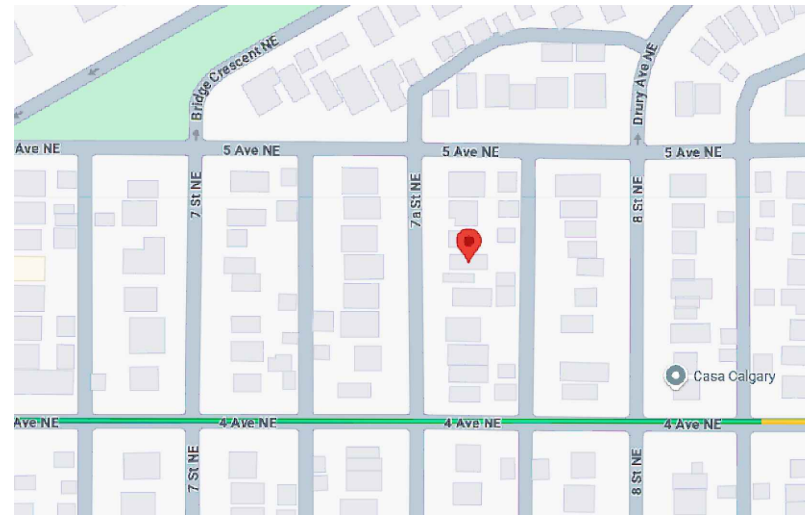


**Bridgeland Village**  
**518 7A ST. NE**  
**Single House w/ Basement Suite, Backyard Suite**

Issued for Development Permit DP- 2024- 08899 Review (2026-02)



Vincity

**PROJECT DATA**

PROJECT TYPE: SINGLE HOUSE W/ BASEMENT SUITE, BACKYARD SUITE  
 ZONING: R-CG  
 MUNICIPAL ADDRESS: 518 7A ST NE CALGARY, AB  
 LEGAL ADDRESS: LOT 12; BLOCK 117; PLAN 4647V  
 COMMUNITY: BRIDGELAND / RIVERSIDE

**DENSITY**

MAXIMUM DENSITY = 75 UNITS PER HECTARE  
 TOTAL PROPOSED 1 UNIT

**PARCEL COVERAGE**

AREA OF SITE PARCEL: 408.77 m<sup>2</sup> (4400.86 ft<sup>2</sup>)  
 PARCEL COVERAGE ALLOWED: 45.0% : 189.95m<sup>2</sup> (1980.39 ft<sup>2</sup>)  
 BUILDING FOOTPRINT: 1918.06 ft<sup>2</sup> (PROPOSED DWELLING)  
 = 660.50 ft<sup>2</sup> (GARAGE w/ SUITE ABOVE)  
 = 1978.56 ft<sup>2</sup>  
 TOTAL COVERAGE: 1978.56 ft<sup>2</sup> / 4400.86 ft<sup>2</sup> = 44.96%

**R-CG BYLAW REGULATIONS**

**SETBACK**

BUILDING FRONT SETBACK: 3.0 m  
 BUILDING SIDE SETBACK: 1.2 m  
 DISTANCE BETWEEN BUILDING & GARAGE: 5.0 m  
 GARAGE SIDE SETBACK: 0.6 m  
 GARAGE REAR SETBACK: 1.2 m  
 BACKYARD SUITE SIDE SETBACK: 1.2 m  
 BACKYARD SUITE REAR SETBACK: 1.5 m

**PARKING**

MOTOR VEHICLE PARKING STALLS  
 PROPOSED:  
 1 FOR DWELLING. 1 FOR BACKYARD SUITE 2 STALLS

**BUILDING HEIGHT**

MAXIMUM: 11.0 m  
 PROPOSED: 10.43 m

**BACK YARD SUITE HEIGHT**

MAXIMUM: 7.5 m  
 PROPOSED: 7.45 m

**LANDSCAPING**

REQUIRED: 50.0% OF THE LANDSCAPED AREA MUST BE COVERED WITH SOFT SURFACE LANDSCAPING  
 TOTAL LANDSCAPED AREA: 225.04 m<sup>2</sup> (2422.30 ft<sup>2</sup>)  
 HARD SURFACE LANDSCAPING: 112.00 m<sup>2</sup>  
 SOFT SURFACE LANDSCAPING: 113.04 m<sup>2</sup>  
 SOFT SURFACE LANDSCAPING %: 113.04 m<sup>2</sup> / 225.04 m<sup>2</sup> = 50.23%

**PLANTING**

REQUIRED: 1.0 TREE AND 2.0 SHRUBS FOR EACH 45.0 m<sup>2</sup>  
 PROPOSED: 113.04 m<sup>2</sup> / 45.0 m<sup>2</sup> = 2.5  
 (1.0 TREE AND 2.0 SHRUBS) X 3  
 = 3.0 TREES AND 6.0 SHRUBS



**DRAWING LIST**

- A-001 TITLE SHEET AND INFORMATION
- A-002 SITE PLAN
- A-003 LANDSCAPE PLAN
- A-004 STREET SCAPE
- A-101 BASEMENT PLAN
- A-102 MAIN FLOOR PLAN
- A-103 SECOND FLOOR PLAN
- A-104 ROOF PLAN
- A-105 ELEVATION A & B
- A-106 ELEVATION C & D
- A-107 SECTIONS
- A-201 BACKYARD SUITE PLAN
- A-202 BACKYARD SUITE ELEVATION F & H
- A-203 BACKYARD SUITE ELEVATION E & G
- A-204 BACKYARD SUITE SECTIONS

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| PERMIT NUMBERS:      |  |
| DATE No. REVISION BY |  |

SEALS

CLIENT  
 Home Owner

PROJECT  
 Single House w/ Basement & Backyard Suite  
 518 7A st NE Calgary

|            |                |
|------------|----------------|
| SCALE      | FILE           |
| 3/32" - 1' | Project Number |
| DATE       | 2026-02-24     |
| DRAWN      | CHECKED        |
| Author     | Checker        |

DRAWING  
 Title Sheet & Information  
 DWG No  
**DP A - 001**

7A Street N.E.

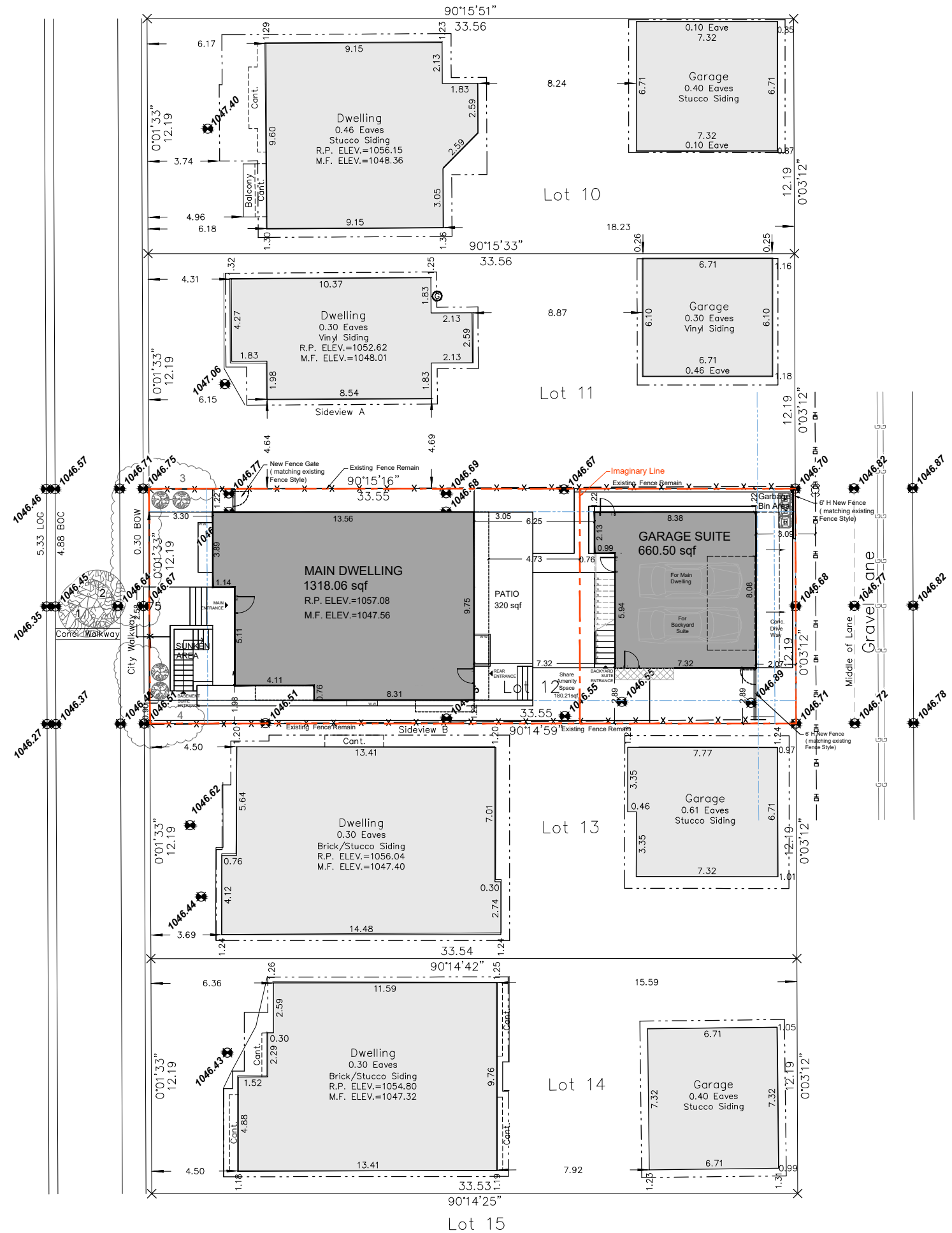
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#518

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#512



**Proposed Project:**  
**518 7A ST. NE**  
**Single House w/ Basement Suite, Backyard Suite**  
**Issued for DP- 2024- 08899 Review (2026-02)**

**LEGEND:**

- Acc. – Accessory
  - A/C – Air Conditioner
  - Bldg – Building
  - BOC – Back of Curb
  - BOW – Back of Walk
  - Calc. – Calculated
  - Cant. – Cantilever
  - Conc. – Concrete
  - C.S. – Countersunk
  - DH – Drill Hole
  - Enc. – Encroaches
  - ELEV. – Elevation
  - Fd. – Found
  - I. – Iron Post
  - M.A. – Maintenance Access
  - M.F. – Main Floor
  - Mk. – Mark
  - O.D. – Overland Drainage
  - Ret. – Retaining
  - R.P. – Roof Peak
  - R/W – Right of Way
  - W/O – Walkout Basement
  - W.W. – Window Well
- Calculation points shown thus: X  
 Elevations shown thus: 1000.00  
 Found Iron Posts shown thus:   
 Fire Hydrants shown thus:   
 Lamp Standards shown thus:   
 Manholes shown thus:   
 Power Poles shown thus:   
 Street Signs shown thus:   
 Electrical Meter shown thus:   
 Gas Meter shown thus:   
 Right of Ways shown thus:   
 Eaves shown thus:   
 Fences shown thus:   
 Overhead Electrical Lines shown thus:   
 Gasline shown thus:   
 Sanitaryline shown thus:   
 Stormline shown thus:   
 Waterline are shown thus:   
 Project Property Lines shown thus:   
 Building Setback shown thus:   
 Accessory Setback shown thus:   
 Existing shown thus:   
 Proposed shown thus:   
 Cantilever shown thus:

**NOTES:**

Elevations are shown thus: 1000.00 = 1000.00 metres. (Geodetic)  
 Elevations are geodetic and derived from ASCM: 30098 ELEV.: 1046.48  
 All dimensions are ground in metres and decimals thereof unless otherwise shown.  
 All distances on curves are arc distances.  
 Bearings are grid (3TM, CM114°) and derived from GNSS Observations.  
 All fences are within 0.2 metres of the property lines unless otherwise shown.  
 All eaves are measured to fascia unless otherwise shown.  
 Unless noted otherwise, lines outside of property are not to scale.  
 Proposed Elevations are shown thus: 1000.00 = 1000.00 metres. (Geodetic)

PARCEL AREA: 408.85 m<sup>2</sup>  
 MAIN FLOOR AREA: 122.46 m<sup>2</sup>  
 SECOND FLOOR AREA: 134.41 m<sup>2</sup>  
 GROSS FLOOR AREA: 122.46 m<sup>2</sup> + 134.41 m<sup>2</sup> = 256.87 m<sup>2</sup>

BUILDING FOOTPRINT: 122.45 m<sup>2</sup> (PROPOSED SINGLE HOUSE)  
 + 61.36 m<sup>2</sup> (BACKYARD SUITE)  
 = 183.81 m<sup>2</sup>  
 TOTAL COVERAGE: 183.81 m<sup>2</sup> / 408.85 m<sup>2</sup> = 44.96%

See A-03 Landscape Plan for Existing Trees and Amenity Space Details.

**Site Plan**

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**Client:**  
 Home owner

**Municipal Address**  
 518  
 7A ST NE  
 Calgary, AB

**Legal Description**  
 Lot 12  
 Block 117  
 Plan 4647V

**Issue:**  
 Development Permit

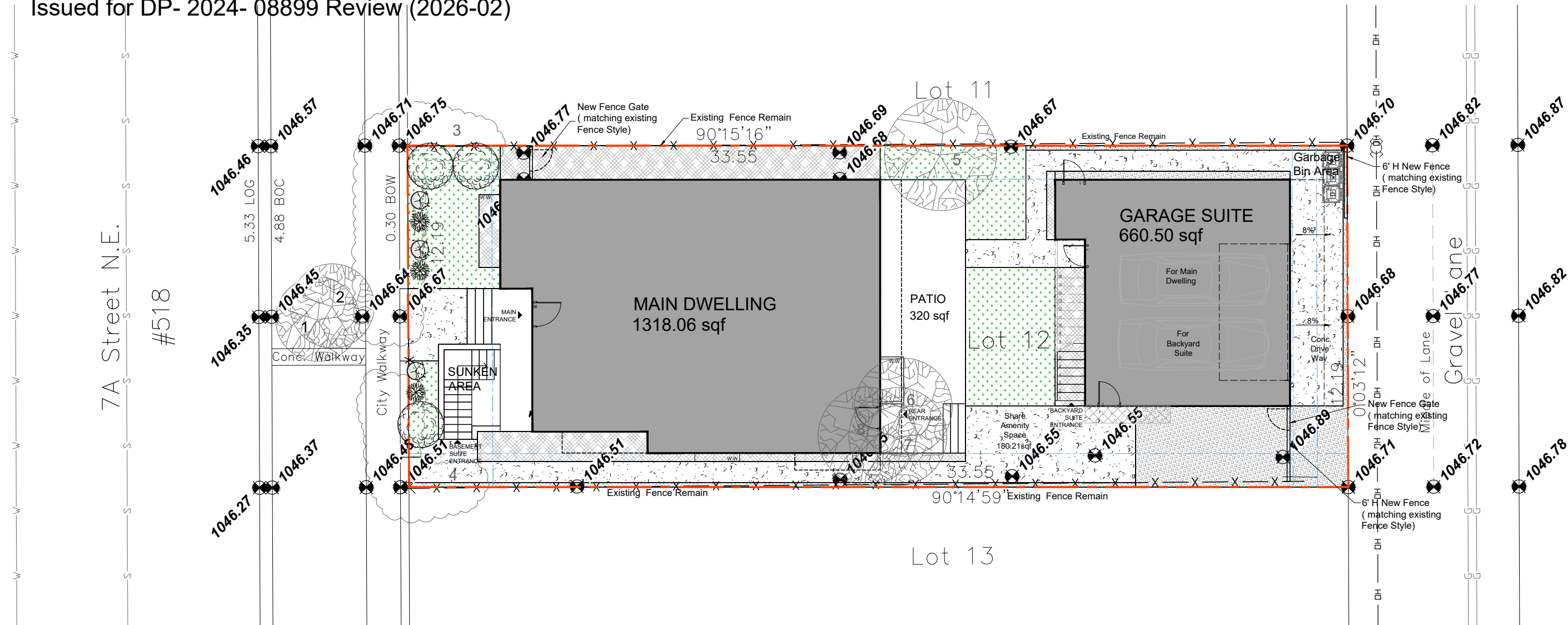
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| Revision | Date | By |
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Scale: 1:250  
 Date: Feb 24 2026

DPA - 002

Proposed Project:  
 518 7A ST. NE  
 Single House w/ Basement Suite, Backyard Suite  
 Issued for DP- 2024- 08899 Review (2026-02)



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 Home owner  
**Municipal Address**  
 518  
 7A ST NE  
 Calgary, AB

**Legal Description**  
 Lot 12  
 Block 117  
 Plan 4647V

**Issue:**  
 Development Permit

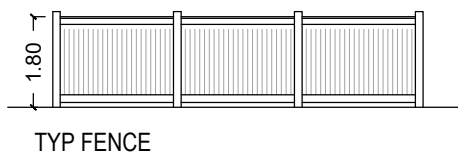
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 Landscape Plan

| Revision | Date | By |
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**Scale:** 1:150  
**Date:** Feb 24 2026

**DPA - 003**

| TREE | TYPE       | Ø    | SPREAD | HEIGHT | STATUS        |
|------|------------|------|--------|--------|---------------|
| 1    | DECIDUOUS  | 0.10 | 3.00   | 4.00   | TO REMAIN     |
| 2    | DECIDUOUS  | 0.10 | 3.00   | 4.00   | TO REMAIN     |
| 3    | BUSH       | ---  | 2.00   | 3.00   | TO BE REMOVED |
| 4    | BUSH       | ---  | 2.00   | 3.00   | TO BE REMOVED |
| 5    | DECIDUOUS  | 0.10 | 4.00   | 4.50   | TO BE REMOVED |
| 6    | DECIDUOUS  | 0.20 | 3.50   | 4.00   | TO BE REMOVED |
| 7    | CONIFEROUS | 0.20 | 3.50   | 4.00   | TO BE REMOVED |
| 8    | CONIFEROUS | 0.20 | 3.50   | 4.00   | TO BE REMOVED |



**PLANTING REQUIREMENT**  
 3.0 TREES AND 6.0 SHRUBS

|        | BOTANICAL NAME           | COMMON NAME     | CALIPER (m) | HEIGHT (m) | QUANTITY | LEGEND |
|--------|--------------------------|-----------------|-------------|------------|----------|--------|
| TYPE 1 | POPULUS TREMULA 'ERECTA' | SWEDISH ASPEN   | 0.06        | -          | 3        |        |
| TYPE 2 | CRATAEGUS SPP.           | HAWTHORN        | -           | 0.6        | 3        |        |
| TYPE 3 | AMELANCHIER ALNIFOLIA    | SASKATOON BERRY | -           | 0.6        | 3        |        |

|                                       | SQ Feet | SQ meter |        |
|---------------------------------------|---------|----------|--------|
| Parcel Area                           | 4400.86 | 408.85   |        |
| house                                 | 1318.06 |          |        |
| garage                                | 660.50  |          |        |
| Building                              | 1978.56 | 183.81   | 44.96% |
| Total Landscape Area                  | 2422.30 | 225.04   |        |
| Soft Landscape                        | 1216.72 | 113.04   | 50.23% |
| Grass                                 | 485.83  |          |        |
| Mulsh                                 | 410.89  |          |        |
| WW                                    |         |          |        |
| Wood Deck with Mulsh below            | 320.00  |          |        |
| Hard Landscape                        | 1205.58 |          | 49.77% |
| Gravel (Hard)                         | 296.92  |          |        |
| Sidewalk & Driveway ( incl Bin Space) | 742.15  |          |        |
| Front Stair & Sunken Space            | 166.51  |          |        |

- Concrete (Hard Surfaced Landscaping)
- Gravel (Hard Surfaced Landscaping)
- Mulch (Soft Surfaced Landscaping)
- Grass (Soft Surfaced Landscaping)

**Landscape Plan**





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 Calgary, AB

**Legal Description**  
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 Plan 4647V

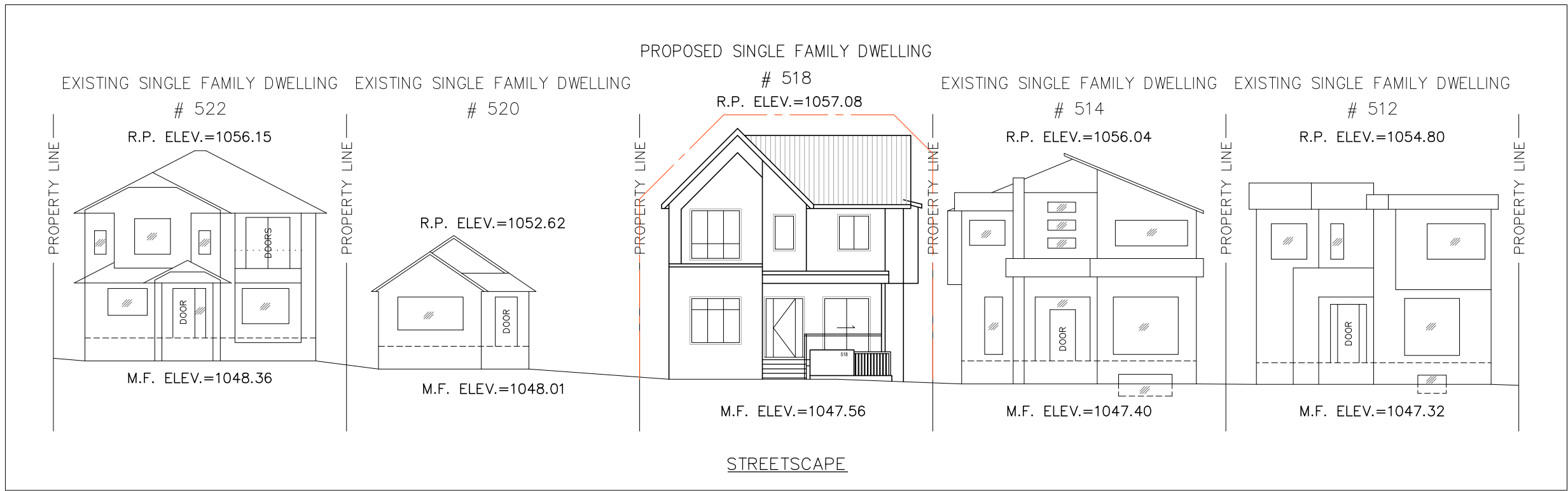
**Issue:**  
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**Drawing Title**  
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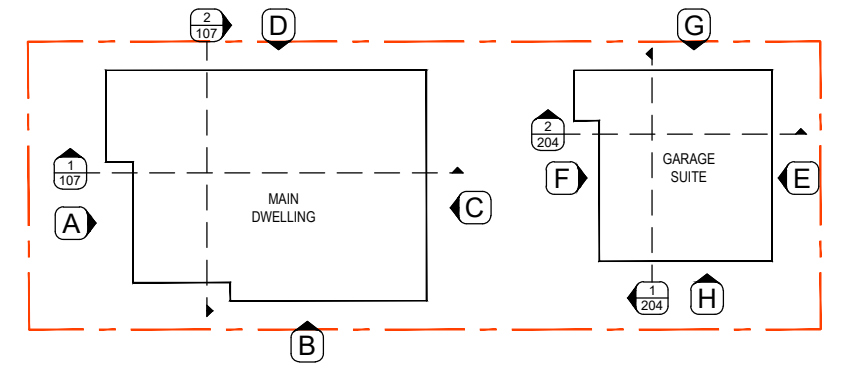
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**Date:** Feb 24 2026

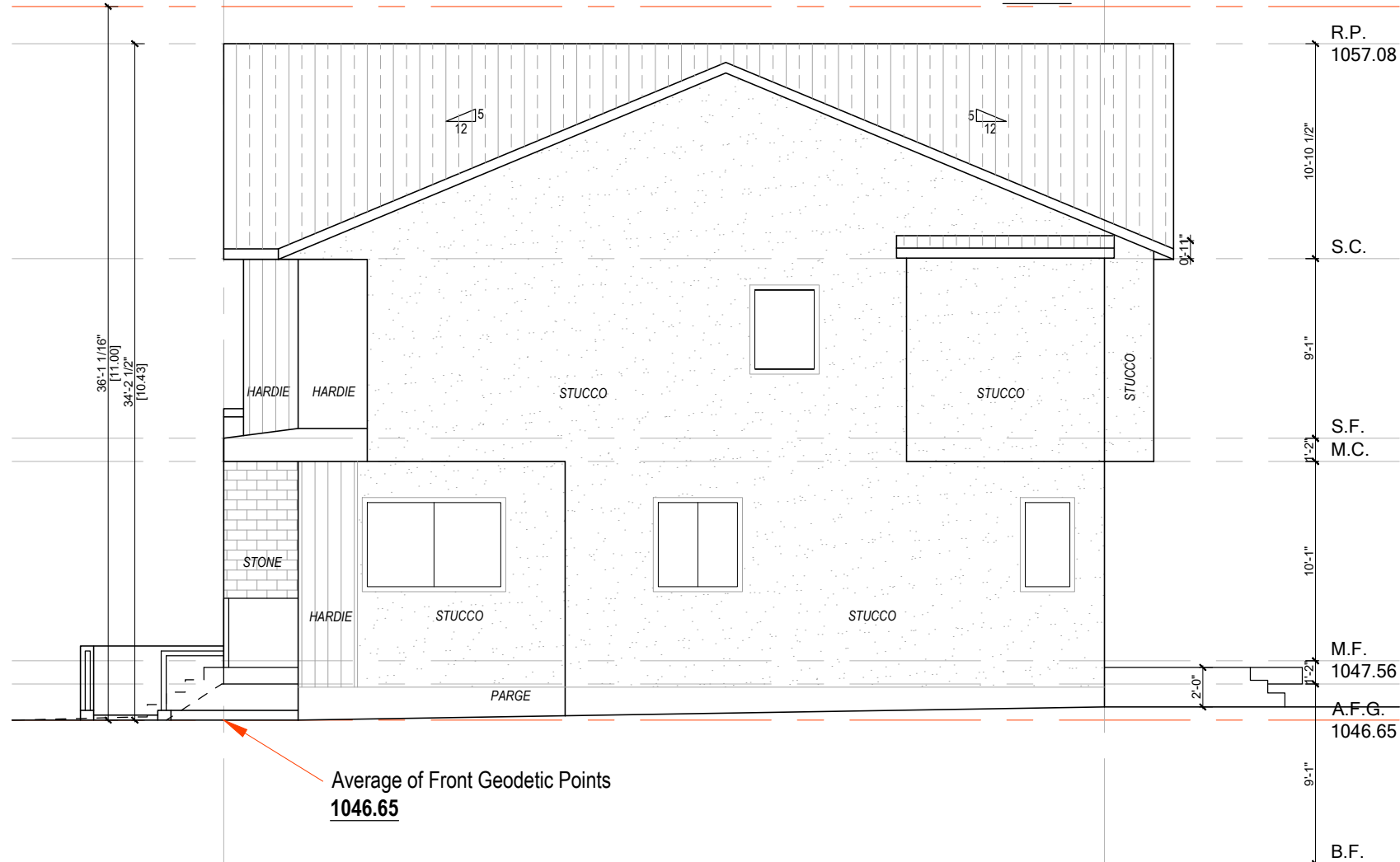
**DPA - 004**



Proposed Project:  
 518 7A ST. NE  
 Single House w/ Basement Suite, Backyard Suite  
 Issued for DP- 2024- 08899 Review (2026-02)

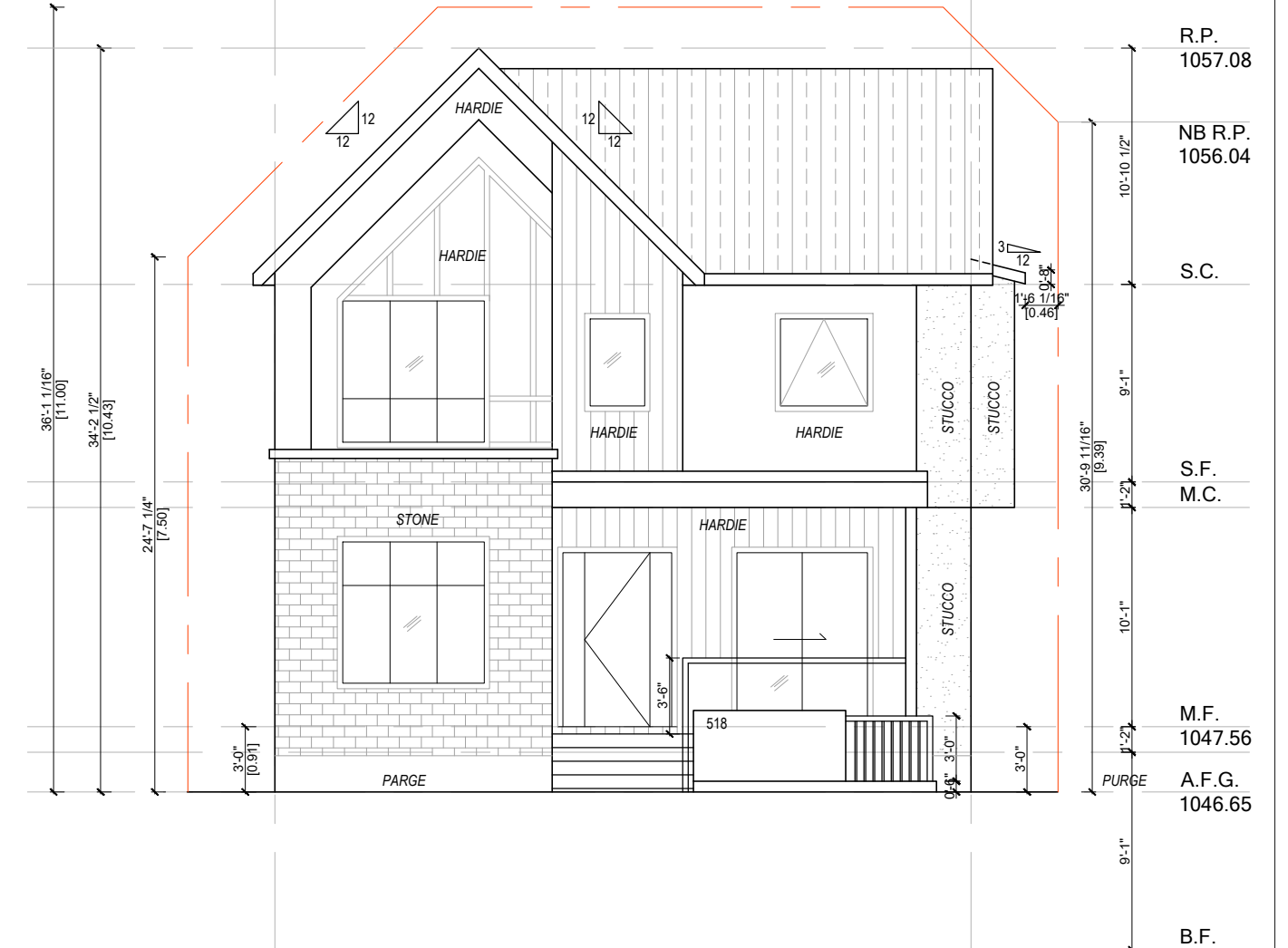


MAXIMUM BUILDING HEIGHT 11.0 M FROM AVERAGE OF FRONT GEODETIC POINTS 1046.65



Average of Front Geodetic Points  
 1046.65

Elevation B



Elevation A

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 403-585-0188

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SEALS

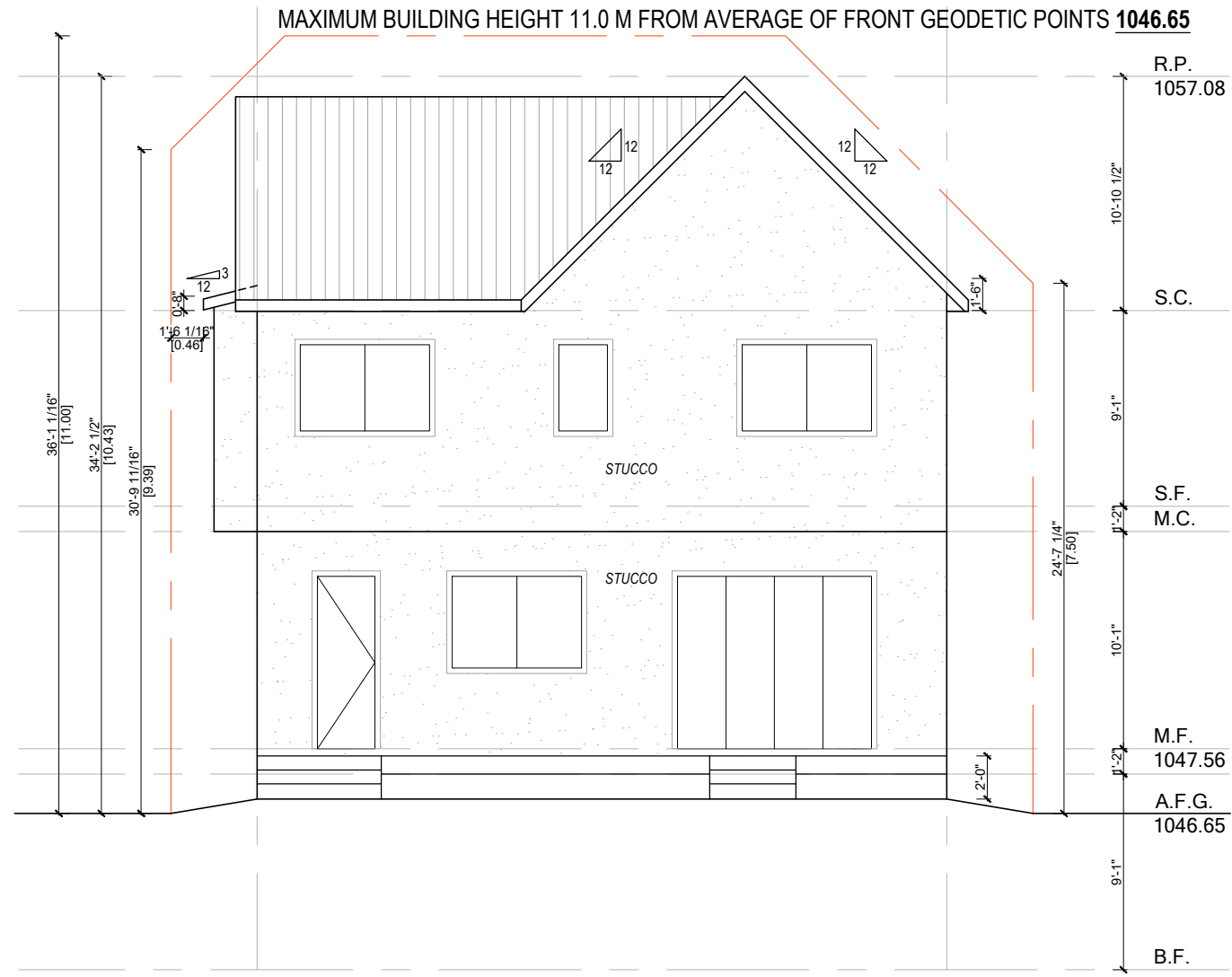
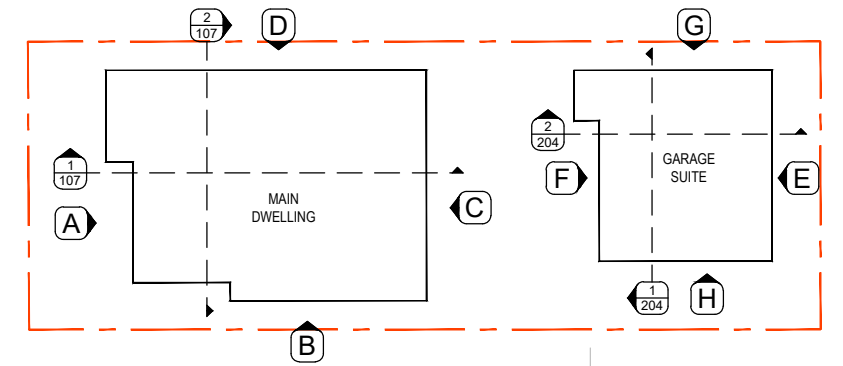
CLIENT  
 Owner

PROJECT  
 Single House w/ Basement & Backyard Suite  
 518 7A st NE Calgary

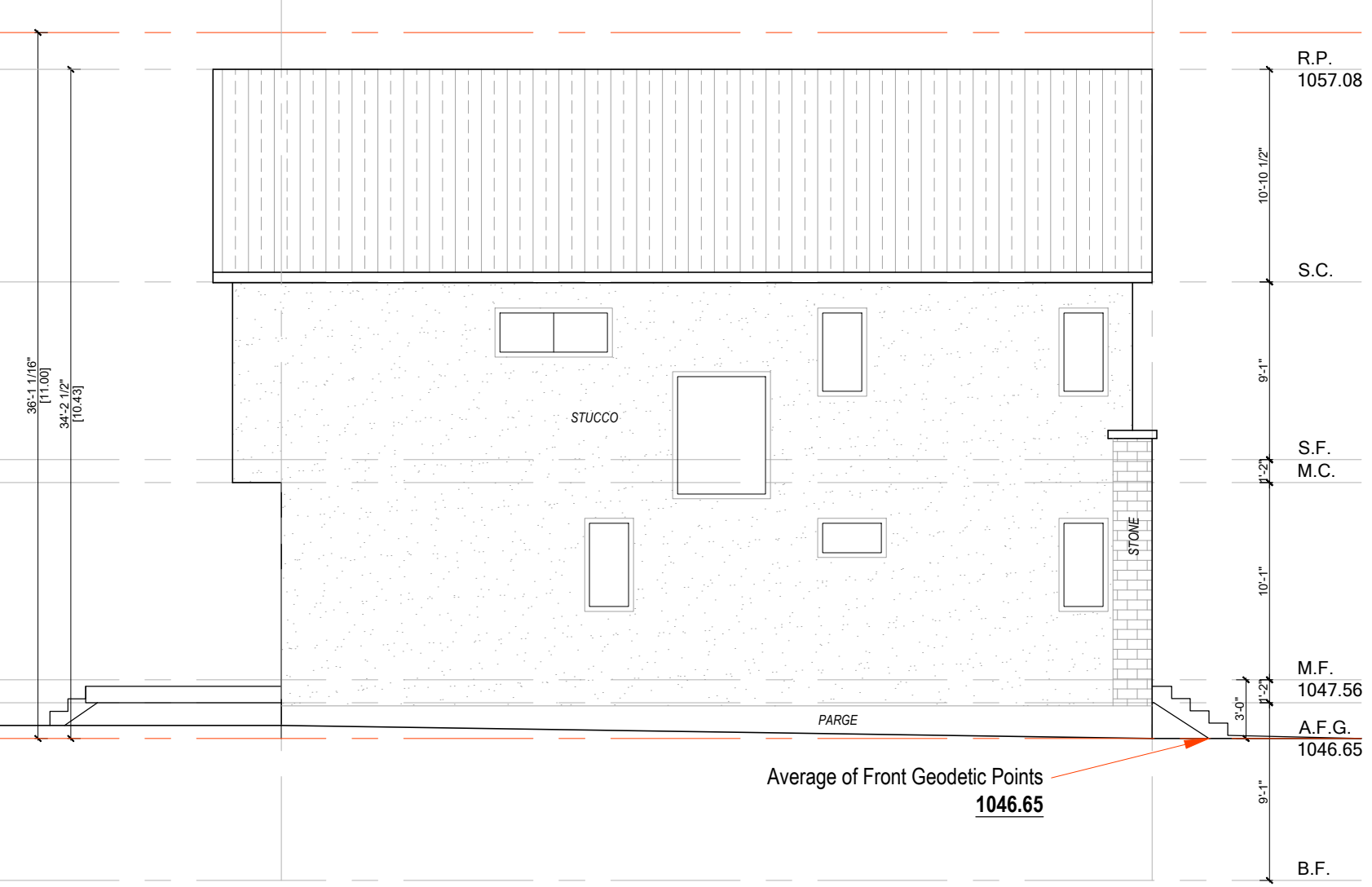
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| 1/8" - 1' | Project Number |
| DATE      | 2026-02-24     |
| DRAWN     | CHECKED        |
| Author    | Checker        |

DRAWING  
 Elevation A & B  
 DWG No  
**DPA - 105**

Proposed Project:  
 518 7A ST. NE  
 Single House w/ Basement Suite, Backyard Suite  
 Issued for DP- 2024- 08899 Review (2026-02)



Elevation C



Elevation D

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**DATE No. REVISION BY**

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**SEALS**

**CLIENT**

Owner

**PROJECT**

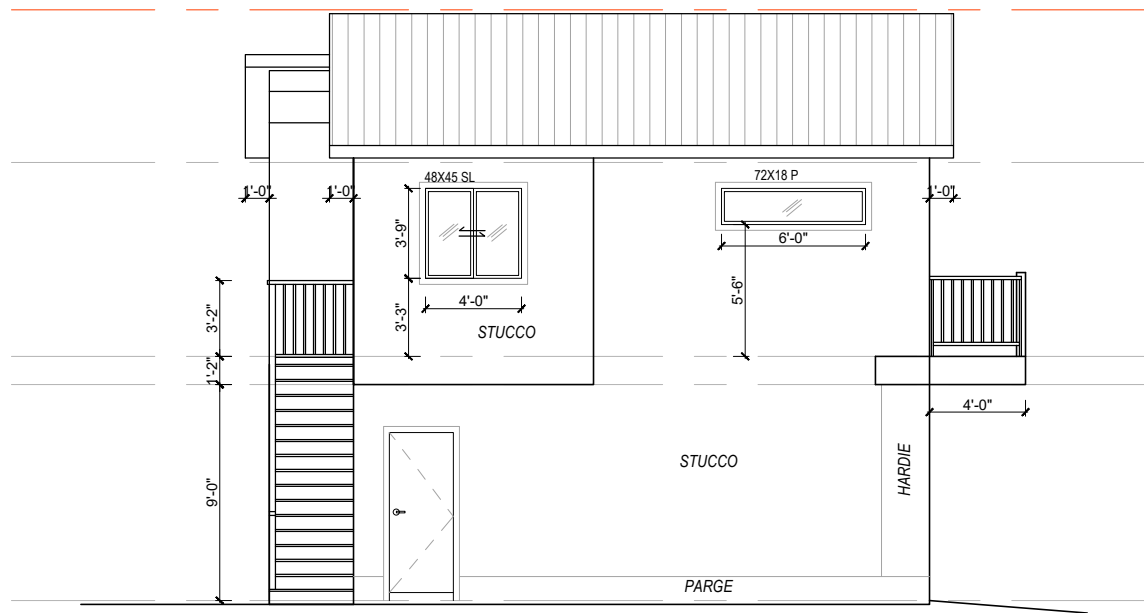
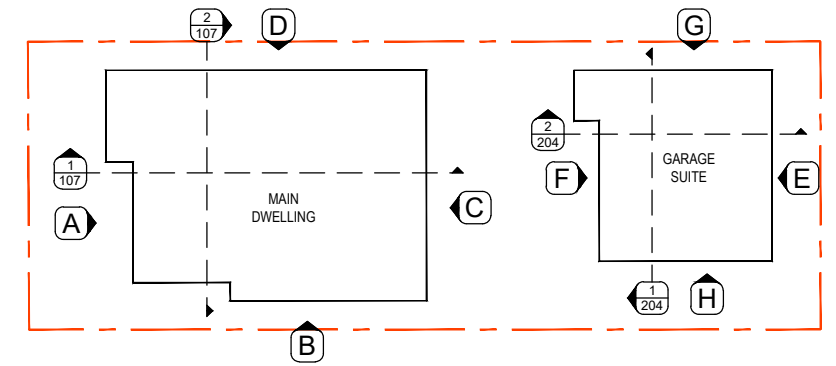
Single House w/ Basement & Backyard Suite  
 518 7A st NE Calgary

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| 1/8" - 1'    | Project Number |
| <b>DATE</b>  | 2026-02-24     |
| <b>DRAWN</b> | CHECKED        |
| Author       | Checker        |

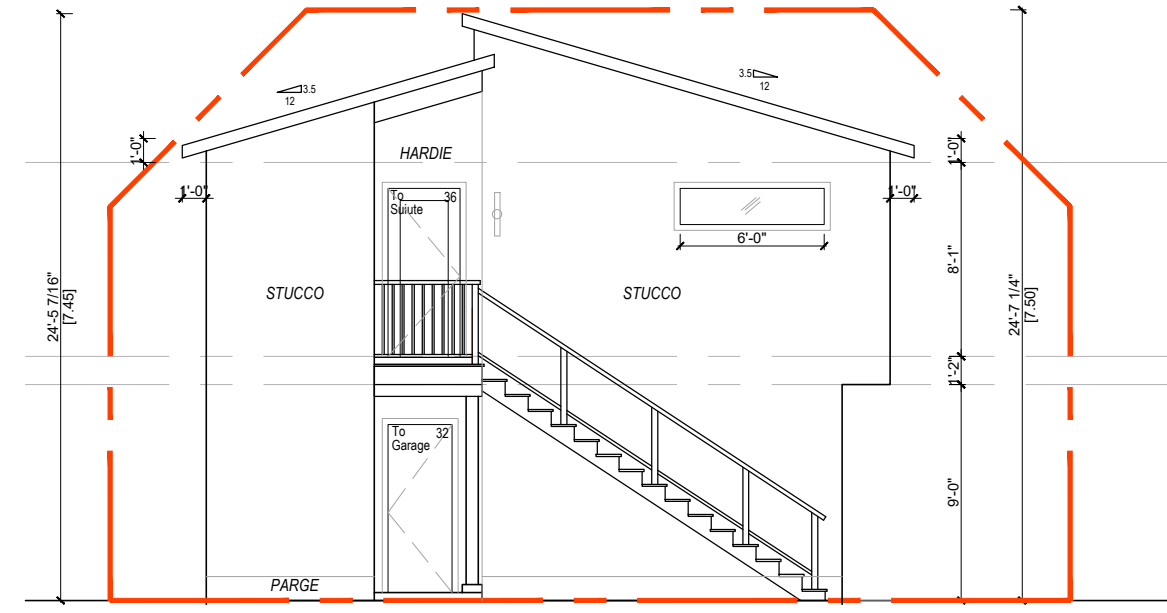
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Elevation C & D  
 DWG No DPA - 106

Proposed Project:  
 518 7A ST. NE  
 Single House w/ Basement Suite, Backyard Suite  
 Issued for DP- 2024- 08899 Review (2026-02)



Elevation H



Elevation F



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**SEALS**

**CLIENT**

Owner

**PROJECT**

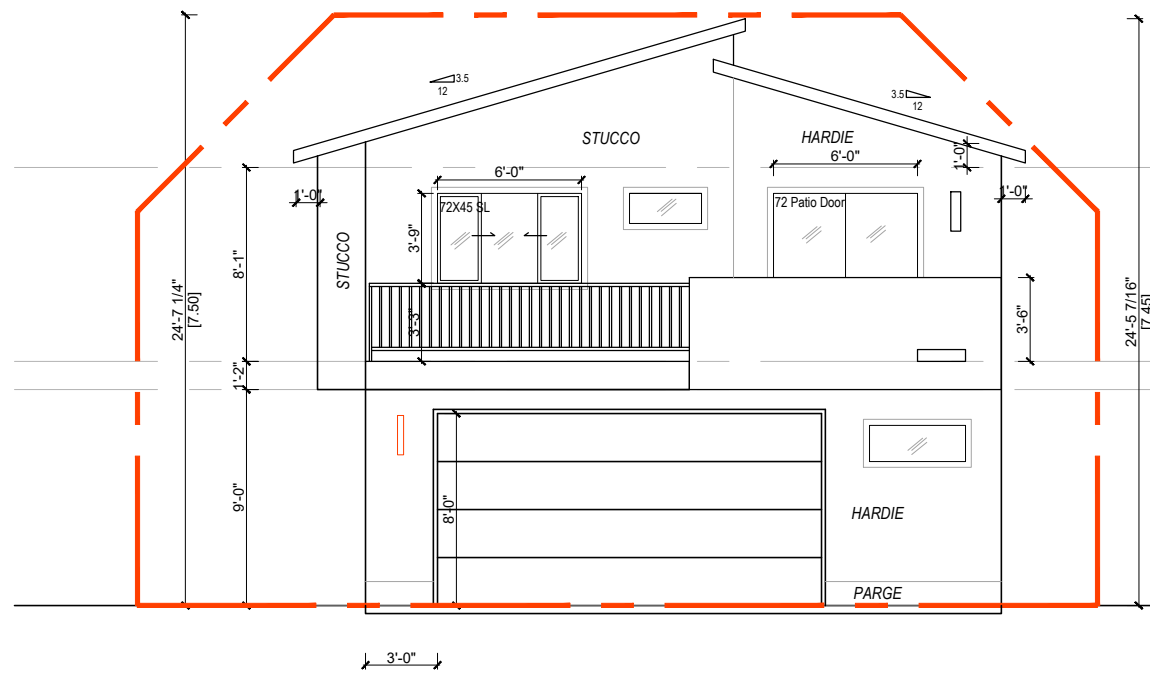
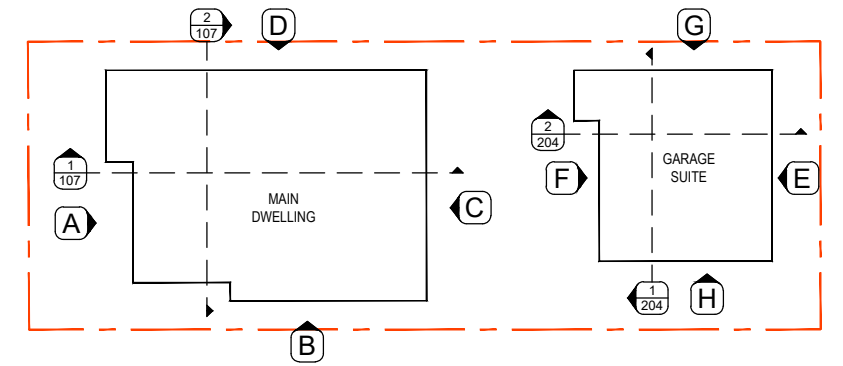
Single House w/ Basement & Backyard Suite  
 518 7A st NE Calgary

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| <b>SCALE</b> | <b>FILE</b>    |
| 1/8" - 1'    | Project Number |
| <b>DATE</b>  | 2026-02-24     |
| <b>DRAWN</b> | CHECKED        |
| Author       | Checker        |

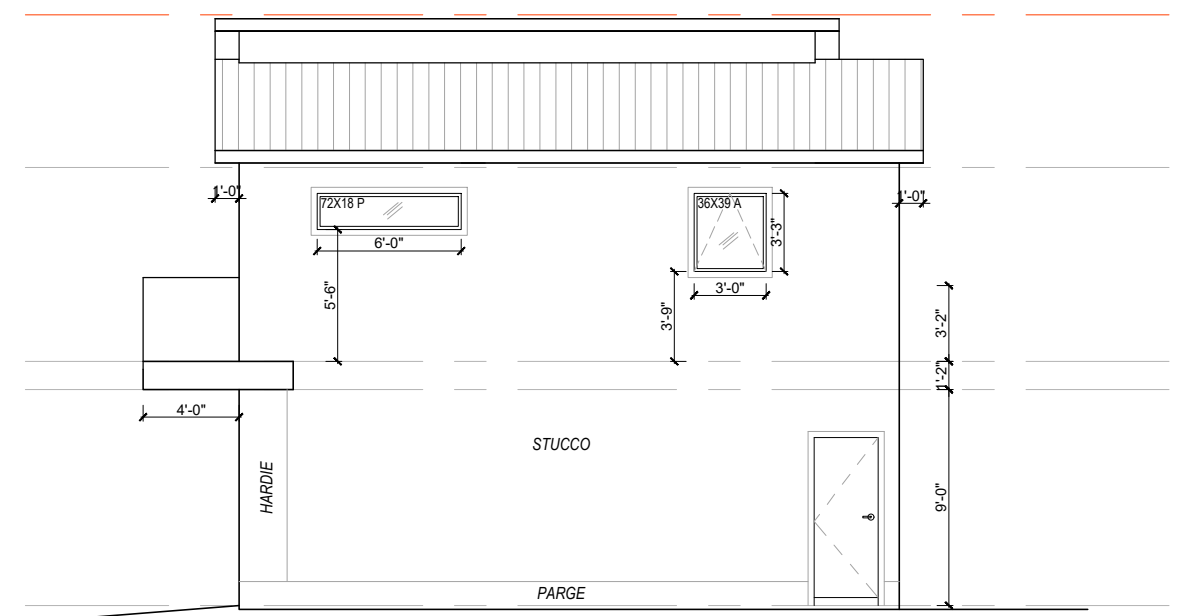
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Suite Elevations  
 DWG No DPA - 202

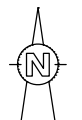
Proposed Project:  
 518 7A ST. NE  
 Single House w/ Basement Suite, Backyard Suite  
 Issued for DP- 2024- 08899 Review (2026-02)



Elevation E



Elevation G



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**PERMIT NUMBERS:**

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**SEALS**

**CLIENT**

Owner

**PROJECT**

Single House w/ Basement & Backyard Suite  
 518 7A st NE Calgary

|              |                |
|--------------|----------------|
| <b>SCALE</b> | <b>FILE</b>    |
| 1/8" - 1'    | Project Number |
| <b>DATE</b>  | 2026-02-24     |
| <b>DRAWN</b> | CHECKED        |
| Author       | Checker        |

**DRAWING**

Suite Elevations  
 DWG No DPA - 203