

Ogden Rowhouse

for JC

Preliminary Development Permit



DEVELOPMENT SHEET LIST

- A0.0 Cover
- A1.0 Site/Block Plan
- A2.0 Floor Plans
- A2.1 Floor Plans
- A3.0 Elevations
- A3.1 Elevations
- A4.0 Sections

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1 2026 03 17 Issued for DP1.0

DATE DESCRIPTION

PROJECT

26-008 JC
Ogden Rowhouse

228 Lynnwood Dr SE
Lot 21, Block 4, Plan 9017GU

PERMIT

DP2026-XXXX

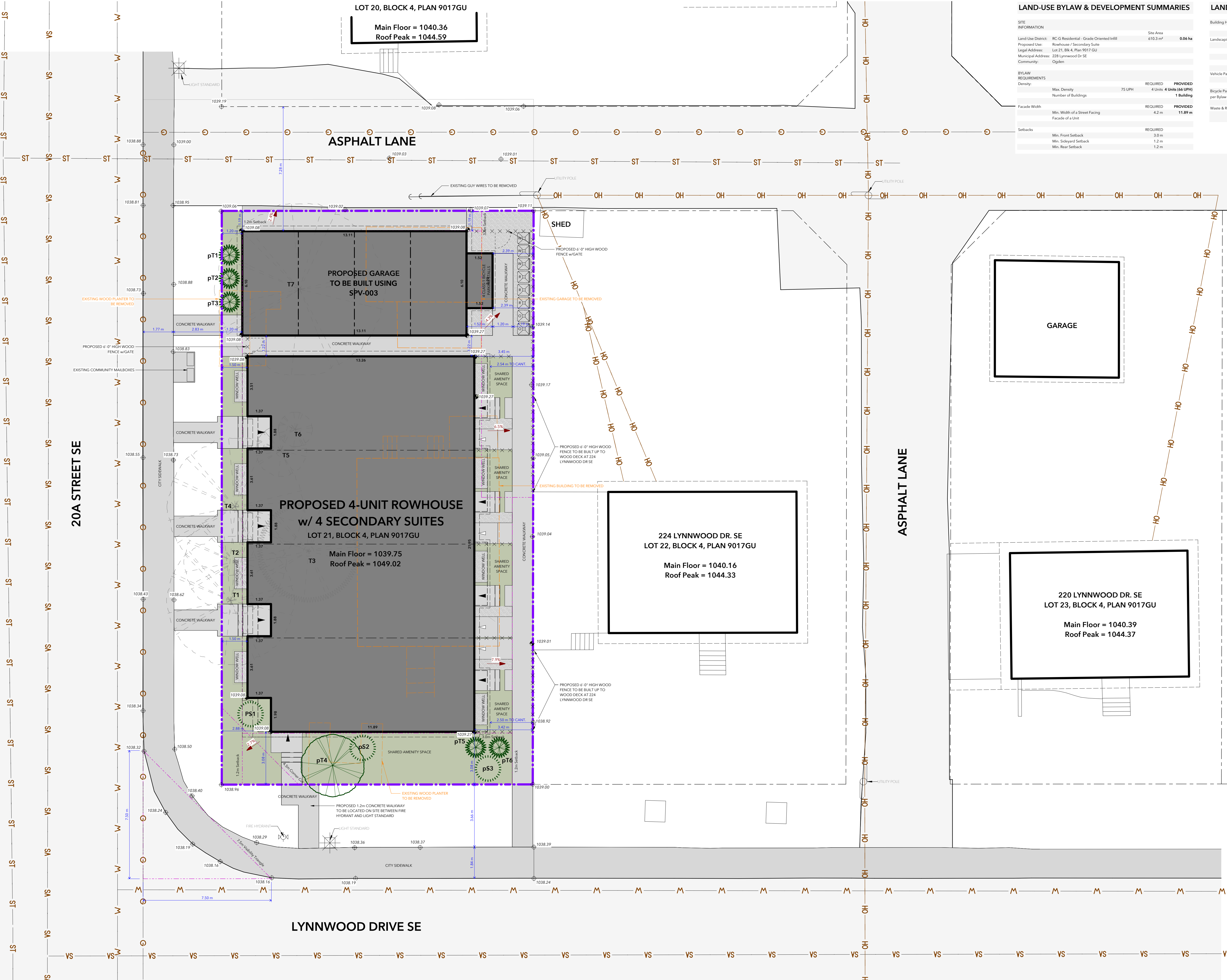
ISSUANCE

2026 03 17
Preliminary Development Permit

PROJECT MANAGER P. Miller
DD DRAFTSPERSON K. Thorkildsen
DD REVIEWER P. Miller
CD DRAFTSPERSON C. Draftsperson
CD REVIEWER C. Reviewer

SHEET

A0.0
Cover



LAND-USE BYLAW & DEVELOPMENT SUMMARIES

SITE INFORMATION			
Proposed Use:	Rowhouse / Secondary Suite	Site Area	610.3 m ²
Legal Address:	Lot 21, Blk 4, Plan 9017 GU		
Municipal Address:	228 Lynnwood Dr SE		
Community:	Ogden		
BYLAW REQUIREMENTS			
Density:	Max. Density	75 UPH	REQUIRED 4 Units (66 UPH) PROVIDED 1 Building
Facade Width	Min. Width of a Street Facing Facade of a Unit	REQUIRED 4.2 m	PROVIDED 11.89 m
Setbacks			
	Min. Front Setback	REQUIRED 3.0 m	
	Min. Sideyard Setback	REQUIRED 1.2 m	
	Min. Rear Setback	REQUIRED 1.2 m	

LAND-USE BYLAW & DEVELOPMENT SUMMARIES

Building Height			
Max. Building Height	REQUIRED 11.0 m	PROVIDED	x.x m
Landscaping			
Site Area to be Landscaped	REQUIRED 245.3 m ²	PROVIDED	245.3 m ²
Min. Softscaped Area	30%	73.59 m ²	166.04 m ²
Max. Hardscaped Area to be Concrete	xx%	x.x m ²	79.56 m ²
Landscaped Area Reductions Available	xx%	x.x m ²	x.x m ²
Vehicle Parking			
Min. Required Parking	0.5 / Unit =	REQUIRED 4 Stalls	PROVIDED 4 Stalls
Bicycle Parking			
per Bylaw 61P2025 Min. Class 1 (Secure Bike Parking)	0.5 / Unit =	REQUIRED 4 Stalls	PROVIDED 4 Stalls
Waste & Recycling			
Min. Required W&R	0.24 m ² / Unit =	REQUIRED 0.96 m ²	PROVIDED 1.92 m ²

PARCEL COVERAGE

Name	Area (m ²)	Area (ft ²)
Garage & Bike Storage	85 m ²	912 ft ²
Building	281 m ²	3019 ft ²
Footprint	365 m ²	3932 ft ²
Total Site = 610.3 m ²	365 m ²	3932 ft ²
Parcel Coverage = 59.8%		

PLANTING SCHEDULE

Mark	Category 1	Comments
Proposed		
PS1	Proposed	Nest Pine Shrub
pS2	Proposed	Nest Pine Shrub
pS3	Proposed	Nest Pine Shrub
pT1	Proposed	Columnar Blue Spruce
pT2	Proposed	Columnar Blue Spruce
pT3	Proposed	Columnar Blue Spruce
pT4	Proposed	Pink Spirea Crabapple
pT5	Proposed	Columnar Blue Spruce
pT6	Proposed	Columnar Blue Spruce
To Be Removed		
T1	To Be Removed	
T2	To Be Removed	
T3	To Be Removed	
T4	To Be Removed	
T5	To Be Removed	
T6	To Be Removed	
T7	To Be Removed	

SITE LEGEND

Proposed Building Footprint(s)
Neighbouring Building Footprint(s)
Roof Easelines
Cantilevers (> 2.4m) (< 2.4 m)
Concrete Walkways
Property Lines
Setbacks
Fences
Existing Building To Be Removed
Utilities: Water
Utilities: Sanitary Sewer
Utilities: Storm Sewer
Utilities: Gas
Utilities: Misc. Overhead
Street Lamp Post
Utility Pole
Fire Hydrant
Community Mailbox (Canada Post Standard)
Existing Elevation / Geodetic
Proposed Elevation / Geodetic

LANDSCAPE LEGEND

Landscaping Materials
Grasses
Mulch
Gravel
Concrete
Plantings
(Refer to LANDSCAPE drawings for additional info on vegetation and planting details.)
DECIDUOUS TREE
CONIFEROUS TREE
SHRUBS / BUSHES (Individual vs cluster)

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SHEET

A1.0
Site/Block Plan



MATERIALS

Product Info

#	Manufacturer	Type	Colour
1	James Hardie	Lap Siding	Cobble Stone
2	James Hardie	Lap Siding	Aged Pewter
3	James Hardie	Flat Panel	Midnight Black
4	Metal	Flashing, Rainware	Black
5	Smart Trim	Fascia	Black
6	Asphalt Shingles		Dust Black

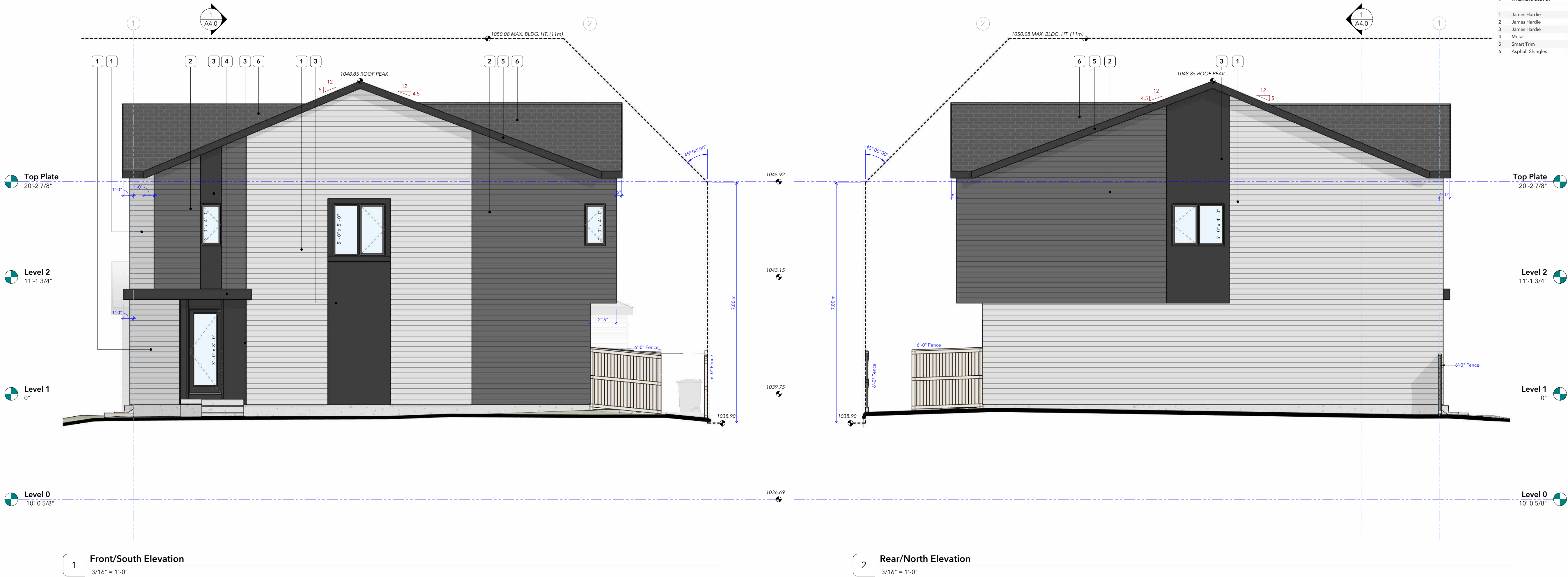
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SHEET

A3.0
Elevations

MATERIALS			
Product Info			
#	Manufacturer	Type	Colour
1	James Hardie	Lap Siding	Cobble Stone
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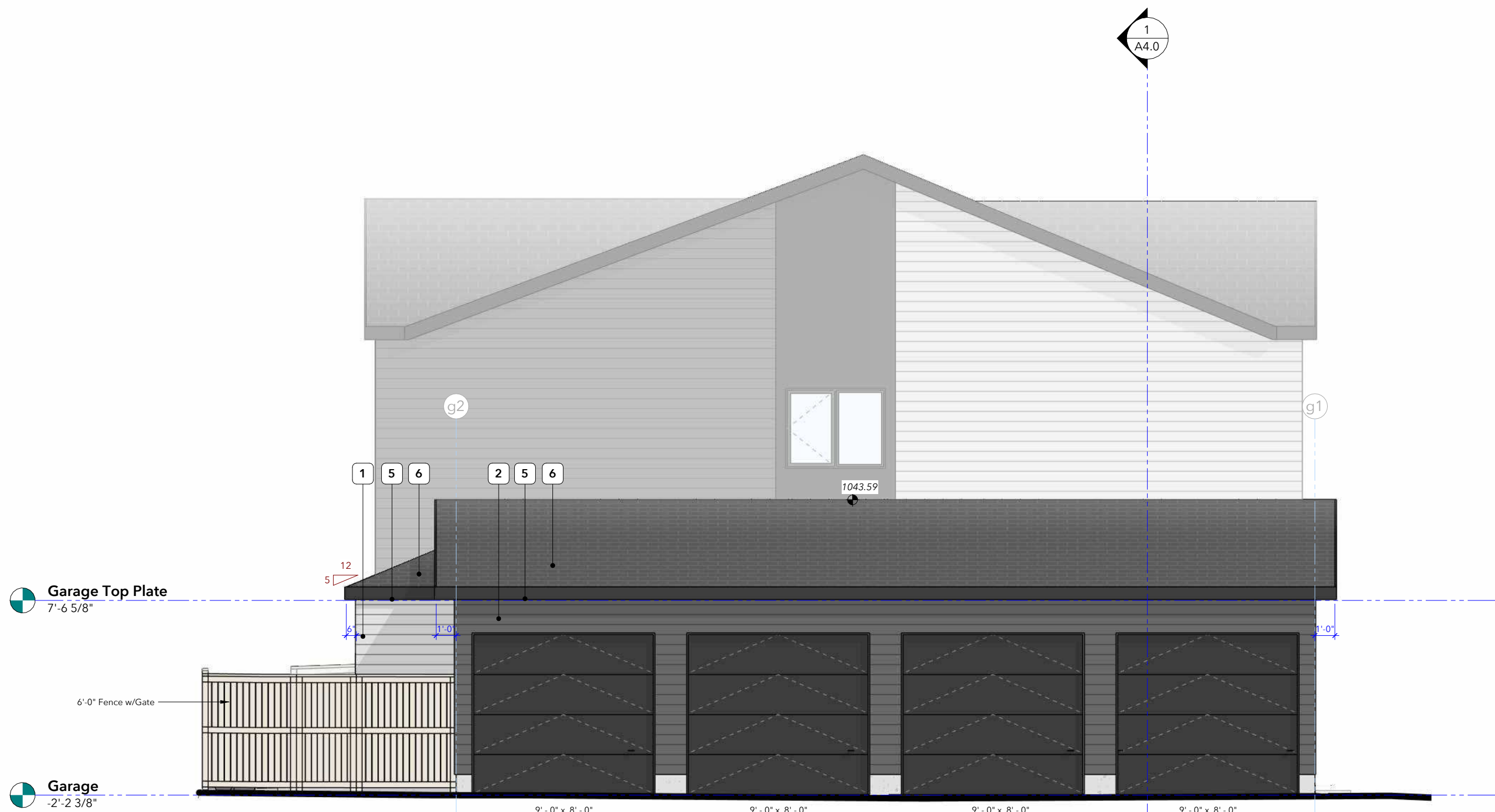
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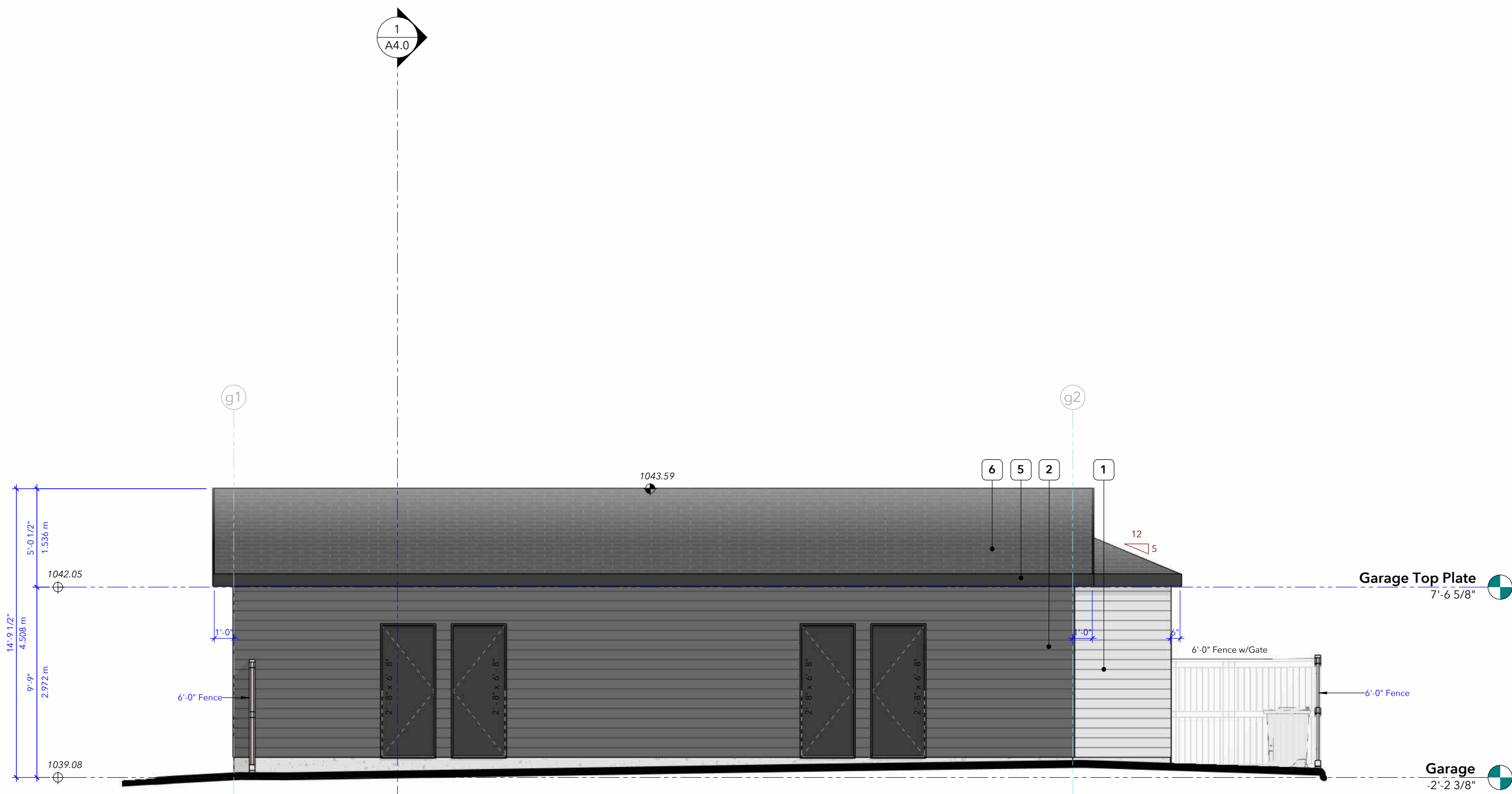
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1 Right/East Elevation
3/16" = 1'-0"



2 Rear/North Garage Elevation
3/16" = 1'-0"



3 Front/South Garage Elevation
3/16" = 1'-0"

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A3.1
Elevations