639

LegaciesDesign@gmail.com | LastingLegaciesDesign.com

PROPOSED 4 UNIT
4639-81st NW
CALGARY, ALBERTA
LOT 24 BLOCK 14 PLAN 2660AP

CLIENT:

Midas Homes Ltd.

THE PLANS AND RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF LEGACIES DESIGN. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED.

THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING.

DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO LEGACIES DESIGN. PRIOR TO CONSTRUCTION. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO LEGACIES DESIGN. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.

ALL WORK IS PERFORMED TO COMPLY TO NBC 2023 - AB EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

DTR3 SET

REVISION:	DATE: (M/D/Y)

DRAWING TITLE:
LOWER LEVEL & BUILDING SECTION

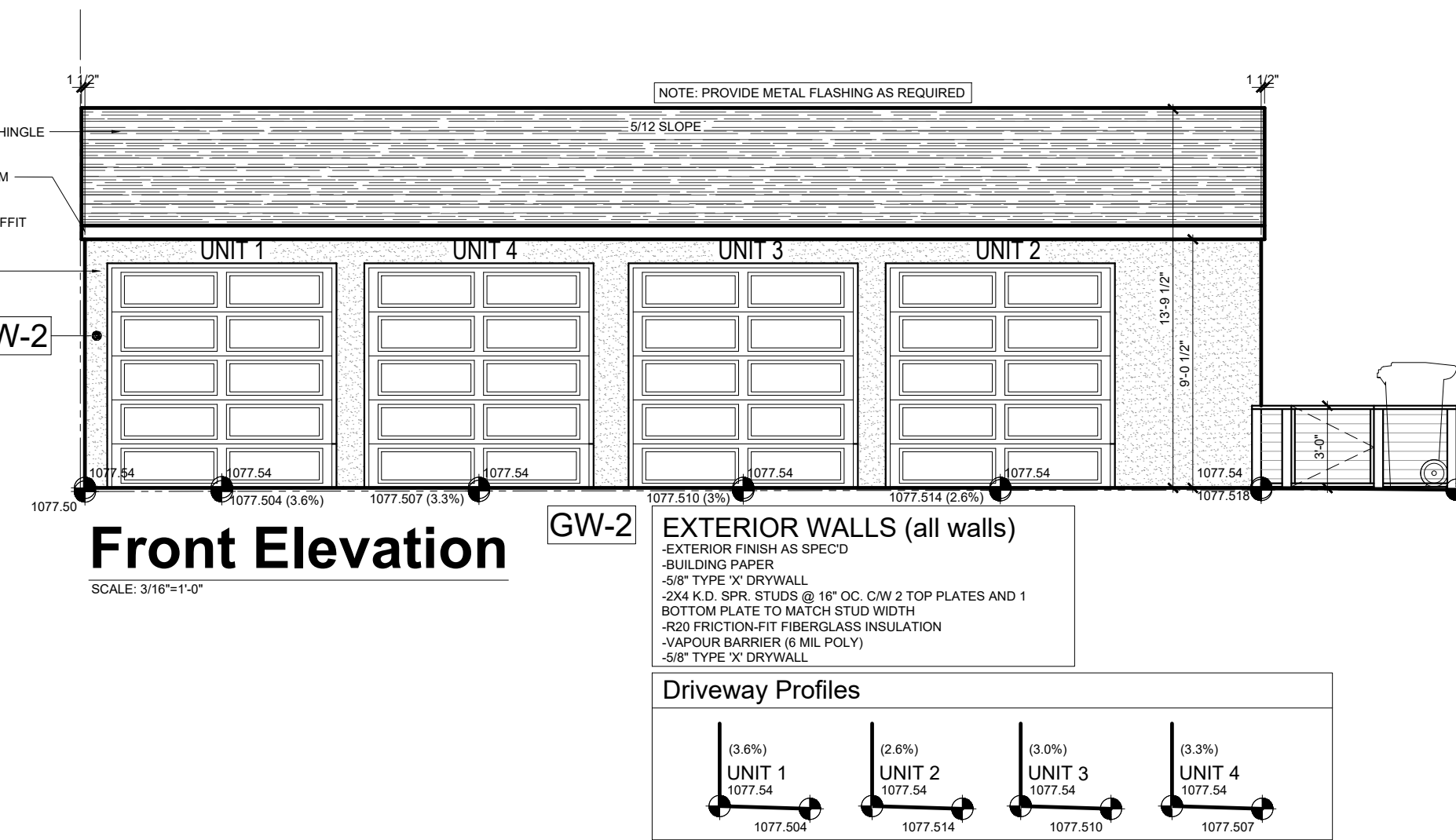
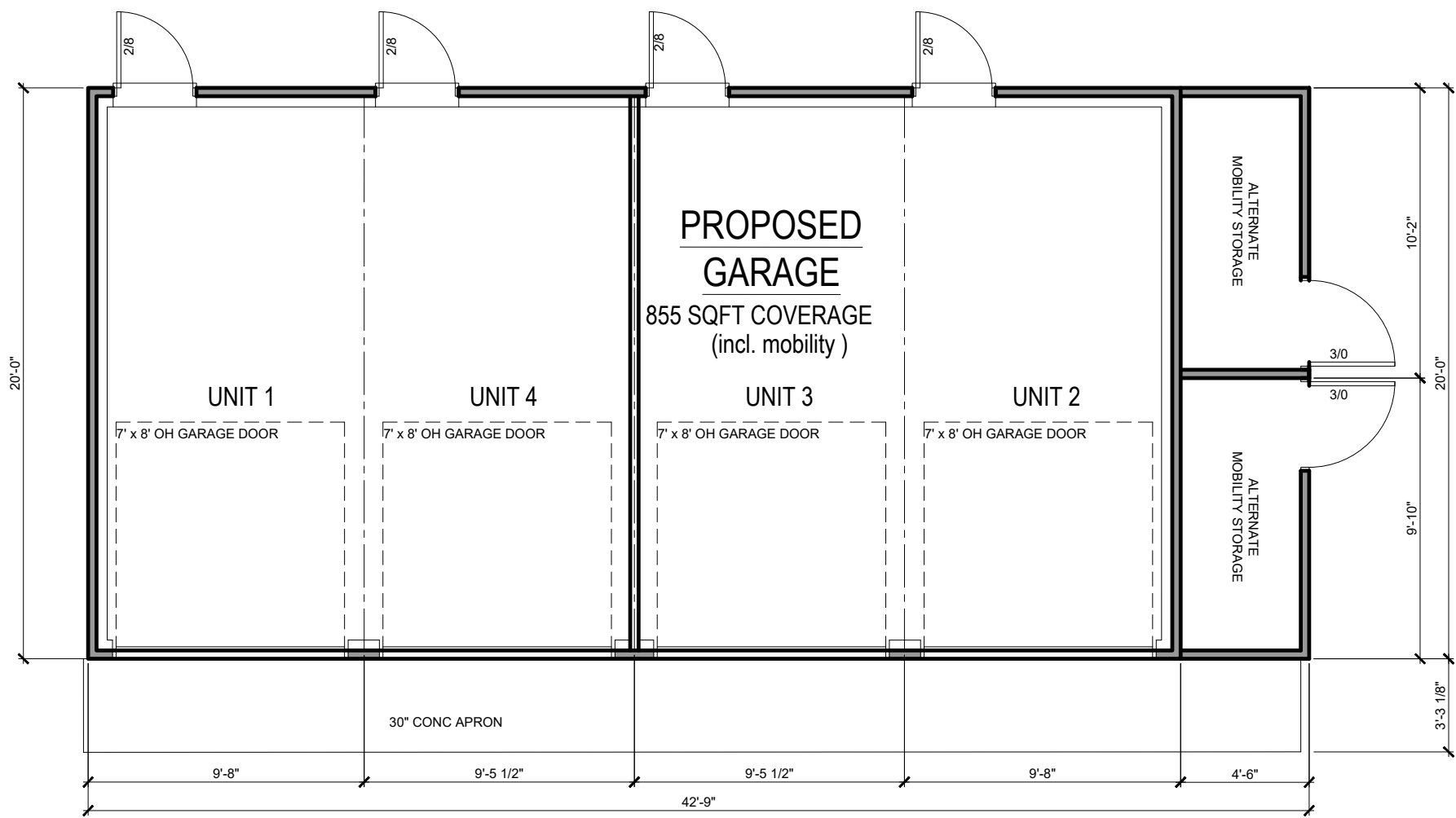
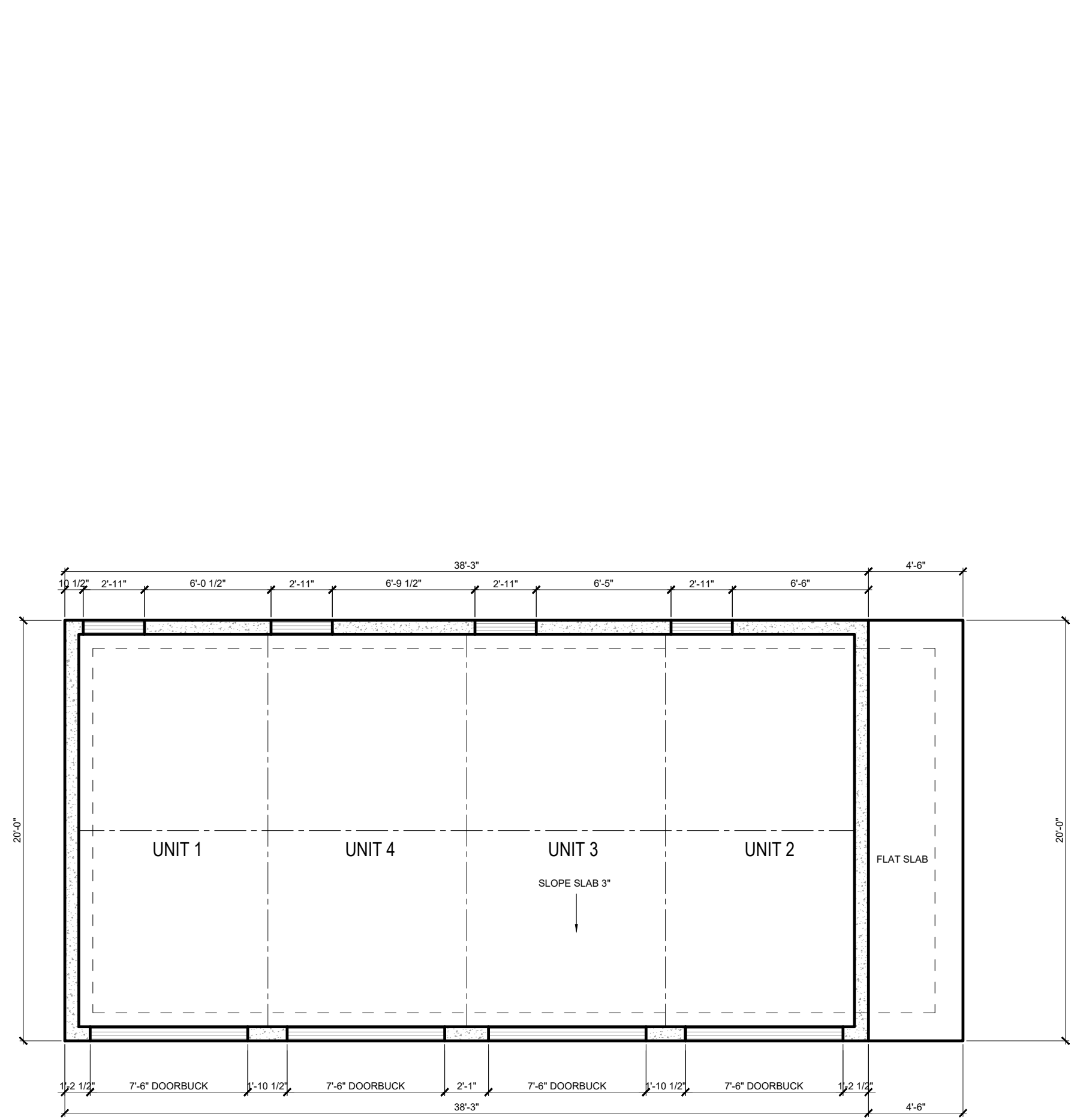
PROJECT #:	2024-2754
DATE:	2025.04.23
SCALE:	AS SHOWN
DRAWN BY:	LL

DRAWING #:

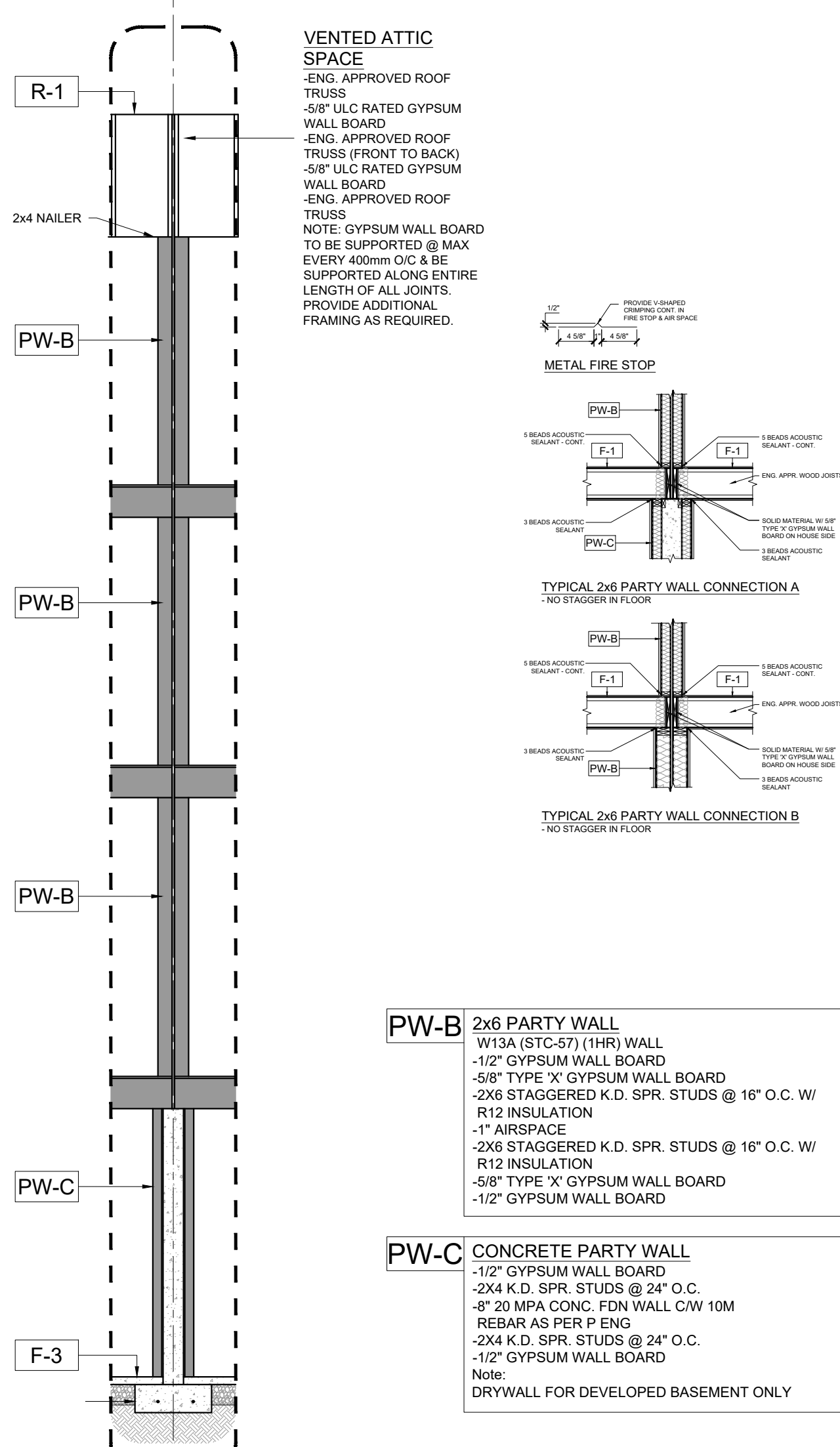
DP6

© LEGACIES DESIGN 2024

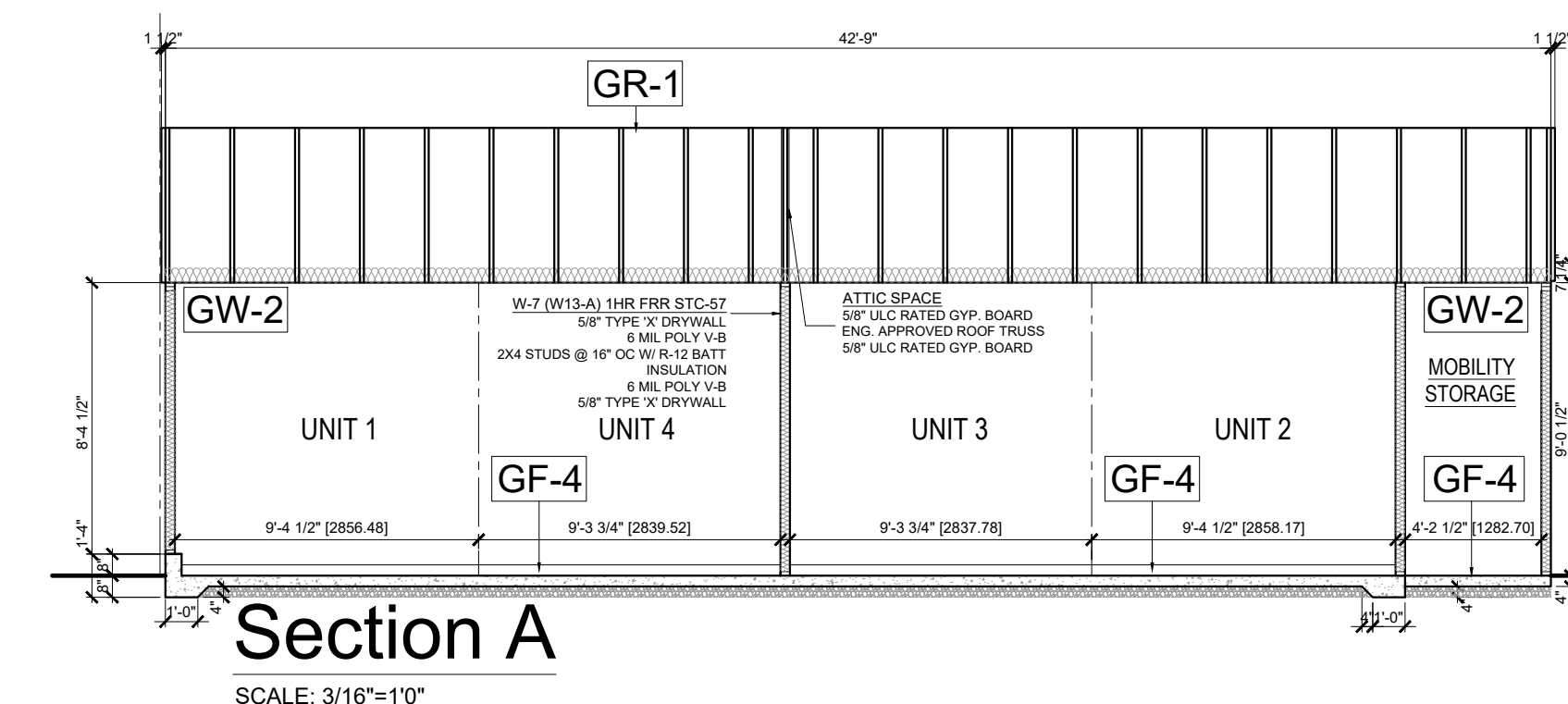
PLEASE RECYCLE THIS PLAN
UPON COMPLETION OF THE
PROPOSED PROJECT.



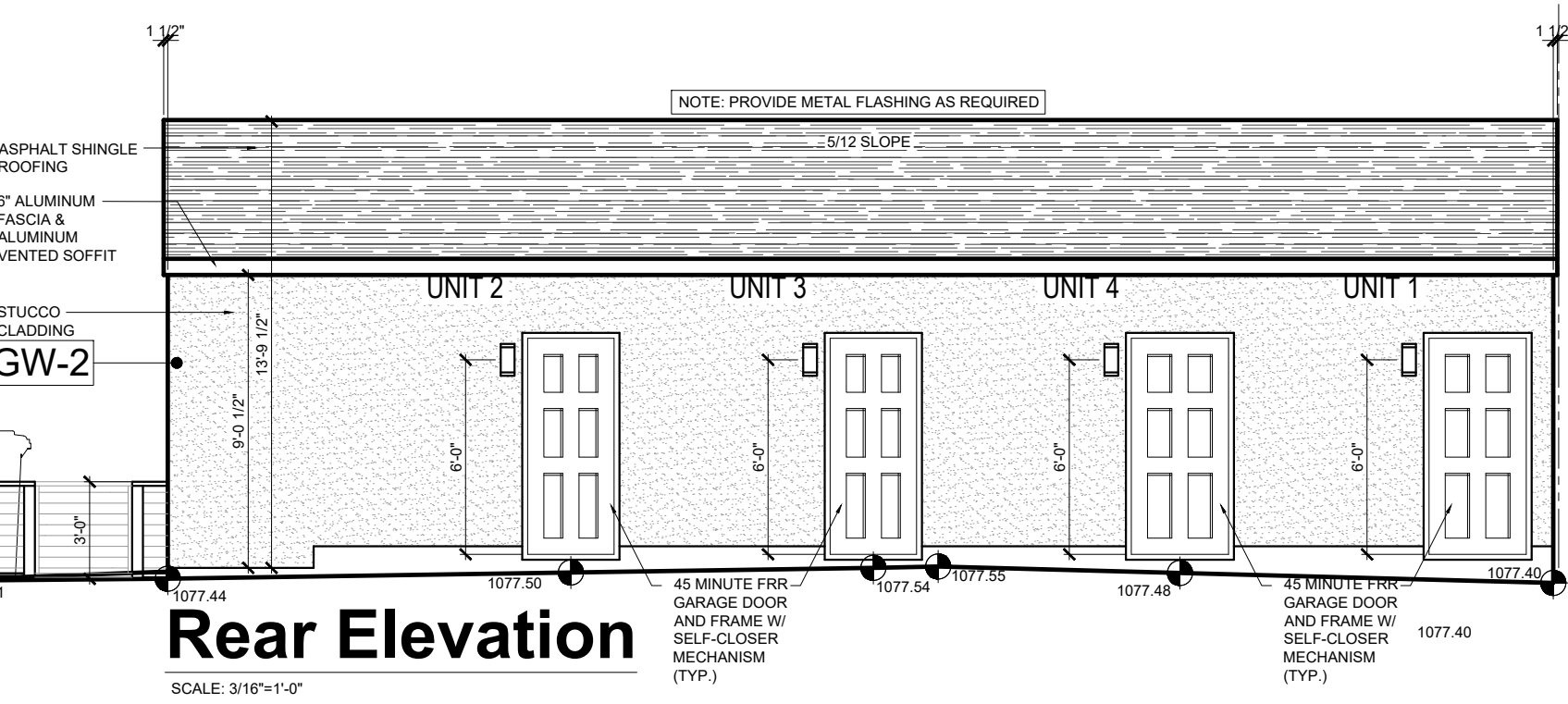
SDAB2025-0076



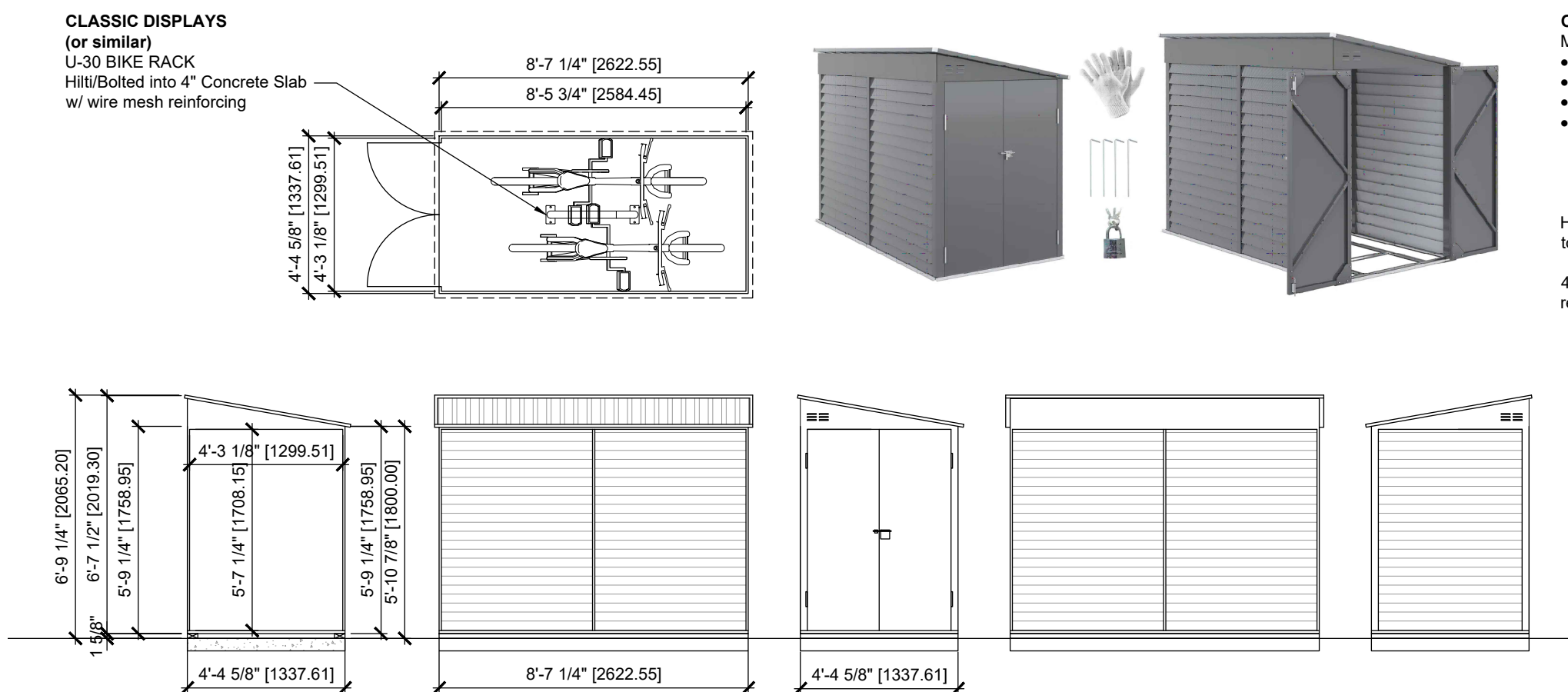
2x4 TYPICAL PARTY WALL SECTION B
(MAIN ROOF TRUSSES & JOISTS SIDE TO SIDE)
NO STAGGER IN FLOOR - 8" CONCRETE BASEMENT WALL



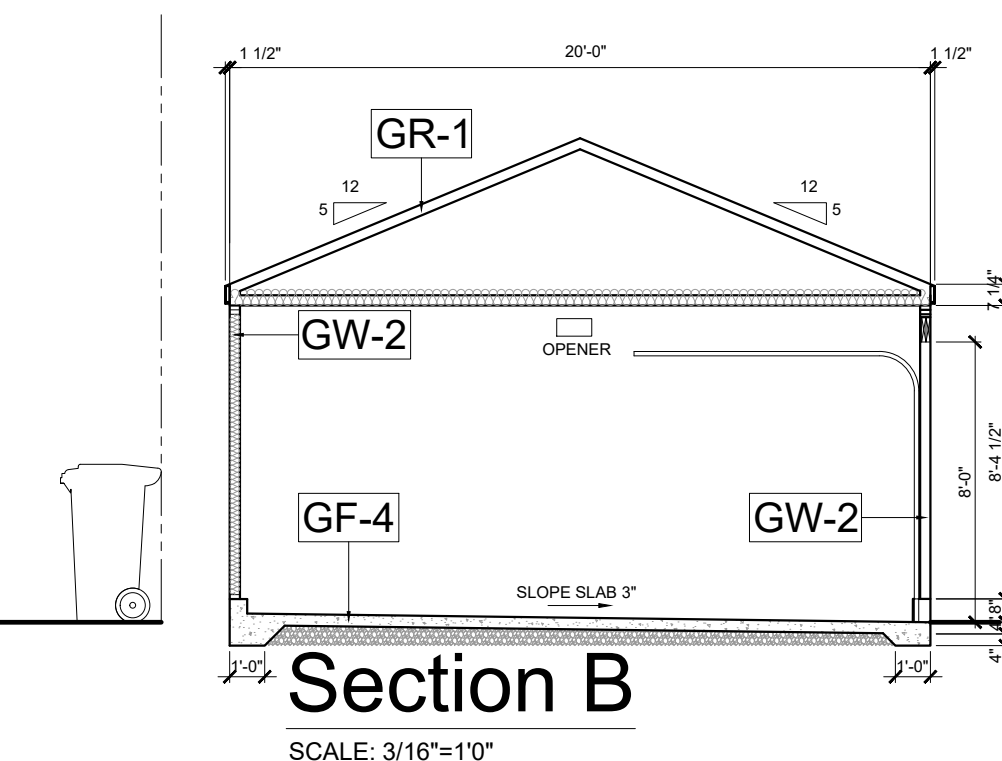
Section A
SCALE: 3/16"=1'-0"



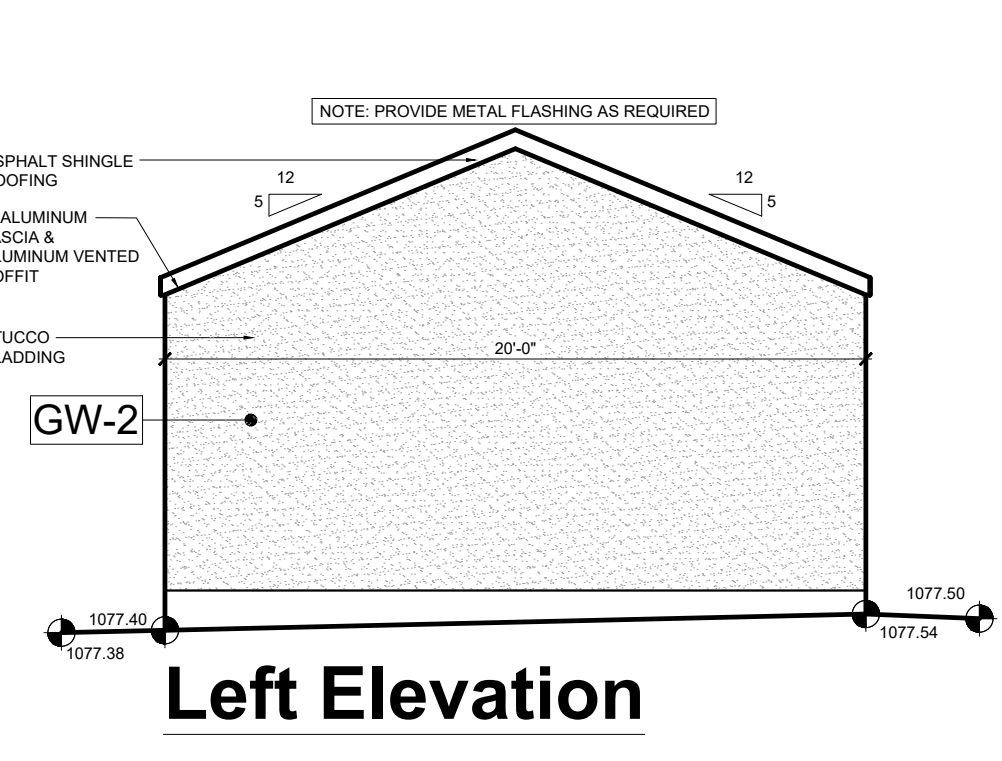
Rear Elevation
SCALE: 3/16"=1'-0"



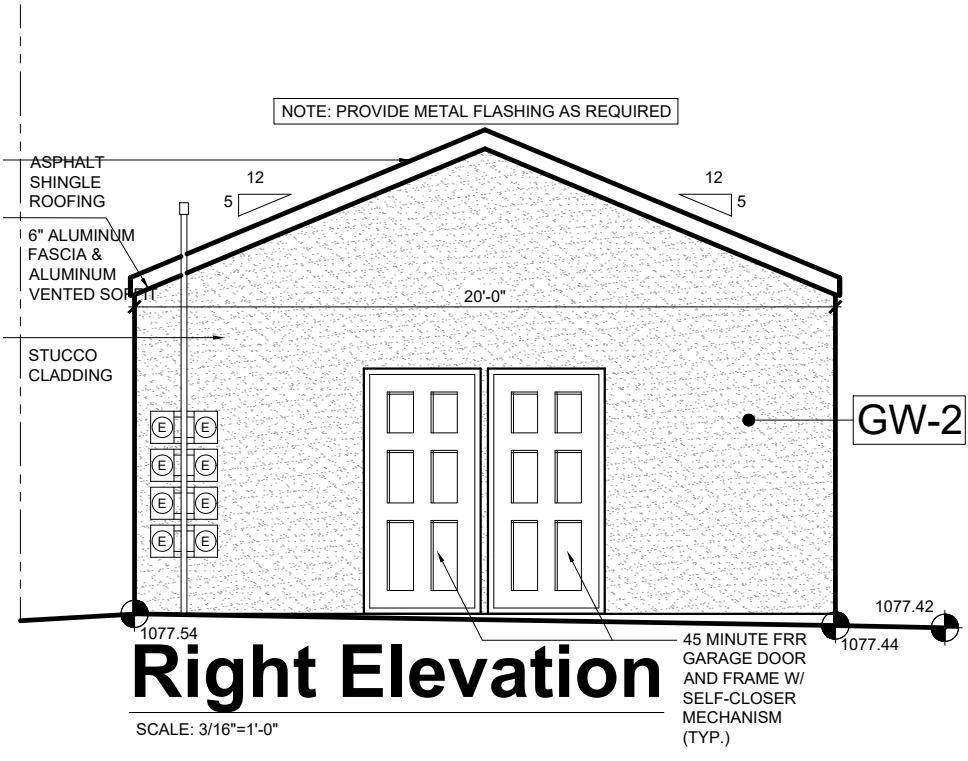
BIKE SHED/STORAGE



Section B
SCALE: 3/16"=1'-0"



Left Elevation
SCALE: 3/16"=1'-0"



Right Elevation
SCALE: 3/16"=1'-0"

PROPOSED 4 UNIT
4639-81st NW
CALGARY, ALBERTA
LOT 24 BLOCK 14 PLAN 2660AP

CLIENT:
Midas Homes Ltd.

THE PLANS AND RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF LEGACIES DESIGN. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED.

THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING.

DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO LEGACIES DESIGN. PRIOR TO CONSTRUCTION. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO LEGACIES DESIGN. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.

ALL WORK IS PERFORMED TO COMPLY TO NBC 2023 - AB EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

DTR3 SET

REVISION:	DATE: (M/D/Y)

DRAWING TITLE:
GARAGE PLANS

PROJECT #:	2024-2754
DATE:	2025.04.23
SCALE:	AS SHOWN
DRAWN BY:	LL

DRAWING #:
DP7
© LEGACIES DESIGN 2024
PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.