



DEVELOPMENT PERMIT APPLICATION - 2026-03-19

project architect

**LEE
ARCHITECTURE
STUDIO INC.**
ARCHITECTURE & DESIGN

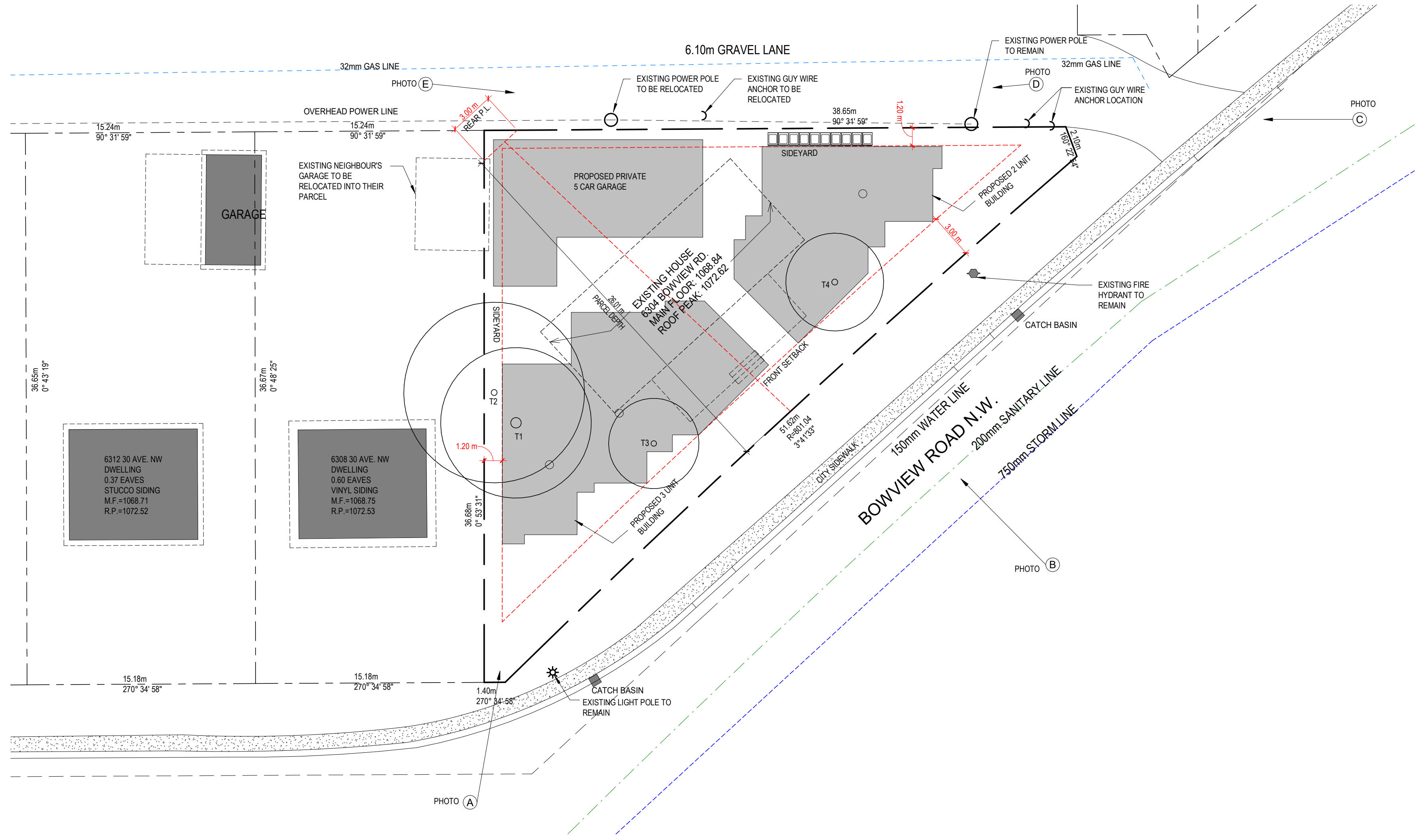
landscape architect

 **KATHARINA
KAFKA**
LANDSCAPE
ARCHITECTURE

26001

6304 BOWVIEW ROAD NW

6304 BOWVIEW ROAD NW
CALGARY, AB



PROJECT INFORMATION

PARCEL ADDRESS: 6304 BOWVIEW ROAD NW, CALGARY, AB
MUNICIPAL ADDRESS: LOT 5, BLOCK 5, PLAN 3239 GR
LEGAL DESCRIPTION: BOWNESS
COMMUNITY:

ZONING: R-CG

PARCEL AREA

PARCEL AREA = 770.22 m²
PARCEL COVERAGE = 379.74 m²
PARCEL COVERAGE ALLOWED = 60%
TOTAL PROPOSED COVERAGE = 49.3%

DENSITY

MAXIMUM ALLOWED: 75 UNITS / ha
PROPOSED DENSITY: 65 UNITS / ha
TOTAL PROPOSED UNITS: 5 UNITS (NOT INCLUDING SECONDARY SUITES)

PROPOSED GROSS BUILDING FLOOR AREA

MAIN FLOOR: 275.74 m²
SECOND FLOOR: 291.83 m²
TOTAL GFA: 567.57 m²
FAR: 0.73

PROPERTY SETBACKS

SETBACKS REQUIRED:

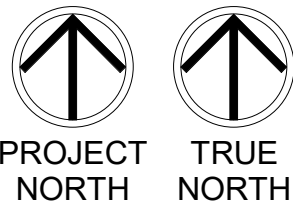
FRONT (SOUTH) = 3.0 m
REAR (NORTH) = 1.2 m
SIDE (EAST) = 1.2 m
SIDE (WEST) = 1.2 m

VEHICLE PARKING STALL

REQUIRED: 0.5 STALLS PER DWELLING UNIT
10 UNITS X 0.5 STALLS = 5 STALLS
PROVIDED: 5 STALLS

BICYCLE PARKING STALL

CLASS 1 BICYCLE PARKING STALLS
REQUIRED: 5 STALLS
PROVIDED: 5 STALLS



LEE ARCHITECTURE STUDIO INC. ARCHITECTURE & DESIGN

155 Aspen Hills Close SW Calgary, AB, Canada T3H 0C7
Ph: 403-616-2762
E-mail: seanleearchitect@gmail.com

project architect

seal

consultant

permit

no.	rev / issued for	date
A	ISSUED FOR DP	26-03-19

Copyright 2025. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. This drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors and omissions reported immediately to the Architect.

client

OWNER

project

6304 BOWVIEW ROAD NW

6304 BOWVIEW ROAD NW
CALGARY, AB

drawing title

BLOCK PLAN

sheet

DP001

drawn

-

scale

As indicated

checked

-

project no.

26001



PHOTO LOCATION A



PHOTO LOCATION B



PHOTO LOCATION C



PHOTO LOCATION D



PHOTO LOCATION E



LANDSCAPE REQUIREMENTS

ZONING: R-CG
PARCEL AREA: 770.22m²
LANDSCAPED AREA: 361.35m²
SOFT LANDSCAPE AREA: 237.5m²
ZONING BYLAW 1P2007 PART 5 Div11.542.2:
A minimum of 30% of the landscaped area must be covered with soft surface landscaping
65.8% of landscape area is soft surface
ZONING BYLAW 1P2007 PART 5 Div1.346:
A minimum of 2 trees must be provided for each unit
5 units x 2 = 10 TREES REQUIRED
ZONING BYLAW 1P2007 PART 5 Div11.542.2:
A minimum of 1 tree and 2 shrubs must be provided for each 110sqm of parcel area
= 7 TREES + 14 SHRUBS REQUIRED
10 TREES + 14 SHRUBS PROVIDED
ALL SOFT SURFACED LANDSCAPE AREAS WILL BE IRRIGATED BY A LOW WATER IRRIGATION SYSTEM
PROPERTY SETBACKS
SETBACKS REQUIRED:
FRONT (SOUTH) = 3.0 m
REAR (NORTH) = 1.2 m
SIDE (EAST) = 1.2 m
SIDE (WEST) = 1.2 m
VEHICLE PARKING STALL
REQUIRED: 0.5 STALLS PER DWELLING UNIT
10 UNITS X 0.5 STALLS = 5 STALLS
PROVIDED: 5 STALLS
BICYCLE PARKING STALL
CLASS 1 BICYCLE PARKING STALLS
REQUIRED: 5 STALLS
PROVIDED: 5 STALLS

LEGEND

- DRAUGHT TOLERANT SOD over min. 300mm topsoil
- PLANTING BED (100mm bark mulch over 600mm topsoil)
- DECORATIVE RIVERROCK
- PEDESTRIAN CONCRETE/ SIDEWALKS
- 2m HIGH WOOD FENCE
- PROPERTY LINE
- SETBACK

EXISTING TREES TO BE REMOVED

Tree #	Type	DBH	Canopy at	Height
T1	Deciduous	40cm	12m	10m
T2	Coniferous	70cm	10m	15m
T3	Coniferous	37cm	6m	12m
T4	Coniferous	40cm	6.5m	12m

PLANT LIST - TREES					
SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
	AG	1	Acer ginnala	Amur Maple	60cm caliper, B&B
	AxG	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	60cm caliper, B&B
	PP	2	Prunus Pennsylvanica	Pincherry	60cm caliper, B&B
	PPF	3	Picea pungens 'Fastigiata'	Columnar Colorado Spruce	2m high, B&B
		10			

PLANT LIST - SHRUBS					
SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
	csF	6	Cornus sericea 'Farrow'	Arctic Fire Dogwood	#5 container
	pf	4	Potentilla fruticosa	Shrubby Quincefoil	#2 container, 45cm min. height
	po D	4	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	#5 container, min 60cm height
		14			

PLANT LIST - PERENNIALS/ ORNAMENTAL GRASSES					
SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
	am	2	Alchemilla mollis	Lady's Mantle	#2 container
	cxa	3	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	#2 container
	hF	6	Hosta Francee	Francee Hosta	#2 container
		11			

LEE ARCHITECTURE STUDIO INC. ARCHITECTURE & DESIGN

155 Aspen Hills Close SW Calgary, AB, Canada T3H 0C7
Ph: 403-616-2752
E-mail: seanleearchitect@gmail.com
project architect

seal



consultant



permit certificate # 250

no.	rev./ issued for	date
1	DEVELOPMENT PERMIT	19.03.2026

Copyright 2025. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission.
This drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors and omissions reported immediately to the Architect.

client

OWNER

project

6304 BOWVIEW ROAD NW

6304 BOWVIEW ROAD NW
CALGARY, AB

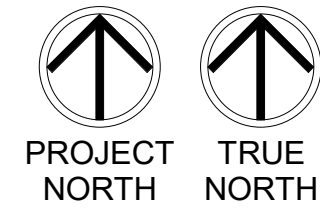
drawing title

LANDSCAPE PLAN

sheet

L01

drawn	scale
-	As indicated
checked	project no.
-	26001



no.	rev / issued for	date
A	ISSUED FOR DP	26-03-19

PROJECT INFORMATION

PARCEL ADDRESS
MUNICIPAL ADDRESS: 6304 BOWVIEW ROAD NW, CALGARY, AB
LEGAL DESCRIPTION: LOT 5, BLOCK 5, PLAN 3239 GR
COMMUNITY: BOWNESS

ZONING

R-CG

PARCEL AREA

PARCEL AREA = 770.22 m²
PARCEL COVERAGE = 379.74 m²
PARCEL COVERAGE ALLOWED = 60%
TOTAL PROPOSED COVERAGE = 49.3%

DENSITY

MAXIMUM ALLOWED: 75 UNITS / ha
PROPOSED DENSITY: 65 UNITS / ha
TOTAL PROPOSED UNITS: 5 UNITS (NOT INCLUDING SECONDARY SUITES)

PROPOSED GROSS BUILDING FLOOR AREA

MAIN FLOOR: 275.74 m²
SECOND FLOOR: 291.83 m²
TOTAL GFA: 567.57 m²
FAR: 0.73

PROPERTY SETBACKS

SETBACKS REQUIRED:

FRONT (SOUTH) = 3.0 m
REAR (NORTH) = 1.2 m
SIDE (EAST) = 1.2 m
SIDE (WEST) = 1.2 m

VEHICLE PARKING STALL

REQUIRED: 0.5 STALLS PER DWELLING UNIT
10 UNITS X 0.5 STALLS = 5 STALLS
PROVIDED: 5 STALLS

BICYCLE PARKING STALL

CLASS 1 BICYCLE PARKING STALLS
REQUIRED: 5 STALLS
PROVIDED: 5 STALLS

SITE PLAN KEYNOTES

- NEW 1.52m (5ft) CITY CONCRETE SIDEWALK, TYP.
- NEW 1.22m (4ft) PRIVATE CONCRETE SIDEWALK, TYP.
- ACCESS TO MAIN UNIT & FRONT PORCH (WITH HOUSING NUMBER MOUNTED ON EXTERIOR WALL)
- ACCESS TO LOWER UNIT
- EXTERIOR LIGHTING (WALL MOUNTED, @7' ABOVE ADJACENT FLOOR)
- CORRUGATED METAL WINDOW WELL
- 5 CLASS 1 BICYCLE STALLS
- NEW WOOD FENCING - 2.0m HEIGHT
- GAS METERS
- ELECTRICAL METERS
- 2 EV CHARGING EQUIPMENTS (CAPABLE OF SUPPORTING MIN. 40 AMPS AT 240 VOLTS)
- PROPOSED PRIVATE WASTE & RECYCLE COLLECTION
- 2ND FLOOR ABOVE (CANTILEVER)

Copyright 2025. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission.
This drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors and omissions reported immediately to the Architect.

client

OWNER

project

6304 BOWVIEW ROAD
NW

6304 BOWVIEW ROAD NW
CALGARY, AB

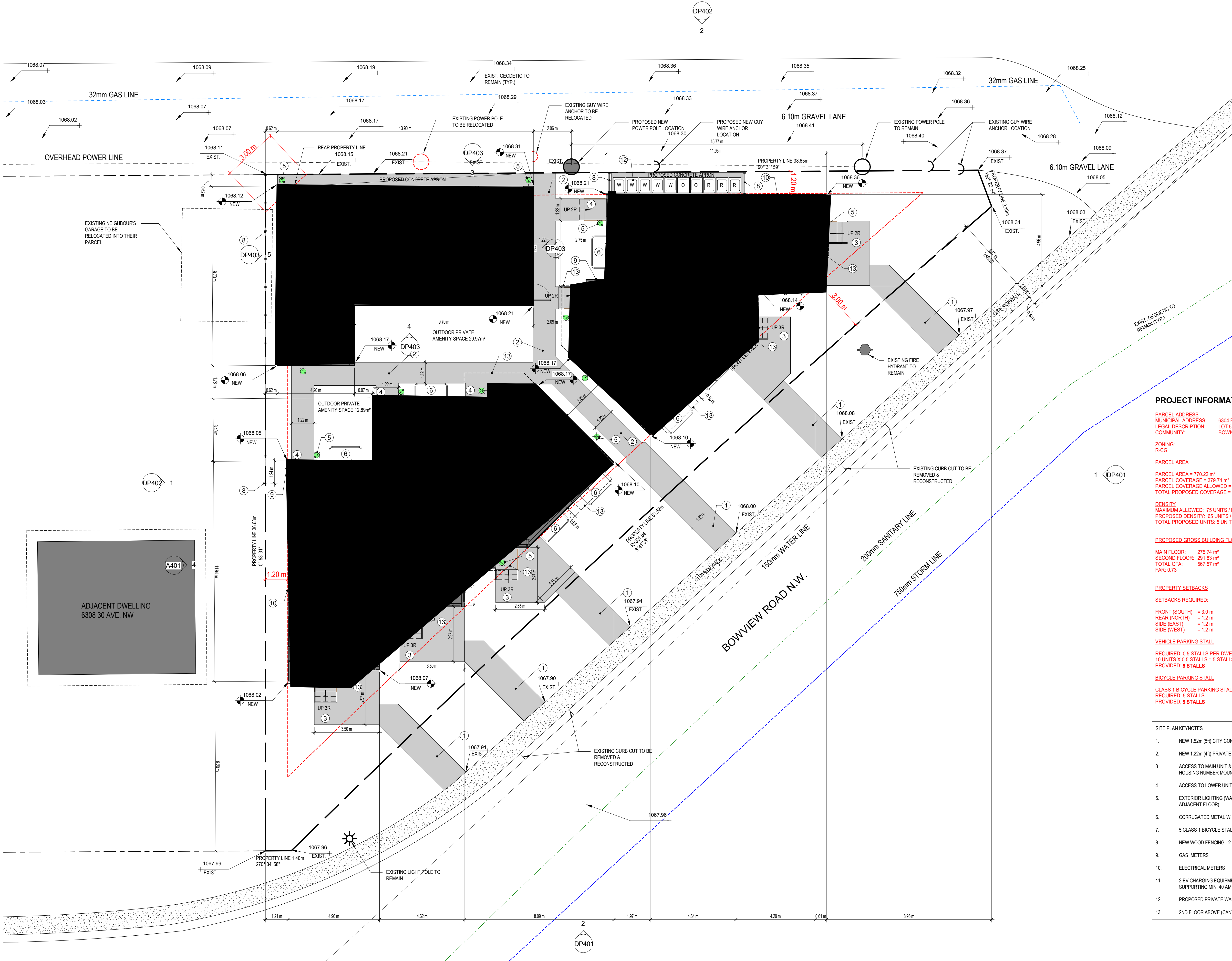
drawing title

SITE PLAN

sheet

DP101

drawn	scale
-	As indicated
checked	project no.
-	26001



1 SITE PLAN
DP101/ 1 : 100

2026-03-19 3:39:22 PM

D:\Project\Revit Local File\2601 - DP401 - Elevation.dwg

MATERIALS LEGEND - EXTERIOR	
NUMBER	MATERIAL DESCRIPTION
01	VISION GLASS - CLEAR
02	PREFIN. MTL - DARK BRONZE
03	SYNTHETIC WOOD PLANK SIDING, VERTICAL - LIGHT BROWN
04	ACRYLIC STUCCO LIGHT GREY
05	ASPHALT ROOF SHINGLE - CHARCOAL GREY
06	BRICK - OFF WHITE
07	WOOD RAILING COW METAL PICKET - PAINTED - COLOUR BLACK
08	WOOD SIDING FENCE - LIGHT BROWN

LEE
ARCHITECTURE
STUDIO INC.
ARCHITECTURE & DESIGN

155 Aspen Hills Close SW Calgary, AB, Canada T3H 0C7

Ph: 403-616-2762

E-mail: seanleearchitect@gmail.com

project architect

seal

consultant

permit

no.	rev / issued for	date
A	ISSUED FOR DP	26-03-19

Copyright 2025. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. This drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors and omissions reported immediately to the Architect.

client

OWNER

project

6304 BOWVIEW ROAD
NW

6304 BOWVIEW ROAD NW
CALGARY, AB

drawing title

ELEVATIONS

sheet

DP401

drawn	scale
-	3/16" = 1'-0"
checked	project no.
-	26001



1 EAST ELEVATION DP
DP401
3/16" = 1'-0"



2 SOUTH ELEVATION
DP401
3/16" = 1'-0"

MATERIALS LEGEND - EXTERIOR	
NUMBER	MATERIAL DESCRIPTION
01	VISION GLASS - CLEAR
02	PREFIN. MTL - DARK BRONZE
03	SYNTHETIC WOOD PLANK SIDING, VERTICAL - LIGHT BROWN
04	ACRYLIC STUCCO LIGHT GREY
05	ASPHALT ROOF SHINGLE - CHARCOAL GREY
06	BRICK - OFF WHITE
07	WOOD RAILING C&W METAL PICKET - PAINTED - COLOUR BLACK
08	WOOD SIDING FENCE - LIGHT BROWN

LEE
ARCHITECTURE
STUDIO INC.
ARCHITECTURE & DESIGN

155 Aspen Hills Close SW Calgary, AB, Canada T3H 0C7

Ph: 403-616-2762

E-mail: seanleearchitect@gmail.com

project architect

seal

consultant

permit

no.	rev / issued for	date
A	ISSUED FOR DP	26-03-19

Copyright 2025. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. This drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors and omissions reported immediately to the Architect.

client

OWNER

project

6304 BOWVIEW ROAD
NW

6304 BOWVIEW ROAD NW
CALGARY, AB

drawing title

ELEVATIONS

sheet

DP402

drawn	scale
-	3/16" = 1'-0"
checked	project no.
-	26001



1 WEST ELEVATION
DP402 3/16" = 1'-0"



2 NORTH ELEVATION
DP402 3/16" = 1'-0"



LEE
ARCHITECTURE
STUDIO INC.
ARCHITECTURE & DESIGN

155 Aspen Hills Close SW Calgary, AB, Canada T3H 0C7
Ph: 403-616-2752
E-mail: seanleearchitect@gmail.com

project architect

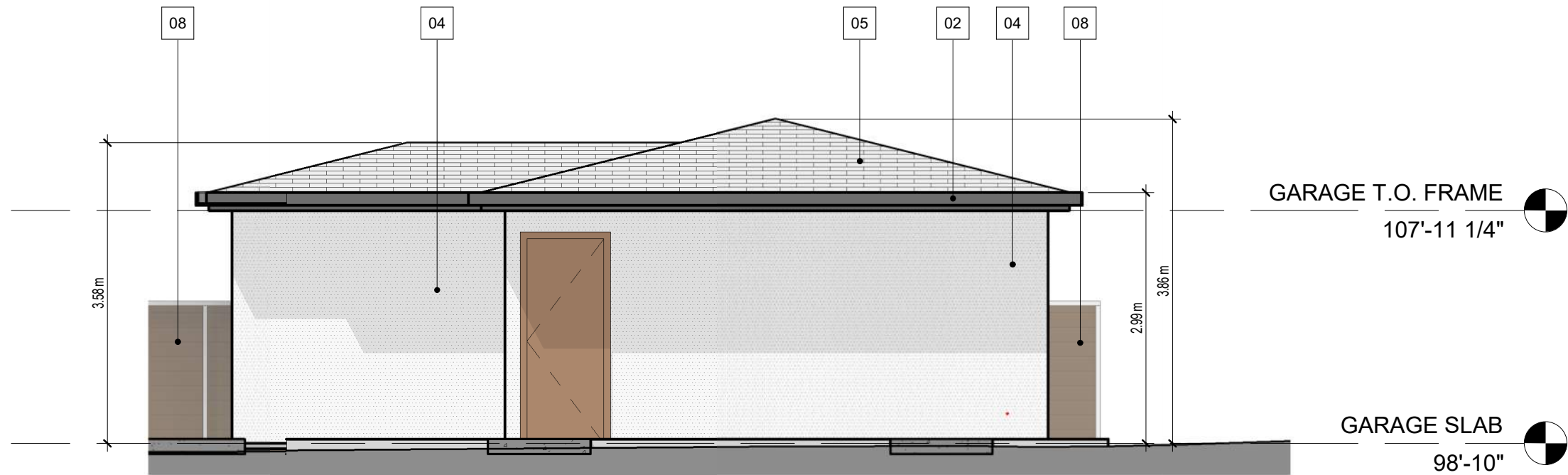
seal

consultant

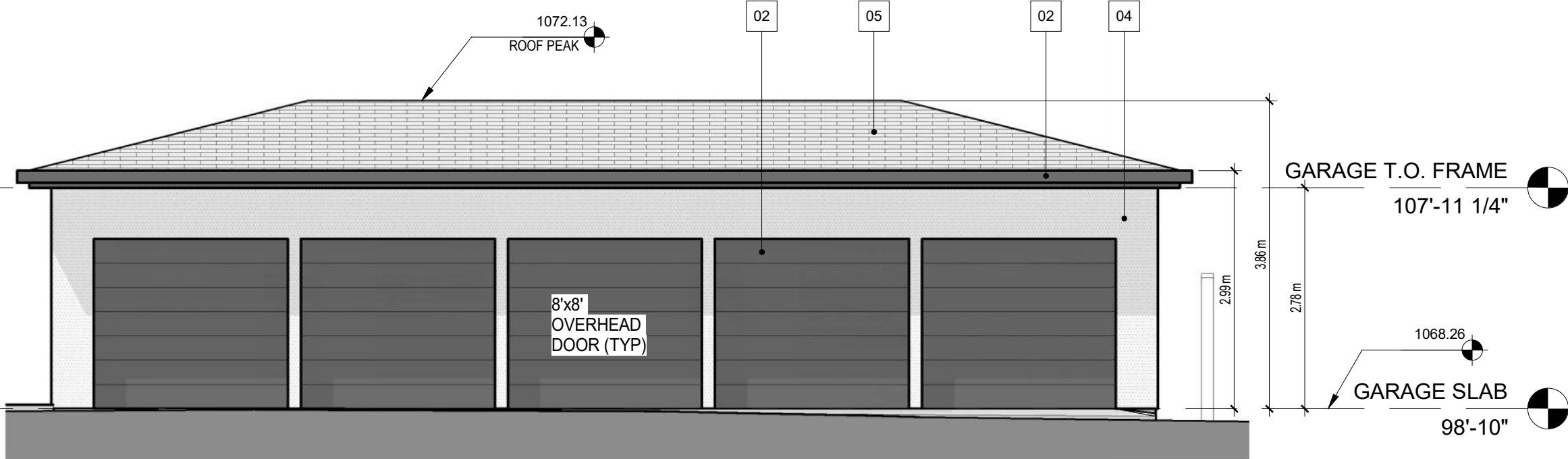
permit

no.	rev / issued for	date
A	ISSUED FOR DP	26-03-19

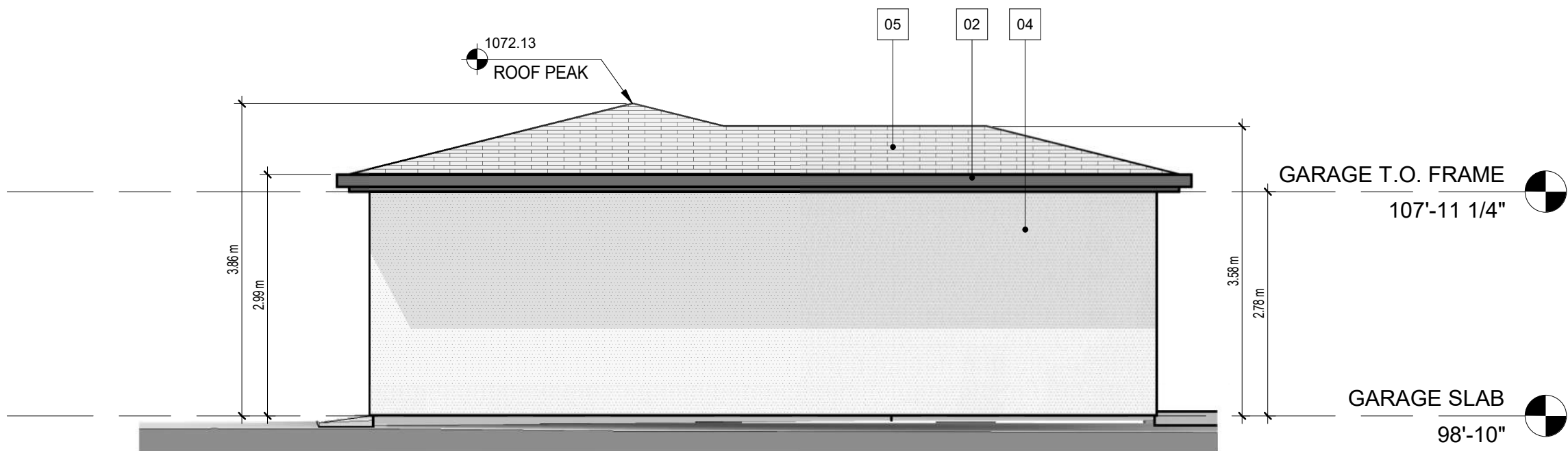
MATERIALS LEGEND - EXTERIOR	
NUMBER	MATERIAL DESCRIPTION
01	VISION GLASS - CLEAR
02	PREFIN. MTL - DARK BRONZE
03	SYNTHETIC WOOD PLANK SIDING, VERTICAL - LIGHT BROWN
04	ACRYLIC STUCCO LIGHT GREY
05	ASPHALT ROOF SHINGLE - CHARCOAL GREY
06	BRICK - OFF WHITE
07	WOOD RAILING C/W METAL PICKET - PAINTED - COLOUR BLACK
08	WOOD SIDING FENCE - LIGHT BROWN



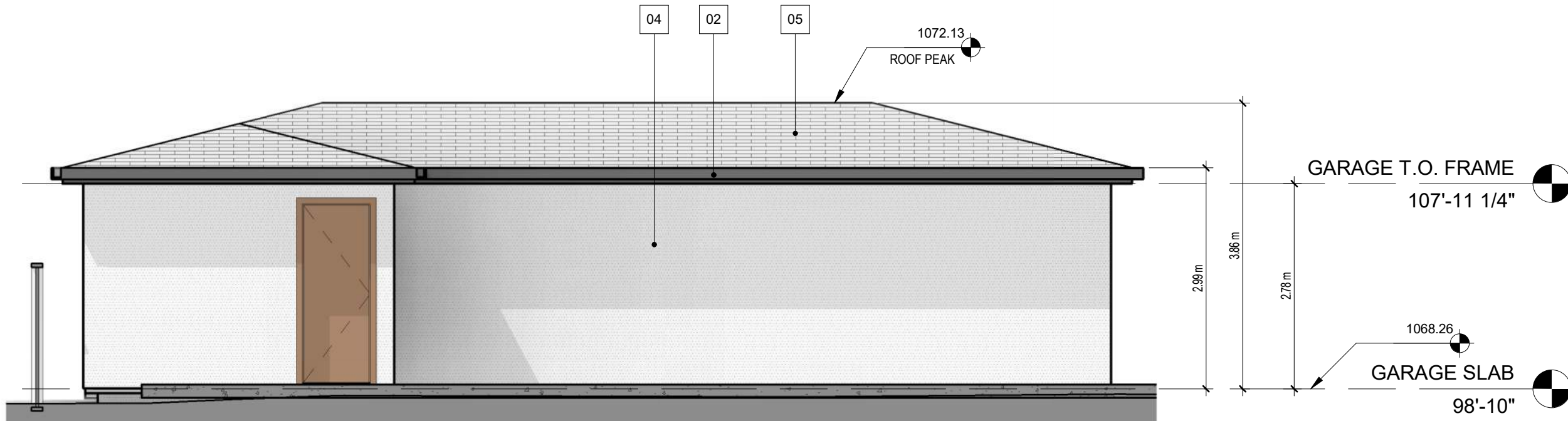
2 GARAGE - EAST ELEVATION
DP403 3/16\" = 1'-0\"



3 GARAGE - NORTH ELEVATION
DP403 3/16\" = 1'-0\"



5 GARAGE - WEST ELEVATION
DP403 3/16\" = 1'-0\"



4 GARAGE - SOUTH ELEVATION
DP403 3/16\" = 1'-0\"

client

OWNER

project

6304 BOWVIEW ROAD
NW

6304 BOWVIEW ROAD NW
CALGARY, AB

drawing title

DETACHED GARAGE

sheet

DP403

drawn	scale
-	3/16\" = 1'-0\"
checked	project no.
-	26001