

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 (%) 59.93
Parcel 624.75 m² (100%)
Residence 272.96 m² /2938.21 ft²
Garage 77.23 m²/831.36 ft²
Bicycle Storage: 7.06 m² /76 ft²

GROSS FLOOR AREA (m2) 598.83
1st Floor 272.96 m² /2938.21 ft²
2nd Floor 295.87 m²/3184.75 ft²
Total Above Grade 541.95 m²
Basement: 272.96 m² /2938.21 ft²

FLOOR AREA RATIO (FAR): 0.91
GFA / Parcel Area:
598.83 m²/ 557.88 m² = 0.83

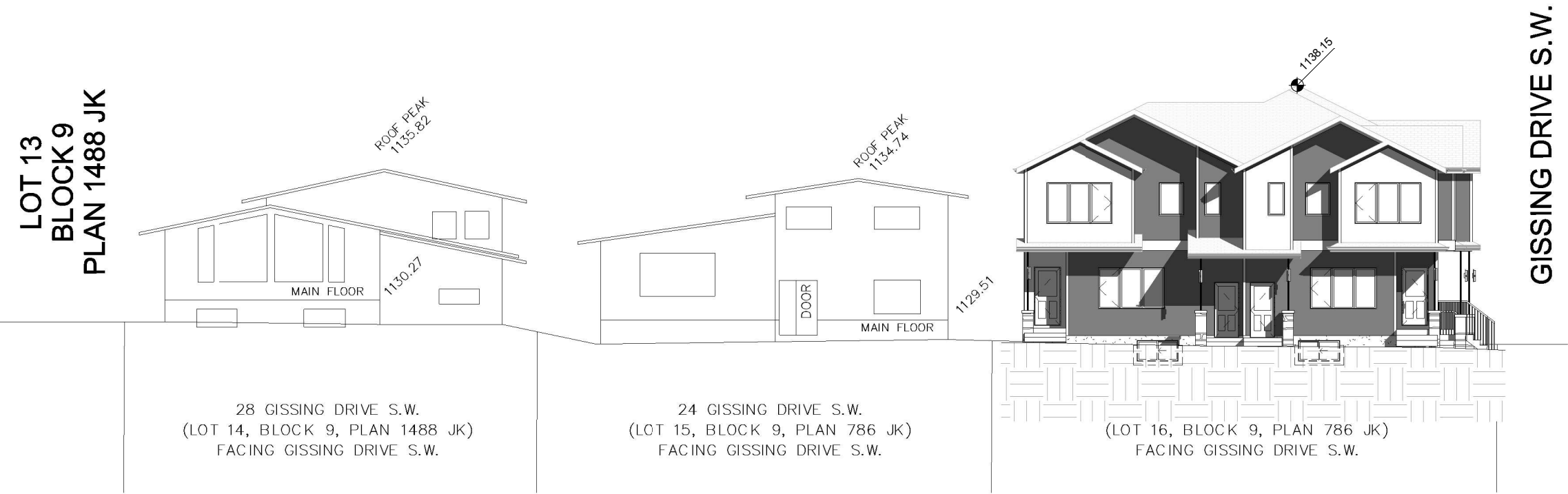
WASTE AND RECYCLING
Capacity: 8 carts x 96 Gallon each = 760 Gallons
Proposed Waste storage distribution:
Black Cart (96G) 3
Blue Cart (96G) 3
Green Cart (96G) 2
Total Carts: 8
Carts to be manually rolled out to pick-up location
on collection day by a private waste management company.

PARKING
On-Site Parking Garage 4
Bike Storage 4

UNIT AREAS		
NAME	SQ.FT	SQ.M.
UNIT 1		
FIRST FLOOR	689.09	64.02
SECOND FLOOR	834.11	77.49
TOTAL AREA	1523.20	141.51
SUITE 1		
BASEMENT	785.78	73.00
UNIT 2		
FIRST FLOOR	651.58	60.53
SECOND FLOOR	814.81	75.70
TOTAL AREA	1466.39	136.23
SUITE 2		
BASEMENT	748.81	69.57
UNIT 3		
FIRST FLOOR	627.85	58.33
SECOND FLOOR	782.08	72.66
TOTAL AREA	1409.93	130.99
SUITE 3		
BASEMENT	716.00	66.52
UNIT 4		
FIRST FLOOR	639.85	59.44
SECOND FLOOR	794.08	73.77
TOTAL AREA	1433.93	133.21
SUITE 4		
BASEMENT	728.00	67.63
BUILDING AREA		
ABOVE GRADE	5833.45	541.95
BELOW GRADE	2978.59	276.72

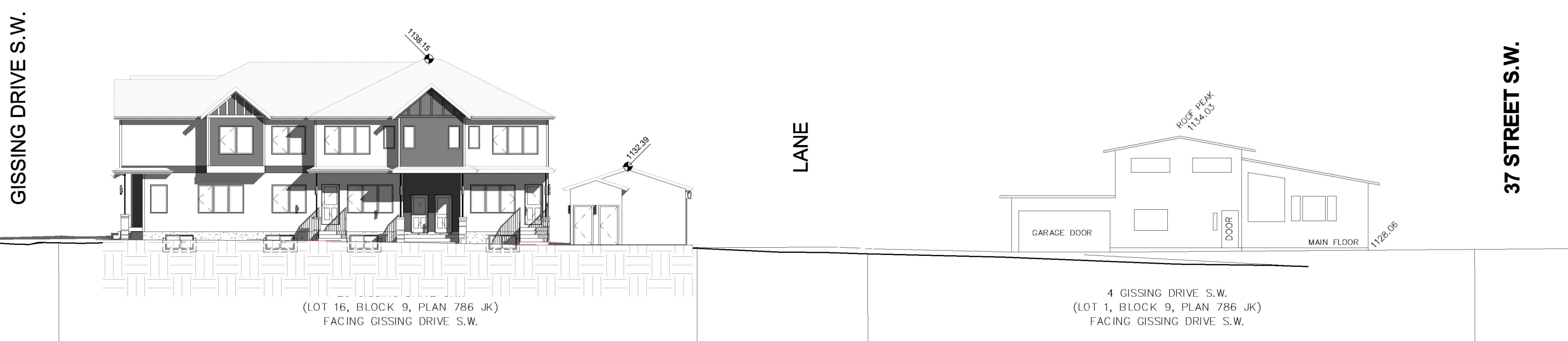
AMENDED DRAWINGS
DP No Date Received
DP2025-06554 FEB 01 2026
THESE DRAWINGS REFER TO THE
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WEST STREETSCAPE

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



SOUTH STREETSCAPE

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

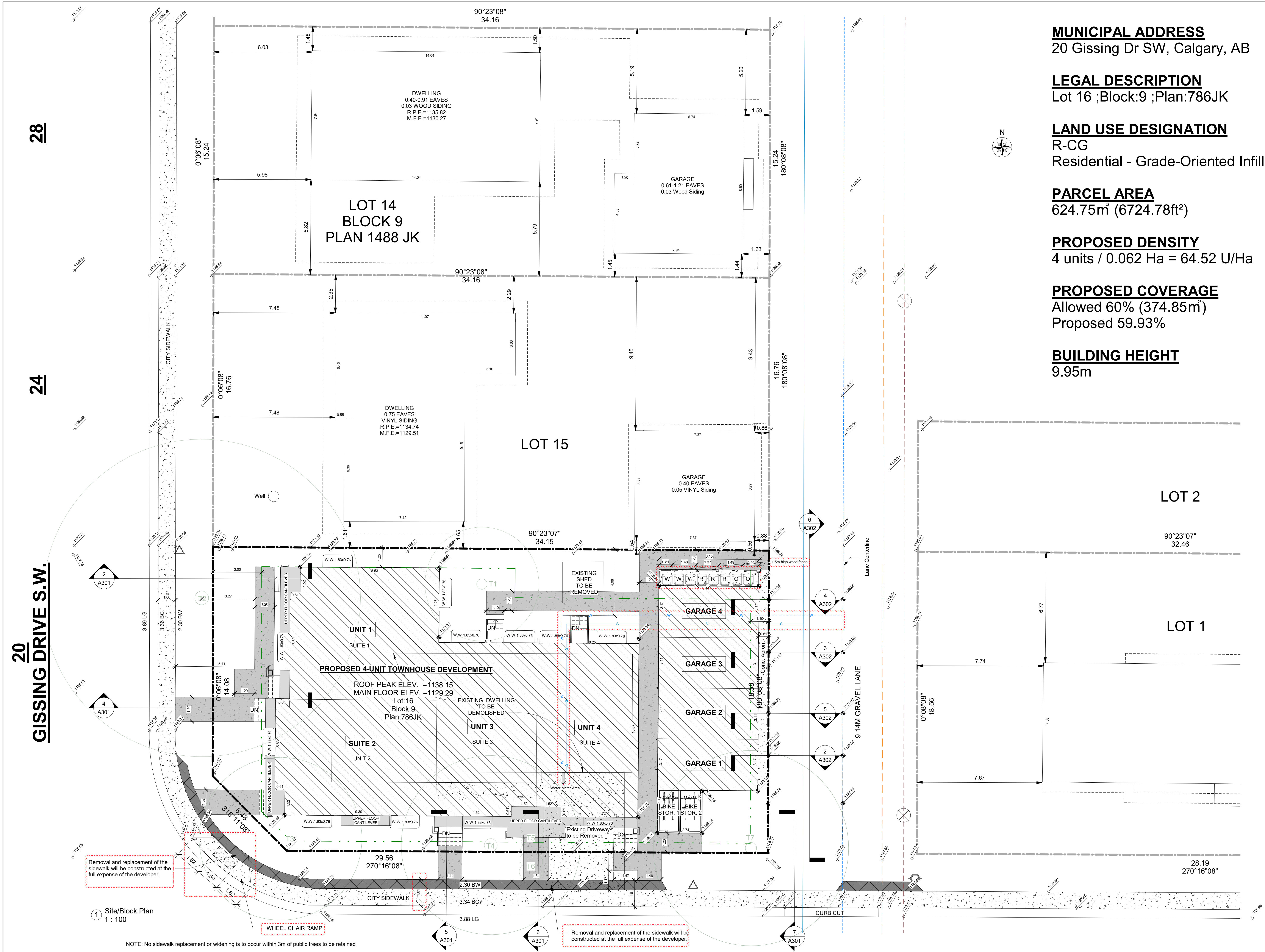
PROJECT
4-Unit Rowhouse
20 Gissing Dr SW, Calgary, AB

CLIENT
Owner

PROGRESS	DP
SCALE	As indicated
DRAWN	ML
CHECKED	TB
FILE	20250911
DATE	2/1/2026 1:18:08 PM

TITLE PAGE

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MUNICIPAL ADDRESS
20 Gissing Dr SW, Calgary, AB

LEGAL DESCRIPTION
Lot 16 ;Block:9 ;Plan:786JK

LAND USE DESIGNATION
R-CG
Residential - Grade-Oriented Infill

PARCEL AREA
624.75m² (6724.78ft²)

PROPOSED DENSITY
4 units / 0.062 Ha = 64.52 U/Ha

PROPOSED COVERAGE
Allowed 60% (374.85m²)
Proposed 59.93%

BUILDING HEIGHT
9.95m

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PROJECT
4-Unit Rowhouse

CLIENT
Owner

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SITE PLAN

A001



1 Landscaping Plan
1 : 100

Municiple Address:
20 Gissing Dr SW, Calgary, AB
Legal Description:
Lot 16 ;Block:9 ;Plan:786JK
Land Use Designation:
R-CG Residential-Grade-Oriented Infill
Parcel Area:
624.75m² (6724.78 ft²)
0.062ha

6 Trees & 18 Shrubs Provided.

PLANTING SCHEDULE

PROPOSED TREE						
#	COMMENTS	CALIPER	CANOPY	HEIGHT	SPECIES	AMOUNT
S	SHRUB	0.15m	0.6m	1m		18
T8	PIN CHERRY	60mm	2m	3m	DECEDIOUS	1
T9	SIBERIAN LARCH	60mm	2m	3m	CONIFEROUS	1
T10	AMUR MAPLE	75mm	2m	3m	DECEDIOUS	1
T11	AMUR MAPLE	60mm	2m	2m	DECEDIOUS	1
T12	SIBERIAN LARCH	60mm	2m	2m	CONIFEROUS	1
T13	SIBERIAN LARCH	60mm	2m	2m	CONIFEROUS	1

EXISTING TREES							
#	SPECIES	TRUNK	CANOPY	HEIGHT	STATUS	LACATION	COMMENTS
T1	DECEDIOUS	0.65	7.00	6.50	REMOVED	1 IN SUBJECT PROPERTY	
T2	DECEDIOUS	0.85	19.50	15.00	RETAIN	1 IN CITY PROPERTY	FRAXINUS PENNSYLVANICA
T3	BUSH		10.00	4.00	REMOVED	1 ON PROPERTY LINE	
T4	DECEDIOUS	0.80	11.00	15.00	REMOVED	1 ON PROPERTY LINE	
T5	BUSH		1.40	1.40	REMOVED	1 IN SUBJECT PROPERTY	
T6	BUSH		1.4	1.40	REMOVED	1 IN CITY PROPERTY	
T7	DECEDIOUS	0.70	12.00	13.00	RETAIN	1 ON PROPERTY LINE	ACER NEGUNDO

1. All soft surface landscaping provided with low water irrigation system.
2. City boulevard between property line and back of walk to be grass.
3. An Urban Forestry (UF) Technician must be onsite to mitigate possible root damage to adjacent Public trees during deep service excavation and walkway installation. Contact Urban Forestry via 311 to make arrangements for onsite meeting. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
4. The dwelling units will be solar ready and able to accommodate solar photovoltaic panels for electricity eneration.
5. Rough in EV chargers in all the garage for future level 2 EVSE installation.
6. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds.



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4-Unit Rowhouse

20 Gissing Dr SW, Calgary, AB

PROJECT

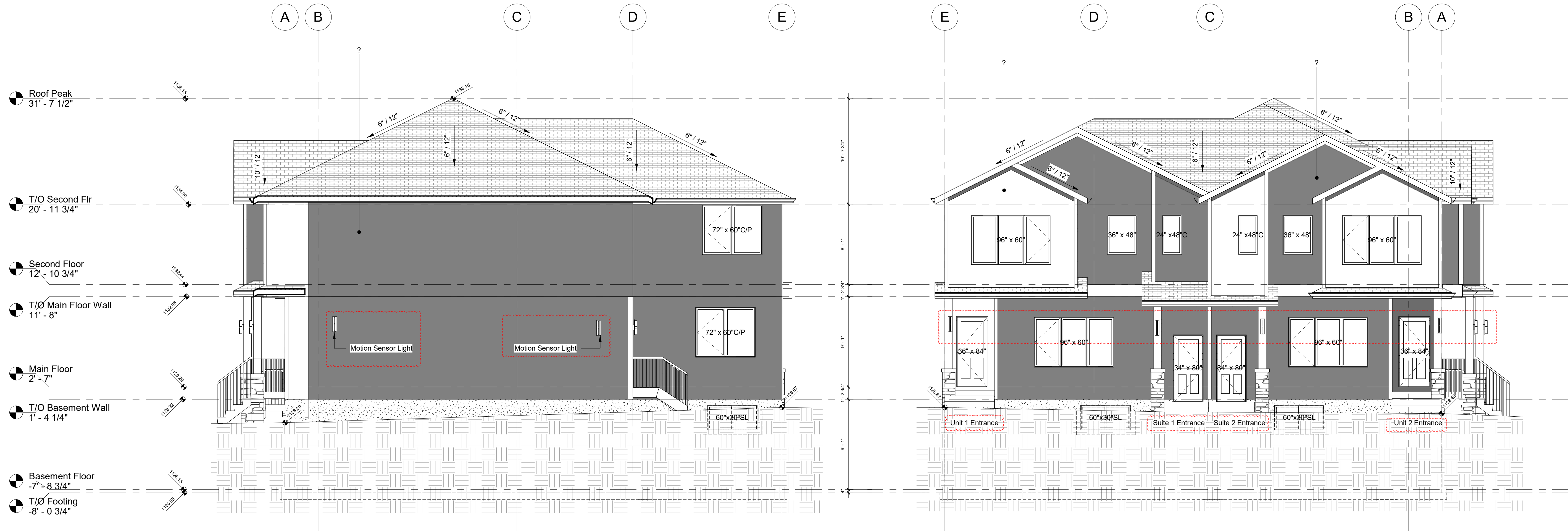
CLIENT
Owner

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LANDSCAPING PLAN
A002

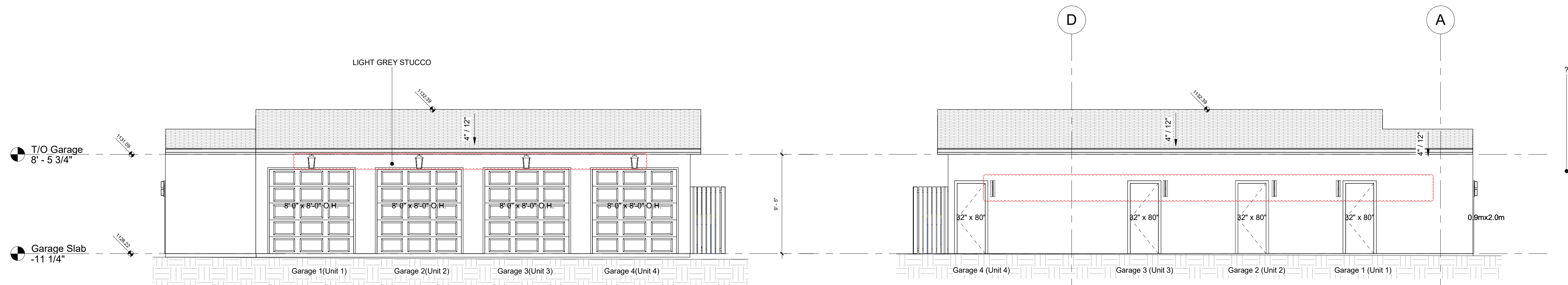
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① East Elevation
3/16" = 1'-0"

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
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WEST & EAST
ELEVATIONS
A201

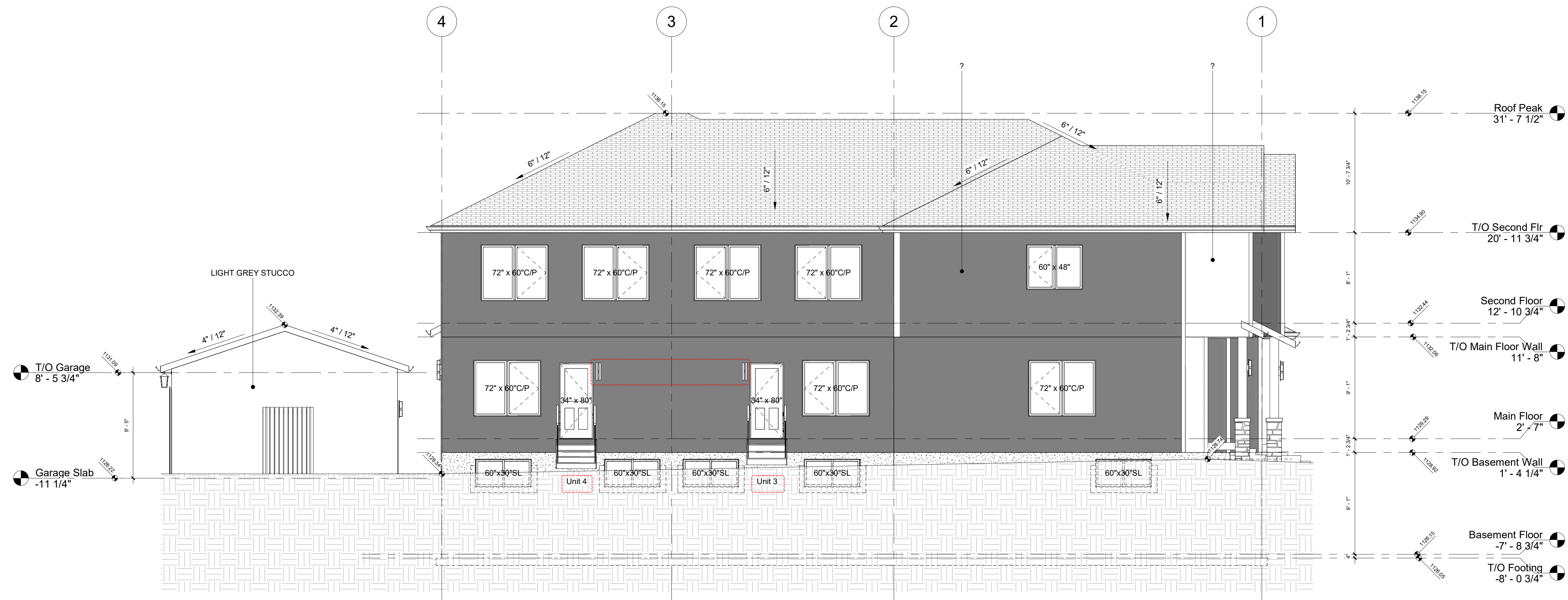


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① South Elevation
3/16" = 1'-0"



② North Elevation
3/16" = 1'-0"

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

4-Unit Rowhouse

PROJECT

20 Gissing Dr SW, Calgary, AB

CLIENT
Owner

PROGRESS		DP	
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SOUTH/NORTH
ELEVATIONS
A202

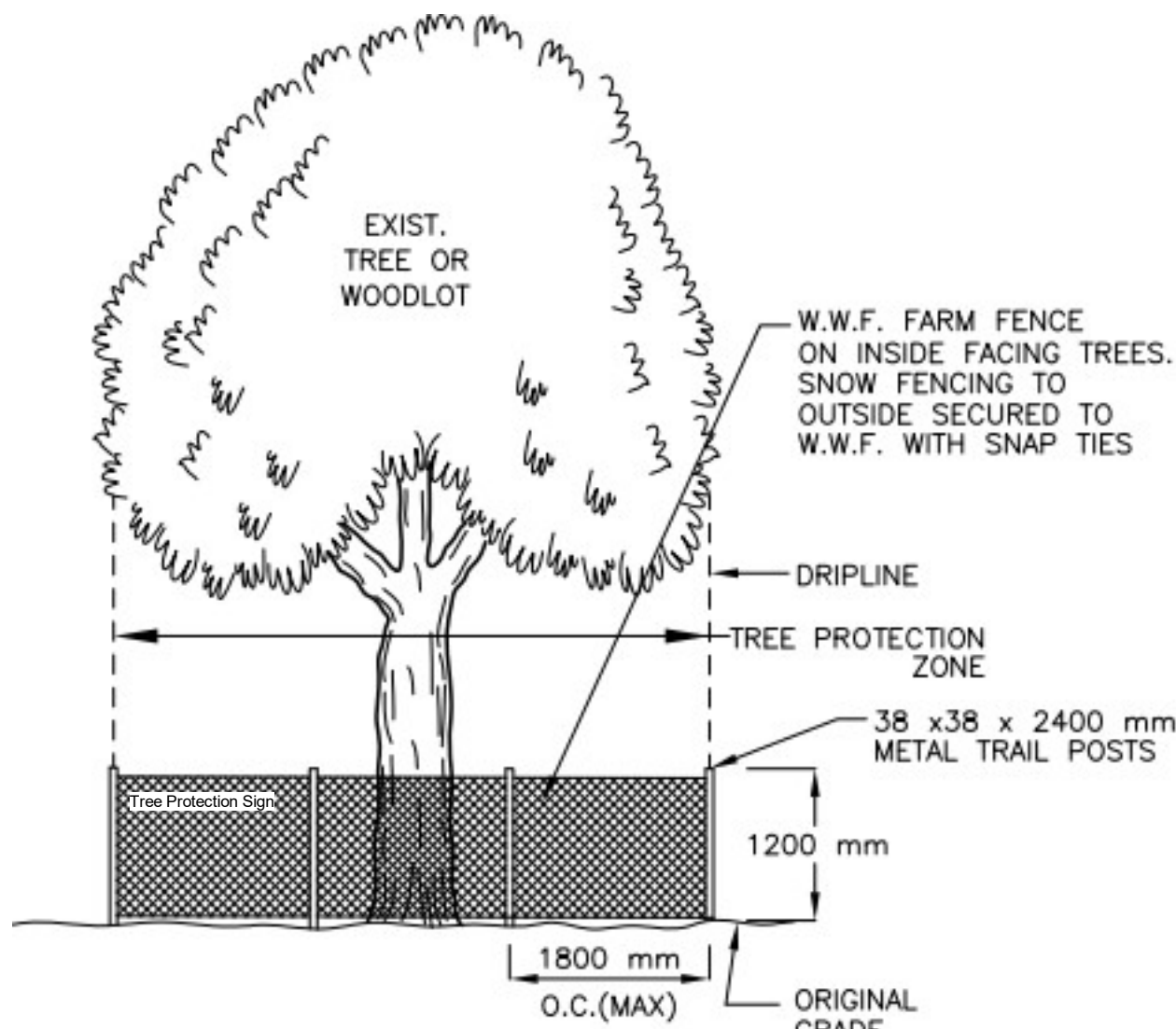
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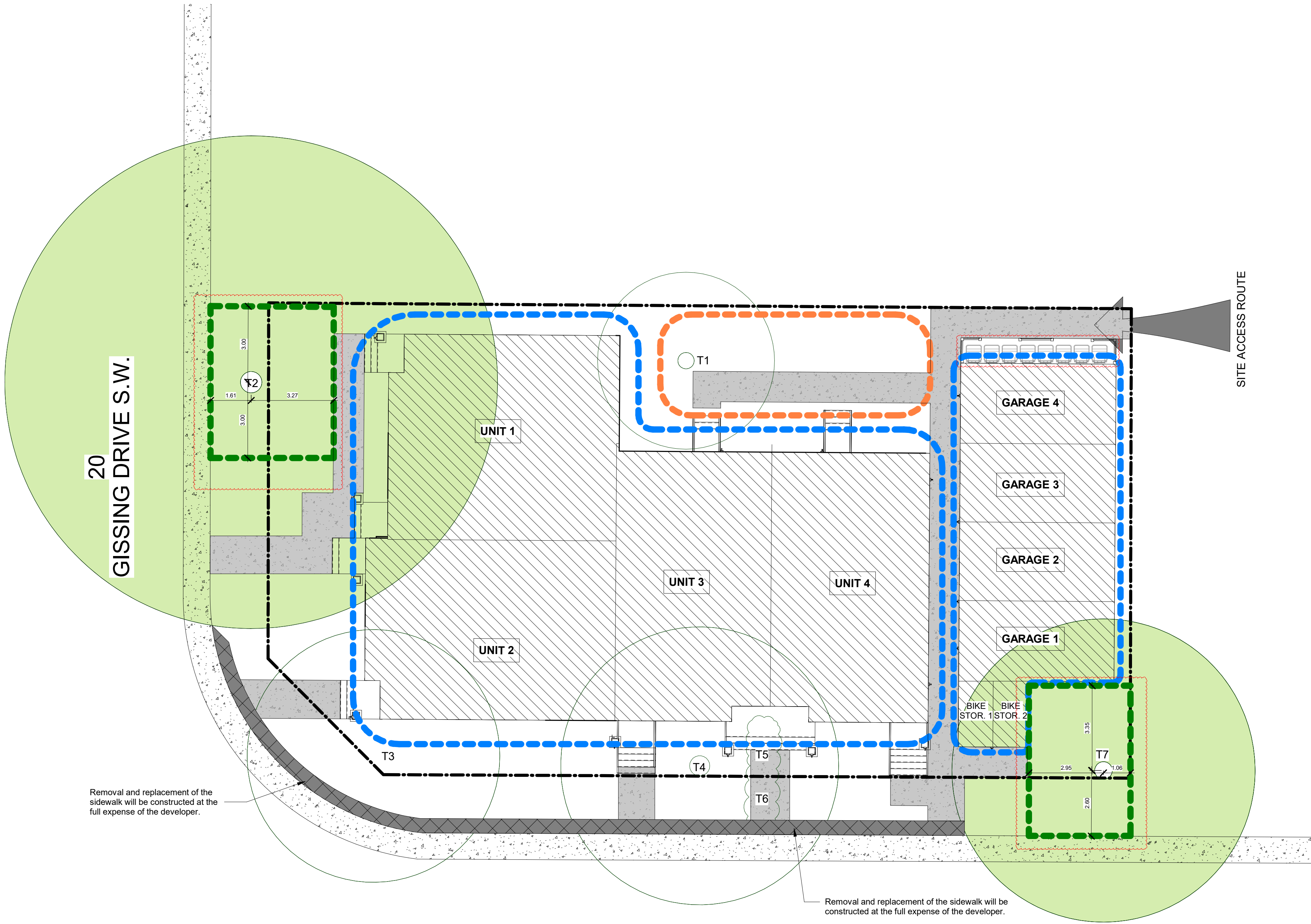


TREE PROTECTION FENCING
-REQUIRED FOR ALL TREES.

LEGEND

- TREES TO BE PROTECTED
- TREES PROTECTION BARRIER
- CONSTRUCTION MATERIOR STORAGE AREA
- LIMIT OF LAND DISTERBANCE
- SITE ACCESS ROUTE

EXISTING PUBLIC TREES								
#	SPECIES	CALIPER	CANOPY	HEIGHT	STATUS		LOCATION	COMMENTS
T2	DECEDIOUS	0.85	19.5m	15.0m	RETAINED	1	IN CITY PROPERTY	FRAXINUS PENNSYLVANICA
T7	DECEDIOUS	0.70	12.0m	13.0m	RETAINED	1	ON PROPERTY LINE	ACER NEGUNDO



1 Tree Protection Plan
1 : 100

PROJECT

4-Unit Rowhouse

20 Gissing Dr SW, Calgary, AB

CLIENT

Owner

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TREE PROTECTION PLAN

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