

PROPOSED SEMI-DETACHED DWELLING DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



BUILDING UNIT AREAS		
NAME	SQ.FT	SQ.M
UNIT A		
SECOND FLOOR	932.0	86.58
MAIN FLOOR	815.5	75.76
TOTAL AREA	1747.5	162.34
SUITE A		
BASEMENT	815.5	75.76
UNIT B		
SECOND FLOOR	932.0	86.58
MAIN FLOOR	815.5	75.76
TOTAL AREA	1747.5	162.34
SUITE B		
BASEMENT	815.5	75.76
ABOVE GRADE		
	3495.0	324.69
BELOW GRADE		
	1631.0	151.52
BACKYARD SUITE A		
SUITE AREA	540.83	50.24
BACKYARD SUITE B		
SECOND FLOOR	540.83	50.24
GARAGE A		
	525.0	48.77
GARAGE B		
	525.0	48.77

MUNICIPAL ADDRESS
16 Rossmere Rd SW, Calgary, AB

LEGAL DESCRIPTION
Plan:7856HD;Block:1;Lot:16

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

PARCEL AREA
5997.16 ft² / 557.15 m²

PROPOSED DENSITY
4 units / 0.054 Ha = 74.07 U/Ha

PROPOSED COVERAGE
2/0.055715=35.89 Unit/Ha 45%max
Proposed 44.7% (2681ft²/5997.16ft²)

DATE	No.	REVISION	BY

Proposed Semi-Detached Dwelling Development

16 Rossmere Rd SW, Calgary, AB

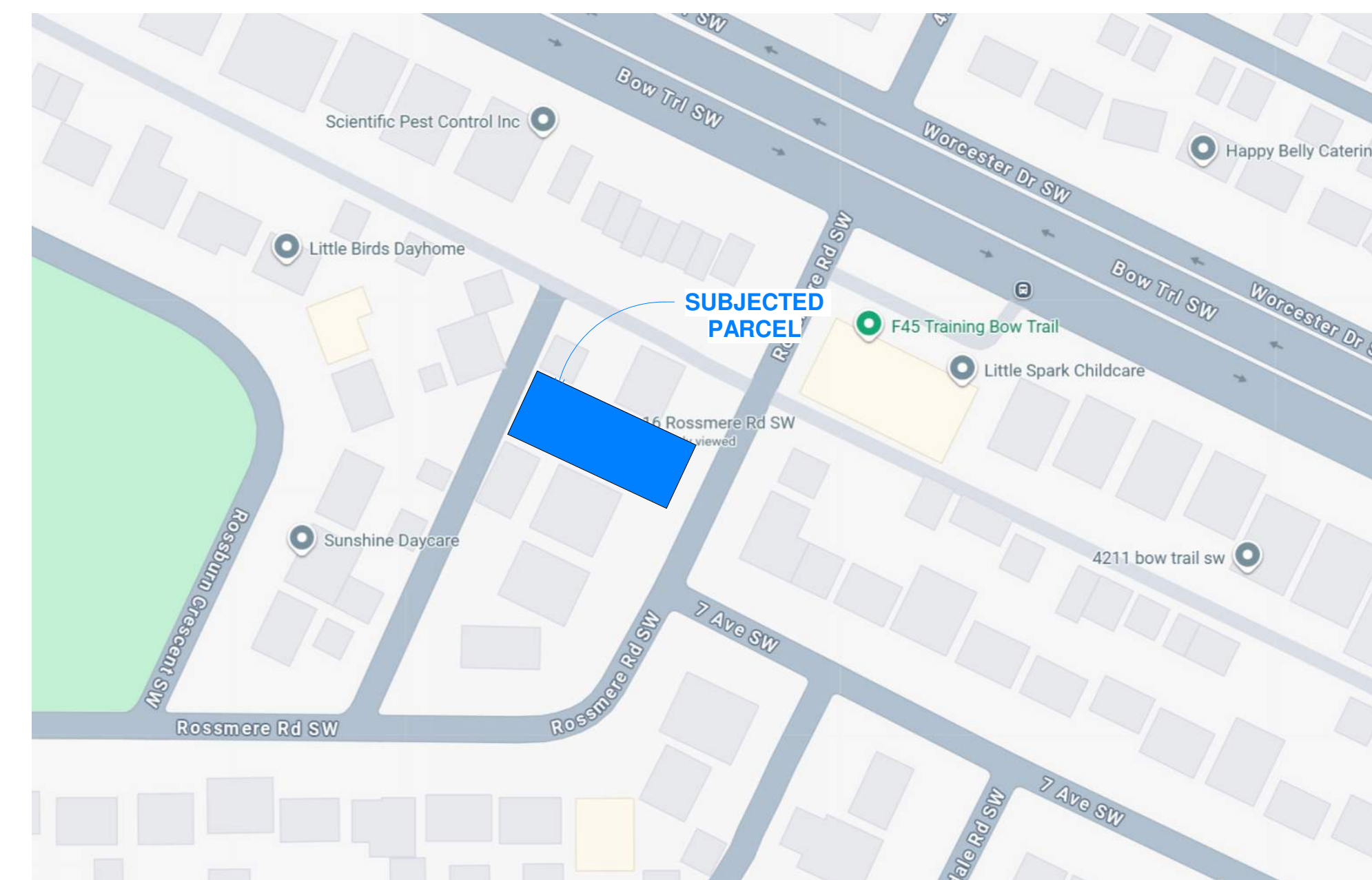
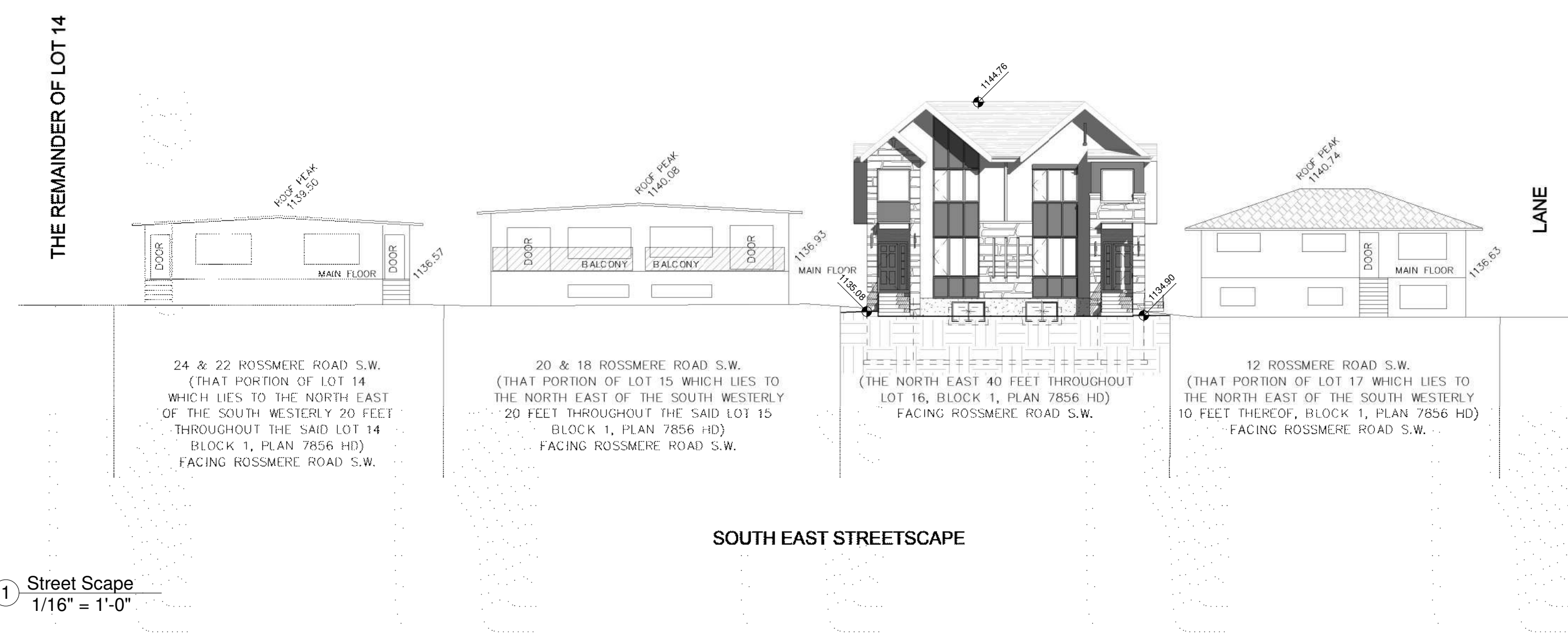
PROJECT

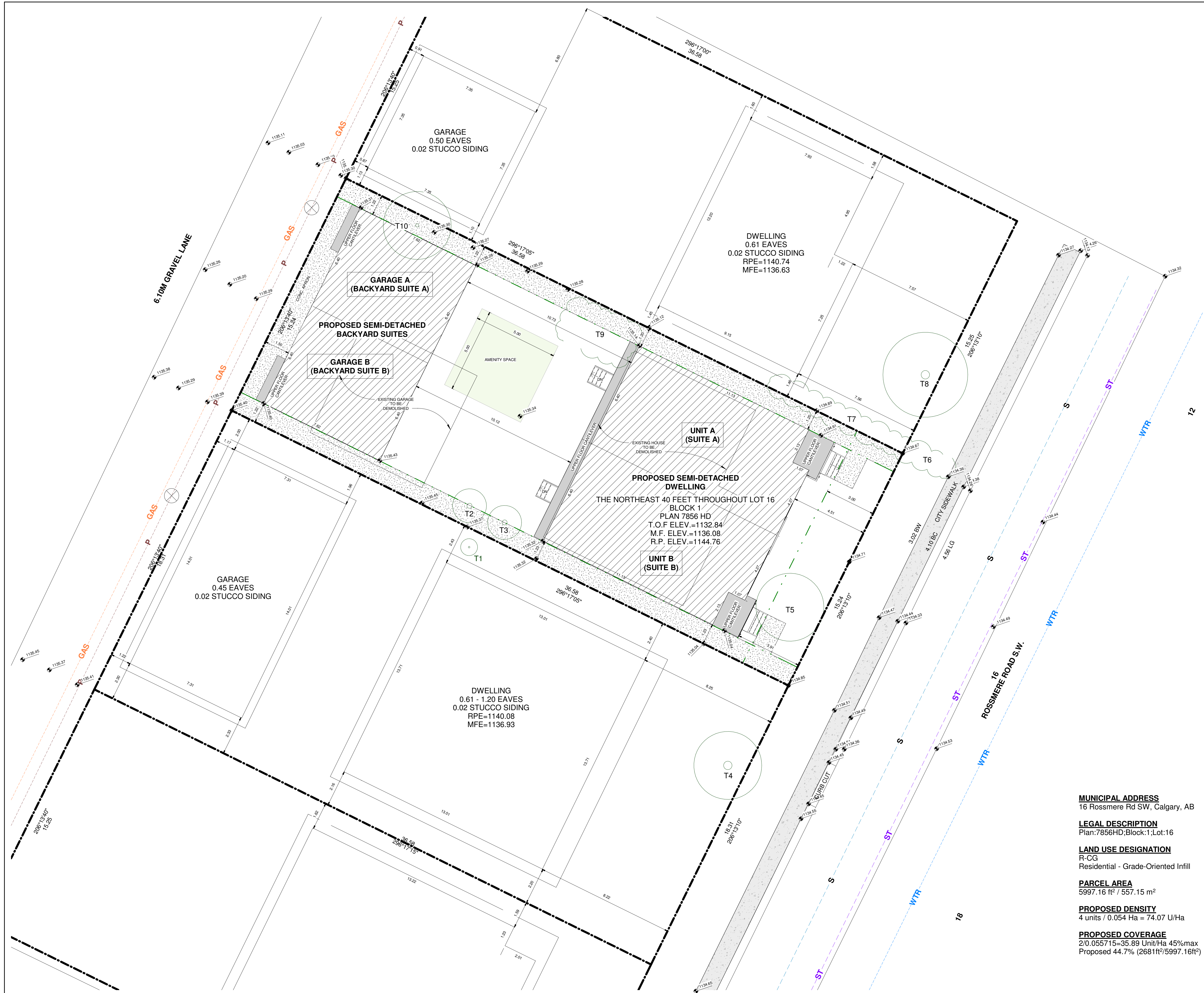
CLIENT
Owner

PROGRESS	DP
SCALE	As indicated
DRAWN	JP
FILE	20260304
DATE	3/17/2026 11:45:16 PM

Title Page

A001





DATE	No.	REVISION	BY

Proposed Semi-Detached Dwelling Development

16 Rossmere Rd SW, Calgary, AB

PROJECT

CLIENT
Owner

PROGRESS	DP
SCALE	1 : 100
DRAWN	JP
FILE	20260304
DATE	3/17/2026 11:45:18 PM

MUNICIPAL ADDRESS
16 Rossmere Rd SW, Calgary, AB

LEGAL DESCRIPTION
Plan:7856HD;Block:1;Lot:16

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

PARCEL AREA
5997.16 ft² / 557.15 m²

PROPOSED DENSITY
4 units / 0.054 Ha = 74.07 U/Ha

PROPOSED COVERAGE
2/0.055715=35.89 Unit/Ha 45%max
Proposed 44.7% (2681ft²/5997.16ft²)

Site / Block Plan

A002



DATE	No.	REVISION	BY

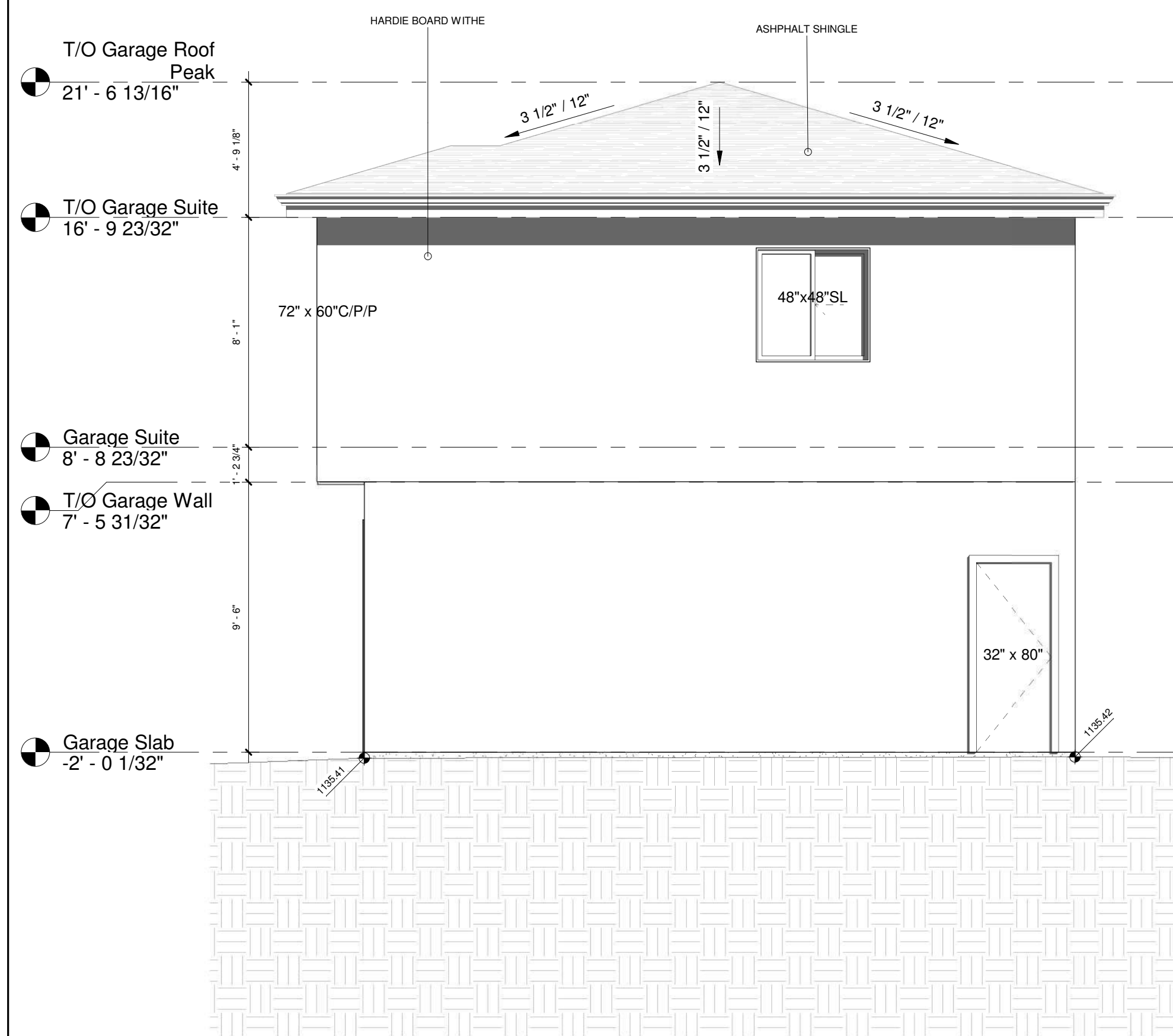
PROJECT
Proposed Semi-Detached Dwelling Development

16 Rossmere Rd SW, Calgary, AB

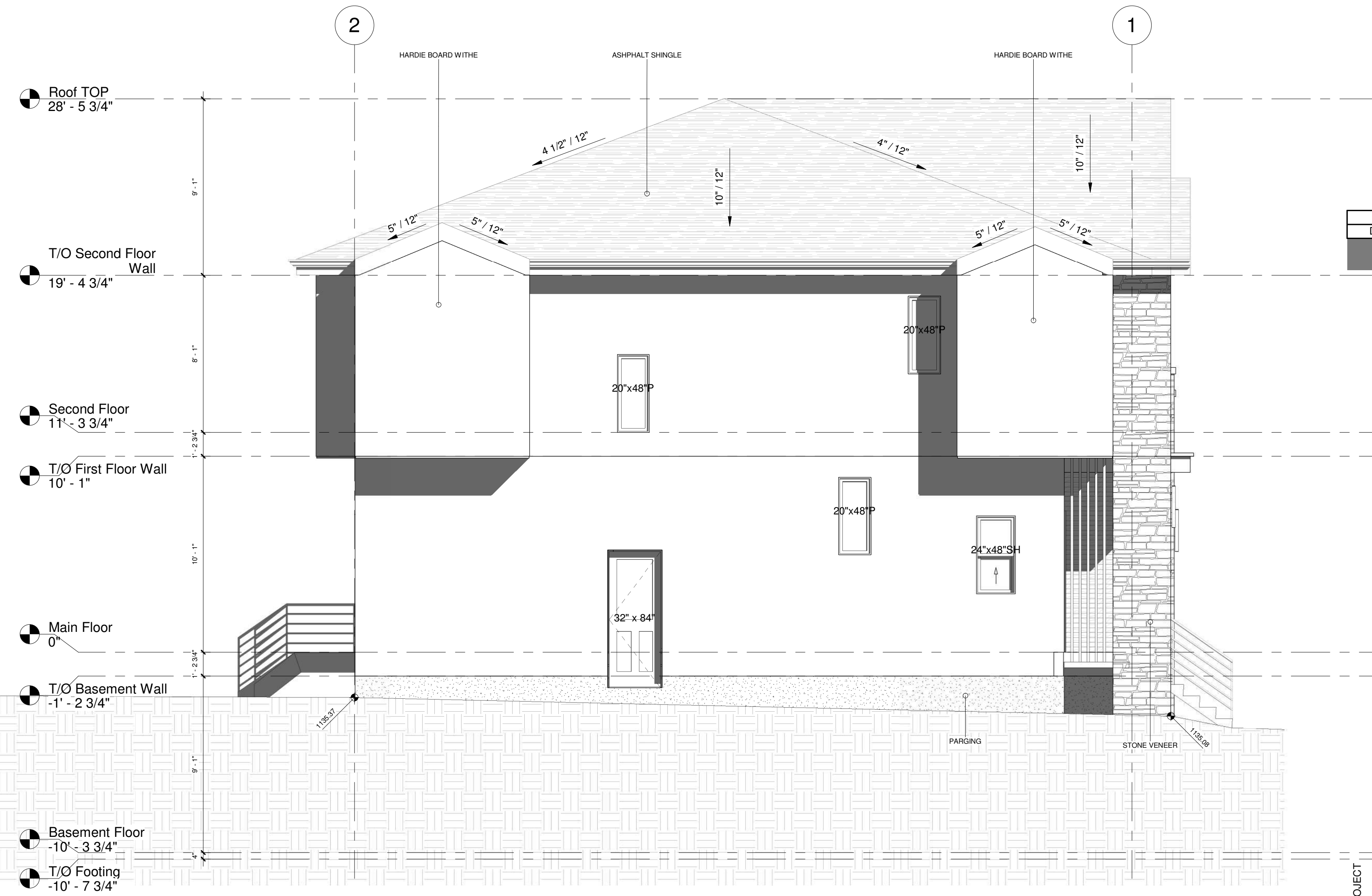
CLIENT
Owner

PROGRESS	DP		
SCALE	1/4" = 1'-0"		
DRAWN	Author	CHECKED	Checker
FILE	20260304		
DATE	3/17/2026 11:45:22 PM		

East & West Elevations
A201



① South Elevation
1/4" = 1'-0"



DATE	No.	REVISION	BY

PROJECT
Proposed Semi-Detached Dwelling Development

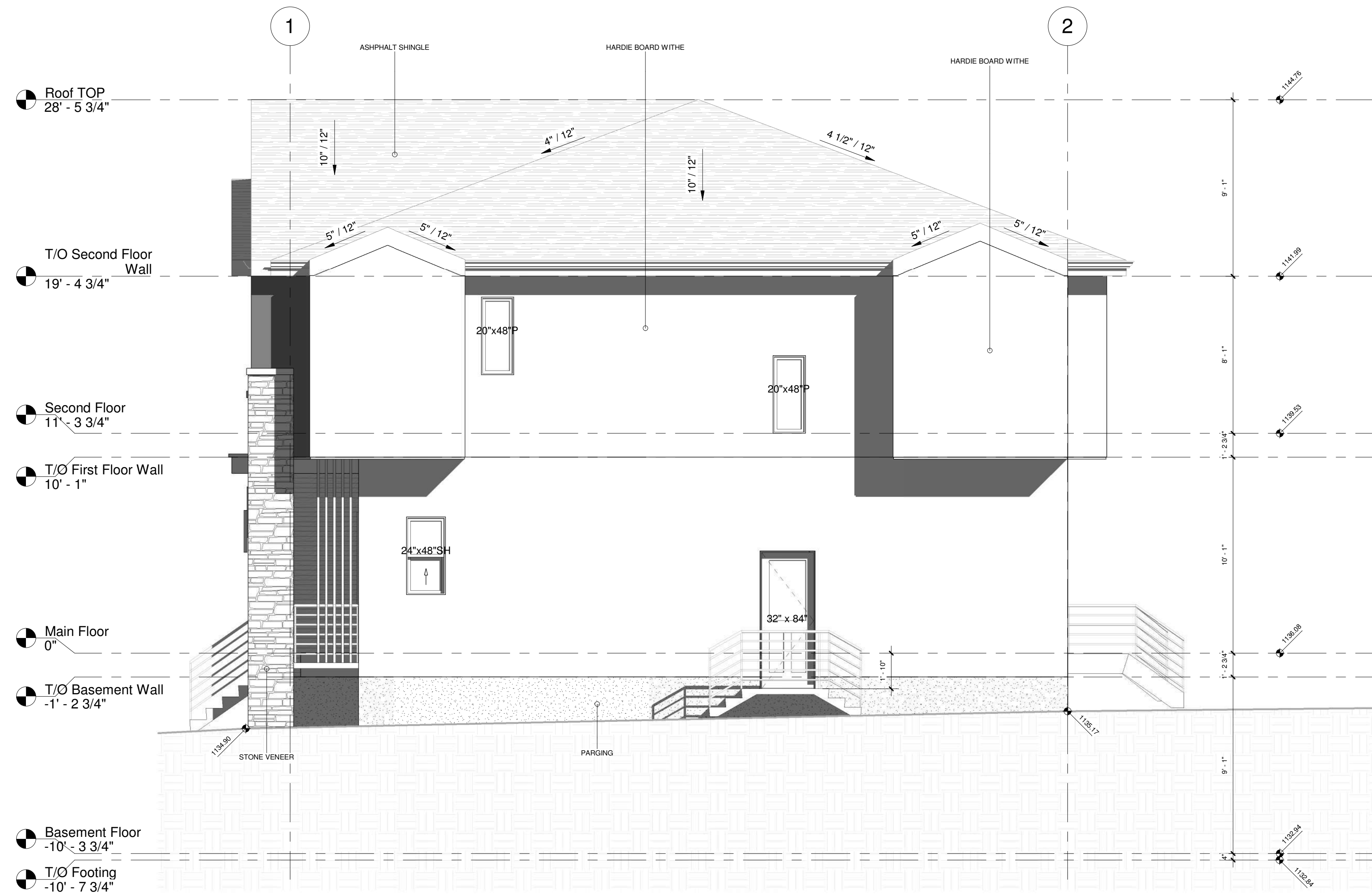
16 Rossmere Rd SW, Calgary, AB

CLIENT
Owner

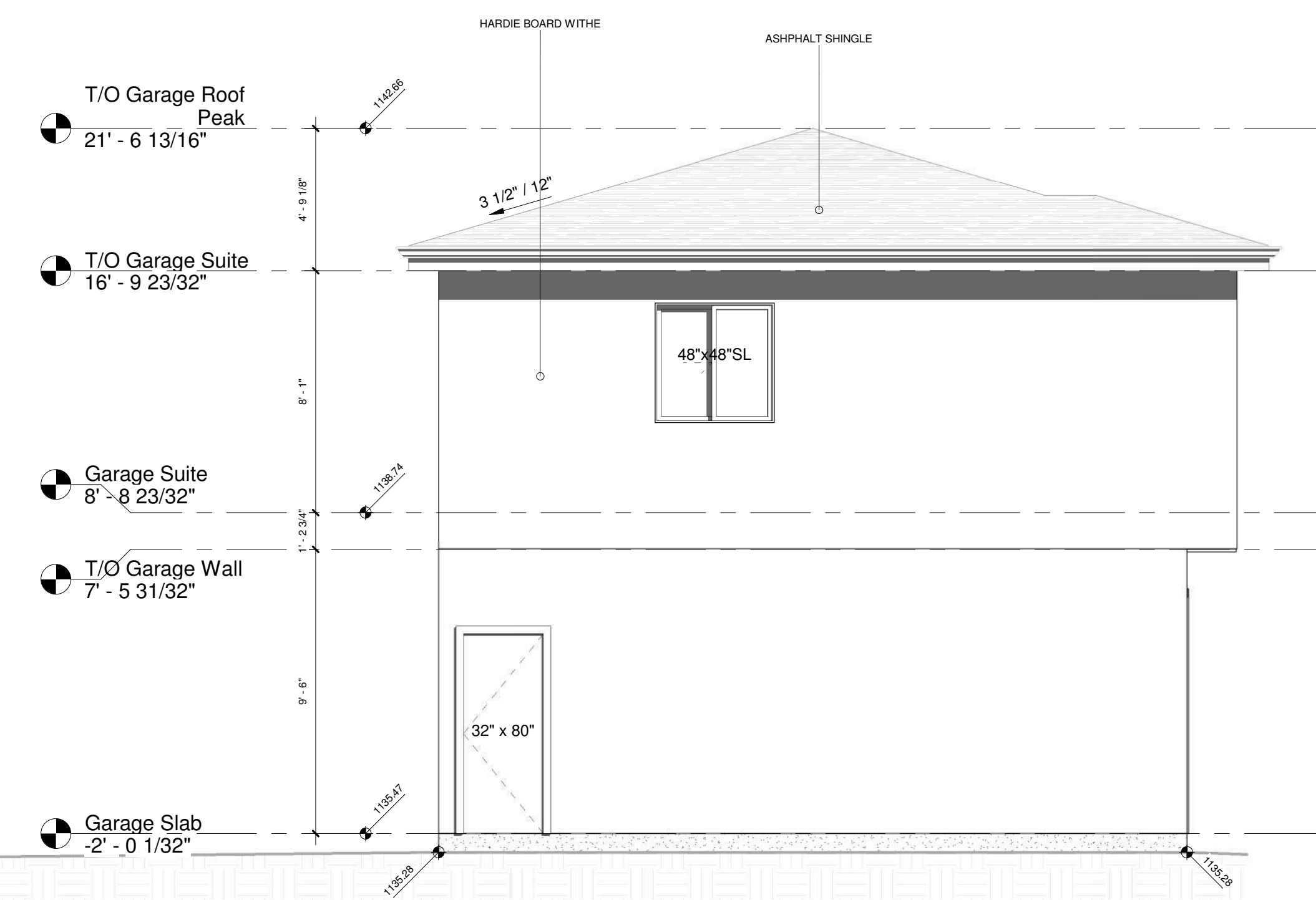
PROGRESS	DP
SCALE	1/4" = 1'-0"
DRAWN	JP
FILE	20260304
DATE	3/17/2026 11:45:24 PM

South Elevation

A202



1 North Elevation
1/4" = 1'-0"



DATE	No.	REVISION	BY

PROJECT
Proposed Semi-Detached Dwelling Development

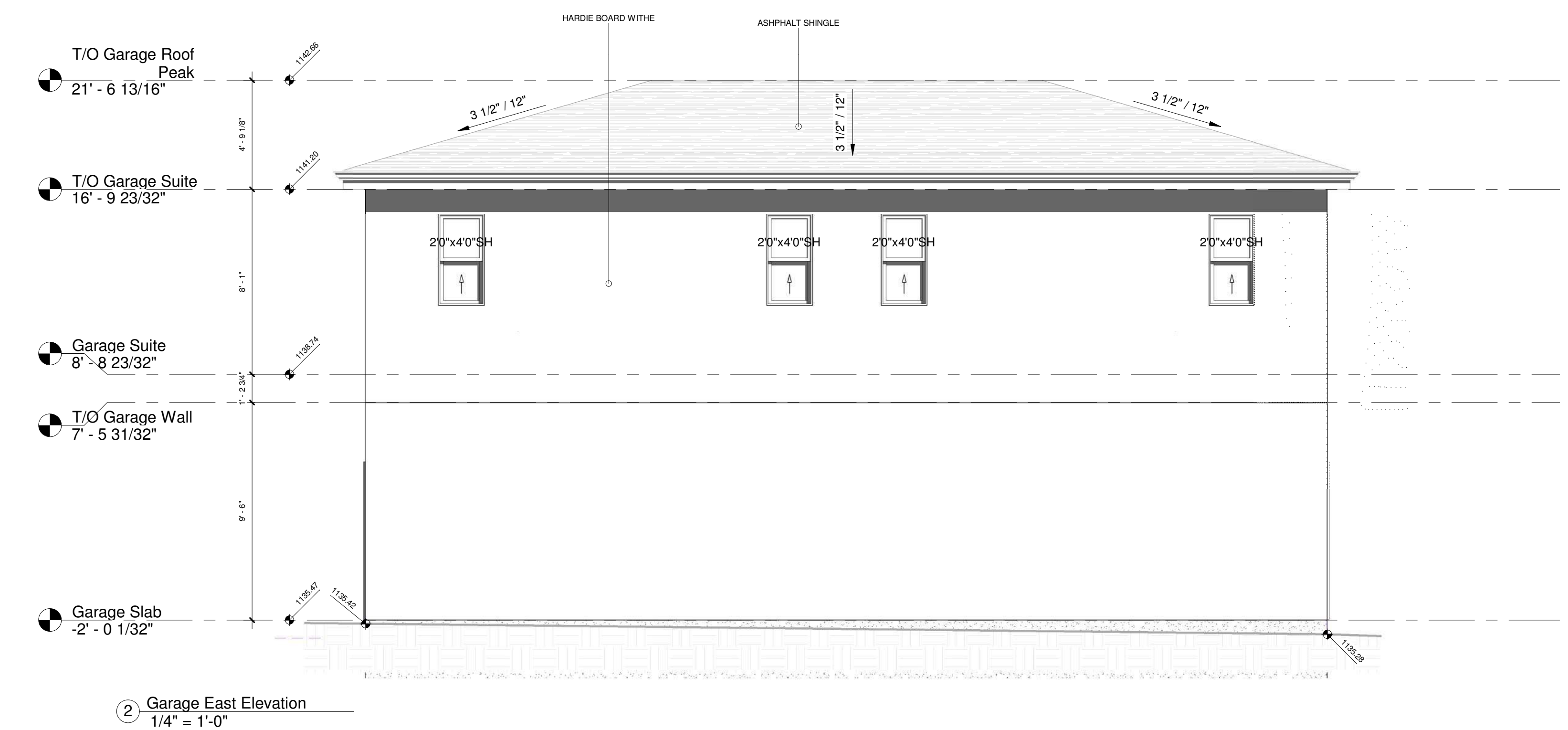
16 Rossmere Rd SW, Calgary, AB

CLIENT
Owner

PROGRESS	DP
SCALE	1/4" = 1'-0"
DRAWN	JP
FILE	20260304
DATE	3/17/2026 11:45:26 PM

North Elevation

A203



DATE	No.	REVISION	BY

PROJECT
Proposed Semi-Detached Dwelling Development
16 Rossmere Rd SW, Calgary, AB

CLIENT
Owner

PROGRESS	DP
SCALE	1/4" = 1'-0"
DRAWN	JP
FILE	20260304
DATE	3/17/2026 11:45:27 PM

Garage West & East Elevations
A204