

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

<b>DATE:</b> May 15, 2025	<b>APPEAL NO.:</b> SDAB2025-0048 <b>FILE NO.:</b> DP2025-00383
<b>APPEAL BY:</b> Martin Flanagan	
<b>FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a</b>  <b>New: Single Detached Dwelling, Accessory Residential Building (garage)</b>  <b>was approved at <u>2221 4 Avenue NW.</u></b>	<b>LAND USE DESIGNATION: R-CG</b>  <b>Discretionary</b>
<b>COMMUNITY OF:</b> West Hillhurst	<b>DATE OF DECISION:</b> March 27, 2025
<b>APPLICANT:</b> John Trinh & Associates	<b>OWNER:</b> BAAZ Builders Inc.

**Notes:**

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

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

Municipal Address of Site Under Appeal [required] 2221 4 Ave NW, Calgary Alberta T2N 0N8

Development Permit/Subdivision Application/File Number [required] DP2025-00383

Name of Appellant [required] Martin Flanagan

Agent Name (if applicable)

Street Address [required] 2225 4 Ave NW

hdnFullAddress 2225 4 Ave NW Calgary AB T2N 0N8

City [required] Calgary

Province [required] Alberta

Postal Code [required] T2N 0N8

Residential Phone # [required] (403) 609-4984

Business Phone #

Email Address [required] Martingflanagan@gmail.com

## APPEAL AGAINST

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

Development Permit Conditions of Approval

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

I am the homeowner at 2225 4 Ave NW, directly adjacent to the proposed development at 2221 4 Ave NW. When the developer initially met with me, they gave their word that the new build would not obstruct our clear and spectacular view of the downtown Calgary skyline—a view that was a significant factor in our decision to purchase this property.

We moved into 2225 4 Ave NW on September 27, 2024. Now, less than a year later, the developer has gone back on their word. The current design of the new build at 2221 directly blocks the skyline view we were promised would be preserved.

I have attached a photo taken from our home showing the view in question—one of the defining features that led us to purchase this property. To lose that view due to a broken promise and in less than one year of living here is not only deeply disappointing, it is unfair and detrimental to the enjoyment and value of our home.

I am requesting that this development permit be reviewed and reconsidered, as the impact on our property is significant and contradicts what was originally communicated to us in good faith.

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

Estimated Presentation Time Any time

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

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

If yes, what are the issues?

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

If yes, how many will you be bringing? 1

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

2025-04-21 01:13:49 MST

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

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

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

Phone: (403) 268-5312

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



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View from our upper window at 2225 4 Ave NW

**SDAB2025-0048**



From our upper window at 2225 4 Ave NW.

**City of Calgary – Subdivision and Development Appeal Board**  
**Formal Appeal Submission**  
**Re: SDAB2025-0048 Development Permit DP2025-00383**  
**Property Address: 2221 4 Avenue NW, Calgary AB**

**Appellant: Martin Flanagan**  
2225 4 Avenue NW  
Calgary, Alberta T2N 0N8  
Email: [martingflanagan@gmail.com](mailto:martingflanagan@gmail.com)  
Phone: 403-609-4984

**Date of Submission:** May 6, 2025

**Subject of Appeal:**

Objection to the proposed development at 2221 4 Avenue NW on the basis of excessive building height, inconsistent front setback, obstruction of existing views, disregard for community character, lack of communication, and serious safety concerns impacting neighbouring properties and residents.

**Supporting Materials Attached:**

1. Photographic evidence of view obstruction and neighbourhood consistency
2. Text message correspondence with the developer
3. Photos of other recent developments with appropriate setbacks

**Executive Summary**

I am submitting this formal appeal to object to the proposed development at 2221 4 Avenue NW (DP2025-00383). As the immediate neighbour at 2225 4 Avenue NW, I have deep concerns regarding the excessive height and forward positioning of the proposed home, which is out of alignment with the character of our street and will directly impact our enjoyment of our property, including our skyline view, solar panel output, and overall sunlight exposure.

Equally troubling is the ongoing pattern of poor communication and safety oversights by the developer, who informed us this is his first build. Despite early conversations and mutual agreements on key points, including construction notification, and view protection, these commitments have not been honoured. Debris from demolition has fallen into our yard, individuals have entered our property without permission, and no notice was given prior to loud or dangerous activity.

This development threatens not only the architectural rhythm of the block, but also sets a dangerous precedent in allowing incompatible construction and disregarding neighbourly collaboration. The City of Calgary's own planning goals emphasize safe, respectful, and context-sensitive development. I ask that this project be modified to reflect those values by reducing the building height, aligning the setback with neighbouring homes, and ensuring greater accountability during construction.

Dear Calgary Subdivision and Development Appeal Board,

I am writing to formally submit additional evidence and reiterate my appeal regarding the proposed construction at 2221 4 Avenue NW. As the adjacent property owner at 2225 4 Avenue NW, I strongly object to the proposed design due to the excessive height and forward positioning of the new home. I respectfully ask that this development be modified to better align with the surrounding streetscape and preserve the enjoyment and character of our community.

When my wife and I purchased our home in September 2024, one of the most significant factors in our decision was the unobstructed view of the downtown Calgary skyline. This view is not only a personal joy, but a defining feature of our property and a valued part of the urban experience in our neighbourhood. We were reassured by the developer of 2221 that the new construction would not obstruct this view. Unfortunately, the proposed design has broken that promise.

The current plans show the new home reaching a height of 10.84 metres, overshadowing most of the neighbouring properties by more than 3 metres on the front. This proposed height is entirely out of character with the established profile of the block. Furthermore, the new build is proposed to be set in excess of 3 metres farther forward than our home and the neighbouring properties, disrupting the natural visual flow of the streetscape and further compounding the obstruction of our view. I am providing photographic evidence with this appeal, clearly showing that all existing homes on this section of 4 Avenue NW share a relatively consistent setback and height.

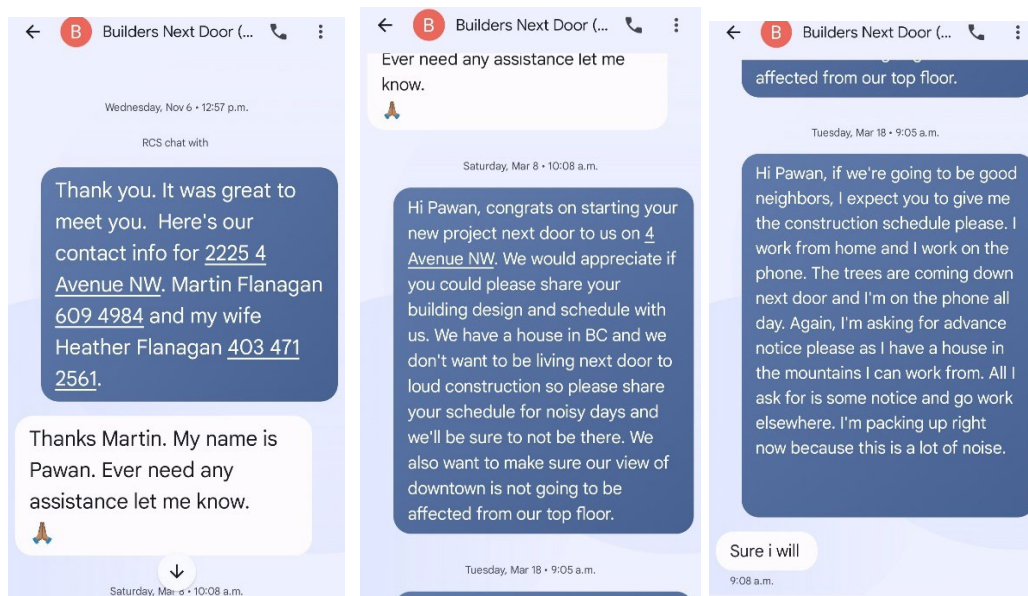
In addition to the visual and structural concerns, I also wish to bring to your attention a troubling pattern of communication and broken promises by the developer. On November 6, 2024, I met the developer in person and followed up with a brief and respectful text message exchange. During this meeting, I raised four simple and neighbourly requests:

1. **Tree Preservation:** I asked if he might consider retaining the three beautiful mountain ash trees that sat just under one metre within his lot. These trees, complemented the 33 mature trees in my own front yard and contributed to the natural character of the street. While he declined, and I accepted his decision at the time, their removal only adds to the starkness of what is now proposed.
2. **Rooftop Ridgeline and View Preservation:** I requested that the home's ridgeline run east-west, to allow for the preservation of our downtown skyline view. He agreed to this during our conversation. Despite this handshake agreement, the final plans show a north-south running ridgeline, resulting in a complete obstruction of the view we were told would be protected. I even invited him into our home to see the view for himself. He politely declined, but still assured me of his consideration.
3. **Construction Notifications:** As someone who works remotely and thrives in a quiet environment, I offered a cooperative solution. I let the developer know that I am happy to work with them and that I could temporarily work elsewhere if he would simply give me a few days' notice ahead of major construction noise such as demolition or tree removal. He agreed, and we exchanged text messages to this effect. However, when demolition

began, I received no notice whatsoever and was forced to endure the grinding and heavy machinery noise without warning. The same thing occurred with the removal of trees. Despite further messages from me asking for notice and his reassurances that he would provide it, no notice was ever given.

4. **Access to Plans:** I also asked, both in person and by text, if he would send me a copy of the proposed building plans so I could better understand what was coming next to my home. Despite agreeing to do so, he never followed through.

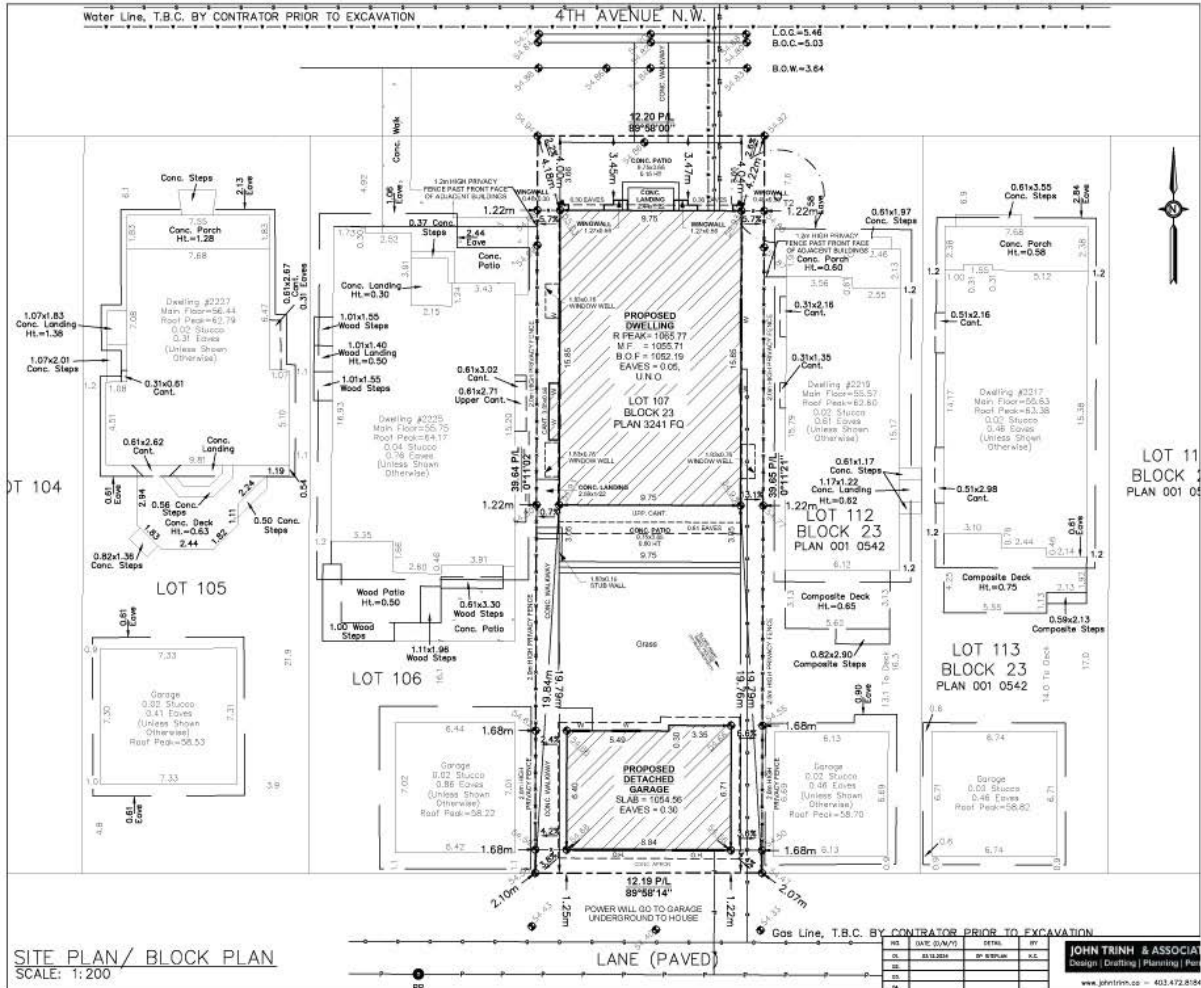
These text exchanges—separate occasions where commitments were made and then ignored—demonstrate a consistent disregard for respectful neighbourly conduct. I am submitting these communications along with photographic documentation as further evidence of the erosion of trust and cooperation in this process.



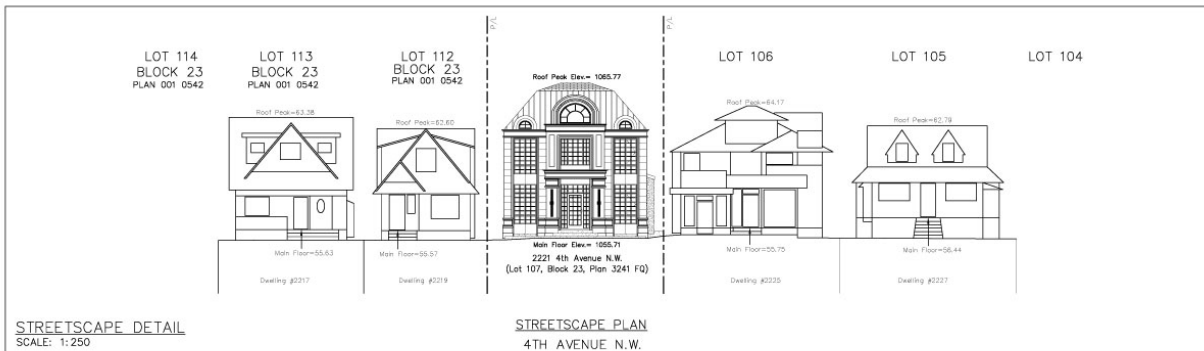
#### **COPY OF TEXT MESSAGES FROM NOVEMBER 2024 TO MARCH 2025**

I am not opposed to thoughtful, respectful development. However, I ask that this particular home be required to conform more closely to the existing neighbourhood built form. A reduced height and setback would bring the new home in line with those on either side, preserving the architectural rhythm and preventing overshadowing. A revised setback that aligns with the established line of homes along this block would protect not only our view, but also that of several other neighbours. It is worth noting that our home includes a third level and still maintains a standard roof height that is consistent with the surrounding homes. There is no reasonable justification for a two-storey home to exceed the height of a three-storey home. This excessive height not only breaks with the established character of the neighbourhood but also suggests an overreach that undermines responsible and respectful development. This excessive height would also greatly reduce the amount of sunlight received by our neighbours, Laura and Brett Scheuerman of 2219 4 Ave NW, who will be a witness at the hearing. Additionally, Kris Watrich of 2224 4 Ave NW would like to also be a witness, if possible.





## PROPOSED DEVELOPMENT SETBACK



## PROPOSED DEVELOPMENT VIEW FROM NORTH SIDE OF 4 AVE NW



**ADJACENT HOMES SHOWING CONSISTENT HEIGHT (East to West)**



**ADJACENT HOMES SHOWING CONSISTENT SETBACKS (East to West)**

Upon walking through the neighbourhood and observing other recent housing developments, it is clear that the majority of new builds have been respectful of their front setbacks, aligning their frontage with the neighbouring homes. This approach supports the City of Calgary's stated goals of maintaining neighbourhood character and ensuring cohesive streetscapes in established communities. I have attached photos of several properties currently under construction that demonstrate this consistency, including the following photos:





**PHOTOS OF NEARBY NEW CONSTRUCTION SHOWING CONSISTENT SETBACKS**

This is not simply a matter of aesthetic preference, it is about preserving the integrity and quality of life in our community. Approving the current design as proposed would set a dangerous precedent, allowing individual developers to dramatically alter the streetscape at the expense of neighbouring residents and long-standing community expectations.

Given the additional excavation requirements indicated for the foundation of the proposed build, I respectfully request that the City of Calgary require a formal Slope Stability Report prior to further approvals. As the adjacent property owner, I am concerned that the extent of excavation could destabilize the slope between our two properties, potentially impacting structural integrity, drainage patterns, and long-term safety. A professional geotechnical review is warranted to ensure the excavation and construction will not compromise surrounding properties or the property's natural stability.

It is also important to note that our home is equipped with 36 solar panels on our roof and garage, including east-facing panels that rely heavily on morning sunlight for optimal energy production. The excessive height of the proposed new home at 10.84 metres will create significant shadowing over our property, directly reducing the efficiency and output of our solar energy system. This not only undermines our investment in renewable energy, but also contradicts the City of Calgary's own stated goals around sustainability and green infrastructure. Furthermore, this loss of sunlight has financial implications, as it reduces the long-term cost savings and return on investment that our solar system was designed to provide.

In addition, the proposed three-car garage is disproportionately large for the lot and will further interfere with sunlight reaching the solar panels mounted on our garage roof. The size and massing of both the garage and the main structure appear to exceed the intended building envelope for this area, compounding concerns about overshadowing and overdevelopment. The scale of the combined build is not keeping with the established character of our street and significantly disrupts the balance between built and green space that the City of Calgary encourages in residential neighbourhoods.





**PHOTOS OF OUR SOLAR PANELS AND PRESENT PRODUCTION**

I'd also like to note that we have a very loving, 110 lb Great Pyrenees dog, a large guardian breed known for its protective instincts. The developer met her during our initial conversation on November 6, 2024 and was aware of her presence. During demolition, a portion of the roof from 2221 4 Avenue NW fell into our backyard. Thankfully, our dog was not in the yard at the time. Had she been outside, this incident could have caused serious injury. We were extremely upset, not only by the carelessness of the demolition crew but also by the fact that we received no notice about the demolition taking place. Furthermore, during the tree removal process, we discovered unknown individuals walking through our backyard without our permission. This was deeply concerning, as our dog is bred to protect and may have attacked an intruder. It was only by chance that we saw these individuals before letting her out.

I have included photos below of the broken glass, siding and roof debris in our yard from demolition, including the scuffs on the exterior of our house where the pieces landed. I threw the piece of siding that damaged our house back over the fence, seen in the one photo. I was concerned for the safety of my dog due to the carelessness of the demolition. None of these objects were picked up by the developer and left for me to do so.



**PHOTOS OF DEBRIS & SCUFFS ON HOUSE CAUSED DUE TO CARELESS DEMOLITION**

The developer mentioned to us that this is his first build, which makes it all the more important that extra care and diligence be taken—not less. Unfortunately, what we have experienced so far reflects the kind of oversight and lack of professionalism that one might expect from

someone new to the process. We had hoped he would rise to the occasion and exceed expectations, but instead, these early missteps have signalled a disregard for safety, communication, and respect for neighbouring properties. This is particularly troubling given the City of Calgary's stated priorities around ensuring safe construction practices, minimizing risk to children and families, and preventing damage to adjacent homes. When debris falls into our yard during demolition, when workers enter our private space without permission, and when a lack of notice leaves us unprepared for hazardous activity next door, it raises serious concerns about whether this development aligns with those civic goals. We believe stronger oversight is warranted to protect the well-being of the community and the integrity of surrounding properties.

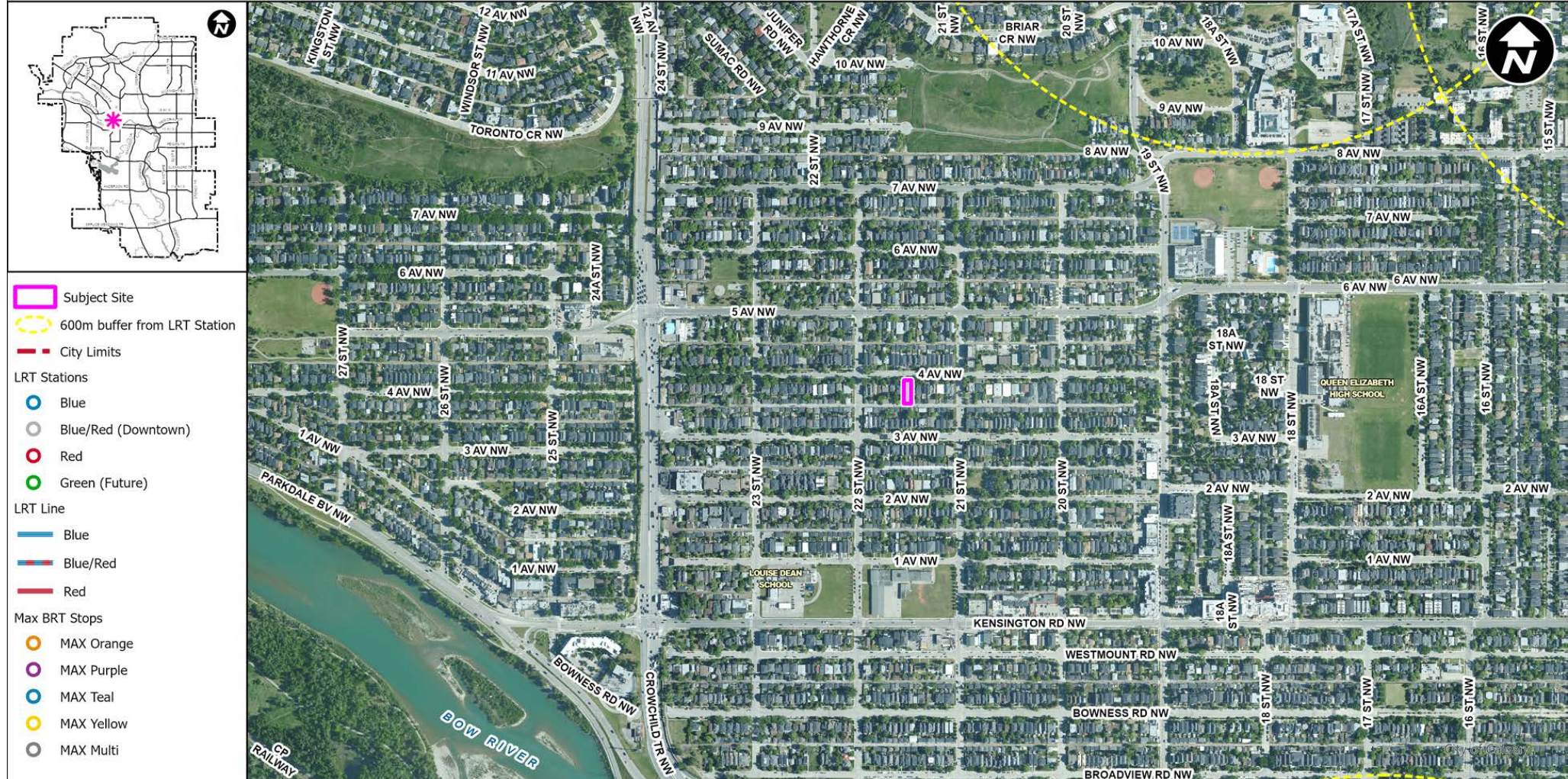
Thank you for considering this evidence and my request. I trust the Subdivision and Development Appeal Board will act in a manner that supports balanced growth, community character, and fairness for all homeowners.

Respectfully,

Martin Flanagan  
2225 4 Avenue NW  
Calgary, AB T2N 0N8

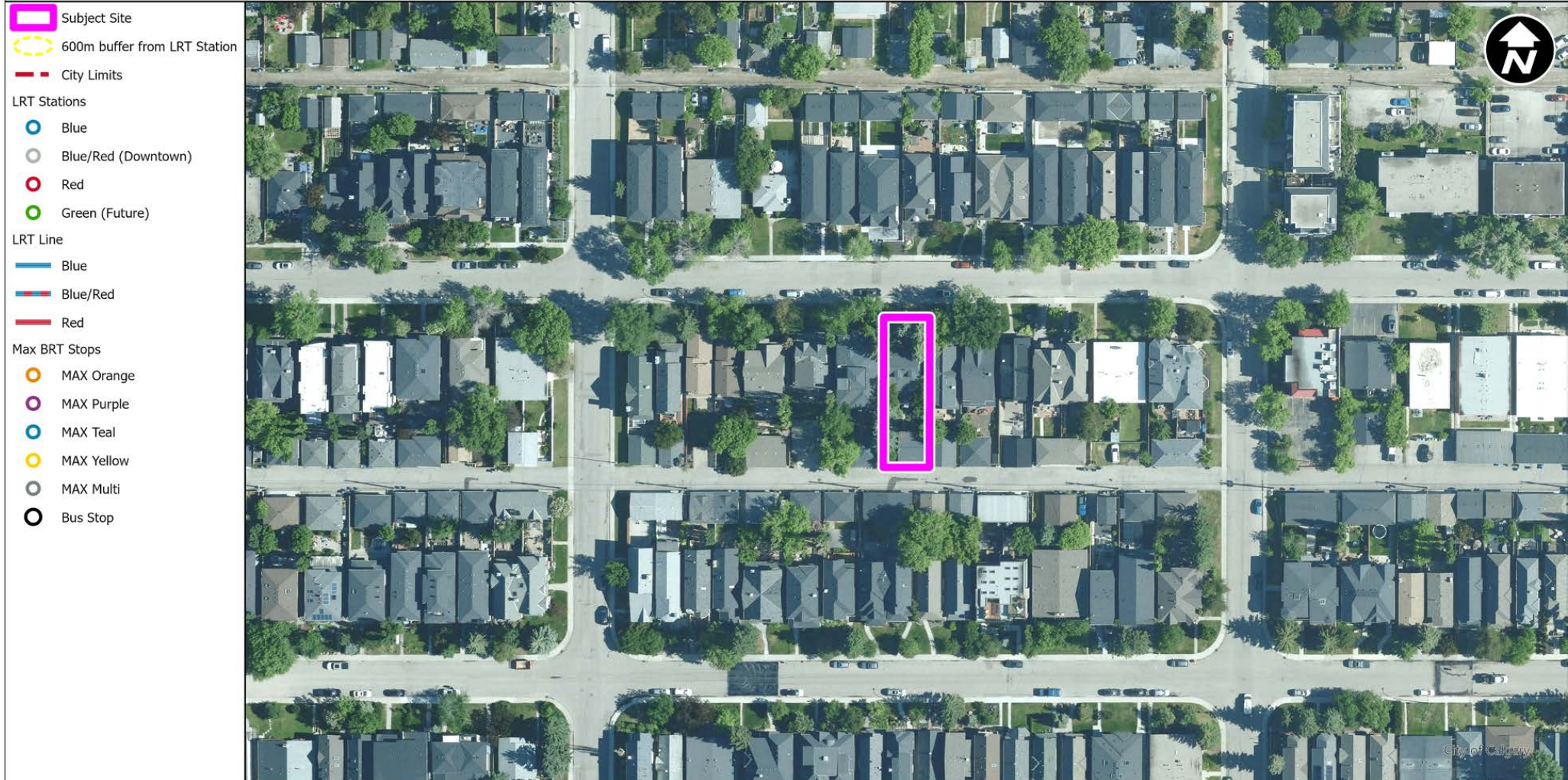


## Community Context SDAB2025-0048



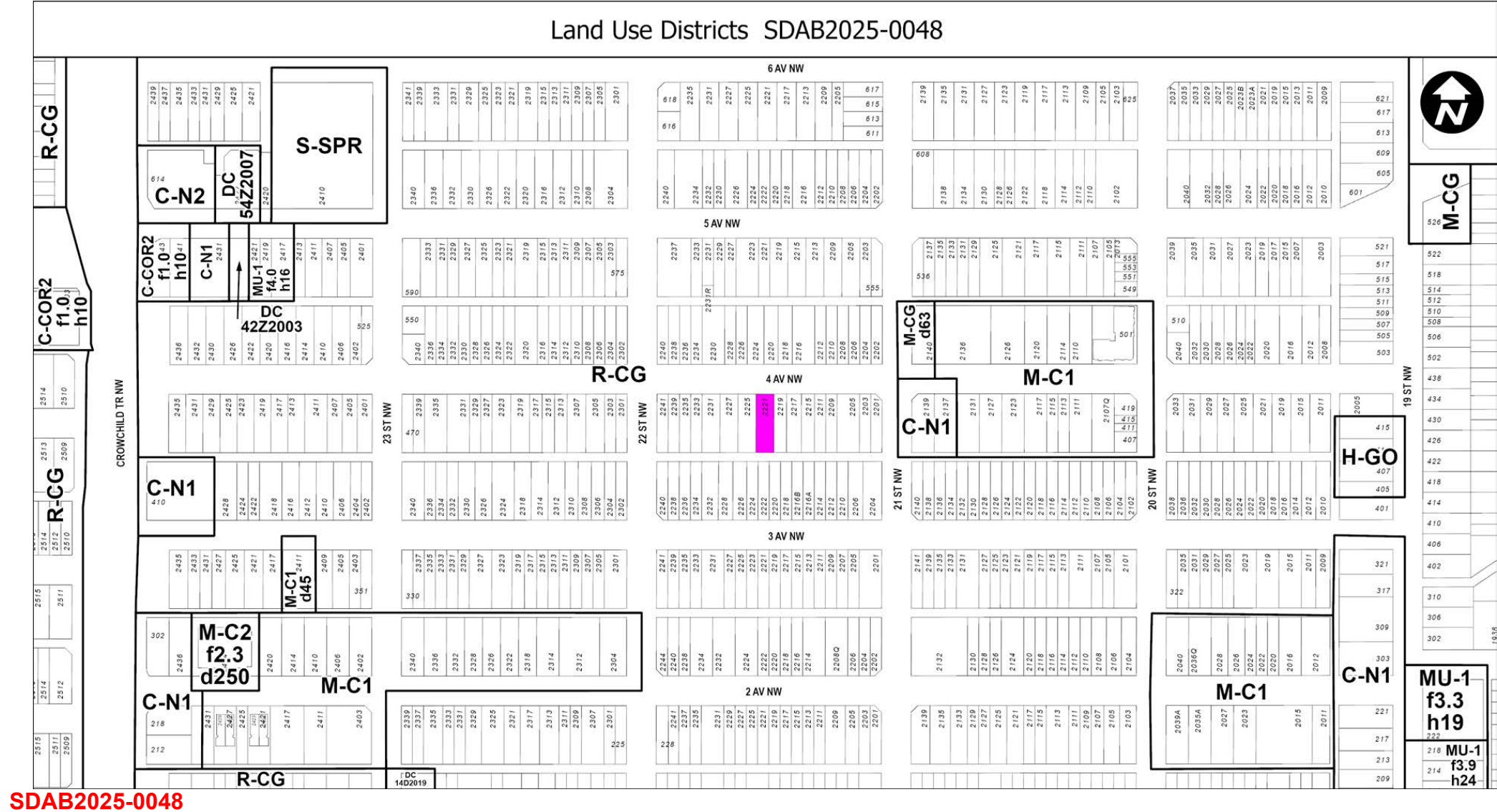


## Site Context SDAB2025-0048





## Land Use Districts SDAB2025-0048



## Surrounding Land Use SDAB2025-0048





March 31, 2025

JOHN TRINH & ASSOCIATES

JOHN TRINH



Dear Applicant:

**RE: Notification of Decision: DP2025-00383**

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

**Address: 2221 4 AV NW**

This is your notification of decision by the Development Authority to approve the above noted application on March 27, 2025.

Read all of the Permanent Conditions of approval carefully as they 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 March 27, 2027 or the development permit shall cease to be valid. The decision will be advertised beginning April 3, 2025 at [www.calgary.ca/publicnotices](http://www.calgary.ca/publicnotices), which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight April 24, 2025. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-333-5376 or by email at [Alan.Cecconi@calgary.ca](mailto:Alan.Cecconi@calgary.ca) and assist me by quoting the Development Permit number.

Yours truly,

Alan Cecconi  
Senior Planning Technician  
Planning and Development  
Attachment(s)





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

**DP2025-00383**

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

**2221 4 AV NW**

Community: **West Hillhurst**

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

and legally described as:

**3241FQ;23;107**

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

**New: Single Detached Dwelling, 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: **March 27, 2025**

Development Authority: **Jeff Martin**

File Manager: **Alan Cecconi**

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

**This permit will not be valid if development has not commenced by: March 27, 2027**

This Development Permit was advertised on: **April 03, 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: **JOHN TRINH & ASSOCIATES**

Address: [REDACTED]

City: [REDACTED] **1M7**

Phone: [REDACTED]





DEVELOPMENT PERMIT  
LAND USE BYLAW NO 1P2007

DP2025-00383

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Complete Address and Legal Description listing for Development Permit DP2025-00383

Address Type	Address	Legal Description
Parcel	2221 4 AV NW	3241FQ;23;107



## Conditions of Approval – Development Permit

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<b>Application Number:</b>	<b>DP2025-00383</b>
<b>Application Description:</b>	New: Single Detached Dwelling, Accessory Residential Building (garage)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	2221 4 AV NW
<b>Community:</b>	WEST HILLHURST
<b>Applicant:</b>	JOHN TRINH & ASSOCIATES
<b>Planning:</b>	ALAN CECCONI 403-333-5376 Alan.Cecconi@calgary.ca

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## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

1. 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.
2. 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.
3. A Development Completion Permit is required prior to the development being occupied.
4. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
5. When the roof peak is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
6. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development

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

Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.

7. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
8. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.
9. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
10. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
11. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

## Advisory Comments

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

### Planning

12. 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.
13. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
14. 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.
15. 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.
16. A minimum of two trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 50.0mm; or
  - b. A coniferous tree with a minimum height of 2.0 metres.To satisfy the requirement of two trees, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 85.0mm; or
  - b. A coniferous tree with a minimum height of 4.0 metres.The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.
17. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the

standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:

- a. A deciduous tree with a minimum calliper of 50.0mm; or
- b. A coniferous tree with a minimum height of 2.0 metres.

To satisfy the requirement of two trees, the following sizes must be met:

- a. A deciduous tree with a minimum calliper of 85.0mm; or
- b. A coniferous tree with a minimum height of 4.0 metres.

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

18. 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.
19. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at [www.calgary.ca](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
20. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
21. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Water Resources.
22. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. Individual Public Trees can have values ranging in the thousands of dollars depending on size and species. For example, a 50-cm diameter American Elm can have a value of **\$11,500**. For further information on tree value and compensation please call 311 or visit [www.calgary.ca/parks](http://www.calgary.ca/parks). Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
23. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.
24. There are multiple Public trees in the neighbouring lot to the west. Some of these trees closest to the proposed development are identified as: Colorado Spruce trees ID# T-51112735, T-51112734, and T-51112733. Public trees are to be protected as per the Tree Protection Bylaw (23M2002).



**The City of Calgary**  
**Planning and Development**  
**Development & Subdivision Application**

## Reasons for Approval for DP2025-00383

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

### Scope and Process

#### Development Scope:

The application is for a discretionary Single Detached Dwelling and Accessory Residential Building (garage) at 2221 4 AV NW in the northwest community of West Hillhurst. The site is surrounded by low density dwellings to the north, east, south and west. Primary vehicle access for parcels along the block is via a rear lane.

#### Circulation and Notice Posting:

The following referees were circulated:

1. Community Association – No objection received.
2. Ward Councillor – No Comment received.
3. As per Land Use Bylaw requirements, the application was notice posted for a 1 week period.  
No objections or concerns from area residents.

### Comments on Relevant City Planning Policies

#### Area Redevelopment Plan (ARP):

*The subject development falls outside of the boundary areas of the Hounsfield Heights/Briar Hill Area Redevelopment Plan (subject parcel is south of the 8 AV NW boundary).*

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

##### 4.2 Context:

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

*The development fits the context of the surrounding streetscape and community by providing a similar main floor height, front porch, similar building setbacks and orientation on the parcel. Exterior claddings, building height, multiple window treatments, and massing are all responsive to the local context.*



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**Planning and Development**  
**Development & Subdivision Application**

#### **4.3 Parcel Layout:**

##### **4.3.1 Building Setback from Front Property Line (Front Setback)**

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

*The dwelling is situated on the parcel maintaining the established street pattern and thus limiting its visual impact on the existing dwellings. All proposed setbacks comply with or exceed the Land Use Bylaw minimums.*

##### **4.3.3 Building Setback from Side Property Line (Side Setback)**

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

*The development will provide one side setback that is free and clear of projections to allow unobstructed access to the rear of the parcel. The importance of this policy is to allow pedestrian access for everyday use, and also in the rare case that emergency services need access to the rear of the parcel.*

##### **4.3.4 Building Setback from Rear Property Line (Rear Setback)**

The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

*The development will have minimal impacts in terms of access to sunlight, privacy, shadowing and overlooking with regards to building depth as the subject dwelling is constructed consistent with the block pattern.*

##### **4.3.5 Parcel coverage**

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

*The proposed parcel coverage is below the Land Use Bylaw maximum of 45%. The rear detached garage was included in the parcel coverage calculation.*

##### **4.3.6 Parking**

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

*The development has a rear detached garage with access to the lane. This is consistent with the existing context of the area. The garage will accommodate parking on site thus reducing the need for, and congestion of street parking.*

#### **4.4 Building Mass:**

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



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*The development respects the existing scale and massing of its immediate surroundings. The massing of the building has been reduced by providing vertical and horizontal front facade staggering, a front porch, and variety of exterior claddings. Multiple window treatments, a responsive building depth, compliant parcel coverage, contextually similar main floor heights and building height contribute to the dwelling's fit with the immediate surroundings.*

### **4.5 Privacy:**

#### **4.5.1 Placement of Windows/second storey balconies**

The privacy of adjacent residences should be respected.

*The Single Detached Dwelling will have minimal privacy impact on the adjacent parcels as windows have been carefully placed and oriented to face away from the neighbouring yards to protect their privacy. No raised amenity spaces are proposed.*

#### **4.5.2 Entry treatment/entrances**

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

*The primary entrance is clearly identifiable from the street and appropriately located to ensure privacy while providing a safe, street-friendly appearance.*

### **4.6 Landscaping:**

New developments in Established Communities should enhance the streetscape, through the retention of healthy mature trees and planting. Any mature trees which cannot be retained should be replaced at a value consistent with what has been removed.

*Landscaping is at the discretion of the property owner. The Land Use Bylaw does not include minimum landscaping requirements for new discretionary Single Detached or Semi-detached Dwellings. Therefore, trees and landscaping are to be provided and maintained in a manner that suits how the property owner wishes to use their yard. However, plans indicate one tree to be planted within the front setback and the existing tree in the City Boulevard is noted to remain.*

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

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

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





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Bylaw Discrepancies
<i>COMPLIES</i>

Planning Review
<p>During the review, the Development Authority considered the rules and intent of the 1P2007 Land Use Bylaw, as well as the appropriateness of the proposed development in the context of the neighbourhood.</p> <p>The development is contextually sensitive building and will contribute positively to the streetscape and neighbourhood. The development complies with the rules of the Land Use Bylaw and the intent of the Infill Housing Guidelines. As such, the Development Permit is approved, subject to relevant conditions.</p>



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**Development & Subdivision Application**

## Reasons for Approval for DP2025-00383

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

### Scope and Process

#### Development Scope:

The application is for a discretionary Single Detached Dwelling and Accessory Residential Building (garage) at 2221 4 AV NW in the northwest community of West Hillhurst. The site is surrounded by low density dwellings to the north, east, south and west. Primary vehicle access for parcels along the block is via a rear lane.

#### Circulation and Notice Posting:

The following referees were circulated:

1. Community Association – No objection received.
2. Ward Councillor – No Comment received.
3. As per Land Use Bylaw requirements, the application was notice posted for a 1 week period.  
No objections or concerns from area residents.

### Comments on Relevant City Planning Policies

#### Area Redevelopment Plan (ARP):

*The subject development falls outside of the boundary areas of the Hounsfield Heights/Briar Hill Area Redevelopment Plan (subject parcel is south of the 8 AV NW boundary).*

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**The City of Calgary**  
**Planning and Development**  
**Development & Subdivision Application**

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**The City of Calgary**  
 Planning and Development  
 Development & Subdivision Application

<b>Bylaw Discrepancies</b>
<i>COMPLIES</i>

<b>Planning Review</b>
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## Development Permit - Approved Plans (Approved)

**Application Number:** DP2025-00383  
**Description:** Single Detached Dwelling, Accessory Residential Building (garage)  
**Land Use District:** R-CG - Residential - Grade-Oriented Infill  
**Site Address:** 2221 4 AV NW  
**Applicant:** John Trinh (JOHN TRINH & ASSOCIATES)  
**Senior Planning Technician:** ALAN CECCONI

List Of Plans Reviewed				
Approved Files	Doc ID	Document Type	Submitted Date	Approved Date
DP - ARCH - 38-25 - Govind Homes - 2221 4 Ave NW - single - DTR 1 - MAR 07 2025_20250311_143117.pdf	1747037	RESIDENTIAL DRAWINGS	2025/03/11 2:31:17 PM	2025/03/27 12:00:00 AM
DP - SITEPLAN - 38-25 - Govind Homes - 2221 4 Ave NW - single - DTR 1 - MAR 07 2025_20250311_143127.pdf	1747038	SITE/BLOCK PLAN	2025/03/11 2:31:27 PM	2025/03/27 12:00:00 AM

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



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

564998773-001

Taken By:

Application Date **Jan 22, 2025**

**APPLICATION NO DP2025-00383**

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

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

Applicant: **JOHN TRINH & ASSOCIATES**

Address:

City: **CALGARY, AB, T2G 1M7**

Phone:

Contact: **TRINH, JOHN**

Phone:

Fax:

e-mail:

Parcel Address: **2221 4 AV NW**Legal: **3241FQ;23;107**L.U.D.: **R-CG**Community: **WEST HILLHURST**Sec. Number: **20C** Ward: **07**Description: **New: Single Detached Dwelling, Accessory Residential Building (garage)**Gross Floor Area: 3442 feet - squared  
Dwelling Units: 1Proposed Development is: **Discretionary**Proposed Use: **Accessory Residential Building  
Single Detached Dwelling**

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

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

Applicant / Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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





## LAND TITLE CERTIFICATE

S

LINC

0013 845 269

SHORT LEGAL

3241FQ;23;107

TITLE NUMBER

011 166 142

## LEGAL DESCRIPTION

PLAN 3241FQ

BLOCK 23

LOT 107

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;1;24;20;SW

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 921 270 548

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
011 166 142	15/06/2001	TRANSFER OF LAND	\$216,000	CASH & MORTGAGE

## OWNERS

WENDY WILLIAMSON  
OF 2221-4 AVE. N.W  
CALGARY  
ALBERTA T2N 0N8

## ENCUMBRANCES, LIENS &amp; INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
071 258 229	26/05/2007	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 180 WELLINGTON STREET WEST TORONTO ONTARIO M5J1J1 ORIGINAL PRINCIPAL AMOUNT: \$240,000

TOTAL INSTRUMENTS: 001

( CONTINUED )



PAGE 2  
# 011 166 142

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 25 DAY OF  
OCTOBER, 2024 AT 03:42 P.M.

ORDER NUMBER: 51994137

CUSTOMER FILE NUMBER: 72241.001/gp



\*END OF CERTIFICATE\*

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

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



Date 2024-01-09

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

Subject: 2221 4 Ave NW (property address)  
38-25 (project name, if applicable)  
Pawan Sandhu (registered owner(s) as on land title)

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

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

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

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

Date signed 2025/01/14 (yyyy/mm/dd)

Contact name Pawan Sandhu

Contact address [REDACTED]

Calgary AB T2E 7C7

Contact phone number(s) [REDACTED]

Contact email [REDACTED]

Authorized signature of owner (print) Pawan Sandhu

(sign) [Signature]



22214AVENW

Contract Number

## RESIDENTIAL PURCHASE CONTRACT

Between

THE SELLER

and

THE BUYER

Name Wendy Williamson

Name Pawandeep Sandhu

Name

Name

### 1. THE PROPERTY

#### 1.1 The Property is:

- (a) the land and buildings located at:

Municipal address: 2221-4 Avenue NW

(street number and name)

Calgary

(municipality)

Alberta T2N 0N8

(postal code)

Legal description: Plan 3241FQ

Block 23

Lot 107

Other

- (b) these unattached goods

Dryer, Electric Stove, Refrigerator, Washer, \*\*all appliances are being sold AS IS WHERE IS\*\*

- (c) the attached goods except for

### 2. PURCHASE PRICE AND COMPLETION DAY

- 2.1 The Purchase Price is \$ ~~850,000.00~~ \$865,000

- 2.2 The Purchase Price includes any applicable Goods and Services Tax (GST).

- 2.3 This contract will be completed, the Purchase Price fully paid and vacant possession given to the buyer at 12 noon on ~~October 29~~ November 5th, 2024 (Completion Day).

- 2.4 The seller represents and warrants that on Completion Day, the Property will be in substantially the same condition as when this contract was accepted and the attached and unattached goods will be in normal working order.

### 3. GENERAL TERMS

- 3.1 In fulfilling this contract, the seller and buyer agree to act reasonably and in good faith and agree that:

- (a) unless the seller, buyer or both have agreed to alternate representation, the seller and buyer are each represented by their own sole agent and those agents have no agency responsibility to the other party;
- (b) the laws of Alberta apply to this contract;
- (c) Alberta time applies to this contract. Time is of the essence, which means times and dates will be strictly followed and enforced;
- (d) Business Day means every day but Saturday, Sunday and statutory holidays and includes all the hours of the day;
- (e) a reference to the seller or buyer includes singular, plural, masculine and feminine;
- (f) the seller will disclose known Material Latent Defects. Material Latent Defect means a defect in the Property that is not discoverable through a reasonable inspection and that will affect the use or value of the Property;
- (g) the seller and buyer are each responsible for completing their own due diligence and will assume all risks if they do not;
- (h) the seller will ensure the seller's representations and warranties are true by:
  - (i) reviewing documents such as a Real Property Report (RPR), land title and registrations on title;
  - (ii) determining non-resident status for income tax purposes and determining any dower rights; and
  - (iii) doing other needed research;
- (i) the buyer may get independent inspections or advice on items such as land title, registrations on title, RPR, current and future use, buildings and mechanical systems, property insurance, title insurance, size of the land and buildings, interior and exterior measurements and other items important to the buyer;
- (j) contract changes that are agreed to in writing will supersede the pre-printed clauses;

AREA©158CLDA\_2023.June

Seller's Initials

Buyer's Initials

Page 1 of 6



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- (k) the seller and buyer will read this contract and seek relevant advice before signing it;
- (l) the brokerages, real estate board and listing services may collect, maintain, disclose, and publish relevant information about this transaction, including the unconditional sale price and date of sale of the Property, for reporting, statistical, property evaluation and closing purposes; and
- (m) the seller's \_\_\_\_\_ brokerage will provide this contract and related documents  
(seller's or buyer's)  
to the appointed lawyers for the purpose of closing this contract.

#### 4. DEPOSITS

- 4.1** The seller and buyer agree that clauses 4.2 through 4.8 are the terms of trust for the deposits.
- 4.2** The seller and buyer appoint Knag Real Estate & Property Management Ltd. as trustee for the deposit money.
- 4.3** The buyer will pay a deposit of \$ 25,000.00, which will form part of the Purchase Price, to the trustee by bank draft, on or before within 2 business days of acceptance.  
(method of payment)
- 4.4** The buyer will pay an additional deposit of \$ \_\_\_\_\_, which will form part of the Purchase Price, to the trustee by \_\_\_\_\_, on or before \_\_\_\_\_.  
(method of payment)
- 4.5** If the buyer fails to pay a deposit by the agreed date, the seller may void this contract at the seller's option by giving the buyer written notice. The seller's option expires when the seller accepts a deposit, even if late.
- 4.6** The trustee will deposit all deposits into a trust account within three Business Days of receipt.
- 4.7** Interest on the deposits will not be paid to the seller or buyer.
- 4.8** The deposits will be held in trust for both the seller and buyer. Provided funds are confirmed, the deposits will be disbursed, without prior notice, as follows:
- (a) to the buyer, if after this contract is accepted:
- (i) a condition is not satisfied or waived in accordance with clause 8.4;
- (ii) the buyer voids this contract for the seller's failure to provide a Dower Consent and Acknowledgment form in accordance with clause 7.1(b);
- (iii) the seller voids this contract for the buyer's failure to pay a deposit; or
- (iv) the seller fails to perform this contract;
- (b) to the seller, if this contract is accepted and all conditions are satisfied or waived and the buyer fails to perform this contract; or
- (c) applied against the Fee owed by the seller by payment directly out of trust to the brokerage(s), with any excess amount paid in trust to the seller's lawyer no later than three Business Days prior to the Completion Day. Fee means the amount, plus GST, owed to a real estate brokerage under a written service agreement.
- 4.9** The disbursement of deposits, as agreed to in this section, will not prevent the seller or buyer from pursuing remedies in section 12.

## 5. LAND TITLE

- 5.1** Title to the Property will be free of all encumbrances, liens and interests except for:
- (a) those implied by law;
  - (b) non-financial obligations now on title such as easements, utility rights-of-way, covenants, conditions, homeowner association covenants and encumbrances, and similar registrations that are normally found registered against property of this nature; and
  - (c) items the buyer agrees to assume in this contract.

## 6. REPRESENTATIONS AND WARRANTIES

- 6.1** The seller represents and warrants to the buyer that:
- (a) the seller has the legal right to sell the Property;
  - (b) the seller is not a non-resident for the purposes of the *Income Tax Act* (Canada);
  - (c) no one else has a legal right to the included attached and unattached goods;
  - (d) the current use of the land and buildings complies with the existing municipal land use bylaw and any restrictive covenant on title;
  - (e) the location of the buildings and land improvements:
    - (i) is on the land and not on any easement, right-of-way or neighbouring lands unless there is a registered agreement on title or, in the case of an encroachment into municipal lands or a municipal easement or right of way, the municipality has approved the encroachment in writing; and
    - (ii) complies with any restrictive covenant on title and municipal bylaws, regulations and relaxations, or the buildings and improvements are “non-conforming buildings” as defined in the *Municipal Government Act* (Alberta);
  - (f) known Material Latent Defects, if any, have been disclosed in writing in this contract; and
  - (g) any government and local authority notices regarding the Property, and lack of permits for any development on the Property, known to the seller have been disclosed in writing in this contract.

**6.2** The representations and warranties in this contract:

- (a) are made as of, and will be true at, the Completion Day; and
- (b) will survive completion and may be enforced after the Completion Day as long as any legal action is commenced within the time limits set by the *Limitations Act* (Alberta).

**7. DOWER****7.1** The seller represents and warrants to the buyer that no spouse has dower rights in the Property. Otherwise, if dower rights do apply, the seller will:

- (a) have the non-owner spouse sign this contract; and
- (b) provide a completed Dower Consent and Acknowledgement form to be attached to and form part of this contract on or before \_\_\_\_\_, 20\_\_\_\_\_. (seller to enter an appropriate date).

If the seller fails to provide the completed Dower Consent and Acknowledgement form by the agreed date, the buyer may void this contract at the buyer's option by giving the seller written notice. The buyer's option expires when the seller delivers the Dower Consent and Acknowledgement form, even if delivered late.

**8. CONDITIONS****8.1** The seller and buyer will:

- (a) act reasonably and in good faith in trying to satisfy their own conditions, including making reasonable efforts to fulfill them; and
- (b) pay for any costs related to their own conditions.

**8.2 Buyer's Conditions**

The buyer's conditions are for the benefit of the buyer and are:

**(a) Financing**

This contract is subject to the buyer securing new financing, not to exceed \_\_\_\_\_% of the Purchase Price from a lender of the buyer's choice and with terms satisfactory to the buyer, before \_\_\_\_\_ m. on \_\_\_\_\_, 20\_\_\_\_\_ (Condition Day). The seller will cooperate by providing access to the Property on reasonable terms.

**(b) Property Inspection**

This contract is subject to the buyer's satisfaction with a property inspection, conducted by a licensed home inspector, before \_\_\_\_\_ m. on \_\_\_\_\_, 20\_\_\_\_\_ (Condition Day). The seller will cooperate by providing access to the Property on reasonable terms.

**(c) Sale of Buyer's Property**

This contract is subject to the sale of the buyer's property before \_\_\_\_\_ m. on \_\_\_\_\_, 20\_\_\_\_\_ (Condition Day), on the terms in the Sale of Buyer's Property Schedule, selected as attached in clause 9.1.

**(d) Additional Buyer's Conditions**

Subject to Satisfactory Due Diligence by the buyer

before 9:00 p. m. on Sept 17, 20<sup>24</sup> (Condition Day).

**8.3 Seller's Conditions**

The seller's conditions are for the benefit of the seller and are:

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before \_\_\_\_\_ m. on \_\_\_\_\_, 20\_\_\_\_\_ (Condition Day).

**8.4 Condition Notices**

Each party will give the other written notice that:

- (a) a condition is unilaterally waived or satisfied on or before its Condition Day. If not, this contract will end after the time indicated for that Condition Day; or
- (b) a condition will not be waived or satisfied prior to its Condition Day. This contract will end upon that notice being given.





## 9. ATTACHMENTS AND ADDITIONAL TERMS

9.1 The selected documents are attached to and form part of this contract:

- ☐ Financing Schedule (Seller Financing, Mortgage Assumption, Other Value)
- ☐ Tenancy Schedule
- ☐ Manufactured Home Schedule
- ☐ Sale of Buyer's Property Schedule
- ☐ Addendum
- ☐ Other \_\_\_\_\_

9.2 Other terms:

- a) Seller will sign the Authorization Letter for the City of Calgary Planning & Development Department once a firm offer is in place and the deposit has been received by the Seller's brokerage.

## 10. CLOSING PROCESS

### Closing Documents

10.1 The seller or seller's lawyer will deliver normal closing documents to the buyer or buyer's lawyer upon reasonable trust conditions consistent with the terms of this contract, including delivery within a reasonable time before the Completion Day to allow for confirmation of registration of documents at the Land Titles Office, obtain the advance of mortgage financing and verify the transfer of other value items.

~~10.2 Closing documents will include an RPR showing the current improvements on the Property according to the Alberta Land Surveyors' Association Manual of Standard Practice, with evidence of municipal compliance or non-conformance and confirming the seller's warranties about the land and buildings. This obligation will not apply if there are no structures on the land. The buyer or buyer's lawyer must have a reasonable time to review the RPR prior to submitting the transfer documents to the Land Titles Office.~~

### Payments and Costs

- 10.3 The buyer will pay the Purchase Price by lawyer's trust cheque or bank draft.
- 10.4 Items such as real estate property taxes, local improvement fees, utilities, rents, security deposits, statutory interest on security deposits, mortgage interest and homeowner association fees will be the seller's responsibility for the entire Completion Day and thereafter assumed by the buyer.
- 10.5 The seller's lawyer may use the Purchase Price to pay and discharge all of the seller's financial obligations related to the Property. The seller's lawyer will provide the buyer's lawyer with evidence of all discharges including, where required, a certified copy of the certificate of title, within a reasonable time after Completion Day.
- 10.6 If the seller has entered into a written service agreement with a real estate brokerage, the seller instructs the seller's lawyer to honour the terms of that agreement, including the Fee and other costs payable to the seller's brokerage.
- 10.7 The seller will pay the costs to prepare the closing documents, including an RPR where required, costs to end an existing tenancy of the Property and provide vacant possession to the buyer, and costs to prepare, register and discharge any seller's caveat based on this contract.
- 10.8 The buyer will pay the costs to prepare, register and discharge any buyer's caveat based on this contract and to register the transfer of land.

### Closing Day Delays

- 10.9 If the seller fails to deliver the closing documents in accordance with clause 10.1 or 10.2, then:
  - (a) the buyer's payment of the Purchase Price and late interest will be delayed until the buyer or buyer's lawyer has received the closing documents and has a reasonable time to review and register them, obtain the advance of mortgage financing and verify the transfer of other value items; and
  - (b) if the buyer is willing and able to close in accordance with this contract and wants to take possession of the Property, then the seller will give the buyer possession upon reasonable terms which will include the payment of late interest only on the amount of mortgage being obtained by the buyer at the interest rate of that mortgage.
- 10.10 If the seller has complied with clauses 10.1 and 10.2 but the buyer is not able to close in accordance with this contract, then:
  - (a) the seller may, but is not obligated to, accept late payment of the Purchase Price and give the buyer possession upon reasonable terms; and
  - (b) if the seller agrees to accept late payment of the Purchase Price and, whether or not possession is granted, the buyer will pay late interest at the prime lending rate of the ATB Financial at the Completion Day plus 3% calculated daily from and including the Completion Day to (but excluding) the day the seller is paid in full. Payment received after 12 noon on any day will be payment as of the next Business Day.
- 10.11 The seller and buyer will instruct their lawyers to follow the Western Law Societies Conveyancing Protocol in the closing of this transaction, if appropriate.





**11. INSURANCE**

- 11.1** The seller bears the risk of loss or damage to the Property until the Purchase Price is paid. If such loss or damage occurs before the Purchase Price is paid, any insurance proceeds will be held in trust for the seller and buyer based on their interests.

**12. REMEDIES**

- 12.1** If the seller or buyer fails or refuses to complete this contract, the other party may seek all remedies, such as claims for deposits and damages, and reasonable costs including legal fees and disbursements on a solicitor/client full indemnity basis.
- 12.2** On buyer default, if the seller must restore the Property title, enforce a lien against the Property or regain possession of the Property, the seller may seek costs and other remedies.
- 12.3** The seller and buyer agree that the Property is unique. On seller default, the buyer may make a claim for specific performance and other remedies.

**13. NOTICE AND DOCUMENTS**

- 13.1** A notice under this contract means a written document, including notices required by this contract, and this contract when accepted.
- 13.2** A notice is effective at the time the document is delivered in person or sent by fax or email.
- 13.3** Giving notice means the document is transmitted by one of these methods, and regardless of the method, the notice document is recognized as an original document.
- 13.4** For documents that require a signature, an electronic signature, as defined in the *Electronic Transactions Act* (Alberta), or a digitized signature will have the same function as an ink signature.

**14. AUTHORIZATION**

- 14.1** The seller and buyer may each authorize a representative to send and receive notices as described above. Once authorized, notices will be effective upon being delivered in person or sent by fax or email to the authorized representative.

The seller authorizes:

**Seller's Brokerage:**

Name: Knag Real Estate & Property Management Ltd.

Address: BOX 30402, Chinook, 24-6455 Macleod Trail  
Calgary, AB T2H 2W1

**Brokerage Representative:**

Name: Beverly Clark

Phone: 403-510-7990

Fax: \_\_\_\_\_

Email: bevclarkyy@gmail.com

The buyer authorizes:

**Buyer's Brokerage:**

Name: RE/MAX House of Real Estate

Address: 4034 16 St. SW, Calgary, AB, T2T 4H4

**Brokerage Representative:**

Name: Lisa Johnson

Phone: 403-608-8834

Fax: \_\_\_\_\_

Email: lisa@innercityinfills.ca

- 14.2** If the seller or buyer does not authorize a brokerage, then:

The seller authorizes: \_\_\_\_\_

The buyer authorizes: \_\_\_\_\_

- 14.3** If the authorization information changes, the seller and buyer agree to give written notice to the other party as soon as the change is known so that future notices may be sent to the proper person and place.

**15. CONFIRMATION OF CONTRACT TERMS**

- 15.1** The seller and buyer confirm that this contract sets out all the rights and obligations they intend for the purchase and sale of the Property and that:
- (a) this contract is the entire agreement between them; and
  - (b) unless expressly made part of this contract, in writing:
    - (i) verbal or written collateral or side agreements or representations or warranties made by either the seller or buyer, or the seller's or buyer's brokerage or agent, have not and will not be relied on and are not part of this contract; and
    - (ii) any pre-contractual representations or warranties, howsoever made, that induced either the seller or buyer into making this contract are of no legal force or effect.

Seller initials W

Buyer initials P.S.

**16. LEGAL OBLIGATIONS BEGIN**

- 16.1** The legal obligations in this contract begin when the accepted contract is delivered in person or sent by fax or email. The obligations bind the seller and buyer as well as their heirs, administrators, executors, successors and assigns.





Residential Purchase Contract

22214AVENW

Contract Number

**17. OFFER**

17.1 The buyer offers to buy the Property according to the terms of this contract.

1:00 pm

 17.2 This offer/counteroffer will be open for written acceptance until 11:59 a. m.  
 on September 16, 2024.
Signed and dated at Calgary, Alberta at \_\_\_\_\_ m. on \_\_\_\_\_, 20\_\_\_\_.

Buyer Signature

Witness Signature

Witness Name (print)

Signed and dated at \_\_\_\_\_, Alberta at \_\_\_\_\_ m. on \_\_\_\_\_, 20\_\_\_\_.

Buyer Signature

Witness Signature

Witness Name (print)

**18. ACCEPTANCE**

18.1 The seller agrees to sell the Property according to the terms of this contract.

Sep 16, 2024, 11:20 AM MDT

Signed and dated at Calgary, Alberta at \_\_\_\_\_ m. on \_\_\_\_\_, 20\_\_\_\_.

Seller Signature

Witness Signature

Witness Name (print)

Signed and dated at \_\_\_\_\_, Alberta at \_\_\_\_\_ m. on \_\_\_\_\_, 20\_\_\_\_.

Seller Signature

Witness Signature

Witness Name (print)

**Non-owner spouse signature (when dower rights apply):**

Signed and dated at \_\_\_\_\_, Alberta at \_\_\_\_\_ m. on \_\_\_\_\_, 20\_\_\_\_.

Non-Owner Spouse Signature

Non-Owner Spouse Name (print)

Witness Signature

Witness Name (print)

**The following is for information purposes and has no effect on the contract's terms:****REJECTION**

I do not accept this offer/counteroffer. No counteroffer is being made.

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

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

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

**CONVEYANCING INFORMATION****Seller's Information:**

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Lawyer Name \_\_\_\_\_

Firm \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

**Buyer's Information:**

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Lawyer Name \_\_\_\_\_

Firm \_\_\_\_\_

Address \_\_\_\_\_

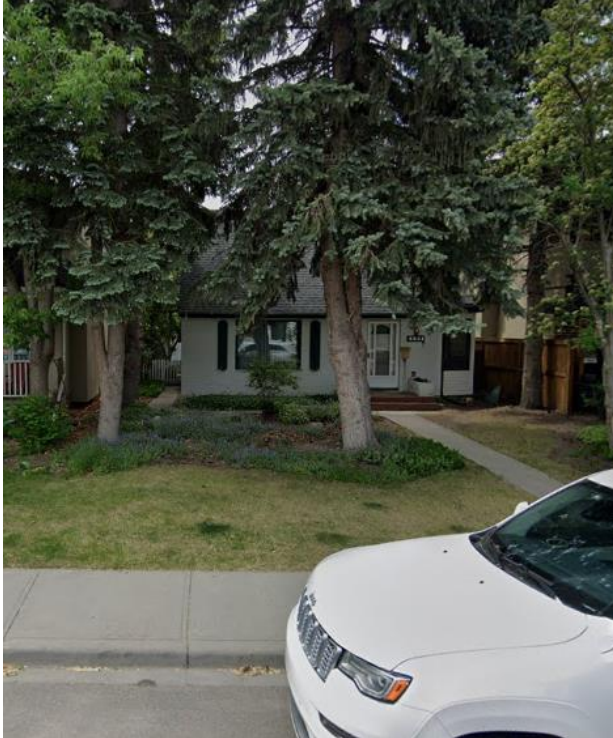
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_



Photos – 2221 4 Ave NW, Calgary, AB T2N 0N8

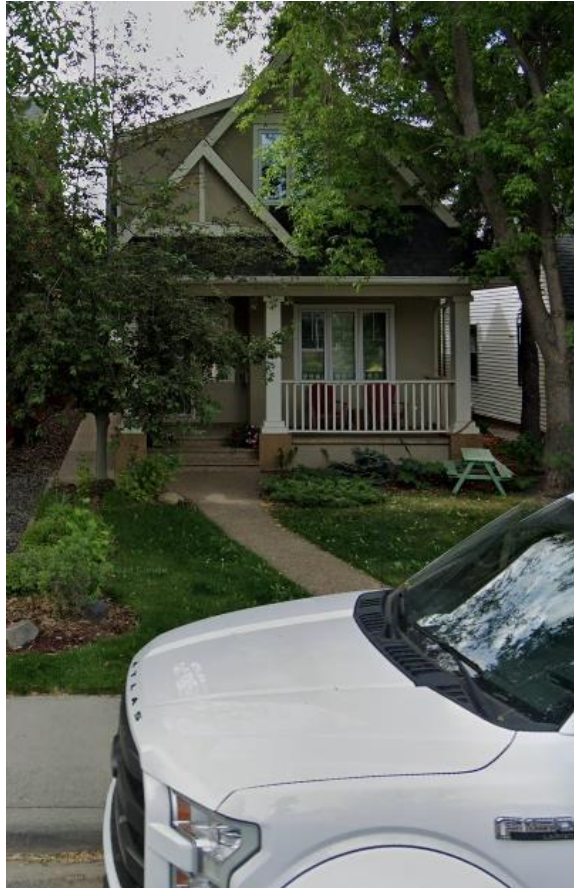
Front View



Rear View



Left Parcel



Right Parcel







## Site Contamination Statement

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

Site Address: 2221 4 Ave NW, Calgary, AB T2N 0N8

Legal Description: Plan:3241FQ;Block:23;Lot:107

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.***

2025-01-09

Date



Applicant Signature

Applicant Name (Please Print)

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

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

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

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

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

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

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

Applicant      Owner      Builder      Other:

If Other:      Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

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## Abandoned Well Declaration

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

Site Address: 2221 4 Ave NW, Calgary, AB T2N 0N8

Legal Description: Plan:3241FQ;Block:23;Lot:107

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 \_\_\_\_\_

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

☐ Yes ☐ No

If you answered 'yes':

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

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

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

2025-01-09

Date

Applicant Signature

Applicant Name (Please Print)

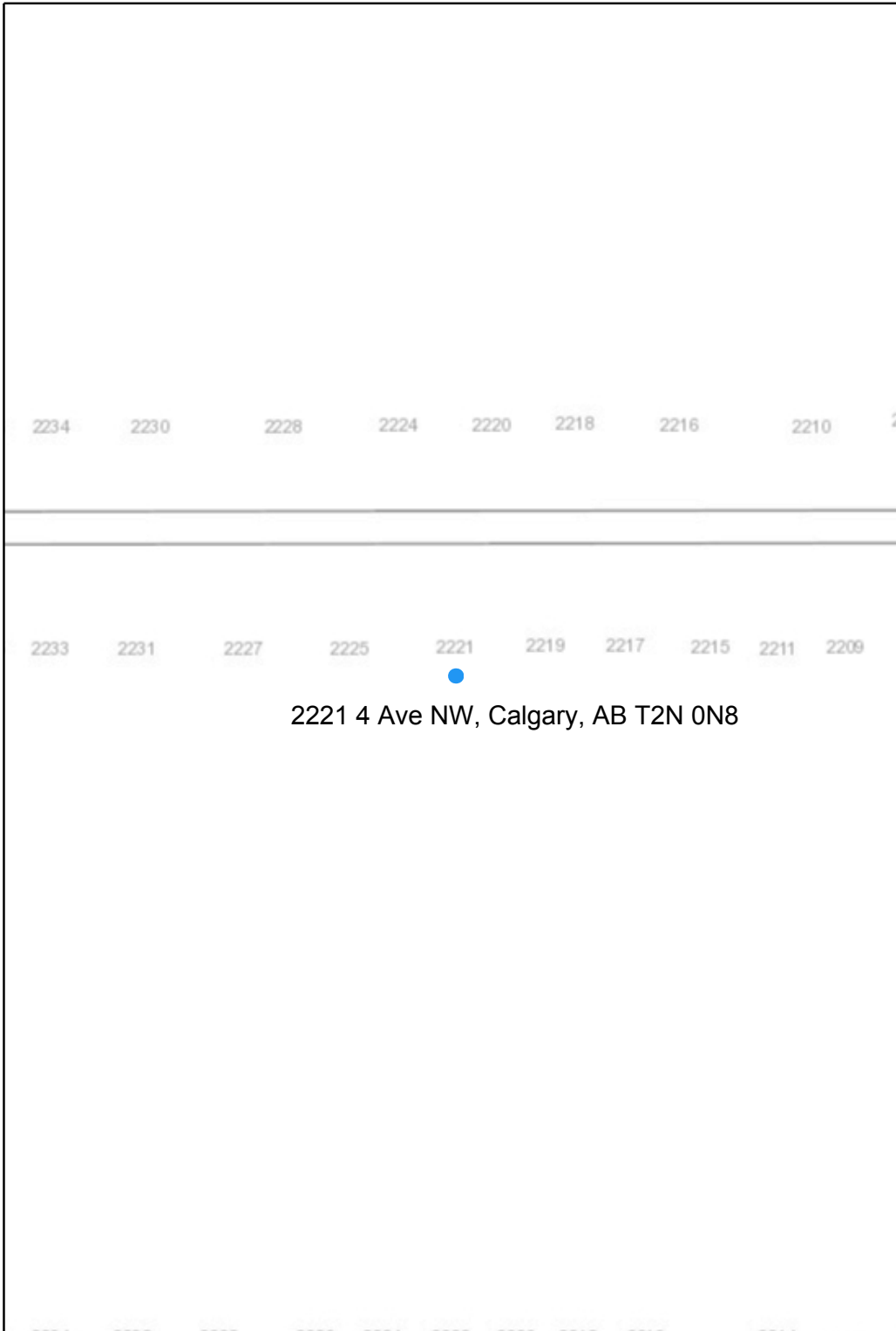
Company Name (Please Print)

**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



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

Thursday, January 09, 2025 13:54:18 -07:00

0.1 0.03 0.1 Kilometers

0

Map Scale: 1: 1,128



Alberta Government  
GeoDiscover Alberta

SDAB2025-0048



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

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

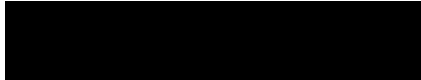
- The City of Calgary | P.O. Box 2100 Stn. M | Calgary, AB, Canada T2P 2M5 | [calgary.ca](http://calgary.ca)

SDAB2025-0048



March 6, 2025

JOHN TRINH & ASSOCIATES  
TRINH, JOHN



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2025-00383**

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

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

This information must be received, in its entirety, no later than April 5, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5376 or by email at [Alan.Cecconi@calgary.ca](mailto:Alan.Cecconi@calgary.ca).

Sincerely,

**ALAN CECCONI**  
Senior Planning Technician



## Detailed Review 1 – Development Permit

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<b>Application Number:</b>	<b>DP2025-00383</b>
<b>Application Description:</b>	New: Single Detached Dwelling, Accessory Residential Building (garage)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	2221 4 AV NW
<b>Community:</b>	WEST HILLHURST
<b>Applicant:</b>	JOHN TRINH & ASSOCIATES
<b>Date DR Sent:</b>	March 6, 2025
<b>Response Due Date:</b>	April 5, 2025
<b>Planning:</b>	ALAN CECCONI 403-333-5376 Alan.Cecconi@calgary.ca

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## General Comments

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The development, as proposed, is not supported for the following reasons:

Reference issues/rationale elsewhere in the Detailed Review, including policy section and Prior to Decision issues.

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

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

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

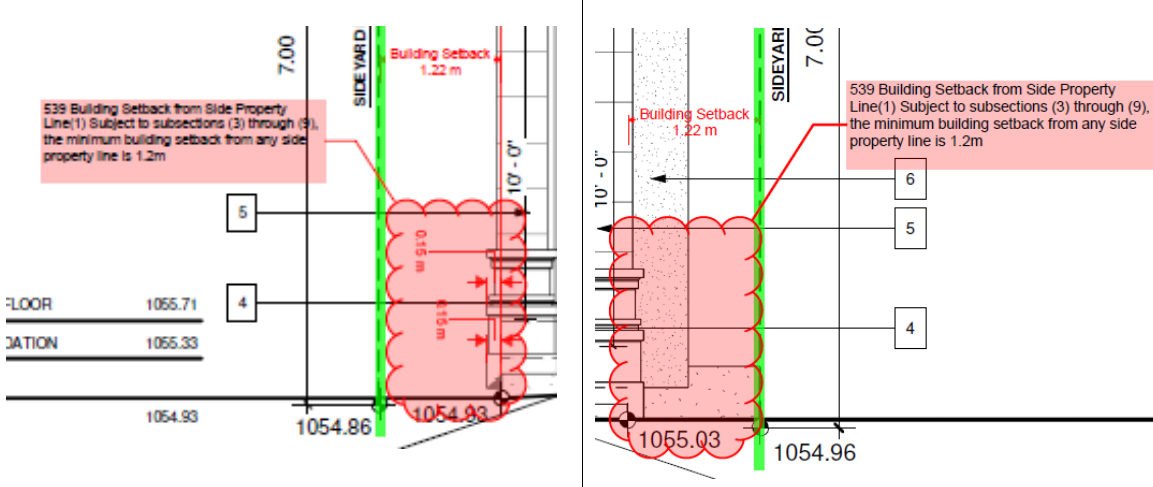
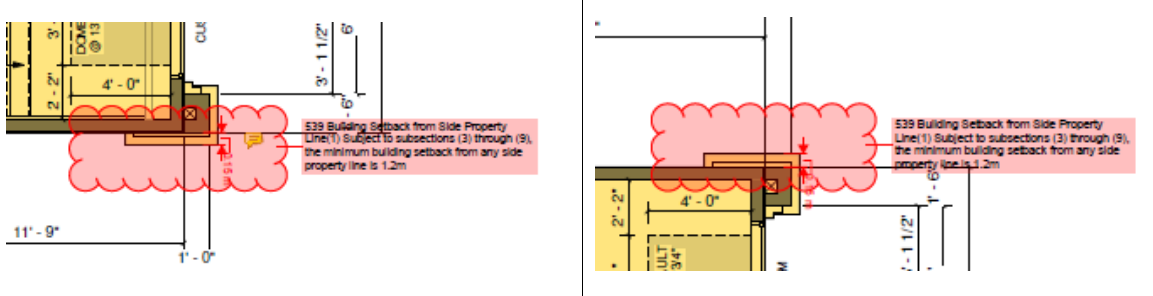
OR

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

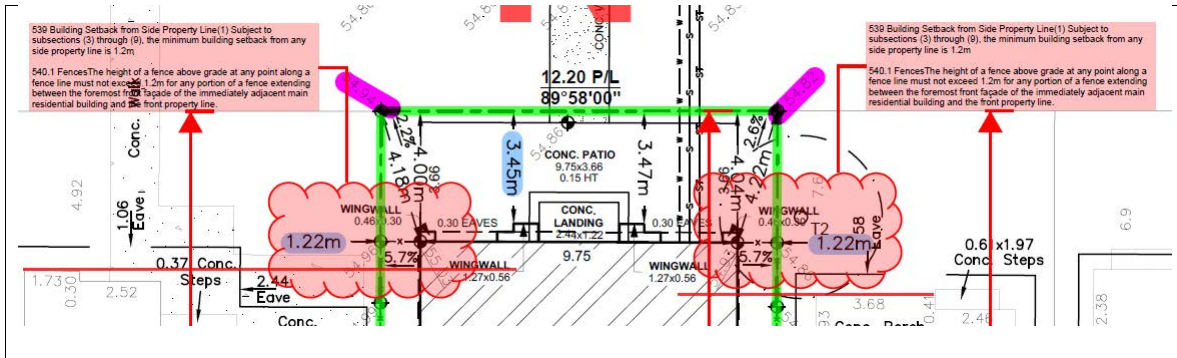
If option (C) is pursued, the last day to respond to the detailed review is thirty days from the date the detailed review was issued (see cover page of detailed review for exact date).

## Land Use Bylaw Review

### Bylaw Discrepancies

Regulation	Standard	Provided
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m	Plans indicate the East setback is 1.07m (-0.13m).  Plans indicate the West setback is 1.07m (-0.13m).
		
		
540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.	Plans indicate 2.0m (+0.80m) high fences between the adjacent buildings front facades and the North property line.





## Prior to Decision Requirements

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

### Planning

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

Amend the Bylaw Discrepancies noted in the Land Use Bylaw Review section, to comply with the rules:

- the only exterior finish allowed to project into a side setback is brick or stone, without framing support. Clarify the exterior finish projection with notes that describe the exterior as brick or stone and draw the ext. finishes flush with the wood framing.
- amended the fence height

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

2. 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.
3. 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.
4. A Development Completion Permit is required prior to the development being occupied.
5. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
6. When the roof peak is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
7. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.
8. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
9. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.
10. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
11. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
12. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

## Advisory Comments

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

### Planning

13. 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.
14. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
15. 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.
16. 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.
17. A minimum of two trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 50.0mm; or
  - b. A coniferous tree with a minimum height of 2.0 metres.To satisfy the requirement of two trees, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 85.0mm; or
  - b. A coniferous tree with a minimum height of 4.0 metres.The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.
18. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the

standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:

- a. A deciduous tree with a minimum calliper of 50.0mm; or
- b. A coniferous tree with a minimum height of 2.0 metres.

To satisfy the requirement of two trees, the following sizes must be met:

- a. A deciduous tree with a minimum calliper of 85.0mm; or
- b. A coniferous tree with a minimum height of 4.0 metres.

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

19. 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.
20. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at [www.calgary.ca](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
21. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
22. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Water Resources.
23. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. Individual Public Trees can have values ranging in the thousands of dollars depending on size and species. For example, a 50-cm diameter American Elm can have a value of **\$11,500**. For further information on tree value and compensation please call 311 or visit [www.calgary.ca/parks](http://www.calgary.ca/parks). Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
24. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.
25. There are multiple Public trees in the neighbouring lot to the west. Some of these trees closest to the proposed development are identified as: Colorado Spruce trees ID# T-51112735, T-51112734, and T-51112733. Public trees are to be protected as per the Tree Protection Bylaw (23M2002).





March 6, 2025

38-25 - Govind Homes - 2221 4 Ave NW - Single

JOHN TRINH & ASSOCIATES  
TRINH, JOHN



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2025-00383**

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

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

This information must be received, in its entirety, no later than April 5, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5376 or by email at [Alan.Cecconi@calgary.ca](mailto:Alan.Cecconi@calgary.ca).

Sincerely,

**ALAN CECCONI**  
Senior Planning Technician



38-25 - Govind Homes - 2221 4 Ave NW - Single

## Detailed Review 1 – Development Permit

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<b>Application Number:</b>	<b>DP2025-00383</b>
<b>Application Description:</b>	New: Single Detached Dwelling, Accessory Residential Building (garage)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	2221 4 AV NW
<b>Community:</b>	WEST HILLHURST
<b>Applicant:</b>	JOHN TRINH & ASSOCIATES
<b>Date DR Sent:</b>	March 6, 2025
<b>Response Due Date:</b>	April 5, 2025
<b>Planning:</b>	ALAN CECCONI 403-333-5376 Alan.Cecconi@calgary.ca

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## General Comments

The development, as proposed, is not supported for the following reasons:

Reference issues/rationale elsewhere in the Detailed Review, including policy section and Prior to Decision issues.

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

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

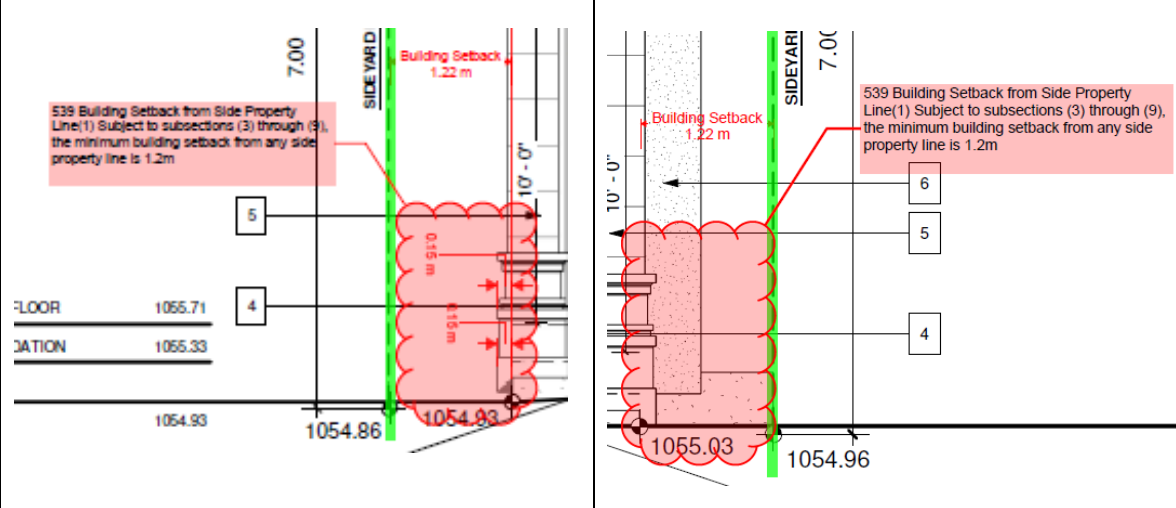
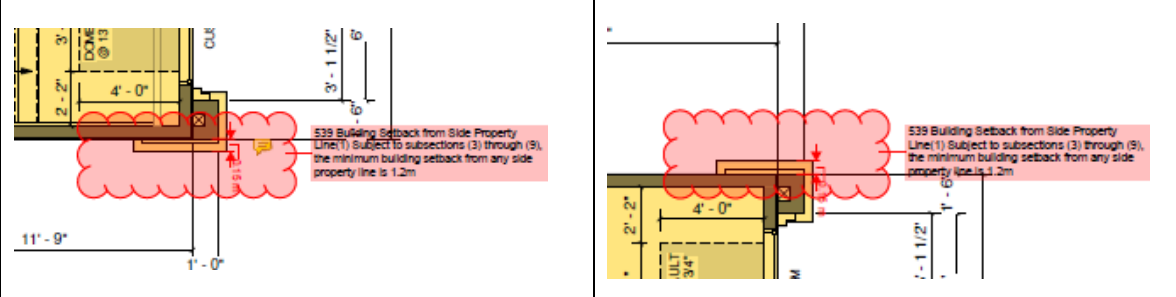
(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

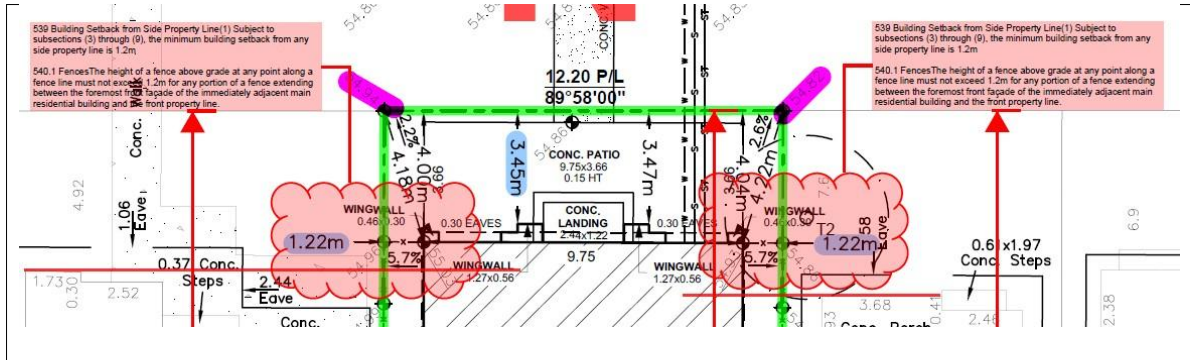
OR

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

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

## Land Use Bylaw Review

Bylaw Discrepancies		
Regulation	Standard	Provided
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m	Plans indicate the East setback is 1.07m (-0.13m).  Plans indicate the West setback is 1.07m (-0.13m). <b>Plans Amended</b>
		
		
540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.	Plans indicate 2.0m (+0.80m) high fences between the adjacent buildings front facades and the North property line. <b>Plans Amended.</b>



## Prior to Decision Requirements

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

### Planning

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

Amend the Bylaw Discrepancies noted in the Land Use Bylaw Review section, to comply with the rules:

- the only exterior finish allowed to project into a side setback is brick or stone, without framing support. Clarify the exterior finish projection with notes that describe the exterior as brick or stone and draw the ext. finishes flush with the wood framing.
- amended the fence height



## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

2. 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.
3. 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.
4. A Development Completion Permit is required prior to the development being occupied.
5. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
6. When the roof peak is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
7. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403 -620-3216 for an inspection.
8. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
9. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.
10. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
11. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
12. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

## Advisory Comments

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

### Planning

13. 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.
14. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
15. 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.
16. 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.
17. A minimum of two trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 50.0mm; or
  - b. A coniferous tree with a minimum height of 2.0 metres.
 To satisfy the requirement of two trees, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 85.0mm; or
  - b. A coniferous tree with a minimum height of 4.0 metres.
 The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.
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19. 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.
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25. There are multiple Public trees in the neighbouring lot to the west. Some of these trees closest to the proposed development are identified as: Colorado Spruce trees ID# T-51112735, T-51112734, and T-51112733. Public trees are to be protected as per the Tree Protection Bylaw (23M2002).

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

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

<b>Date:</b>	February 4, 2025
<b>Date Received:</b>	January 15, 2025
<b>BLC BY:</b>	Andrew Kjartanson
<b>Review Required:</b>	<input type="text" value="COMPLETE"/>

D.P. #

**2025-00383**

For Internal Distribution Only

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

DOES NOT APPLY

*\*If applicable Complete Flood Sheet\**

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

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

N/A

<b>Main Floor Elevation(S):</b>		<b>Roof Peak Elevation(s):</b>	
<b>Unit 1</b>	<b>1055.71</b>	<b>Unit 1</b>	<b>1065.77</b>

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

Confirmed East and West setbacks non-compliant with AT. Stucco is not exempt from 4" (0.10m) finish exemption. Only brick and stone can be exempt per bylaw check manual.



## Communities

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

Page 3					Residential - Grade-Oriented Infill (R-CG) District					D.P. #		2025-00383	
Rule	Requirements							Evaluation					
						Notes		Provided/Variance					
Secondary Suites	If applicable please refer to Secondary Suites Form							See Attached	N/A		N/I		
347 Contextual Single Detached Dwelling	( Front A 1054.94 + Front B 1054.82 ) / 2 = Front Average Building Reference Point							1054.88					
	( Rear A 1054.58 + Rear B 1054.47 ) / 2 = Rear Average Building Reference Point							1054.53					
	(1) A Contextual Single Detached Dwelling:												
	(e) must not be located on a parcel where the difference between the average building reference points is greater than 2.4m; and												
Difference between Front & Rear Average Building Reference Points =						0.35		C	N/C		N/A		N/I
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m					North - decorative stucco buildout/finish		3.29		0.29			
347 Contextual Single Detached Dwelling	(1) A contextual Single Detached Dwelling	(a) must have:	(i) a portion of the front façade with an area less than or equal to 50% of the area of all front facades, recessed or projecting forward from the remaining façade that has a minimum dimension of: (A) 2.0m in width; (B) 0.6m in depth; and; (C) 2.4m in height; or			C	N/C	N/A	N/I				
		(ii) a porch projecting from the front façade with a minimum dimension of: (A) 2.0m in width; and (B) 1.2m in depth			C	N/C	N/A	N/I					
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.							C	N/C	N/A	N/I		
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.					North Eave		0.01		-0.59			
	(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											
	(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;												
	(b) the setback of the porch from the front property line is not less than the minimum setback in the district;												
	(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and												
(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.													
(6) Eaves may project an additional 0.6m from a porch into the front setback area, as													

	described in subsection (5).											
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES		N/A					
	1st st			X 40% =								
	2nd st			X 40% =								
	(2) The max. length of an individual projection into any setback area is 3.1m											
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m				East - Decorative Stucco buildout		1.07		-0.13			
					West - Decorative Stucco buildout		1.07		-0.13			
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:	(a) 1.2m; or					N/A					
		(b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.										
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.											
	(4) The minimum building setback from a side property line may be reduced to a zero setback where:	(a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 1.2m private maintenance easement.										
	(5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.											
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m											
	(7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;										
		(b) that provides unrestricted vehicle access to the rear of the parcel.										
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m											
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.											
	(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,				West Cantilever X1		0.54		-0.06			
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;			East Clear		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												

337 Projections Into Side Setback Area	maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.					C	N/C	N/A	N/I	
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.				West WW X2	0.74		-0.06		
					East WW X1	0.74		-0.06		
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0 metre setback required on a laneless parcel.					C	N/C	N/A	N/I	
	(3) Eaves may project a max. of 0.6m into any side setback area.				East Eave	0.03		-0.57		
					West Eave	0.59		-0.01		
	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;				West to patio (0.60m high per applicant)	C	N/C	N/A	N/I
		(b) the area of a landing does not exceed 2.5m <sup>2</sup>					N/A			
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m <sup>2</sup>								
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and					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.					Complies					
(9) Balconies and decks must not project into any side setback area;				No Decks	C	N/C	N/A	N/I		
				No Balconies						

335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES	%	Length	%	Length	
	1st st		16.41	X 40% =	6.56	West	18.59	3.05	-21.41	-3.51
	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>				Largest	3.05		-0.05		

540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m					N/A			
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m				South	18.84		17.64	

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;								
		(b) does not exceed 75.0m <sup>2</sup> in gross floor area for each Dwelling Unit located on the parcel.								
		(c) has no part that is located closer than 0.60m to the rear property line; and								
		(d) has no eave closer than 0.6m to a side property line.								



Page 6	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0 m of a rear property line or 1.2m of a side property line.									
347 Contextual Single Detached Dwelling	(1) A contextual Single Detached Dwelling	(b) must not have vehicular access from the lane to an attached private garage				C	N/C	N/A	N/I	
		(c) must not have windows that are located beyond the rear façade of a main residential building on an adjoining parcel unless:	(i) the window is located below the second storey;				Applies		N/A	N/I
			(ii) the window is located on the rear façade;				Applies		N/A	N/I
			(iii) the glass in the window is entirely obscured; or				C	N/C	N/A	N/I
			(iv) there is a minimum distance of 1.5m between the finished floor and the bottom of the window sill							
							C	N/C	N/A	N/I
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>			PROVIDE LENGTH AND % VALUES		N/A				
	1st st			X 40% =						
	2nd st			X 40% =						
	(2) The max. length of an individual projection into any setback area is 3.1m									
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and			Amenity spaces are noted as 0.60m (patio height)		N/A			
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.								
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and								
		(b) must not be located between the foremost front façade of the main residential building and the front property line.								
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the building façade to which it is attached.			No Balconies		N/A				
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²									
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and								
		(b) must not be located between the foremost front façade of the main residential building and front property line.								
347 Contextual Single Detached Dwelling	(2) Unless otherwise referenced in this Part, a Contextual Single Detached Dwelling:	(a) may have a balcony located on a side façade:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or				N/A			
			(ii) where it is on the street side of a corner parcel							
		(b) may have a balcony located on a rear façade where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel							
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a parcel; and							
			(iii) the privacy wall is a minimum of							

		2.0m in height and a maximum of 3.0m in height				
		(c) must not have a balcony with a height greater than 6.0m, measured vertically at any point from grade to the platform of the balcony				
544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below.					
		Area of Storey Below Balcony (m²)				
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use:	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or			
			(ii) where it is on the street side of a corner parcel;			
		(b) may be located on a rear façade of a building where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;			
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and			
			(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and			
	(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					
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.		North	10.76	-0.24	
			East	10.85	-0.15	
			South	10.85	-0.15	
			West	10.75	-0.25	
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the maximum building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or			
			(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.				
			C	N/C	N/A	N/I
	(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 Abve Avrge Grade			
	Prim. Bldg. Crnr 3	Prim. Bldg. Crnr 4	Geo 8.6m Abve Avrge Grade			
		X 75% =				
Max. Area	Max. Area allowed at 9.5m above avg. grade					
(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.						
Height Required Beyond 28.09 m and Rear Property Line						
23.57	23.40	39.65				
C.A.B. #1	C.A.B. #2	Parcel Depth				
N/A						
N/A						

349 <b>Roof Equipment Projection</b>	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.		N/A	
532 <b>Façade Width</b>	The minimum width of a street facing façade of a unit is 4.2m		Complies	
37 <b>Contextual Building Depth Average</b>	<b>A) Contextual Building Depth Average for 2 Contextual Adjacent Buildings</b>			
	( Adj. building 1 <input type="text" value="23.57"/> + Adj. building 2 <input type="text" value="23.40"/> ) / 2 + 4.6 = A		<input type="text" value="28.09"/>	
	<b>OR B) Contextual Building Depth Average for 1 Contextual Adjacent Building</b>			
	Adjacent Building <input type="text" value="0.00"/> + 4.6 = B	<input type="text" value="4.6"/>		
347 <b>Contextual Single Detached Dwelling</b>	<b>OR C) Contextual Building Depth Average with no Contextual Adjacent Buildings</b>			
	65% X <input type="text"/> = C		<input type="text" value="0"/>	
	(3) Where a contextual Single Detached Dwelling is located on a parcel with a parcel width less than or equal to 10.0m the maximum building depth is the greater of: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 30%;">           (a) 65.0 per cent of the parcel depth; or            65% x <input type="text"/> = <input type="text" value="0.0"/>            Parcel Depth                      Max Building Depth         </div> <div style="width: 30%;">           (b) the contextual building depth average            Contextual Building Depth Avg. = <input type="text" value="28.1"/> </div> </div>			N/A
	(4) Where a Contextual Single Detached Dwelling is located on a parcel with a parcel width greater than 10.0m the maximum building depth is the contextual building depth average Contextual Building Depth Average = <input type="text" value="28.1"/>		<div style="display: flex; justify-content: space-between;"> <input type="text" value="20.80"/> <input type="text" value="-7.30"/> </div>	
535 <b>Building Depth and Separation</b>	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.		<div style="display: flex; justify-content: space-between;"> <div>Percentage (%)</div> <div> <input type="text" value="52.46%"/> <input type="text" value="-12.54%"/> </div> </div> <div style="display: flex; justify-content: space-between;"> <div>Building Depth (m)</div> <div> <input type="text" value="20.80"/> <input type="text" value="-5.00"/> </div> </div>	
	65% x <input type="text" value="39.65"/> = <input type="text" value="25.80"/> Parcel Depth                      Max Bldg Depth			
	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: <i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1).</i> <div style="display: flex; align-items: center;"> <div style="width: 100px; height: 100px; border: 1px solid black; margin-right: 10px;"> <div style="background-color: #d4edda; height: 20px; width: 100%;"></div> <div style="background-color: #d4edda; height: 20px; width: 100%;"></div> <div style="background-color: #d4edda; height: 20px; width: 100%;"></div> <div style="background-color: #d4edda; height: 20px; width: 100%;"></div> </div> <div>           Parcel Depth (m)            40% / 60.0% Parcel Depth (m)            Total Number of Units            Required Number of Units in Front 60.0%         </div> </div>		N/A	
	(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m			
	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 30%;">           (a) 50.0 per cent parcel depth; or  <input type="text"/> Parcel Depth         </div> <div style="width: 30%;">           (b) the building depth of the main residential building on the adjoining parcel;  <input type="text"/> C.A.B. Building Depth            whichever is closer to the rear property line.            3.0m Building Side Setback Required beyond  <input type="text" value="0.00"/> m and the rear            property line         </div> </div>			
	For parcels designated R-CG use this calculation:			

Page 9	The maximum density for parcels designated R-CG District is 75 units per hectare.				Units	1	-2		
529 Density	75	483.47	(m²)	3.00	U.P.H	20.68	-54.32		
		0.0483470	(ha)	=					
	U.P.H				U.P.H				
	For multi-residential parcels reverting to low density uses in section 573, use the density maximum for that multi-residential district:								
	Enter UPH of MDR district below: The max density for parcels designated multi-residential is the density requirement of that district.				Units	N/A			
		(m²)		U.P.H					
	Enter m² Above	(ha)	=						
U.P.H				U.P.H					
365 Exempt Addition	In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:								
	(b) the addition may be a maximum of:								
	(i) 40.0m² 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;								
339.1 Porches <i>(must meet all requirements to be exempt)</i>	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C	N/C	N/A	N/I	
			(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I	
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and				C	N/C	N/A	N/I
						C	N/C	N/A	N/I
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.				C	N/C	N/A	N/I
						C	N/C	N/A	N/I
		534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;	Applies			Does Not Apply	
				(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;	Applies			Does Not Apply	
(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or	Applies			Does Not Apply					
(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.	Applies			Does Not Apply					
(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and		Applies			Does Not Apply			
			(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.	Applies			Does Not Apply		

	D (4) For all other uses, the maximum parcel coverage is 45.0%				Applies	Does Not Apply		
	Determine correct percentage of parcel coverage and input values below				%	%		
	45.0%	1 483.47 Parcel Area (m <sup>2</sup> )	minus	Required Stalls	217.56 Max. Coverage	44.89%		
	Parcel Coverage Totals				m <sup>2</sup>	m <sup>2</sup>		
	House	Proj. > 1.0m	Garage(s)	Other	Total			
	159.41		57.60		217.01	-0.55		
347 Contextual Single Detached Dwelling	(6) Where a private garage is attached to a Contextual Single-Detached Dwelling the maximum building coverage is the maximum parcel coverage which must be reduced by 21m <sup>2</sup> for each required parking stall				m <sup>2</sup>	m <sup>2</sup>		
					0.00	N/A		
	(5) Where a Contextual Single Detached Dwelling is located on a parcel with a parcel width greater than 10.0m, the maximum area of a horizontal cross section through each storey above the first storey must not exceed the building coverage				166.25	6.84		
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.				N/A			
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.							
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.							
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.							
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.							
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.				N/A			
	(9) Mechanical systems or equipment that are located outside of a building must be screened.							
542.2 Planting	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;			N/A			
	(5) The requirement for the provision of 2.0 trees is met where:	(b) a coniferous tree has a minimum height of 2.0m						
	(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.	(a) a deciduous tree has a minimum calliper of 85mm;						



Requirements  Applies with 3 or more units			# Provided			N/A					
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.										
	<div>0</div>		Required Trees	<div></div>							
	<div>0</div>		Required Shrubs	Parcel Area (m²)							
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.										
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:		(a) 1.2m for trees;								
			(b) 0.6m for shrubs; an								
			(c) 0.3m for all other planting areas.								
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.										
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and				N/A					
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.									
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or								
			(ii) a curb where there is no public sidewalk to the door of a private garage, and								
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.									
	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.			South - Lane	1.22	0.62					
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	(a) 6.0m where the parcel width is 9.0m or less; or				N/A					
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m									
	(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:		(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.								
			<div></div>								
			Number of Parcels along Block Face								
	342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.			fence detail - taper with grade	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
<b>540.1 Fences</b> <i>Note: Only apply fence rules to proposed fences</i>	The height of a fence above grade at any point along a fence line must not exceed 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.	2m	C	N/C	N/A	N/I
<b>343 Fences</b> <i>Note: Only apply fence rules to proposed fences</i>	The height of a fence above grade at any point along a fence line must not exceed:		C	N/C	N/A	N/I
	(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
<b>348 Visibility Setback</b>	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
<b>546.3 Waste, Recycling and Organics</b>	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority  <i>*Note: Applies when there are 3 or more Units</i>		C	N/C	N/A	N/I
<b>171 Contextual Single Detached Dwelling</b>	(c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and		3	2		
<b>546 Motor Vehicle Parking Stalls</b>	(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. (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.	<i>*See Communities Tab to Adjust Parking Rate</i>  Parking Rate: <b>0.50</b> Stall per Unit & Suite				
	<div>1</div> <div>Number of Units</div> <div>Stalls Within a Private Garage</div> <div>3</div> <div>Stalls provided on Parking Pad</div> <div>0</div>		3	2		
<b>546.1 Mobility Storage</b>	(2) Notwithstanding subsection (1), there is no requirement for mobility storage lockers for parcels with two or less Dwelling Units.  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 Number of Units		Applies	N/A	N/I	
<b>546.2 Bicycle Parking Stalls</b>	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units. (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.  #REF! Number of Units		Applies	N/A	N/I	
<b>13(90.3) Mobility Storage Locker</b>	(a) has a door with a minimum width of 0.9m that has direct access to grade; (b) has a minimum length of 2.8m; (c) has a minimum width of 1.2m; (d) has a minimum height of 1.8m		N/A			

122 Standards for Motor Vehicle Parking Stalls	Page 13	(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;	C	N/C	N/A	N/I
		(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:				
		(a) hard surfaced; and	C	N/C	N/A	N/I
		(b) located wholly on the subject parcel.				

## Accessory Residential Building

D.P. # 2025-00383

Rule	Requirements				Evaluation				
				Notes	Provided/Variance				
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or			N/A				
		(b) 0.6m from a side or rear property line in all other cases.		East	1.68	1.08			
				South	1.22	0.62			
		West	1.68	1.08					
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m <sup>2</sup>			C	N/C	N/A	N/I	
					C	N/C	N/A	N/I	
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or							
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and			C	N/C	N/A	N/I
			(ii) include a 0.60m eave and footing encroachment easement.			C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not be located in the actual front setback area.				C	N/C	N/A	N/I	
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				C	N/C	N/A	N/I	
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m <sup>2</sup> or more and a main residential building or a building containing a Secondary Suite is 1.0m				C	N/C	N/A	N/I	
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			4.43		-0.17		
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; and			3.00		0.00		
(c ) one storey,				Complies					
(c) one storey, which may include an attic space that:		(i) is accessed by a removable ladder;			N/A				
				(ii) does not have windows;					
(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.									
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				C	N/C	N/A	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 <sup>2</sup> for each Dwelling Unit located on the parcel; and		57.60		-17.40		

<b>Date:</b>	March 22, 2025
<b>Date Received:</b>	March 11, 2025
<b>BLC BY:</b>	Andrew Kjartanson
<b>Review Required:</b>	<div> <div>PARTIAL</div> <div>▼</div> </div>

**2025-00383**

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

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

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

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

[illegible]

For Internal Distribution Only

SDAB2025-0048



Page 2			Residential - Grade-Oriented Infill (R-CG) District		D.P. #		2025-00383					
Rule	Requirements			Evaluation								
				Notes	Provided/Variance							
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m			East	1.22	0.02						
				West	1.22	0.02						
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:	(a) 1.2m; or			N/A							
		(b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.										
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.											
	(4) The minimum building setback from a side property line may be reduced to a zero setback where:	(a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 1.2m private maintenance easement.										
	(5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.											
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m											
	(7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;										
		(b) that provides unrestricted vehicle access to the rear of the parcel.										
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m											
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.											

FILE: DP2025-00383

DATE RECEIVED: January 15, 2025

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m	Plans indicate the East setback is 1.07m (-0.13m).  Plans indicate the West setback is 1.07m (-0.13m).
540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.	Plans indicate 2.0m (+0.80m) high fences between the adjacent buildings front facades and the North property line.
<b>Permitted Contextual Use Rules</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
347 Contextual Single Detached Dwelling	(5) Where a Contextual Single Detached Dwelling is located on a parcel with a parcel width greater than 10.0m, the maximum area of a horizontal cross section through each storey above the first storey must not exceed the building coverage	Plans indicate the second floor area is 166.25sm (+6.84sm).

FILE: DP2025-00383

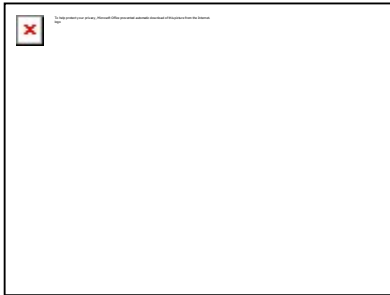
DATE RECEIVED: March 11, 2025

Bylaw Discrepancies		
Regulation	Standard	Provided
PARTIAL CHECK COMPLIES		
Permitted Contextual Use Rules		
Regulation	Standard	Provided
NOT RE-CHECKED		

**Knee, Judy**

---

**From:** Edan.Nelson@calgary.ca  
**Sent:** Monday, January 27, 2025 10:53 AM  
**To:** [REDACTED]  
**Cc:** Edan.Nelson@calgary.ca  
**Subject:** DP2025-00383 COMPLETE APPLICATION 2221 4 AV NW



**Re: DP2025-00383 COMPLETENESS REVIEW - 2221 4 AV NW**

---

Dear Applicant,

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

A review of your application has been undertaken and it has been determined that your application is a complete application. A comprehensive review is now 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](http://www.calgary.ca/dpprocess).

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

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

Regards,

EDAN NELSON  
Planner 1  
Edan.Nelson@calgary.ca  
(587) 891-0953  
[www.calgary.ca/PDMap](http://www.calgary.ca/PDMap)

**Knee, Judy**

---

**From:** Santiago, Rodel <RSantiago@enmax.com>  
**Sent:** Tuesday, February 11, 2025 2:05 PM  
**To:** DP Circ; DP Circ  
**Cc:** Nelson, Edan; EPC\_Permits  
**Subject:** [External] RE: Electronic Submission for DP2025-00383 - 2221 4 AV NW  
**Attachments:** DP2025-00383-Reply Letter-2025-02-11.pdf

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Confidential

Hi,  
Please see attached ENMAX letter for the above DP application. DMap is currently unavailable.

Regards,

**Rodel Santiago, P.Eng**

Standards & Equipment Engineer  
ENMAX Power

[rsantiago@enmax.com](mailto:rsantiago@enmax.com)

p: 403-514-2066 c: 403-390-4926  
8220 – 52 St. SE, Calgary, AB, T2C 4E7



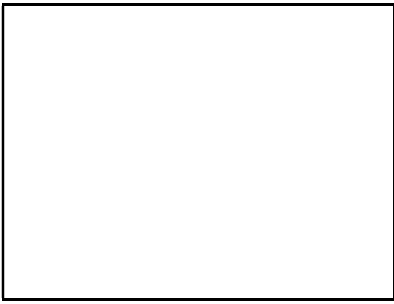
Confidential

---

**From:** DP.circ@calgary.ca  
**Sent:** Monday, January 27, 2025 12:54 PM  
**To:** DP.Circ  
**Cc:** Edan.Nelson@calgary.ca  
**Subject:** Electronic Submission for DP2025-00383 - 2221 4 AV NW

**CAUTION:** This email originated from outside of ENMAX. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phishing" button or report this e-mail to [phishing@enmax.com](mailto:phishing@enmax.com) for review.





A **Development Permit** application has been submitted for **New: Single Detached Dwelling, Accessory Residential Building (garage)** to The City of Calgary. Please find the circulation package containing the application details, attached.

---

*Councillor's Offices, please note that this circulation has been provided for your information only.*

---

**For all other circulation referees,**

We kindly ask that you submit your comments through the [Development Map](#). Comments for DP2025-00383 are **due by February 17, 2025**, except when Council Approved Policy, such as Intermunicipal Development Plans, allows for alternate commenting timelines. If the application is for a Permitted use and you are unable to comment through the Development Map, please send comments to the Circulation Team at [DP.circ@calgary.ca](mailto:DP.circ@calgary.ca).

Submitting comments through the Development Map helps streamline the application process.

Sincerely,

**The Circulation Team**

[DP.circ@calgary.ca](mailto:DP.circ@calgary.ca)

---

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

2025-02-11

**File No: DP2025-00383**

**Location: 2221 4 AV NW**

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2025-01-27 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

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

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

Sincerely,

Rodel Santiago P.Eng  
Distribution Engineering

QR Code for ENMAX Ground  
Disturbance Guidelines



**Knee, Judy**

---

**From:** WHCA Planning Committee <whcaplanningcommittee@gmail.com>  
**Sent:** Monday, February 17, 2025 9:58 AM  
**To:** DP Circ  
**Cc:** Nelson, Edan  
**Subject:** [External] Re: Electronic Submission for DP2025-00383 - 2221 4 AV NW  
**Attachments:** Treeless homes letter.docx (1).pdf

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Hello Edan,

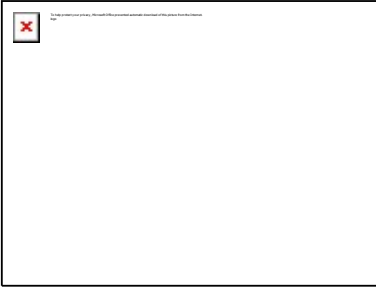
Here are the comments from the WHPC. The tab to enter them on the development map was not available.

**DP2025-00383: 2221 4 Ave NW, New: Single Detached Dwelling, Backyard Suite (garage), Accessory Residential Building (garage)**

- The WHPC is against height relaxations.
- To ensure the final build is not over allowable height, it is recommended the builder does not design to maximum height.
- The proposed front cement patio is very large and imposing. It does not fit into the character of our neighbourhood and reduces soil permeability.
- The soil should remain permeable to the elements. The applicant should consider water drainage issues the rear cement patio may create. We would recommend a wooden deck in the backyard.
- The committee is concerned with the amount of tree removal and lack of replacement trees proposed. New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored as per the City's tree requirements for new homes bylaw: <https://www.calgary.ca/development/home-building/new-home-trees.html>
- Please see the attached letter regarding treeless homes in West Hillhurst.

Karen Dahl  
 Planning Committee Coordinator  
 West Hillhurst Community Association  
[whcaplanningcommittee@gmail.com](mailto:whcaplanningcommittee@gmail.com)

On Mon, Jan 27, 2025 at 12:53 PM <[DP.circ@calgary.ca](mailto:DP.circ@calgary.ca)> wrote:



A **Development Permit** application has been submitted for **New: Single Detached Dwelling, Accessory Residential Building (garage)** to The City of Calgary. Please find the circulation package containing the application details, attached.

---

***Councillor's Offices**, please note that this circulation has been provided for your information only.*

---

**For all other circulation referees,**

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Submitting comments through the Development Map helps streamline the application process.

Sincerely,

**The Circulation Team**

[DP.circ@calgary.ca](mailto:DP.circ@calgary.ca)

---

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## West Hillhurst Community Association

June 19, 2023

Re: Treeless Homes in Hillhurst and West Hillhurst

Dear Councillor Wong,

The West Hillhurst Board of Directors is concerned with the number of new developments that have not adhered to the City's tree requirements for new homes bylaw. Roughly forty recent developments have not complied with the tree requirements for new homes.

<https://www.calgary.ca/development/home-building/new-home-trees.html>

Under Land Use Bylaw 5 section 346.1, trees are to be planted within one year of home completion and maintained for a minimum of two years. This is a complaint driven system with no follow up to enforce the bylaw. A development inspector has explained that complaints filed more than 24 months after completion are dismissed.

The City's website does not mention a time limit on complaints or how and where to file them. Neglecting to enforce the City's tree planting bylaw directly undermines the objectives of the City's climate emergency declaration.

Given how widespread the violations have been, we request that the bylaw be amended in such a way as to ensure that compliance is specifically shown to be the responsibility of City staff, perhaps through a developer bond or scheduled inspection, rather than limited to citizen complaints.

Thank you for your assistance,

WHCA Board of Directors



## Comment Summary



Permit #: DP2025-00383  
 Address: 2221 4 AV NW  
 Job Description: New: Single Detached Dwelling, Accessory Residential Building (garage)

---

Name:	Martin Flanagan	Created Date:	March 27, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	578197612
Address:	2225 4 Ave NW		
Overall:	Neither in support nor in opposition of this application		

**Area of Concern**

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

**General Comment**

As the neighbors to this project, the developer has been mostly good so far. However they told us they will build a two storey house (to preserve our spectacular view of downtown) but told the other neighbors they will build a three storey house (which will take away our view). I just wanted to have this in writing. We have asked numerous times for the developer to let us know with one day notice, the days they are doing loud work (removal of old house and removal of trees) and they haven't fulfilled their side of the bargain.

**Attachments**



The City of Calgary  
Planning & Development Services

---

# Development Authority Appeal Response

---

**Appeal Number:** SDAB2025-0048

**Development Permit Number:** DP2025-00383

**Address:** 2221 4 AV NW

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

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

**Community:** West Hillhurst

**Identified Appeal Body:**

Subdivision and Development Appeal Board (SDAB)

**Development Authority Attendance:** No

**Use:** Discretionary

**Notice Posted:** Completed as per Bylaw

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

**Applicable Planning Policies:**

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

**Bylaw Relaxations:**

The development does not require Land Use Bylaw relaxations.

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

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



LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
A-4.0	Garage Plan
A-4.1	Garage Elevation 1
A-4.2	Garage Elevation 2
A-4.3	Garage Section

PROJECT NOTES:

FLOOR AREA

BASEMENT = 1664.00 SQ. FT.

MAIN = 1682.33 SQ. FT.

UPPER = 1760.00 SQ. FT.

TOTAL = 3442.33 SQ. FT.

DO NOT SCALE DRAWINGS.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS.

CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.

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

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	09.01.25	DP	K.C.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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

PROJECT:

SINGLE DETACHED

STATUS:

-

SIGNATURES:

X

PRINTED:

2025-03-07 9:47:22 AM

PROJECT NAME:

2221 - 4 Ave N.W.

CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

38-25

SCALE:

AS SHOWN

SHEET:

A-0.0



EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

8" ALUMINIUM FASCIA
- 3

CORRUGATED METAL ROOFING
- 4

SMARTBOARD PANEL & BATTEN - DARK GREY/BLACK
- 5

SMOOTH STUCCO & TRIMS/ MOULDINGS - BEIGE/ LIMESTONE
- 6

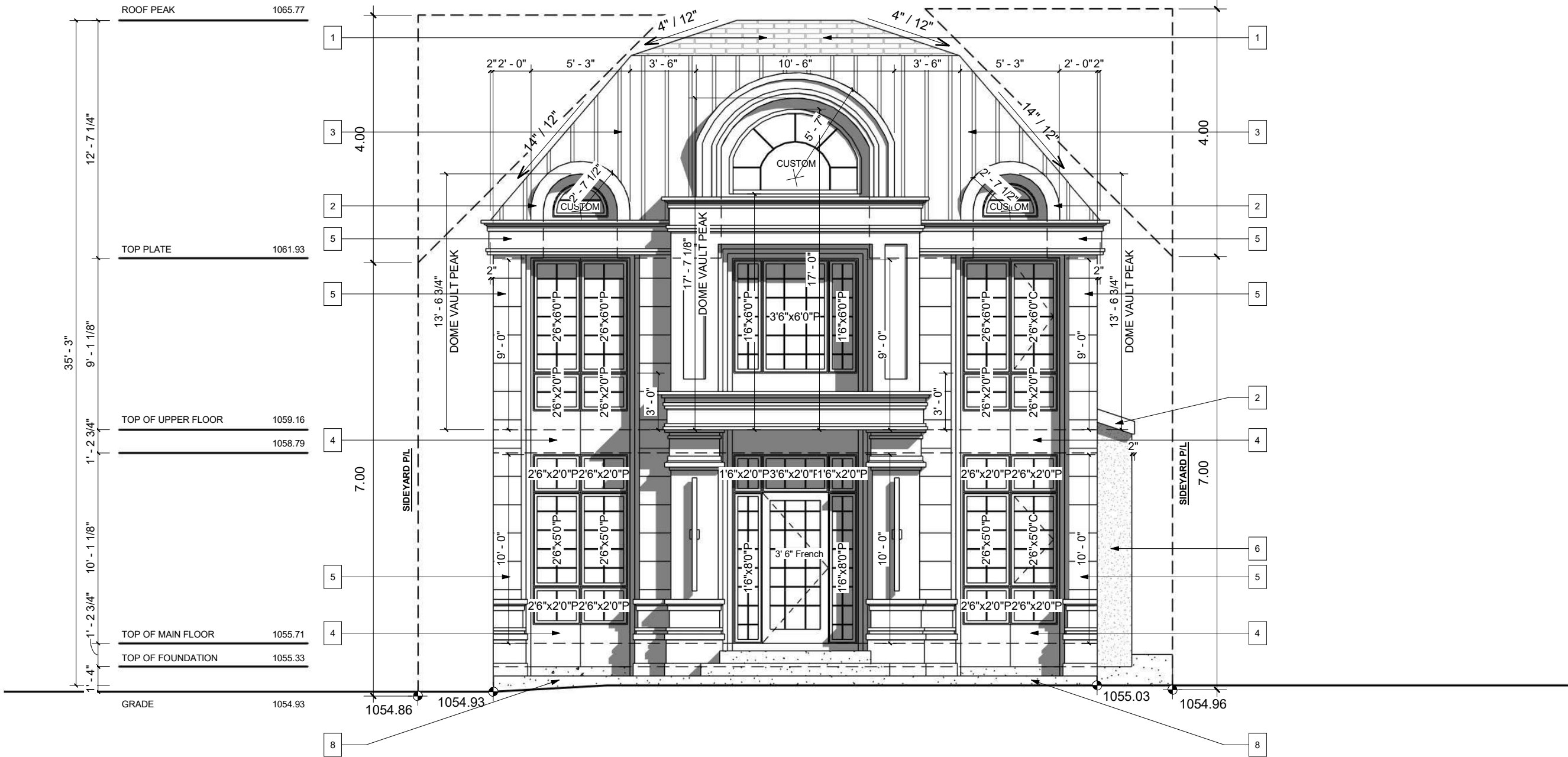
SMOOTH STUCCO - WHITE/ BEIGE
- 7

CONC. PARGING
- 8

C.I.P. CONCRETE

VENTED SOFFIT NOTES:

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



FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

PROJECT NOTES:

DO NOT SCALE DRAWINGS.  
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS.  
CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.  
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ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING.

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	09.01.25	DP	K.C.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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

PROJECT:

SINGLE DETACHED

STATUS:

-

SIGNATURES:

X

PRINTED: 2025-03-07 9:47:25 AM

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PROJECT NAME:

2221 - 4 Ave N.W.  
CALGARY, ALBERTA

DESIGNER:

JT

SCALE:

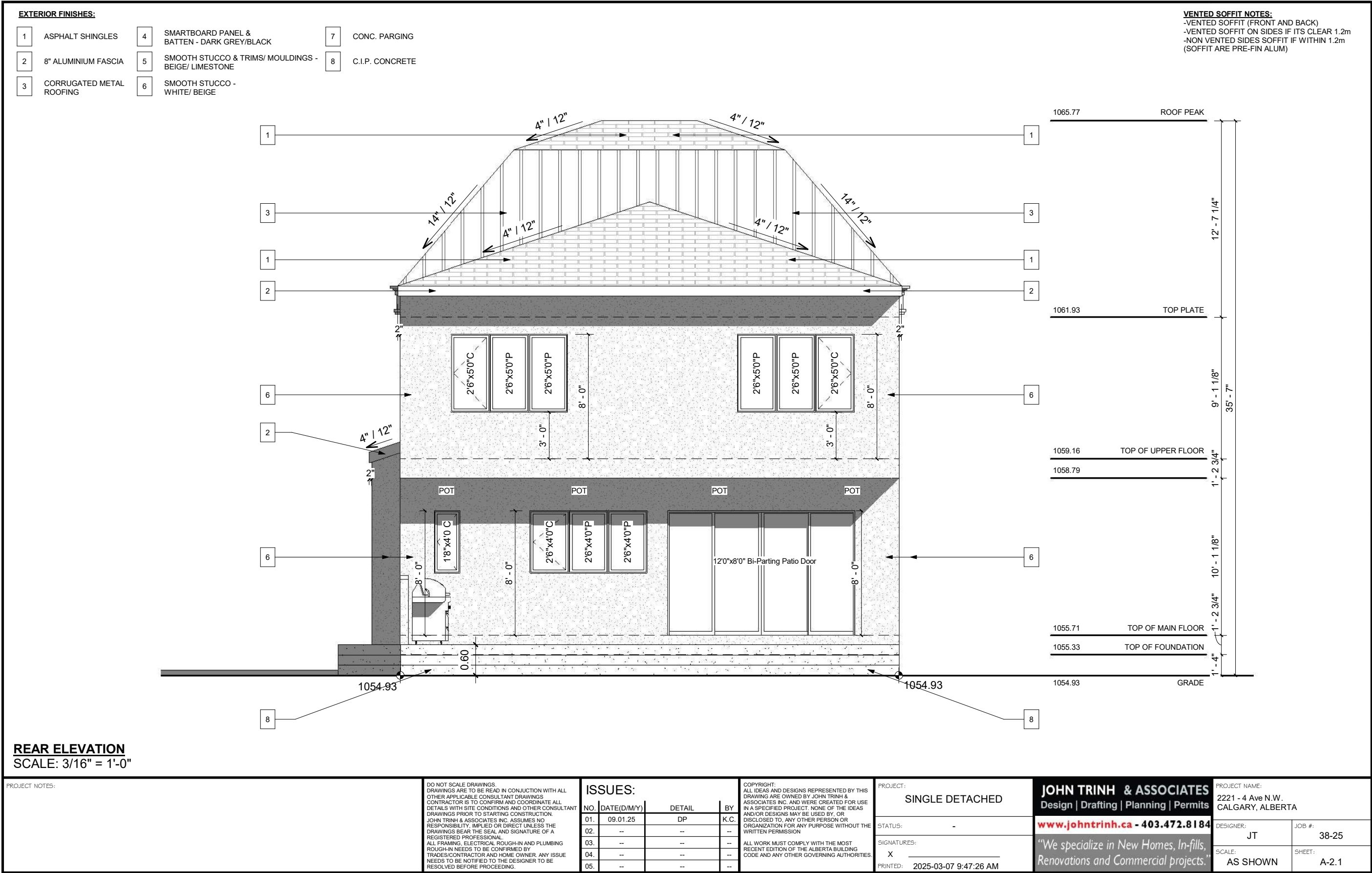
AS SHOWN

JOB #:  
38-25

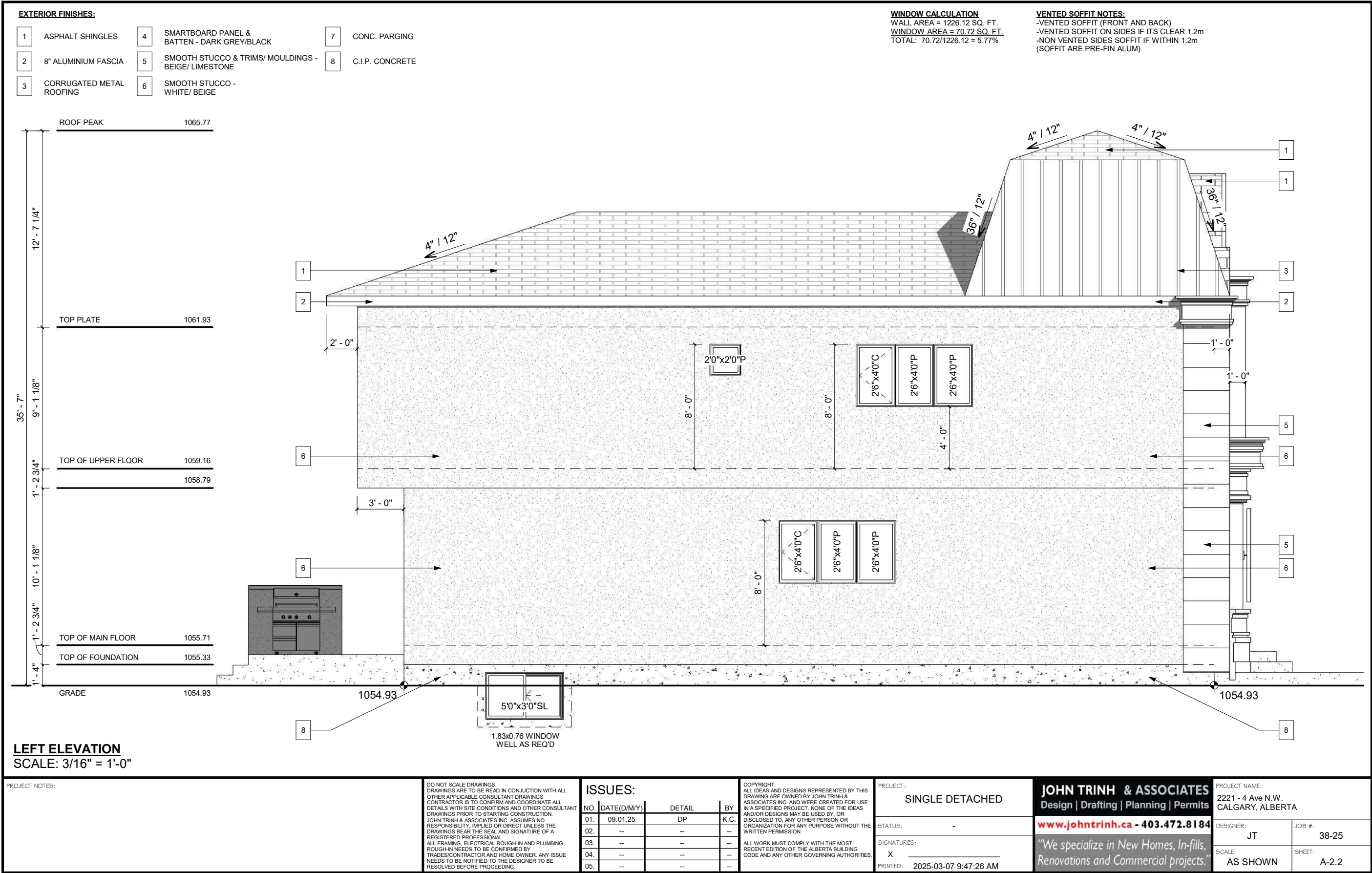
SHEET:

A-2.0









LEFT ELEVATION  
SCALE: 3/16" = 1'-0"

PROJECT NOTES:  DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION. JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT, UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL. ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING.	ISSUES:				COPYRIGHT: ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY, OR DISCLOSED TO, ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION.  ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.	PROJECT:  SINGLE DETACHED	<div>JOHN TRINH &amp; ASSOCIATES</div> <div>Design   Drafting   Planning   Permits</div> <div>www.johntrinh.ca - 403.472.8184</div> <div>"We specialize in New Homes, In-fills, Renovations and Commercial projects."</div>	PROJECT NAME: 2221 - 4 Ave N.W. CALGARY, ALBERTA			
	NO.	DATE(D/M/Y)	DETAIL	BY				STATUS:	-	DESIGNER:	JOB #:
	01.	09.01.25	DP	K.C.				SIGNATURES:	X	JT	38-25
	02.	--	--	--				PRINTED:	2025-03-07 9:47:26 AM	SCALE:	SHEET:
	03.	--	--	--						AS SHOWN	A-2.2
	04.	--	--	--							
	05.	--	--	--							



EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

8" ALUMINIUM FASCIA
- 3

CORRUGATED METAL ROOFING
- 4

SMARTBOARD PANEL & BATTEN - DARK GREY/BLACK
- 5

SMOOTH STUCCO & TRIMS/ MOULDINGS - BEIGE/ LIMESTONE
- 6

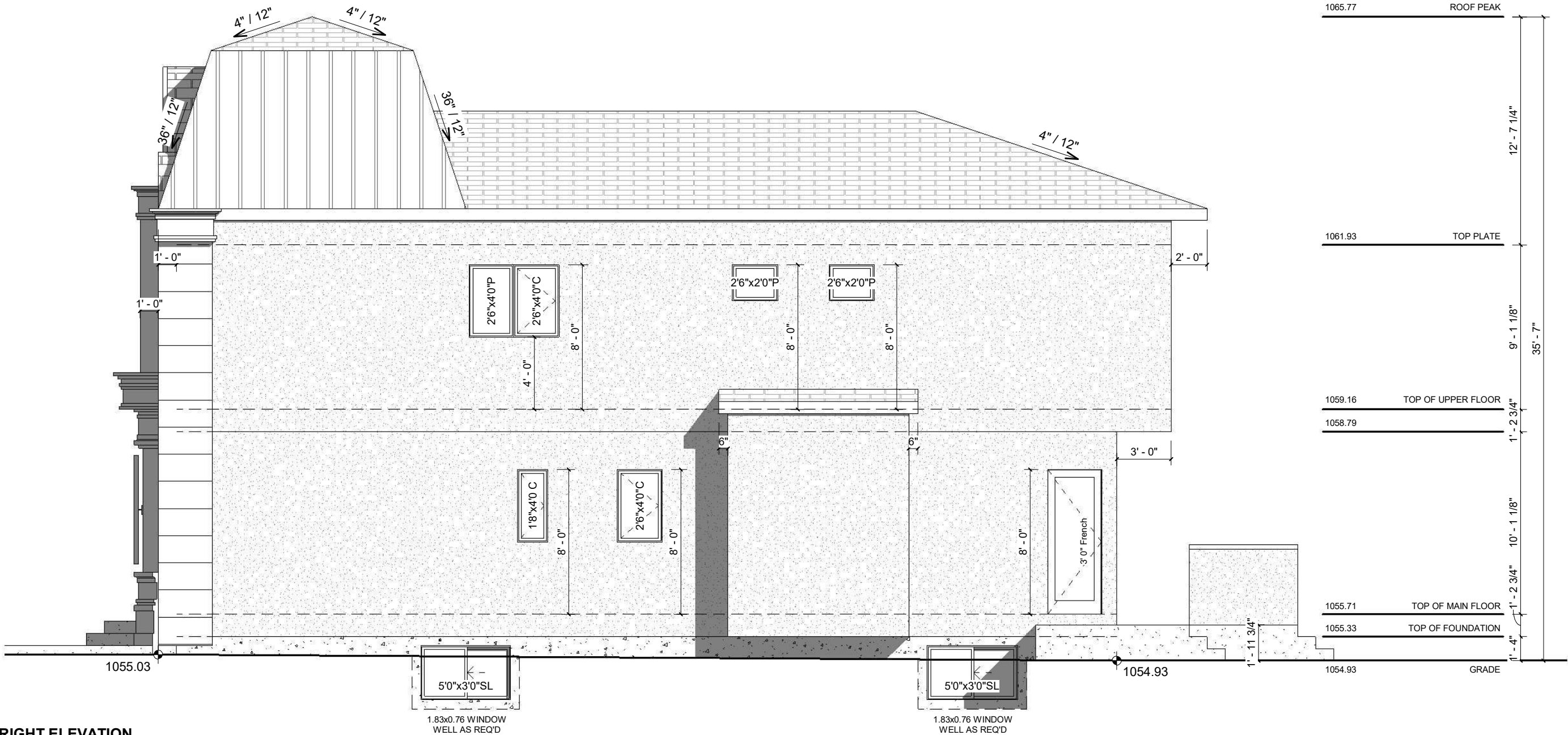
SMOOTH STUCCO - WHITE/ BEIGE
- 7

CONC. PARGING
- 8

C.I.P. CONCRETE

WINDOW CALCULATION  
WALL AREA = 1217.45 SQ. FT.  
WINDOW AREA = 81.47 SQ. FT.  
TOTAL: 81.47/1217.45 = 6.69%

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



RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"

PROJECT NOTES:

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

NO.	DATE(D/M/Y)	DETAIL	BY
01.	09.01.25	DP	K.C.
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PROJECT:

SINGLE DETACHED

STATUS:

-

SIGNATURES:

X

PRINTED: 2025-03-07 9:47:26 AM

JOHN TRINH & ASSOCIATES  
Design | Drafting | Planning | Permits

www.johntrinh.ca - 403.472.8184

"We specialize in New Homes, In-fills, Renovations and Commercial projects."

PROJECT NAME:

2221 - 4 Ave N.W.  
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

38-25

SCALE:

AS SHOWN

SHEET:

A-2.3

EXTERIOR FINISHES:

1

ASPHALT SHINGLES

2

8" ALUMINUM FASCIA

3

ALUMINUM EAVE'S

4

STUCCO - WHITE

5

CONC. PARGING

PROJECT NOTES:

DO NOT SCALE DRAWINGS.  
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	09.01.25	DP	K.C.
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PROJECT: SINGLE DETACHED

STATUS: -

SIGNATURES:  
X \_\_\_\_\_

PRINTED: 2025-03-07 9:47:27 AM

PROJECT NAME:  
2221 - 4 Ave N.W.  
CALGARY, ALBERTA

DESIGNER: JT

JOB #: 38-25

SCALE: AS SHOWN

SHEET: A-4.1

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4" / 12"

4" / 12"

1054.66

1054.56

POT

POT

POT

POT

14'-6"

9'-10"

4'-8"

1'-6"

8'-0"

8'-0"

16'0"x8'0" O.H. Garage Door

9'0"x8'0" O.H. Garage Door

4'-8"

1'-6"

10'-2"

10'

1

2

3

4

5

4'-8"

1'-6"

8'-0"

8'-0"

14'-6"

9'-10"

4" / 12"

4" / 12"

1054.66

1054.56

POT

POT

POT

POT

14'-6"

9'-10"

4'-8"

1'-6"

8'-0"

8'-0"

16'0"x8'0" O.H. Garage Door

9'0"x8'0" O.H. Garage Door

4'-8"

1'-6"

10'-2"

10'

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4

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4'-8"

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8'-0"

8'-0"

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8'-0"

8'-0"

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4'-8"

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10'-2"

10'

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4'-8"

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8'-0"

8'-0"

14'-6"

9'-10"

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16'0"x8'0" O.H. Garage Door

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4'-8"

1'-6"

10'-2"

10'

1

2

3

4

5

4'-8"

1'-6"

8'-0"

8'-0"

14'-6"

9'-10"



EXTERIOR FINISHES:

- 1

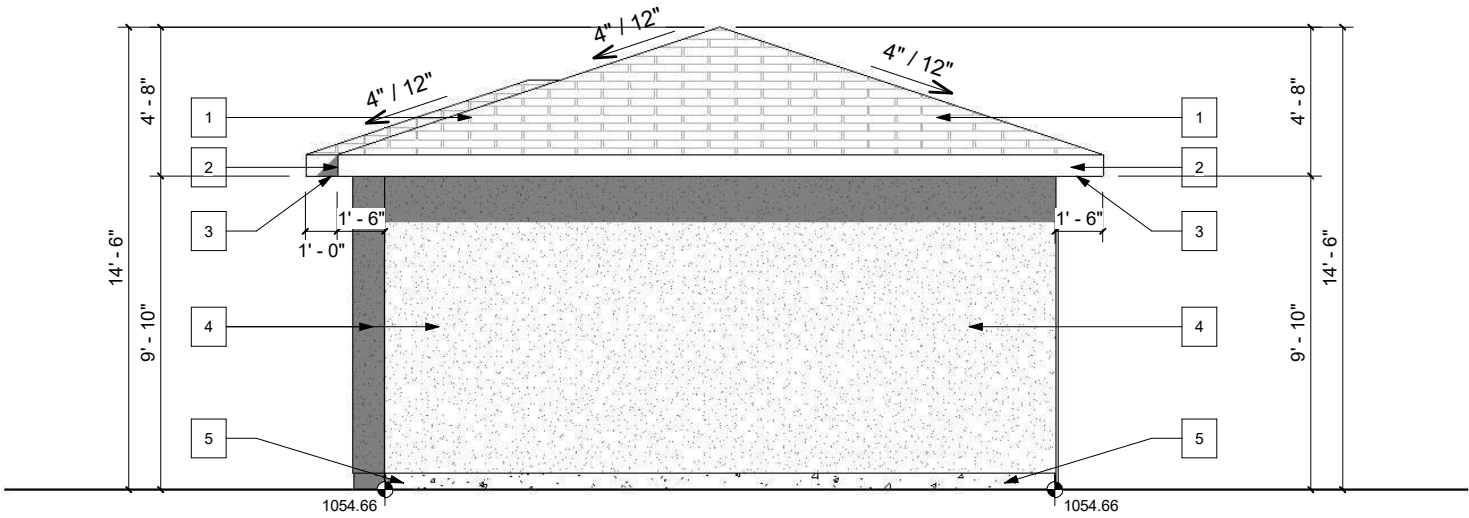
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

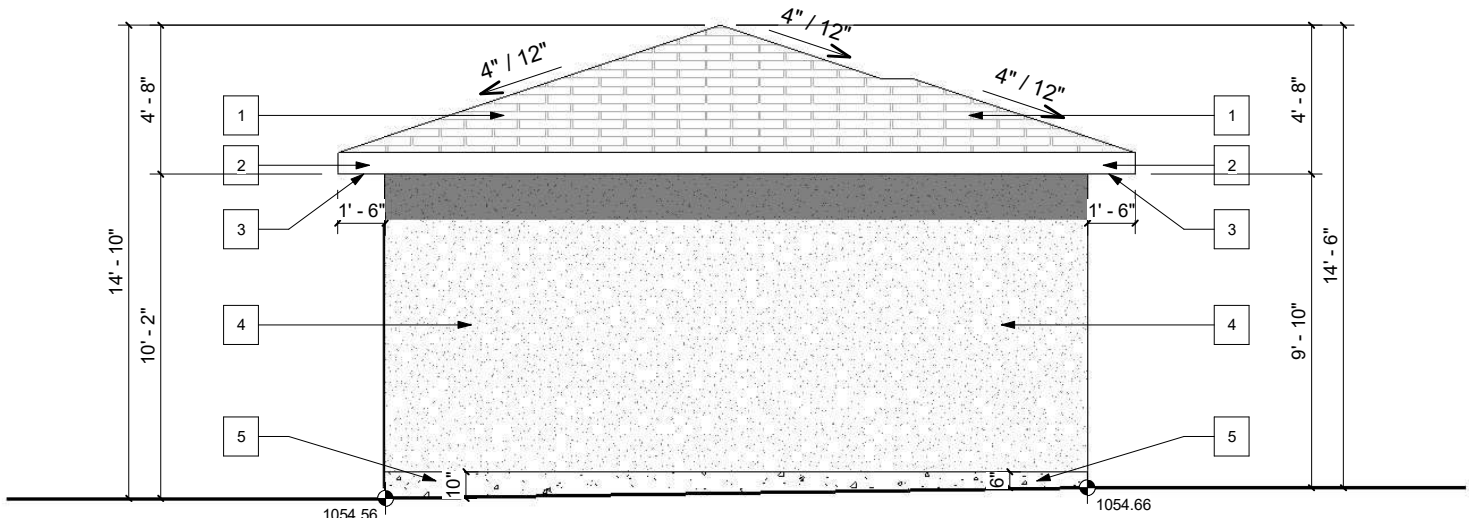
ALUMINUM EAVE'S
- 4

STUCCO - WHITE
- 5

CONC. PARGING



**GARAGE LEFT**  
SCALE: 3/16" = 1'-0"



**GARAGE RIGHT**  
SCALE: 3/16" = 1'-0"

PROJECT NOTES:

DO NOT SCALE DRAWINGS.  
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL  
OTHER APPLICABLE CONSULTANT DRAWINGS  
CONTRACTOR IS TO CONFIRM AND COORDINATE ALL  
DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT  
DRAWINGS PRIOR TO STARTING CONSTRUCTION.  
JOHN TRINH & ASSOCIATES INC. ASSUMES NO  
RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE  
DRAWINGS BEAR THE SEAL AND SIGNATURE OF A  
REGISTERED PROFESSIONAL.

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

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	09.01.25	DP	K.C.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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Design | Drafting | Planning | Permits  
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"We specialize in New Homes, In-fills,  
Renovations and Commercial projects."

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USED BY, OR DISCLOSED TO, ANY OTHER  
PERSON OR ORGANIZATION FOR ANY  
PURPOSE WITHOUT THE WRITTEN  
PERMISSION  
  
ALL WORK MUST COMPLY WITH THE MOST  
RECENT EDITION OF THE ALBERTA  
BUILDING CODE AND ANY OTHER  
GOVERNING AUTHORITIES.

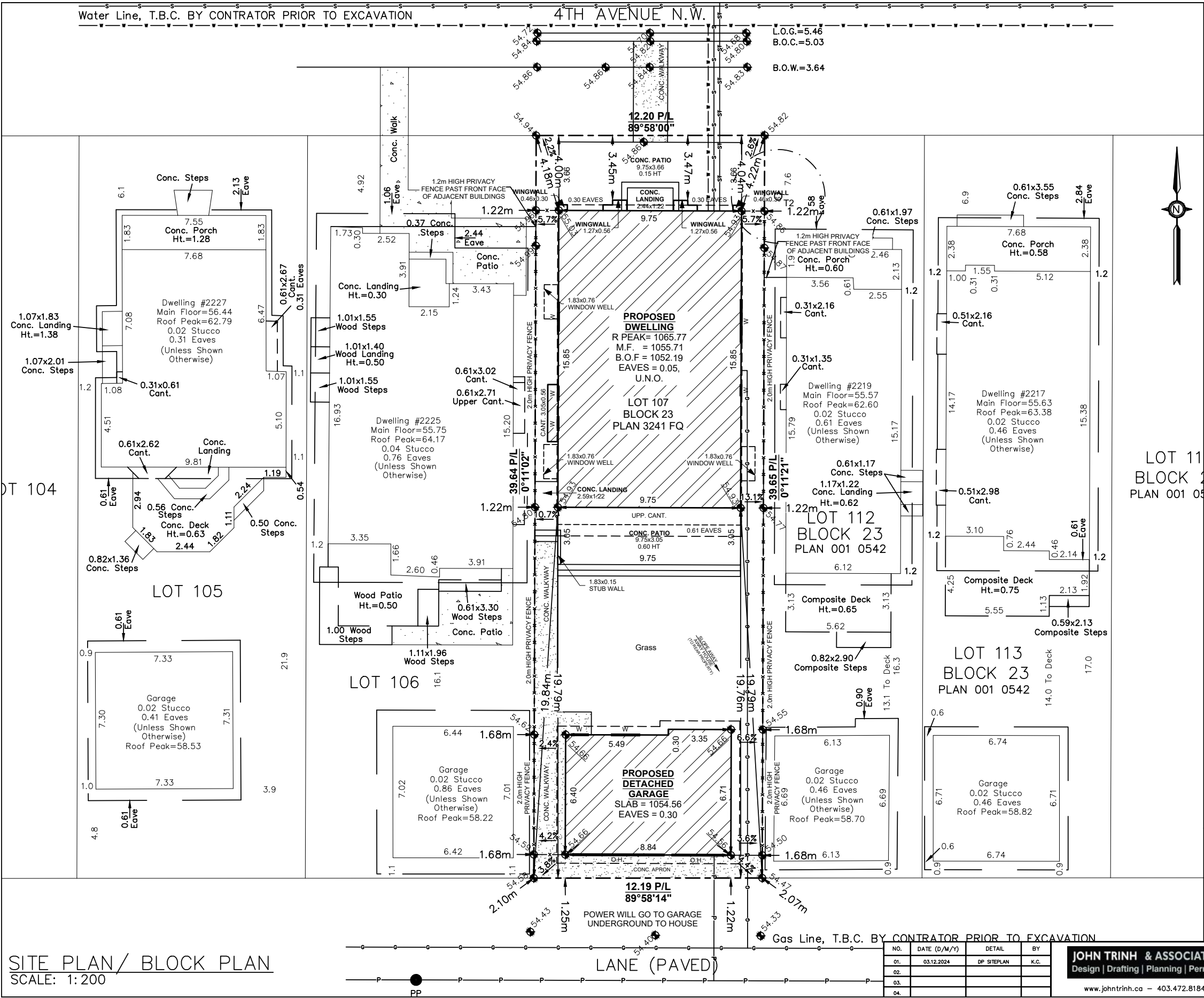
PROJECT:  
SINGLE DETACHED

STATUS:  
-

SIGNATURES:  
X \_\_\_\_\_

PRINTED: 2025-03-07 9:47:28 AM  
PROJECT NAME:  
2221 - 4 Ave N.W.  
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 38-25
SCALE: AS SHOWN	SHEET: A-4.2



### SITE PLAN

**LEGEND**

ELEVATIONS ARE SHOWN THUS:  $\bullet$  = 1090.00 METRES. (GEODETIC)  
DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
ELEVATIONS ARE REFERRED TO GEODETIC DATUM  
AND ARE DERIVED FROM ASCMS 55269 AND 179085  
ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.  
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.  
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

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

'Cant.' denotes Cantilevers  
'Enc.' denotes Encroach(es)  
'BW' denotes Back of Walkway  
'BOW' denotes Bottom of Wall

'Conc.' denotes Concrete  
'Ret.' denotes Retaining  
'BC' denotes Back of Curb  
'TOW' denotes Top of Wall

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

**LAND USE:** R-CG Residential  
Grade-Oriented Infill

**SCALE** 1:200

**LEGAL DESCRIPTION:**  
Lot 107  
Block 23  
Plan 3241 FQ

**MUNICIPAL ADDRESS:**  
2221 - 4th Ave N.W.  
Calgary, Alberta

**LOT COVERAGE DETAIL:**  
(SINGLE LOT AND HOUSE)  
LOT SIZE: 483.420 SQ M  
HOUSE SIZE: 154.591 SQ M  
COVERED PORCH: 0.000 SQ M  
CANT.: 1.703 SQ M  
GARAGE: 57.600 SQ M  
WING WALL: 1.440 SQ M  
=  $\frac{215.334}{483.420}$   
= 44.54%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	03.12.2024	DP SITEPLAN	K.C.
02.			
03.			
04.			

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www.johntrinh.ca - 403.472.8184

PROJECT NAME AND ADDRESS:  
2917 - Lindstrom S.W. - EAST  
Calgary, Alberta  
Lot 18  
Block 6  
Plan 1337 JK

PROJECT:  
SINGLE DETACHED

SCALE:  
1: 200

DATE:  
Dec. 03, 2024

DIVISION NUMBER:  
S 01

SITE PLAN/ BLOCK PLAN  
SCALE: 1:200



LOT 114  
BLOCK 23  
PLAN 001 0542

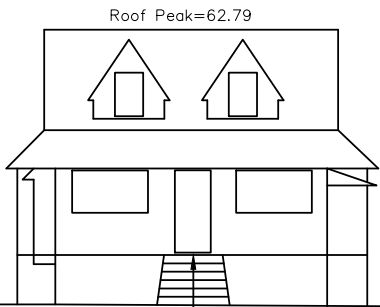
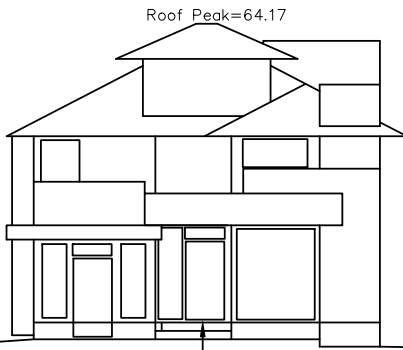
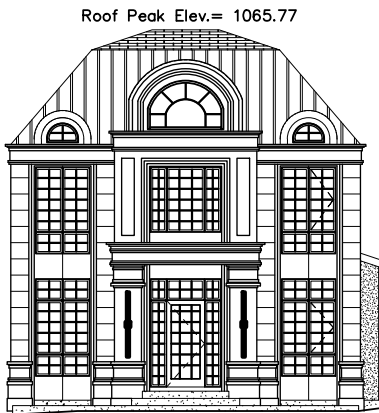
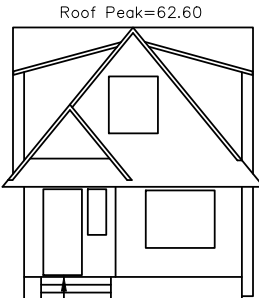
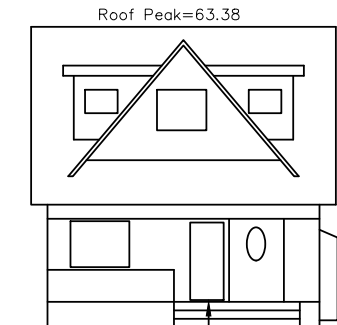
LOT 113  
BLOCK 23  
PLAN 001 0542

LOT 112  
BLOCK 23  
PLAN 001 0542

LOT 106

LOT 105

LOT 104

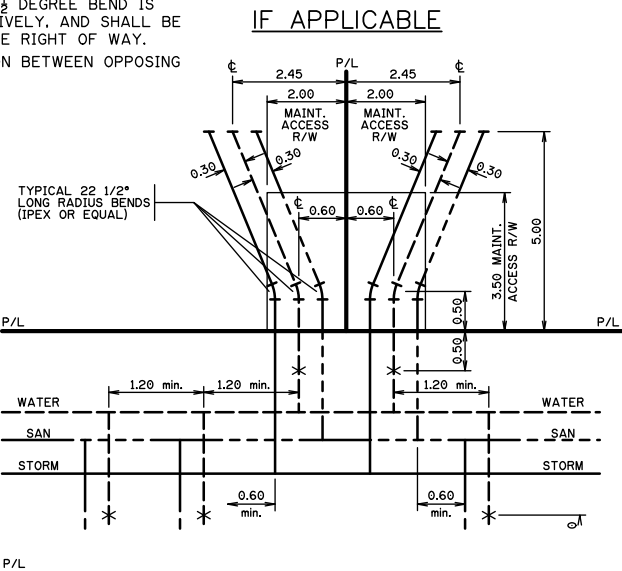


STREETSCAPE DETAIL  
SCALE: 1: 250

STREETSCAPE PLAN  
4TH AVENUE N.W.

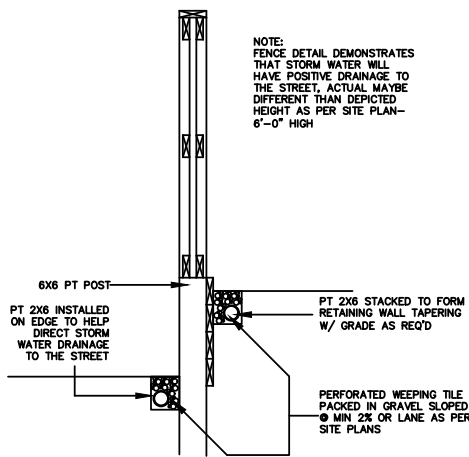
NOTES:

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



TRENCH DETAIL  
SCALE: 1: 200

IF APPLICABLE



FENCE SECTION DETAIL  
SCALE: NTS

SINGLE DETACHED SQFT:

	PROPOSED
BASEMENT	1664.00 SQ FT
MAIN FLOOR	1682.33 SQ FT
UPPER FLOOR	1760.00 SQ FT
TOTAL AREA	3442.33 SQ FT

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Disposition
T1	Coniferous	0.35	4.00	18.00	In Subject Property	To Be Removed
T2	Deciduous	0.40	5.00	18.00	In Adjacent Property	To Remain
T3	Coniferous	0.35	4.00	18.00	In Subject Property	To Be Removed
T4	Coniferous	0.45	5.00	19.00	In Subject Property	To Be Removed
T5	Coniferous	0.40	5.00	18.00	In Subject Property	To Be Removed
T6	Deciduous	-	3.00	5.00	In Subject Property	To Be Removed
T7	Deciduous	0.20	3.00	12.00	In Subject Property	To Be Removed
T8	Deciduous	0.35	3.00	12.00	In Subject Property	To Be Removed
T9	Deciduous	0.25	2.00	5.00	In Subject Property	To Be Removed
T10	Deciduous	0.35	2.50	12.00	In Subject Property	To Be Removed
T11	Deciduous	-	1.00	3.00	In Subject Property	To Be Removed
T12	Deciduous	0.25	3.00	5.00	In Subject Property	To Be Removed
T13	Deciduous	-	2.50	4.00	In Subject Property	To Be Removed
T14	Coniferous	0.40	2.50	17.00	In Subject Property	To Be Removed
T15	Deciduous	-	2.50	4.00	In Subject Property	To Be Removed
T16	Deciduous	-	2.50	7.00	In Subject Property	To Be Removed

NO.	DATE (D/M/Y)	DETAIL	BY
01.	03.12.2024	DP SITEPLAN	K.C.
02.			
03.			
04.			

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Design | Drafting | Planning | Permits  
www.johntrinh.ca - 403.472.8184

PROJECT NAME AND ADDRESS:  
2917 - Lindstrom S.W. - EAST  
Calgary, Alberta  
Lot 18  
Block 6  
Plan 1337 JK

PROJECT: SINGLE DETACHED	SCALE: 1: 200
DATE: Dec. 03, 2024	DIVISION: NUMBER: S 03