

PROPOSED MULTI-FAMILY DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



Bylaw Study

ADDRESS

Municipal: 20 Gissing Dr SW, Calgary, AB
Legal: Lot 16 ;Block:9 ;Plan:786JK

PROPOSED DENSITY (U/Ha)

LAND USE R-CG Residential - Grade-Oriented Infill
Parcel Area (Ha) 0.062
Proposed Units: 4
4 units / 0.062 Ha = 64.52 U/Ha

BUILDING COVERAGE (%) 59.87

Parcel 624.75 m² (100%)
Residence 272.97 m² /2938.21 ft²
Garage & Bicycle Storage 84.69 m²/911.64 ft²
Overhagn and Cantilever Greater than 1m: 16.42 m²/176.78 ft²

GROSS FLOOR AREA (m2) 598.83

1st Floor 272.97 m² /2938.25 ft²
2nd Floor 295.87 m²/3184.75 ft²
Total Above Grade 568.84 m²
Basement: 272.97 m² /2938.25 ft²

WASTE AND RECYCLING

Capacity: 8 carts x 96 Gallon each = 760 Gallons
Proposed Waste storage distribution:
Black Cart (96G) 3
Blue Cart (96G) 3
Green Cart (96G) 2
Total Carts: 8
Carts to be manually rolled out to pick-up location
on collection day by a private waste management company.

PARKING

On-Site Parking Garage 4
Bike Storage 4

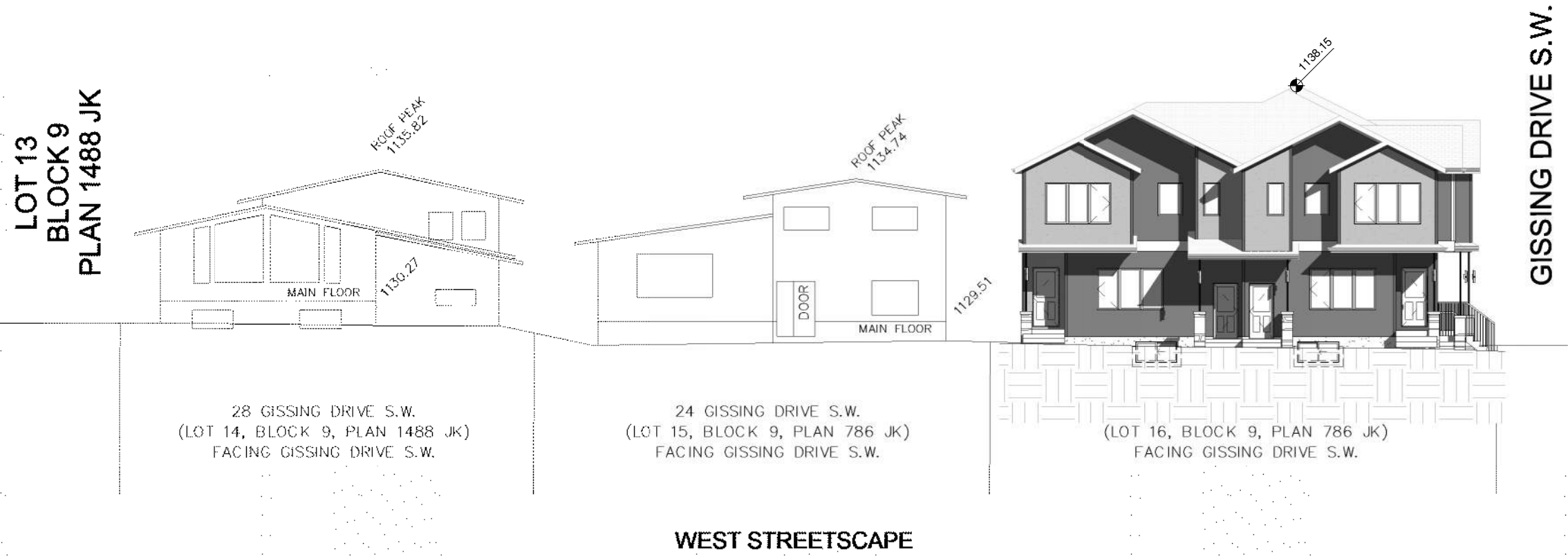
UNIT AREAS		
NAME	SQ.FT	SQ.M.
UNIT 1		
FIRST FLOOR	786.11	73.03
SECOND FLOOR	834.44	77.52
TOTAL AREA	1620.55	150.55
SUITE 1		
BASEMENT	786.11	73.03
UNIT 2		
FIRST FLOOR	748.81	69.57
SECOND FLOOR	814.81	75.70
TOTAL AREA	1563.62	145.26
SUITE 2		
BASEMENT	748.81	69.57
UNIT 3		
FIRST FLOOR	695.83	64.64
SECOND FLOOR	761.92	70.78
TOTAL AREA	1457.75	135.43
SUITE 3		
BASEMENT	695.83	64.64
UNIT 4		
FIRST FLOOR	707.50	65.73
SECOND FLOOR	773.58	71.87
TOTAL AREA	1481.08	137.59
SUITE 4		
BASEMENT	707.50	65.73
BUILDING AREA		
ABOVE GRADE	6123.0	568.84
BELOW GRADE	2938.25	272.97



AMENDED DRAWINGS
DP No DP2025-06554 Date Received APR 22 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

March 8, 2026	2	DR 2	
DATE	No.	REVISION	BY



2 West Streetscape
1/16" = 1'-0"



3 South Streetscape
1/16" = 1'-0"

PROJECT
4-Unit Rowhouse
20 Gissing Dr SW, Calgary, AB

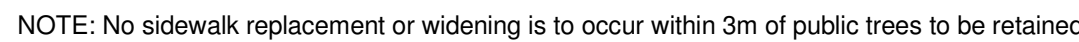
CLIENT
Owner

PROGRESS		DP	
SCALE		As indicated	
DRAWN	ML	CHECKED	TB
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DATE	4/22/2026 8:53:01 AM		

TITLE PAGE

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20
GISSING DRIVE S.W.



9.95m

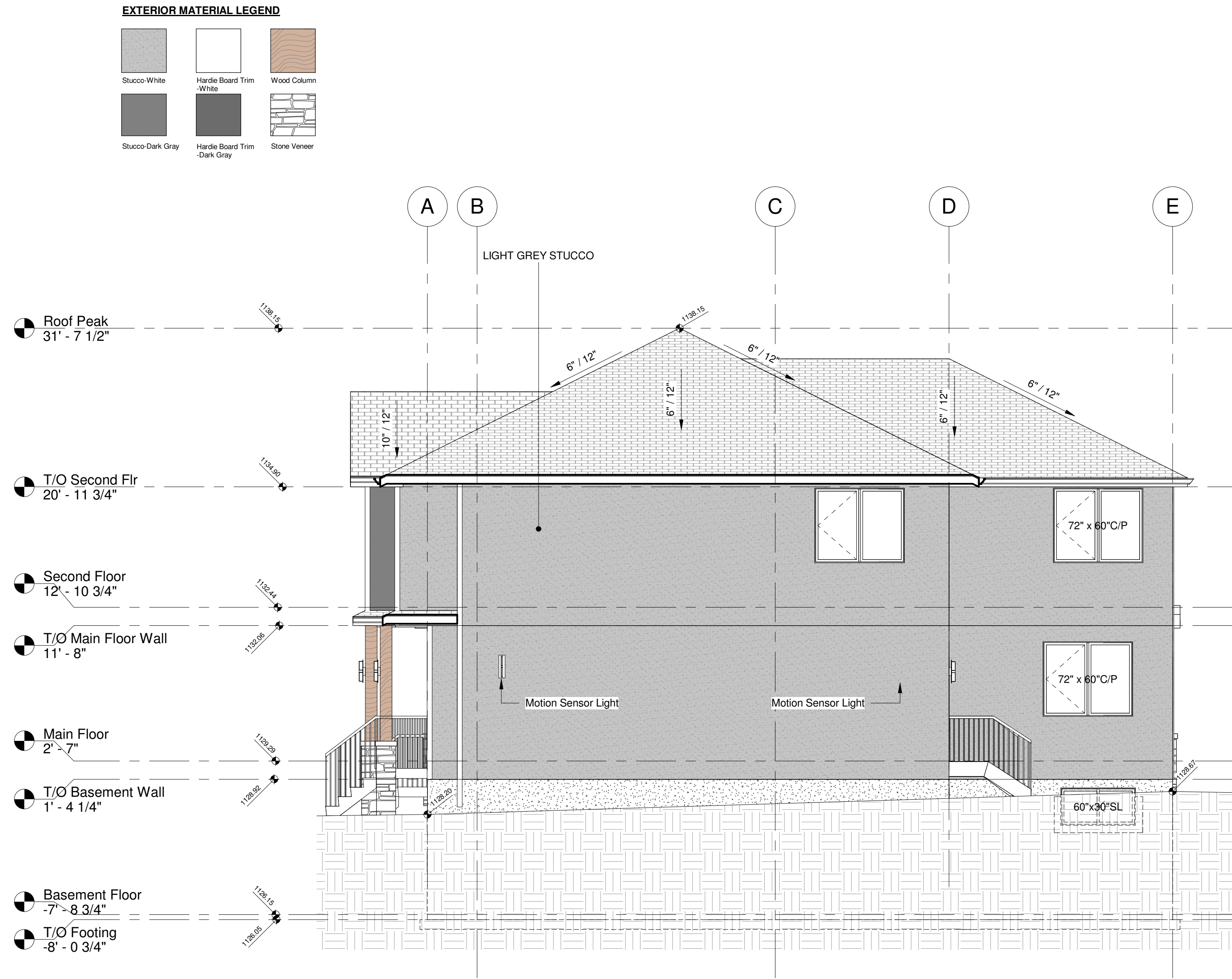


April 13	3	DR2-2	
March 8, 2026	2	DR 2	
Jan 26, 2026	1	DR 1	
DATE	No.	REVISION	BY

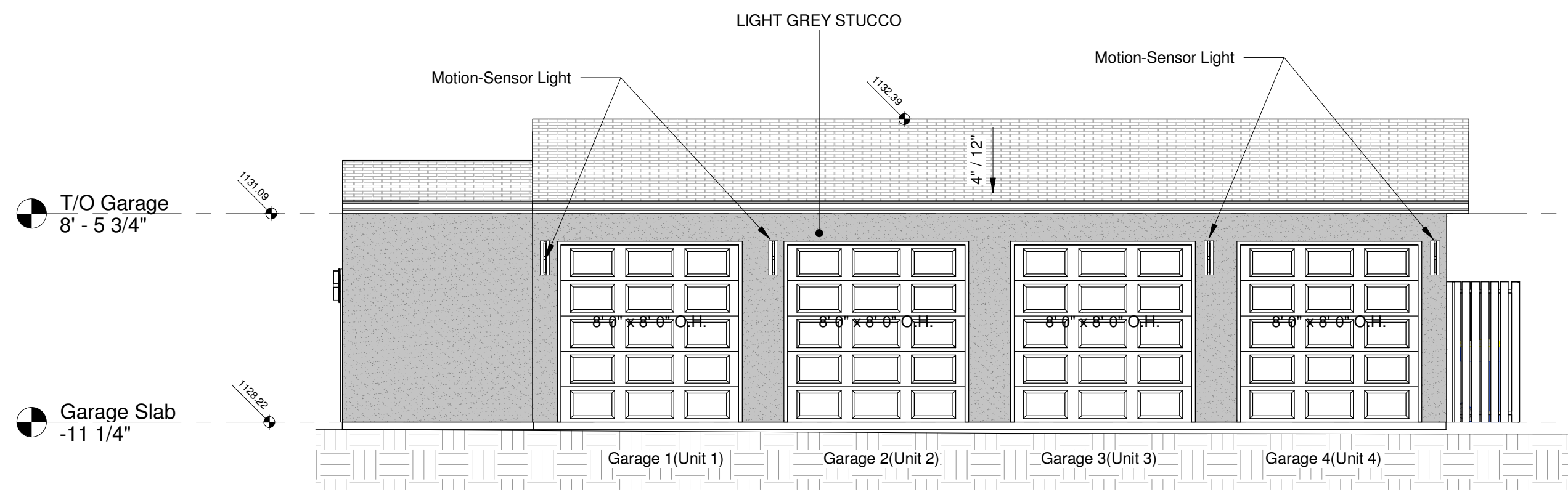
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DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

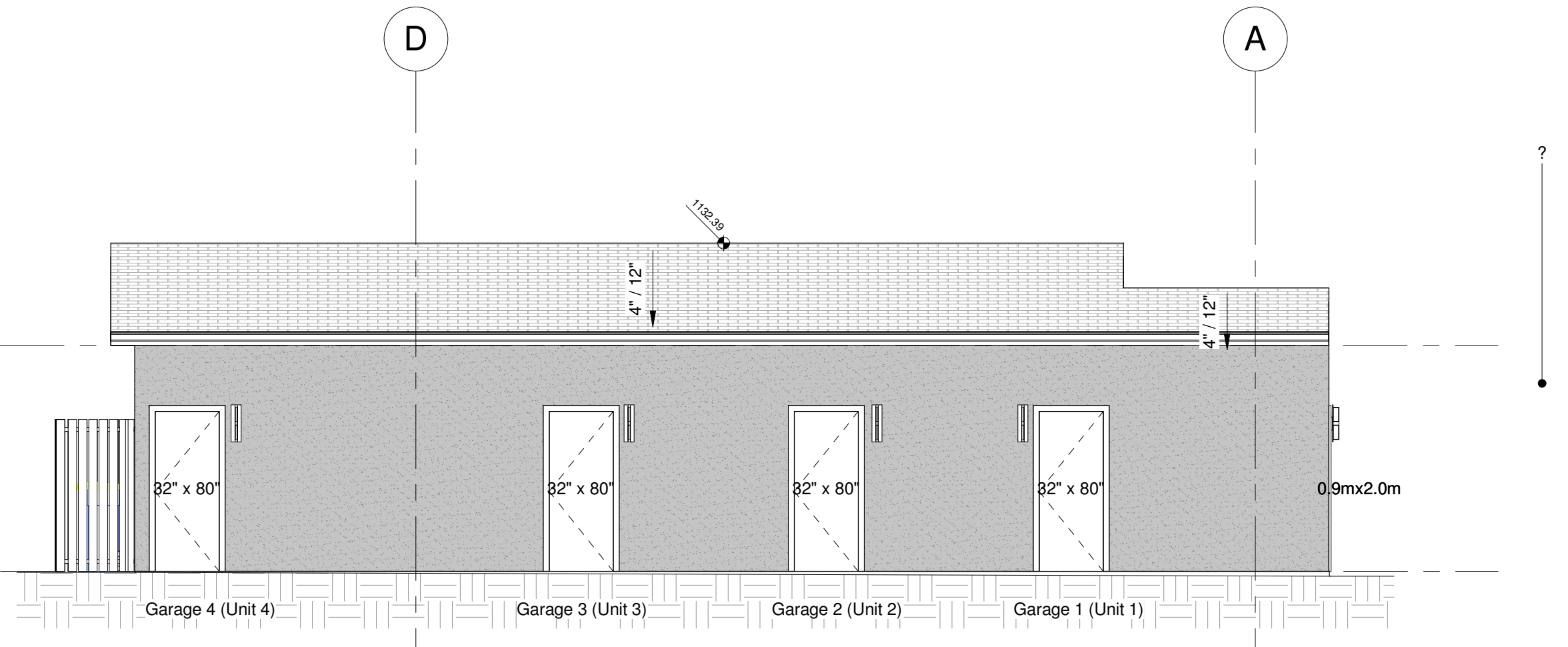
March 8, 2026	2	DR 2	
Jan 26, 2026	1	DR 1	
DATE	No.	REVISION	BY



② West Elevation
3/16" = 1'-0"



③ Garage East Elevation
3/16" = 1'-0"



④ Garage West Elevation
3/16" = 1'-0"

The dwelling units will be solar ready and able to accommodate solar photovoltaic (PV) panels.

PROJECT
4-Unit Rowhouse
20 Gissing Dr SW, Calgary, AB

CLIENT
Owner

PROGRESS	DP
SCALE	3/16" = 1'-0"
DRAWN	Author
CHECKED	Checker
FILE	20250911
DATE	4/22/2026 8:53:11 AM

WEST & EAST
ELEVATIONS
A201

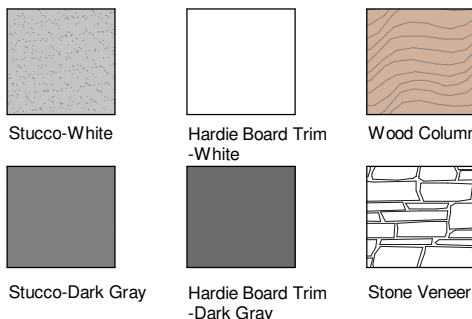


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April 13	3	DR2-2	
Jan 26, 2026	1	DR 1	
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EXTERIOR FINISHING MATERIAL LEGEND



③ South Elevation
3/16" = 1'-0"



② North Elevation
3/16" = 1'-0"

The dwelling units will be solar ready and able to accommodate solar photovoltaic (PV) panels.

PROJECT
4-Unit Rowhouse

20 Gissing Dr SW, Calgary, AB

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SCALE	3/16" = 1'-0"
DRAWN	Author
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SOUTH/NORTH
ELEVATIONS
A202