

PROJECT STATISTICS
DEVELOPMENT DESCRIPTION THE DEVELOPMENT AT 4703 40 AVE. SW. CALGARY, ALBERTA IS A LOW DENSITY RESIDENTIAL PROJECT FOR A 4 UNITS WITH 4 SECONDARY UNITS, PROVIDED 4 PARKING STALLS.
MUNICIPAL ADDRESS 4703 40 AVE SW. CALGARY, ALBERTA
LEGAL ADDRESS LOT 5, BLOCK 13, PLAN 7429JK

MUNICIPAL ADDRESS
4703 40 AVE SW. CALGARY, ALBERTA

LAND USE BYLAW GUIDELINE

LOW DENSITY RESIDENTIAL DISTRACTS

DIVISION11: RESIDENTIAL - GRADE=ORIENTED INFILL (R-CG)

526(1) PERMITTED USES
THE FOLLOWING USES ARE PERMITTED IN THE RESIDENTIAL - GRADE
ORIENTED INFILL DISTRICT:
(g) SECONDARY SUITE

534(2) PARCEL COVERAGE
(d)60% OF THE AREA OF THE PARCELS SUBJECT TO
A SINGLE DEVELOPMENT FOR A DEVELOPMENT WITH
A DENSITY OF 60 UNITS PER HECTARE OR GREATER.

537(2) BUILDING SETBACK FROM FRONT PROPERTY LINE
ON A CORNER PARCEL, THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE MAY BE REDUCE TO:
(b) DECREASES IN EQUAL PROPORTION WITH THE INCREASE IN THE DISTANCE FROM THE SHARED SIDE PROPERTY LINE, TO A MINIMUM OF 3.0 METERS.

539(6) BUILDING SETBACK FROM SIDE PROPERTY LINE THE
FOR A CORNER PARCEL THE MINIMUM BUILDING SETBACK FROM
SIDE PROPERTY LINE SHARED WITH A STREET IS 1.2 m.

- FRONT SETBACK TO BE CONFIRMED WITH ADJACENT DWELLINGS UNDER LAND USE BYLAW, (ITEM 537) ONCE DEVELOPMENT PERMIT APPLICATION IS SUBMITTED.
- FLOODWAY, FLOOR FRINGE AND OVERFLOW IS NOT APPLICABLE FOR APPLICATION.
- TOPOGRAPHY AND GEODETIC ELEVATIONS TO BE PROVIDED ON DEVELOPMENT PERMIT APPLICATION.
- PROPOSED BUILDING HEIGHT TO BE TO CONFIRMED AT DEVELOPMENT PERMIT APPLICATION.
- FLOOR LAYOUTS IN HALFTONE ARE EXAMPLES AND WILL BE INDICATED ON DEVELOPMENT PERMIT APPLICATION.
- ALL PROPOSED FENCING, PATHWAYS AND LANDSCAPING TO BE INDICATED ON DEVELOPMENT PERMIT APPLICATION.
- AREAS CALCULATED IN SQ.M. ARE ROUNDED TO THE NEAREST

WHOLE NUMBER AND GRAND TOTALS MAY REFLECT THAT.

4703 40 AVE, SW, CALGARY, ALBERTA

TREE CALCULATIONS					
CATEGORY	BYLAW RULE	CLCULATION	REQUIRED	PROVIDED	
TREE CREDITS	542(2)...	545.47/110*1	4.13 (5)	5	
SHRUB COUNT	542(2)	545.47/110*3	14.87 (15)	15	
TREE ID	SPECIES	SIZE/TYPE	BYLOW REF	CREDIT	STATUS
N1	DECIDUOUS	400mm CALIPER	542(6)	2	NEW
N2	BRANDON ELM	85mm CALIPER	542(5a)	2	NEW
N3	SWEDISH ASPEN	60mm CALIPER	542(4a)	1	NEW
TOTAL				5	5
QTY.	COMMON NAME	PLANTING SIZE	SPREAD AT PLANTING	TYPE	
15	PRINCE OF WALES JUNIPER	2 GALLON POT	0.60m (MIN.)	SPREADING EVERGREEN	NEW

DRAWN BY:	Author	
REVIEWED BY :		
DRAWN BY:		
PROJECT FILE # :		
SCALE:	1 : 100	
REVISION:		
DATE OF ISSUED:	SHEET #:	DP0.0
01/14/26		

DEVELOPMENT PERMIT

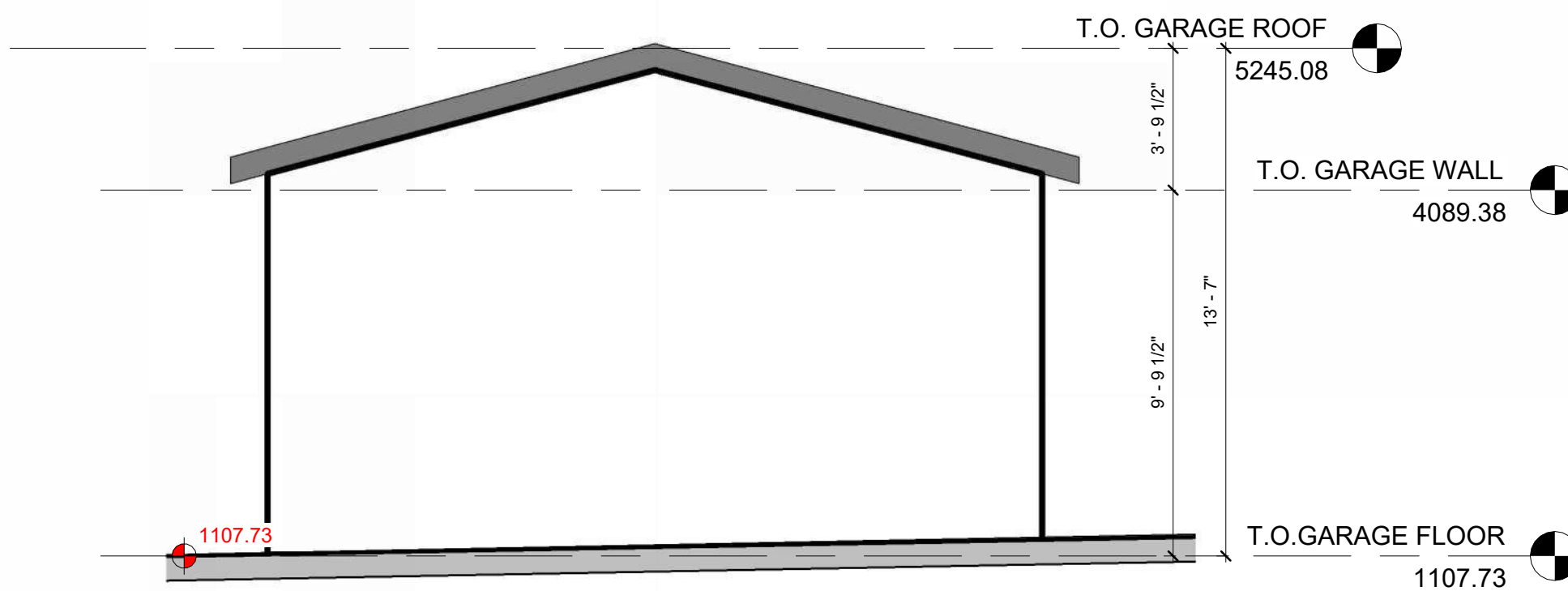
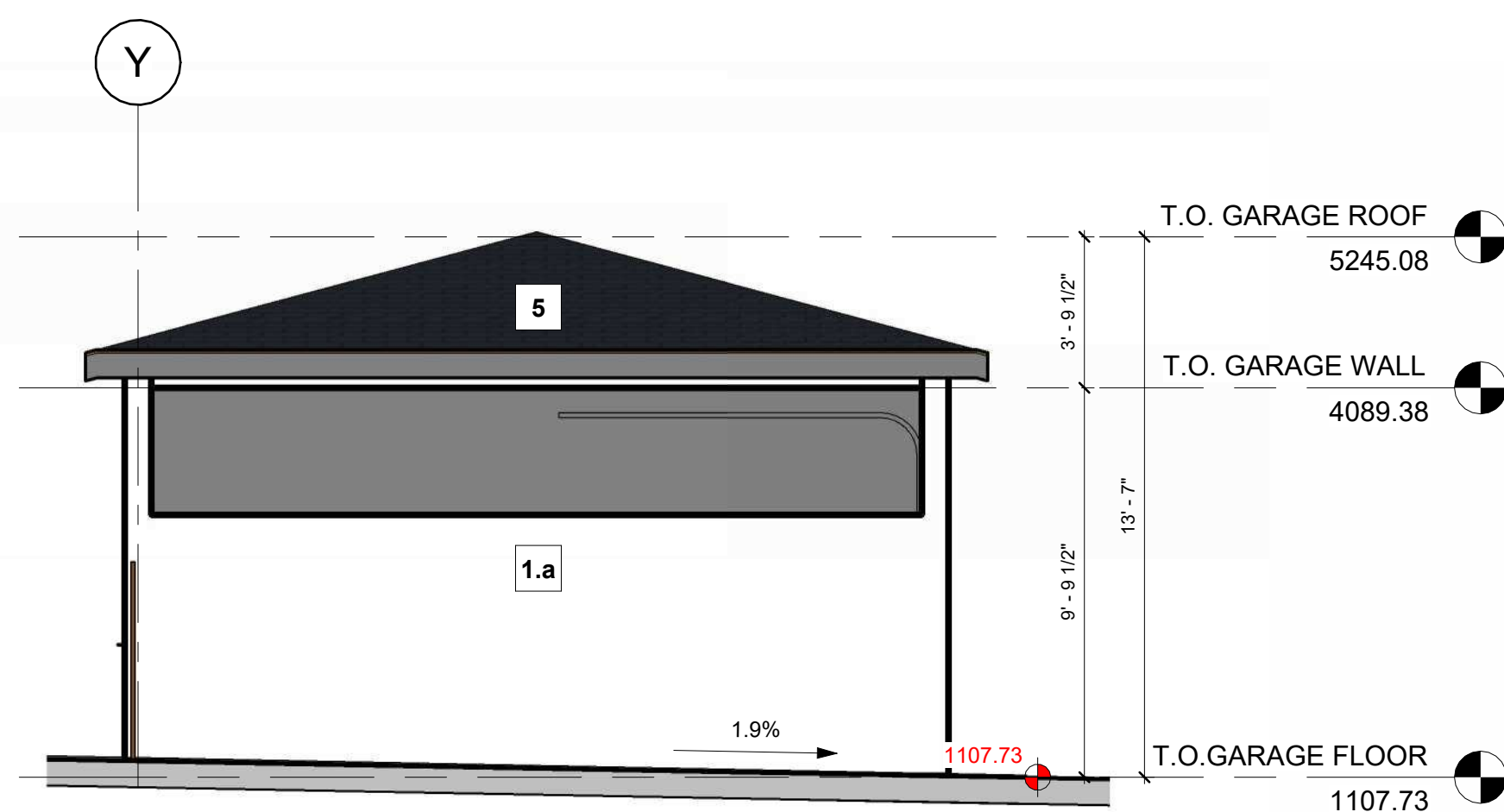
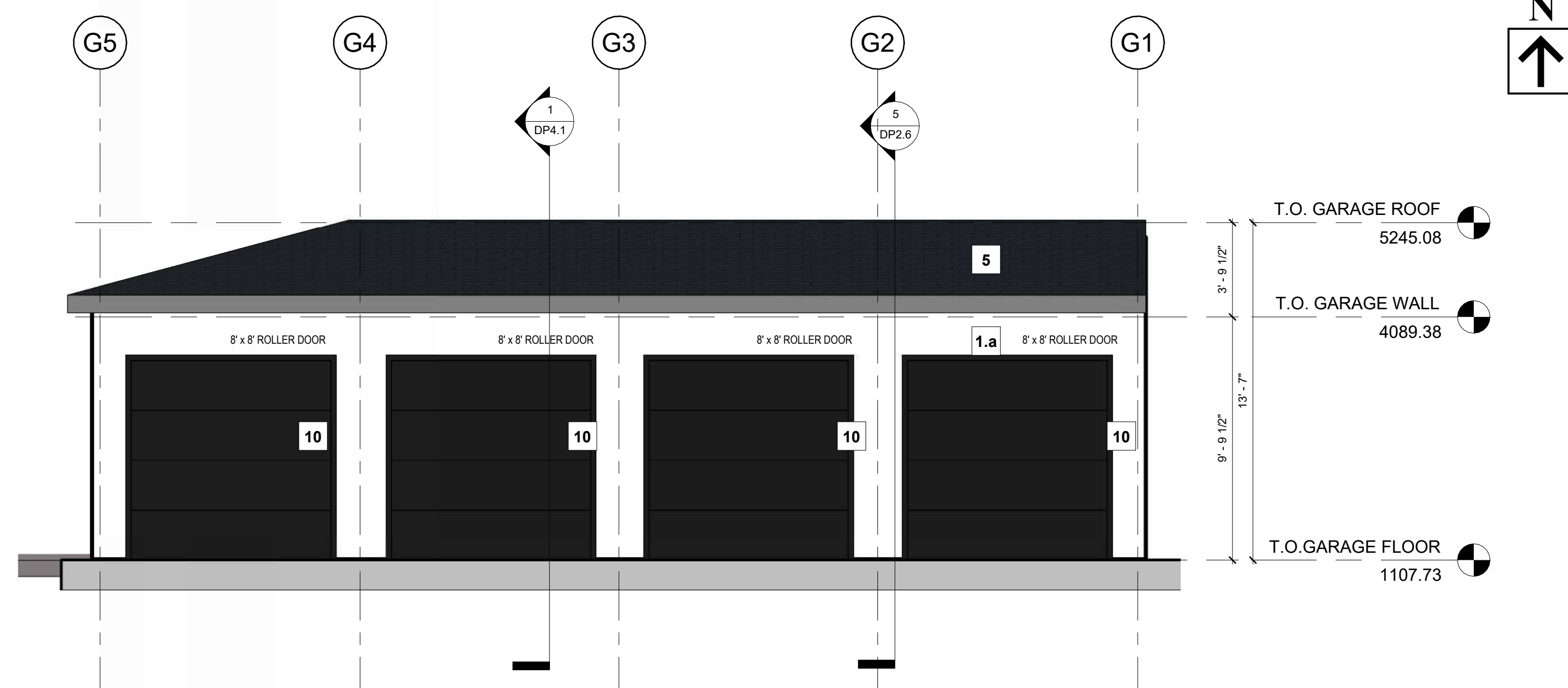
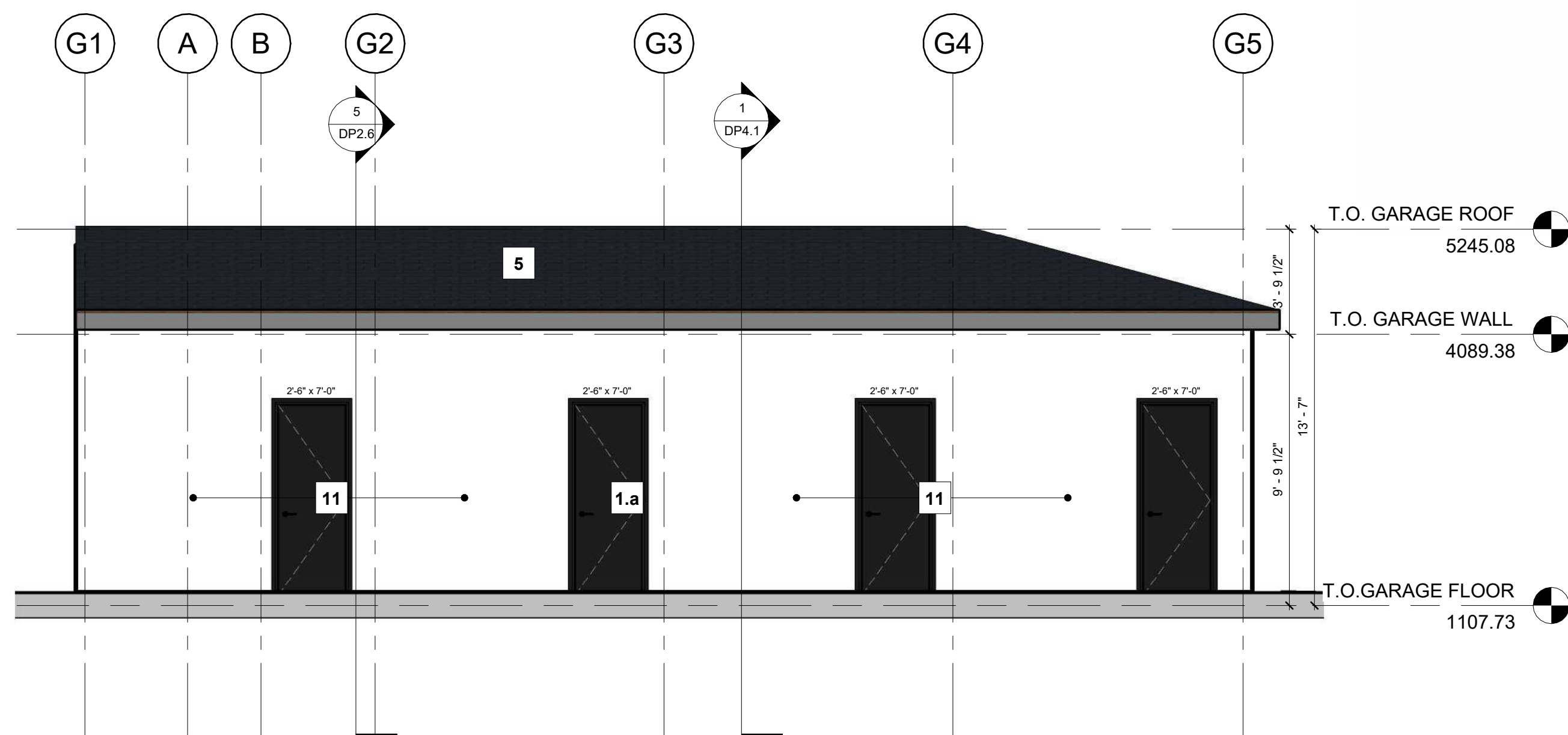


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BUILDING PERMIT FILE NO:

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DRAWN BY:	Author
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PROJECT FILE # :	
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REVISION:	
DATE OF ISSUED:	SHEET #:
01/14/26	DP1.2



CLIENT:

KINGSWAY
BUILDERS

PROJECT NAME:

GLANMORGAN
4PLEX

PROPERTY ADDRESS:

4703 40 AVE SW, CALGARY, AB

KINGSWAY
— DRAFTING & DESIGN —

DEVELOPMENT PERMIT FILE NO:

BUILDING PERMIT FILE NO:

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DRAWING TITTLE:

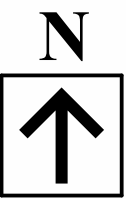
GARAGE ELEVATIONS & SECTION DETAILS

DRAWN BY:	Author	
REVIEWED BY :		
DRAWN BY:		
PROJECT FILE # :		
SCALE:	1 : 50	
REVISION:		
DATE OF ISSUED:	SHEET #:	DP2.6
01/14/26		

DEVELOPMENT PERMIT



LIST OF MATERIAL	
1.a	WHITE BOARD VINYL SIDING COLOUR: WHITE
1.b	BLACK BOARD VINYL SIDING COLOUR: BLACK
2	TOP WALL ROOF COLOUR: CHARCOAL GRAY
3	ENTRY DOOR COLOUR: FRAME BLACK
4	WINDOW FRAME COLOUR: BLACK FRAME
5	ASPHALT SHINGLE COLOUR: CHARCOAL GRAY
6	PREFINISHED METAL FASCIA / FLASHING COLOUR: CHARCOAL GRAY
7	PREFINISHED METAL GUTTER, R.W.L'S COLOUR: BLACK
8	ARCHITECTURAL FEATURE VERTICAL ALUMINUM PANEL (REF. TO ELEVATIONS) COLOUR: STAINED
9	CAST-IN-PLACE CONCRETE STEPS COLOUR: WHITE
10	GARAGE ROLLER DOOR COLOUR: BLACK
11	GARAGE DOOR COLOUR: BLACK



CLIENT:

KINGSWAY BUILDERS

PROJECT NAME:

GLANMORGAN 4PLEX

PROPERTY ADDRESS:

4703 40 AVE SW, CALGARY, AB

KINGSWAY DRAFTING & DESIGN

DEVELOPMENT PERMIT FILE NO:

BUILDING PERMIT FILE NO:

1 PROPOSED NORTH ELEVATION
1 : 50



2 PROPOSED SOUTH ELEVATION
1 : 50

DEVELOPEMENT PERMIT

DRAWING TITLE:

BUILDING ELEVATIONS

DRAWN BY: Author

REVIEWED BY :

DRAWN BY:

PROJECT FILE # :

SCALE: As indicated

REVISION:

DATE OF ISSUED: SHEET #: DP3.1



KINGSWAY BUILDERS

PROJECT NAME:

GLANMORGAN 4PLEX

PROPERTY ADDRESS:

4703 40 AVE SW, CALGARY, AB

KINGSWAY
— DRAFTING & DESIGN —

DEVELOPMENT PERMIT FILE NO:

BUILDING PERMIT FILE NO:

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DRAWING TITTLE:

BUILDING ELEVATIONS

DRAWN BY:	Author
REVIEWED BY :	
DRAWN BY:	
PROJECT FILE # :	
SCALE:	As indicated
REVISION:	
DATE OF ISSUED:	SHEET #:
01/14/26	DP3.2

DEVELOPMENT PERMIT

