



Guidelines for Electronic Circulation of Planning & Development Applications

This document is intended to provide guidelines on the proper use of electronic materials that are circulated as part of the application review process.

- The information included in the circulation package may be subject to copyright and must only be used for the review of the submitted application.
- Application materials are provided to you for the specific and sole purpose of allowing (i) members of the Community Association Planning Committee and/or Board of Directors and (ii) members of the public who would be directly affected by the application's approval (collectively, the "Identified Recipients") to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution beyond the Identified Recipients is strictly prohibited and may constitute an offense under the Copyright Act (Canada). Accordingly, any distribution of the materials to the Identified Recipients must be accompanied with the following instructions in writing:

"Application materials are provided to you for the specific and sole purpose of allowing you to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution of them is strictly prohibited and may constitute an offense under the Copyright Act (Canada)."

The City will not be responsible or liable for any claim that may arise as a result of any misuse or unauthorized reproduction or distribution of the application materials by you or any Identified Recipients.

- Citizens who wish to view the plans can do so at the Municipal Building (800 Macleod Trail S.E.) by contacting either the File Manager or the Circulation Department at 403.268.5744 or dp.circ@calgary.ca
- The information provided must not be made available on the internet.

Should anyone wish to obtain additional information regarding the application, please contact the File Manager directly.



Application Notice DP2026-02045

April 14, 2026

A new Development Permit Application has been submitted at the below noted address(es), and we are sending this information for comments.

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

Application Details

File Number: DP2026-02045

File Manager: CLAUDETTE REDDICK **Phone:** 403-519-8641 **eMail:** Claudette.Reddick@calgary.ca

Address: 381 ACADIA DR SE **Legal:** 2511897;17;77

Land Use Bylaw: 1P2007 **L.U.D.:** H-GO

Community: ACADIA **Ward:** 11

Application Description: New: Dwelling Units (2 buildings), Secondary Suites, Accessory Residential Building (garage)

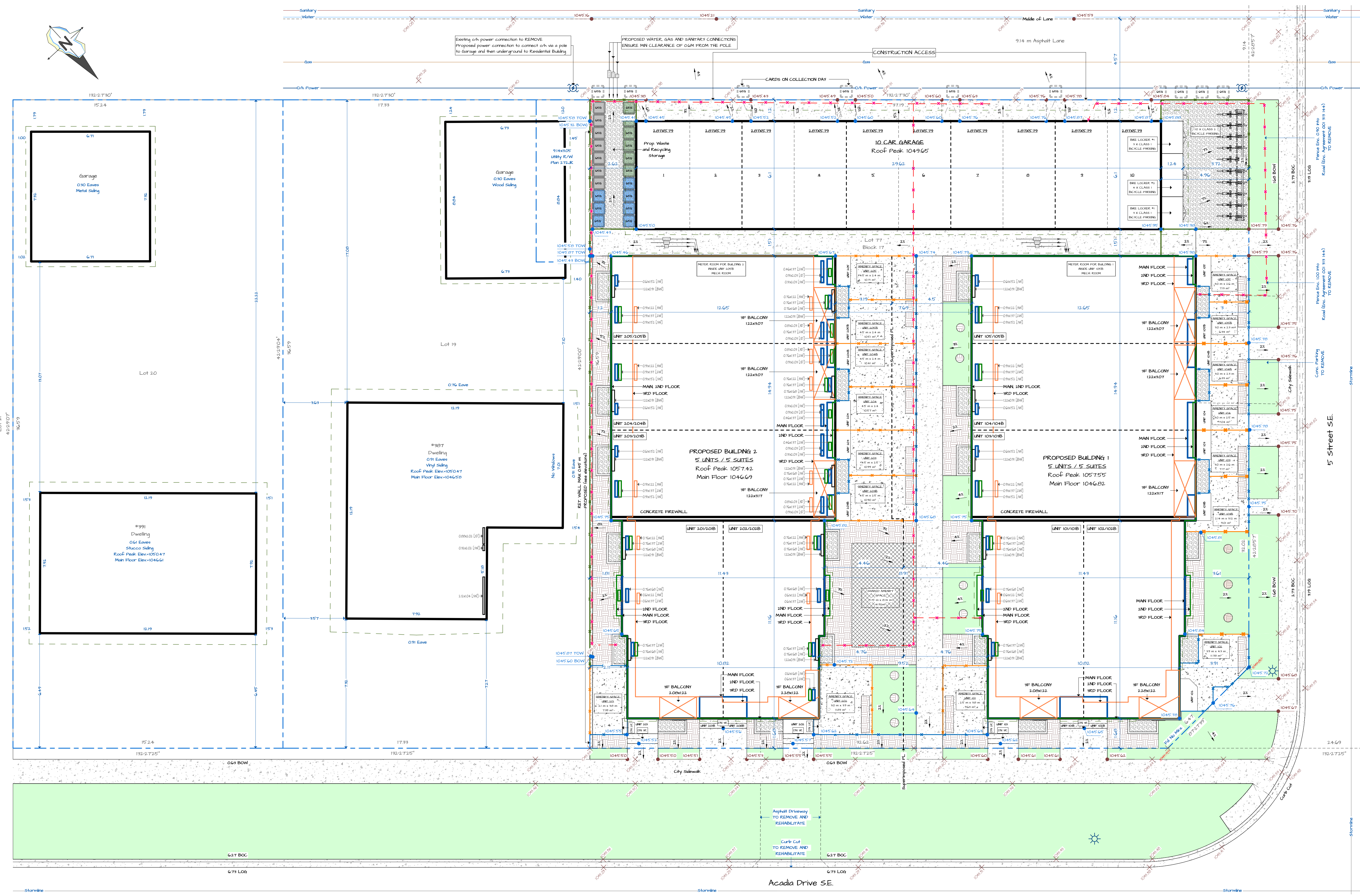
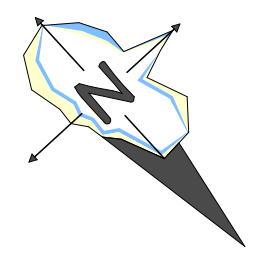
Thank you for taking the time to respond. Your input is greatly appreciated.

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please submit your response through the [Development Map link](#).

Comments are due by: May 5, 2026

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.



SITE INFO:

ADDRESS
Municipal 9204 5th St SE/303 Acadia DR SE
Legal Lot 77 - Block 17

PROPOSED DENSITY (U/Ha) 74
LAND USE DENSITY (MAX.) 74 Units/Ha
Parcel Area (Ha) 0.19504
Proposed Units 10
10 Units / 0.19504 Ha = 74 U/Ha

PARCEL COVERAGE (%) 60.00
Parcel 1950.40 m² (100%)
Building 1 306.51 m² 22.70%
Building 2 306.51 m² 22.70%
Garage 180.54 m² 18.97%
Total Coverage 793.56 m² 58.77%

Porches - 4.47 m²
GROSS FLOOR AREA (m²) 1926.80

Building 1
1st FLOOR 306.51
2nd FLOOR 314.95
3rd FLOOR 351.33
Total Above Grade 873.79
BASEMENT 313.68

Building 2
1st FLOOR 306.51
2nd FLOOR 314.95
3rd FLOOR 351.33
Total Above Grade 873.79
BASEMENT 313.68

Garage
10-Car Garage 180.54

FLOOR AREA RATIO (FAR) 1.43
GFA / Parcel Area
1926.80 m² / 1950.40 m² = 1.43
Maximum For H-GO 1.5

WASTE AND RECYCLING

On-Site Storage Area 2.62 m x 7.30 m = 19.13 m²
Capacity 20 carts x 65 gallon each = 1300 gallons
Proposed Waste storage distribution:
Black Cart (65G) 7
Blue Cart (65G) 7
Green Cart (65G) 6
Total Carts 20
Carts to be manually rolled out to pick-up location on collection day.
Required Storage Capacity 0.23 m³ x 10 Units = 2.30 m³
Proposed Storage Capacity 1900 Gal = 4.92 m³ (4.26 m³)

PARKING

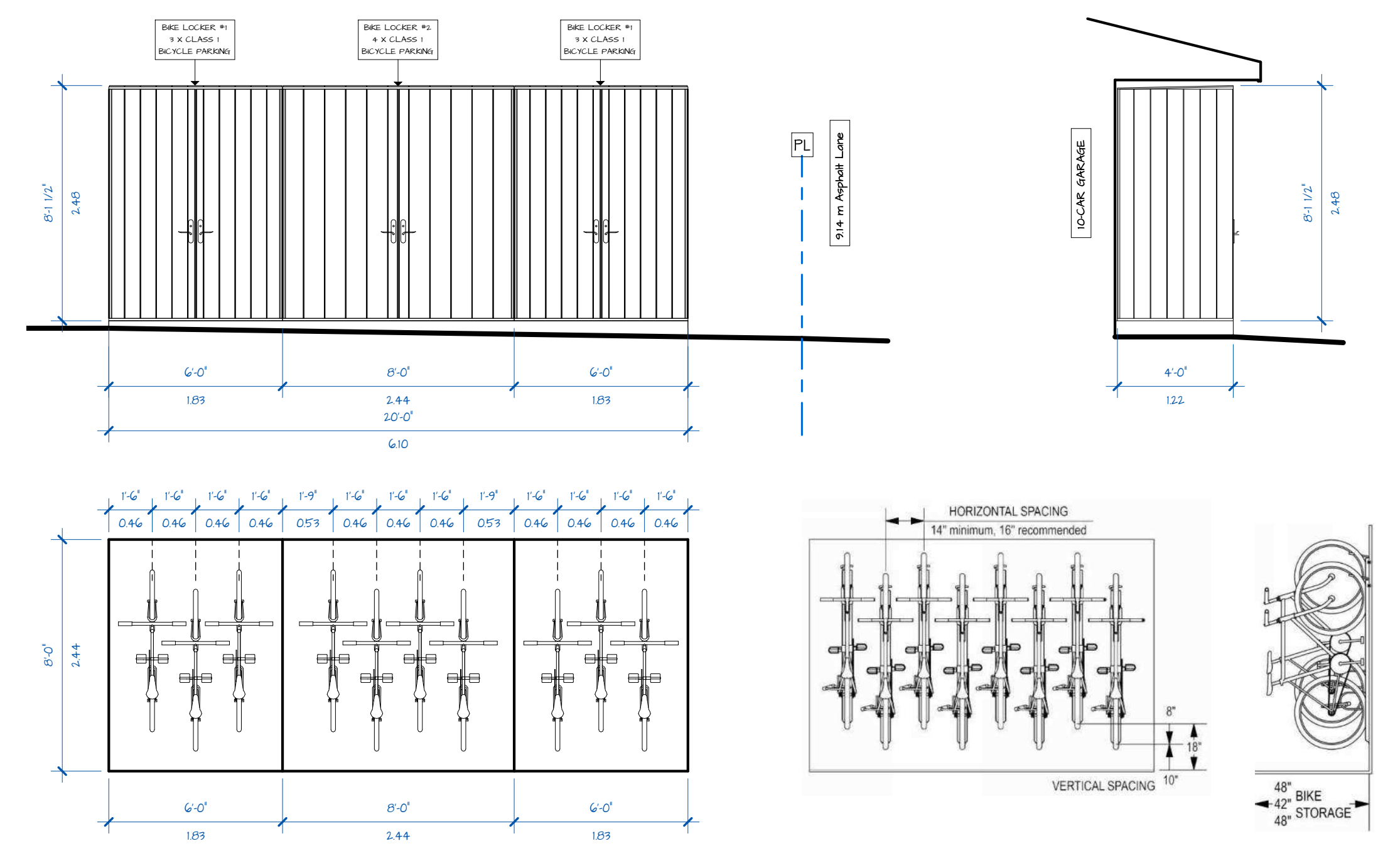
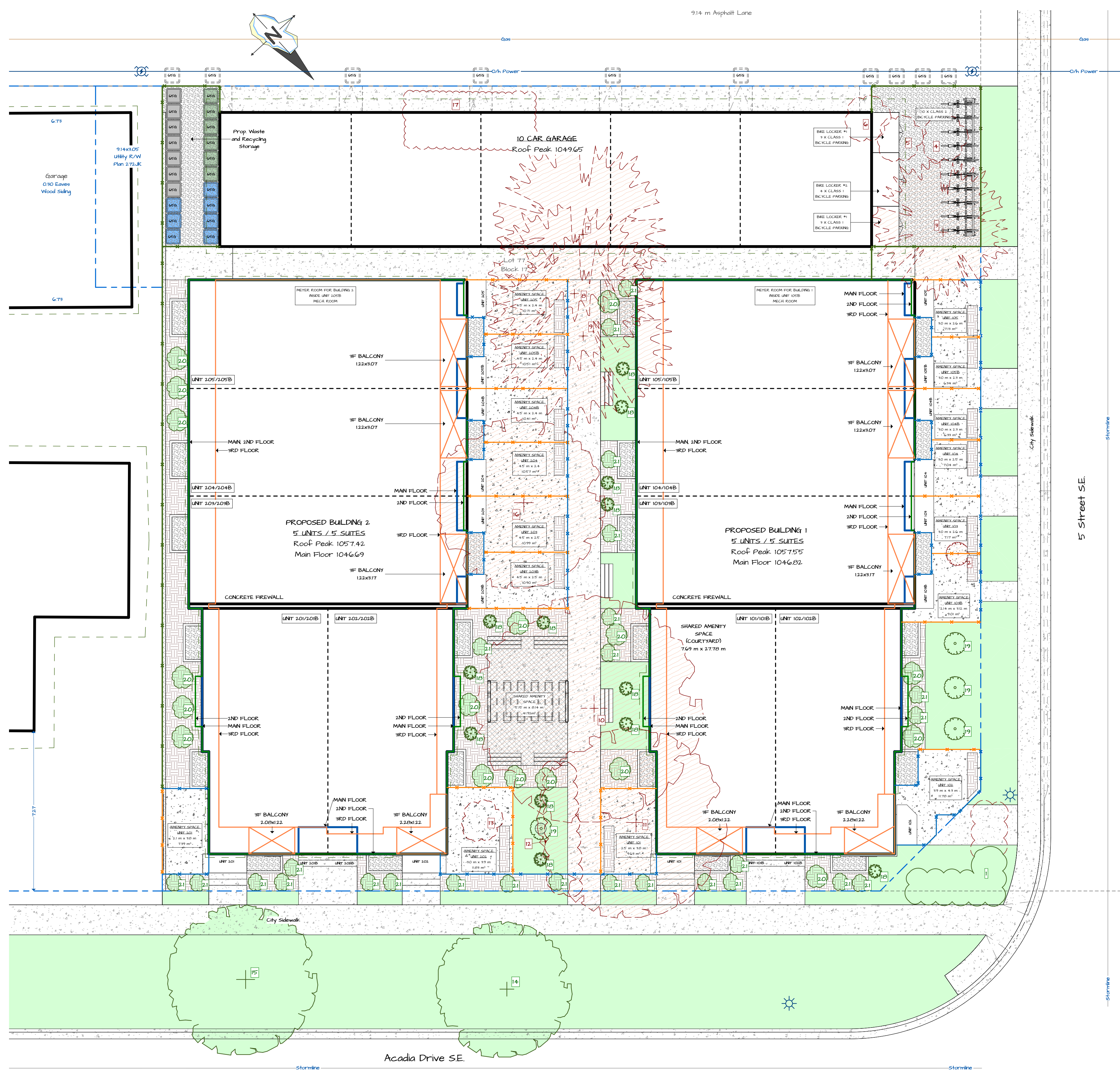
Vehicular Parking 10
Detached 10-Car Garage
Bicycle Parking 20
Class 1 - 10-Bicycle
Class 2 - 10-Bicycle

LANDSCAPING

Parcel Area	1950.40 (100%)
Landscaping Area (m ²)	491.75 (11.97%)
Hard (m ²)	280.97 (64.94%)
Water Permeable Paving (Shared Amenity Space)	21.33
Concrete (Internal Walkways)	111.30
Concrete (Private Amenity Space)	147.74
Soft (m ²)	151.38 (95.06%)
Sod	72.52
Mulch	78.86
Total Landscaping (m ²)	491.75 (100%)
Excluded From Landscaping Calculation (m ²)	125.09 (9.26%)
Porches 4.47	
Window Wells (Gravel) 29.75	
Driveway (Concrete Apron) 95.54	
Waste Storage (Gravel Pad) 1913	
Mobility Storage Class 1 (Concrete Floor) 7.56	
Bicycle Parking Class 2 (Gravel Pad) 28.64	
Total Excluded (m ²)	125.09 (9.26%)

All sodded areas to be planted with drought tolerant grass species and irrigated by an underground irrigation system. All areas planted with trees to be equipped with a drip irrigation system.
No irrigation equipment to encroach into City territory.
Detailed irrigation design to be provided at BP stage of this project.

1 SITE PLAN
1 : 100



3 BIKE LOCKER (CLASS 1)
1:50

SITE/BLOCK PLAN LEGEND

	1st Floor Window size, m		Privacy Screen 2.0 m
	2nd Floor Window size, m		Fence 0.9 m
	1st Floor Door size, m		Fence 1.4 m
	Basement Window size, m		Existing Fence - remove
	Existing Geo - to Retain		Power Pole
	Existing Geo - to revise		Sign
	Proposed Geo		
	Existing Slope - Existing		
	Existing Slope - Proposed		
	SOG		
	MULCH		
	WATER PERMEABLE PAVING		
	CONCRETE		
	GRAVEL		
	Black Cart (65/95 gallon)		
	Blue Cart (65/95 gallon)		
	Green Cart (65/95 gallon)		
	Cart location on collection day		

PLANTING

Parcel Area 1950.40 (100%)

Planting Required:

- Trees 18
- Shrubs 99

Planting Proposed:

- New Trees 16
- New Shrubs 43

EXISTING TREE SCHEDULE

#	Tree Type	Trunk	Canopy	Height	Location	Action
1	Bush	n/a	1.30	1.80	PUBLIC	Remove AS Shown
2	Deciduous	0.10	1.00	3.75	Private	Remove
3	Coniferous	0.80	6.00	5.00	Private	Remove
4	Bush	n/a	2.00	2.00	Private	Remove
5	Bush	n/a	2.00	2.00	Private	Remove
6	Bush	n/a	2.00	2.00	Private	Remove
7	Coniferous	0.80	8.00	14.00	Private	Remove
8	Coniferous	0.80	8.00	15.00	Private	Remove
9	Coniferous	0.80	8.00	14.00	Private	Remove
10	Deciduous	1.00	10.00	12.00	Private	Remove
11	Deciduous	0.70	8.00	8.00	Private	Remove
12	Bush	n/a	1.30	1.80	Private	Remove
13	Bush	n/a	1.80	2.00	Private	Remove
14	Prunus Virginiana	0.30	6.00	5.00	PUBLIC	Retain
15	Prunus Virginiana	0.30	6.50	5.00	PUBLIC	Retain
16	Deciduous	0.60	8.00	15.00	Private	Remove
17	Bush	n/a	2.50	2.50	Private	Remove

NEW TREE SCHEDULE

#	Tree Type	Trunk	Canopy	Height	Count
18	EMERALD CEDAR (MATURE HEIGHT 35'-4' M)	0.06	0.60	3.00	13
19	Columbian Aspen (MATURE HEIGHT 10' m)	0.80	1.00	2.00	3
20	MUGO PINE (bush) (MATURE HEIGHT 0.6 m)	0.80	0.80	0.60	17
21	BARBERY (bush) (MATURE HEIGHT 0.6 m)	0.03	0.25	0.50	26

1 LANDSCAPING PLAN
1:100



2 STREETScape
1:150

BUILDING 2 (GROSS AREA)

UNIT	MAN FLOOR	2F	3F	Total
UNIT 201	661 SF	686 SF	537 SF	1,884 SF
UNIT 202	661 SF	686 SF	540 SF	1,887 SF
UNIT 203	660 SF	681 SF	551 SF	1,892 SF
UNIT 204	652 SF	664 SF	530 SF	1,846 SF
UNIT 205	660 SF	672 SF	544 SF	1,876 SF
Grand total				9,401 SF

BUILDING 2 (FINISHED FL AREA)

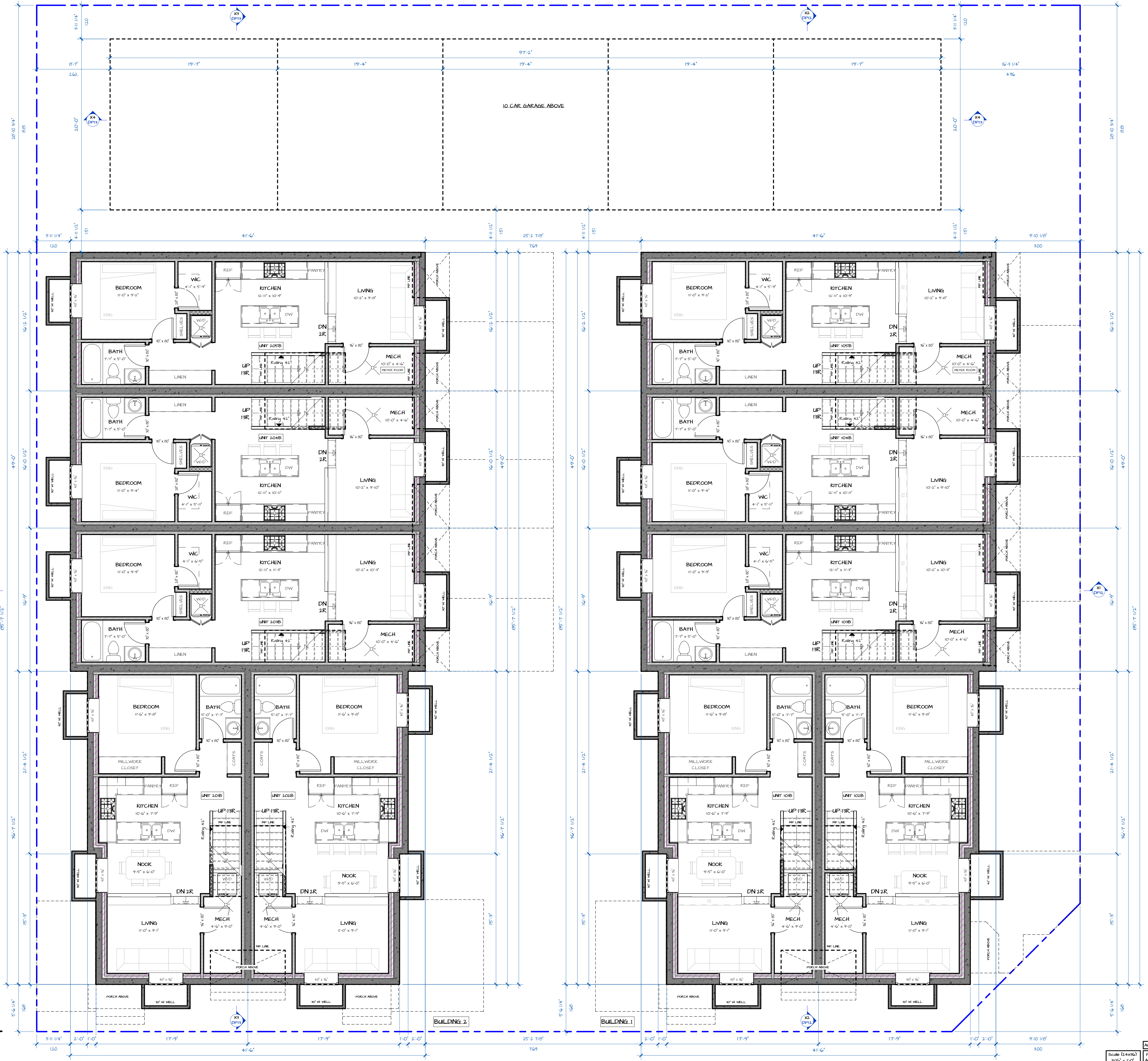
UNIT	MAN FLOOR	2F	3F	Total
UNIT 201	530 SF	587 SF	486 SF	1,603 SF
UNIT 201B	519 SF	73 SF	592 SF	1,184 SF
UNIT 202	530 SF	587 SF	480 SF	1,600 SF
UNIT 202B	519 SF	73 SF	592 SF	1,184 SF
UNIT 203	518 SF	582 SF	496 SF	1,596 SF
UNIT 203B	501 SF	86 SF	667 SF	1,254 SF
UNIT 204	511 SF	582 SF	496 SF	1,589 SF
UNIT 204B	506 SF	93 SF	659 SF	1,258 SF
UNIT 205	511 SF	582 SF	496 SF	1,589 SF
UNIT 205B	519 SF	93 SF	652 SF	1,264 SF
Grand total				11,199 SF

BUILDING 1 (GROSS AREA)

UNIT	MAN FLOOR	2F	3F	Total
UNIT 101	661 SF	686 SF	537 SF	1,884 SF
UNIT 102	661 SF	686 SF	540 SF	1,887 SF
UNIT 103	660 SF	681 SF	551 SF	1,892 SF
UNIT 104	652 SF	664 SF	530 SF	1,846 SF
UNIT 105	660 SF	672 SF	544 SF	1,876 SF
Grand total				9,402 SF

BUILDING 1 (FINISHED FL AREA)

UNIT	MAN FLOOR	2F	3F	Total
UNIT 101	530 SF	587 SF	486 SF	1,603 SF
UNIT 101B	519 SF	73 SF	592 SF	1,184 SF
UNIT 102	530 SF	587 SF	480 SF	1,600 SF
UNIT 102B	519 SF	73 SF	592 SF	1,184 SF
UNIT 103	518 SF	582 SF	496 SF	1,596 SF
UNIT 103B	501 SF	86 SF	667 SF	1,254 SF
UNIT 104	511 SF	582 SF	496 SF	1,589 SF
UNIT 104B	506 SF	93 SF	659 SF	1,258 SF
UNIT 105	511 SF	582 SF	496 SF	1,589 SF
UNIT 105B	519 SF	93 SF	652 SF	1,264 SF
Grand total				11,199 SF



1	SUITES (BASEMENT)
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3/16" = 1'-0"



BUILDING 2 (GROSS AREA)

UNIT	MAN FLOOR	2F	3F
UNIT 201	661 SF	686 SF	537 SF
Grand total	9,401 SF		

BUILDING 2 (FINISHED FL AREA)

UNIT	MAN FLOOR	2F	3F
UNIT 201	530 SF	587 SF	486 SF
UNIT 201B	519 SF	73 SF	592 SF
UNIT 202	530 SF	587 SF	486 SF
UNIT 202B	519 SF	73 SF	592 SF
UNIT 203	518 SF	582 SF	496 SF
UNIT 203B	501 SF	86 SF	667 SF
UNIT 204	511 SF	582 SF	496 SF
UNIT 204B	506 SF	93 SF	659 SF
UNIT 205	511 SF	582 SF	496 SF
UNIT 205B	509 SF	93 SF	652 SF
Grand total	11,199 SF		

BUILDING 1 (GROSS AREA)

UNIT	MAN FLOOR	2F	3F
UNIT 101	661 SF	686 SF	537 SF
UNIT 102	661 SF	686 SF	537 SF
UNIT 103	668 SF	681 SF	551 SF
UNIT 104	652 SF	664 SF	530 SF
UNIT 105	660 SF	672 SF	544 SF
Grand total	9,402 SF		

BUILDING 1 (FINISHED FL AREA)

UNIT	MAN FLOOR	2F	3F
UNIT 101	530 SF	587 SF	486 SF
UNIT 101B	519 SF	73 SF	592 SF
UNIT 102	530 SF	587 SF	486 SF
UNIT 102B	519 SF	73 SF	592 SF
UNIT 103	518 SF	582 SF	496 SF
UNIT 103B	501 SF	86 SF	667 SF
UNIT 104	511 SF	582 SF	496 SF
UNIT 104B	506 SF	93 SF	659 SF
UNIT 105	511 SF	582 SF	496 SF
UNIT 105B	509 SF	93 SF	652 SF
Grand total	11,199 SF		

1 MAIN FLOOR
3/16" = 1'-0"

BUILDING 2 (GROSS AREA)

UNIT	MAN FLOOR	2F	3F
UNIT 201	661 SF	686 SF	537 SF
UNIT 202	661 SF	686 SF	540 SF
UNIT 203	660 SF	681 SF	531 SF
UNIT 204	652 SF	664 SF	530 SF
UNIT 205	660 SF	672 SF	544 SF
Grand total	9,401 SF		

BUILDING 2 (FINISHED FL AREA)

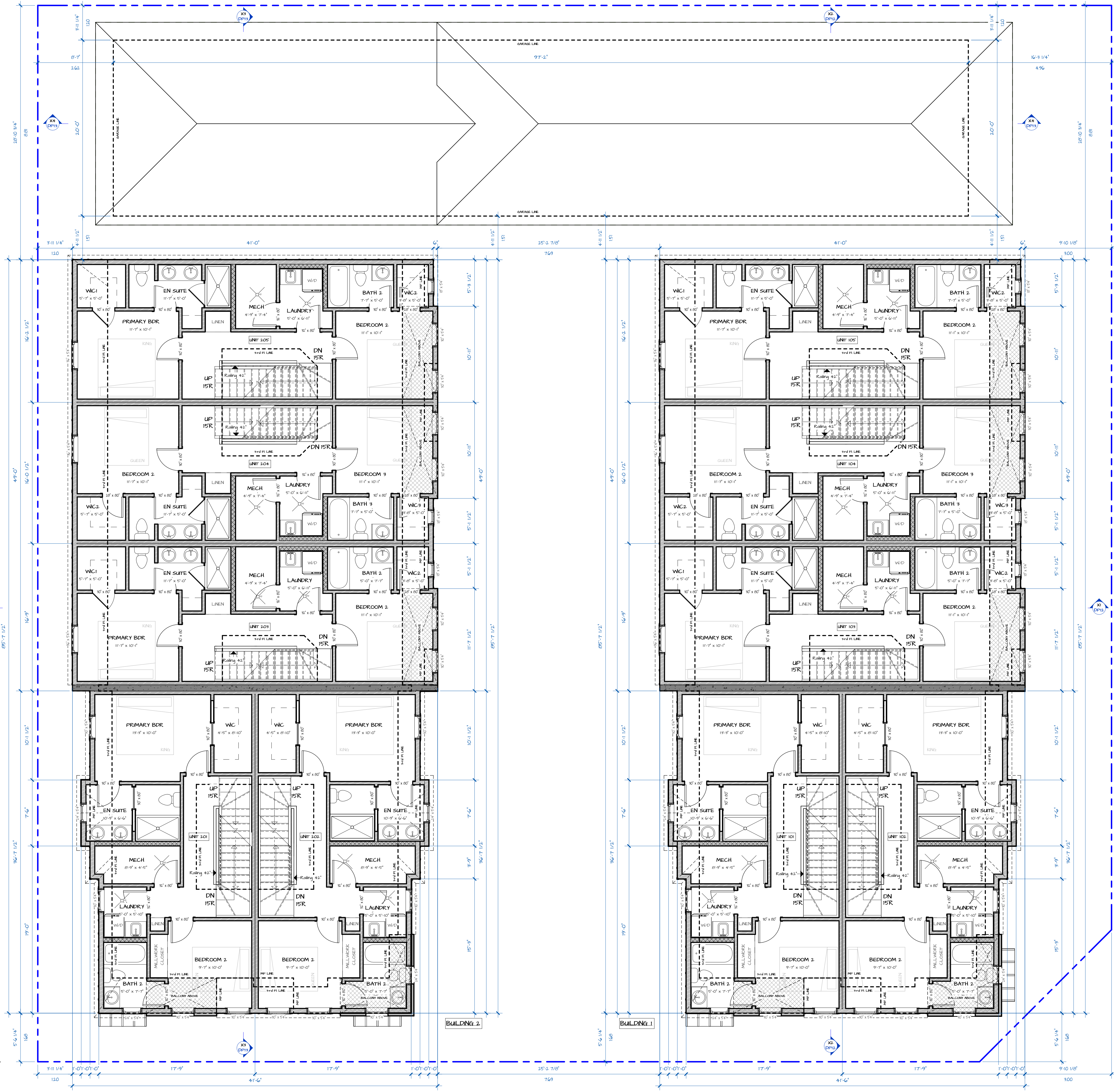
UNIT	MAN FLOOR	2F	3F
UNIT 201	530 SF	587 SF	486 SF
UNIT 201B	SUITES	519 SF	73 SF
UNIT 202	530 SF	587 SF	480 SF
UNIT 202B	SUITES	519 SF	73 SF
UNIT 203	518 SF	582 SF	496 SF
UNIT 203B	SUITES	501 SF	86 SF
UNIT 204	511 SF	582 SF	496 SF
UNIT 204B	SUITES	506 SF	93 SF
UNIT 205	511 SF	582 SF	496 SF
UNIT 205B	SUITES	519 SF	93 SF
Grand total	11199 SF		

BUILDING 1 (GROSS AREA)

UNIT	MAN FLOOR	2F	3F
UNIT 101	661 SF	686 SF	537 SF
UNIT 102	661 SF	686 SF	540 SF
UNIT 103	660 SF	681 SF	531 SF
UNIT 104	652 SF	664 SF	530 SF
UNIT 105	660 SF	672 SF	544 SF
Grand total	9,402 SF		

BUILDING 1 (FINISHED FL AREA)

UNIT	MAN FLOOR	2F	3F
UNIT 101	530 SF	587 SF	486 SF
UNIT 101B	SUITES	519 SF	73 SF
UNIT 102	530 SF	587 SF	480 SF
UNIT 102B	SUITES	519 SF	73 SF
UNIT 103	518 SF	582 SF	496 SF
UNIT 103B	SUITES	501 SF	86 SF
UNIT 104	511 SF	582 SF	496 SF
UNIT 104B	SUITES	506 SF	93 SF
UNIT 105	511 SF	582 SF	496 SF
UNIT 105B	SUITES	519 SF	93 SF
Grand total	11199 SF		



1 SECOND FLOOR
3/16" = 1'-0"

BUILDING 2 (GROSS AREA)

UNIT	MAN FLOOR	2F	3F	Total
UNIT 201	661 SF	686 SF	537 SF	1,884 SF
UNIT 202	661 SF	686 SF	540 SF	1,888 SF
UNIT 203	668 SF	681 SF	551 SF	1,899 SF
UNIT 204	652 SF	664 SF	530 SF	1,854 SF
UNIT 205	660 SF	672 SF	544 SF	1,876 SF
Grand total				9,401 SF

BUILDING 2 (FINISHED FL AREA)

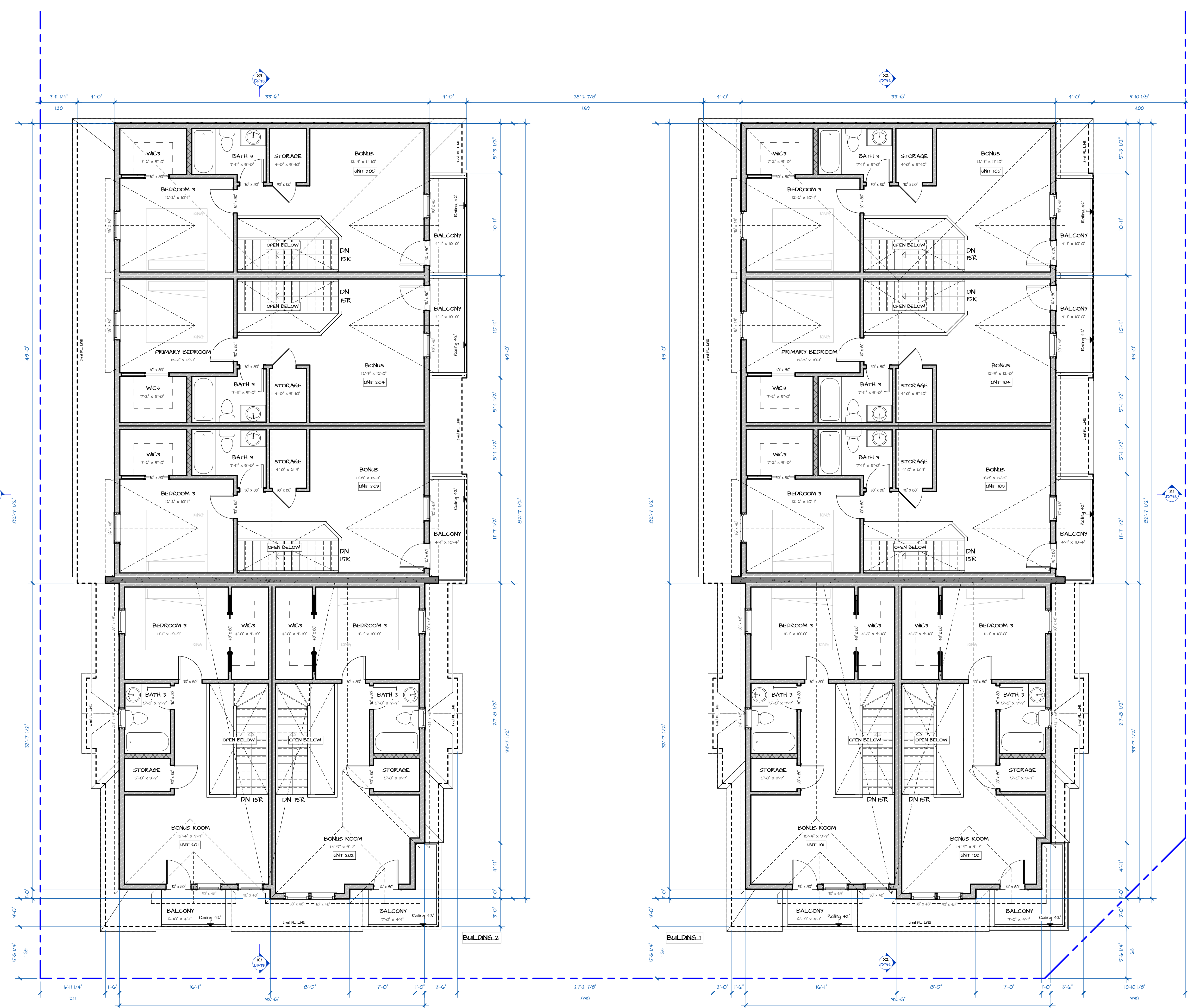
UNIT	MAN FLOOR	SUITES	2F	3F	Total
UNIT 201	530 SF	587 SF	486 SF	1,602 SF	
UNIT 201B	519 SF	73 SF	592 SF		
UNIT 202	530 SF	587 SF	488 SF	1,605 SF	
UNIT 202B	519 SF	73 SF	592 SF		
UNIT 203	518 SF	582 SF	496 SF	1,595 SF	
UNIT 203B	501 SF	86 SF	667 SF		
UNIT 204	511 SF	582 SF	496 SF	1,589 SF	
UNIT 204B	506 SF	93 SF	659 SF		
UNIT 205	511 SF	582 SF	496 SF	1,589 SF	
UNIT 205B	519 SF	93 SF	652 SF		
Grand total				11,199 SF	

BUILDING 1 (GROSS AREA)

UNIT	MAN FLOOR	2F	3F	Total
UNIT 101	661 SF	686 SF	537 SF	1,884 SF
UNIT 102	661 SF	686 SF	540 SF	1,888 SF
UNIT 103	668 SF	681 SF	551 SF	1,900 SF
UNIT 104	652 SF	664 SF	530 SF	1,854 SF
UNIT 105	660 SF	672 SF	544 SF	1,876 SF
Grand total				9,402 SF

BUILDING 1 (FINISHED FL AREA)

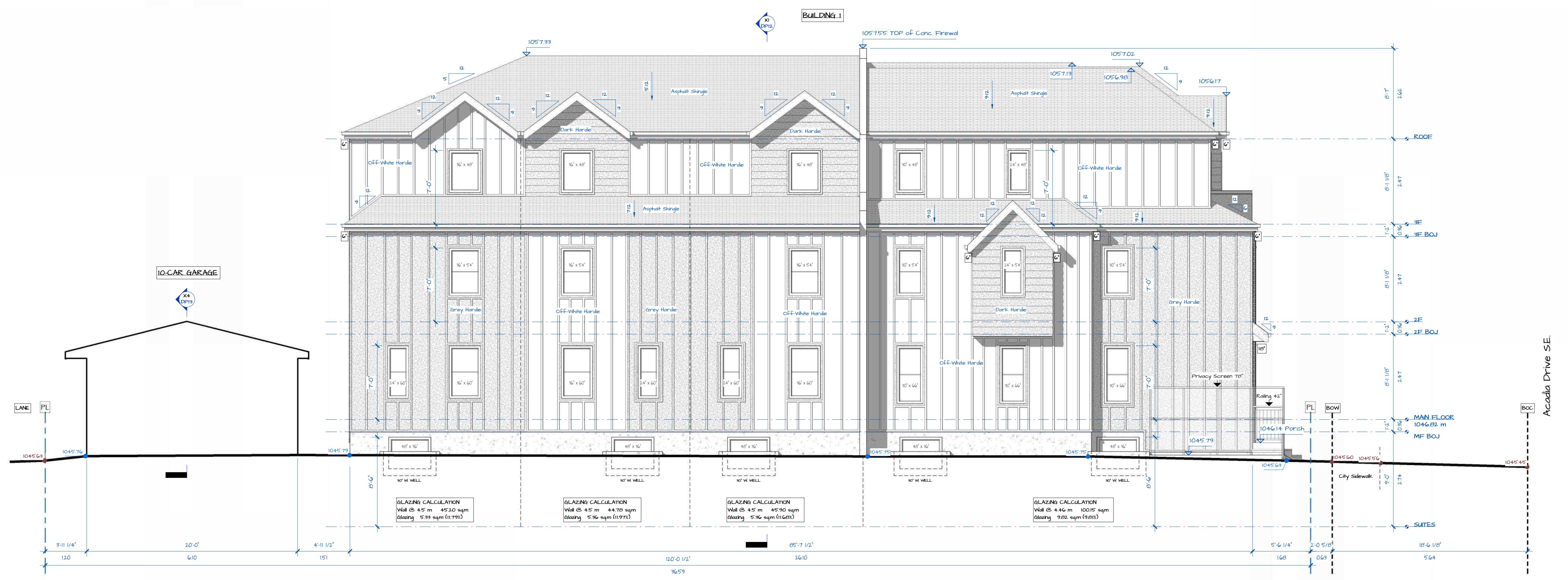
UNIT	MAN FLOOR	SUITES	2F	3F	Total
UNIT 101	530 SF	587 SF	486 SF	1,602 SF	
UNIT 101B	519 SF	73 SF	592 SF		
UNIT 102	530 SF	587 SF	488 SF	1,605 SF	
UNIT 102B	519 SF	73 SF	592 SF		
UNIT 103	518 SF	582 SF	496 SF	1,595 SF	
UNIT 103B	501 SF	86 SF	667 SF		
UNIT 104	511 SF	582 SF	496 SF	1,589 SF	
UNIT 104B	506 SF	93 SF	659 SF		
UNIT 105	511 SF	582 SF	496 SF	1,589 SF	
UNIT 105B	519 SF	93 SF	652 SF		
Grand total				11,199 SF	



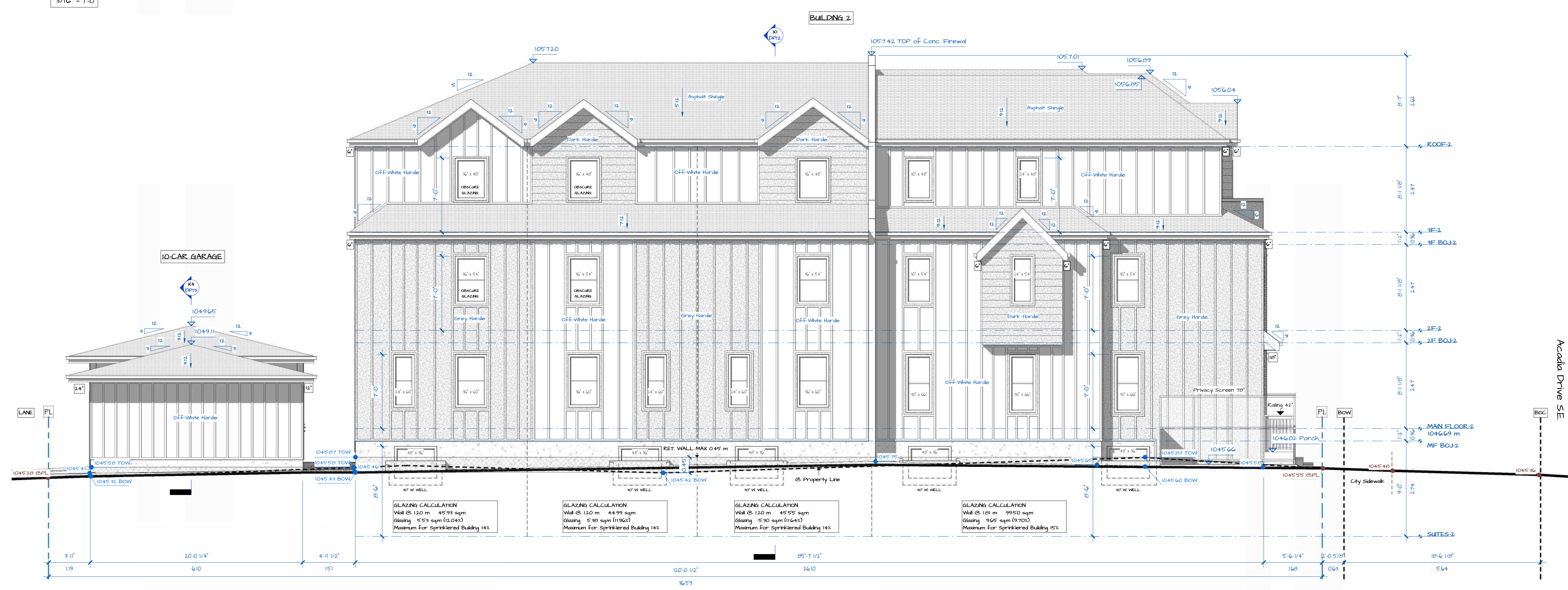
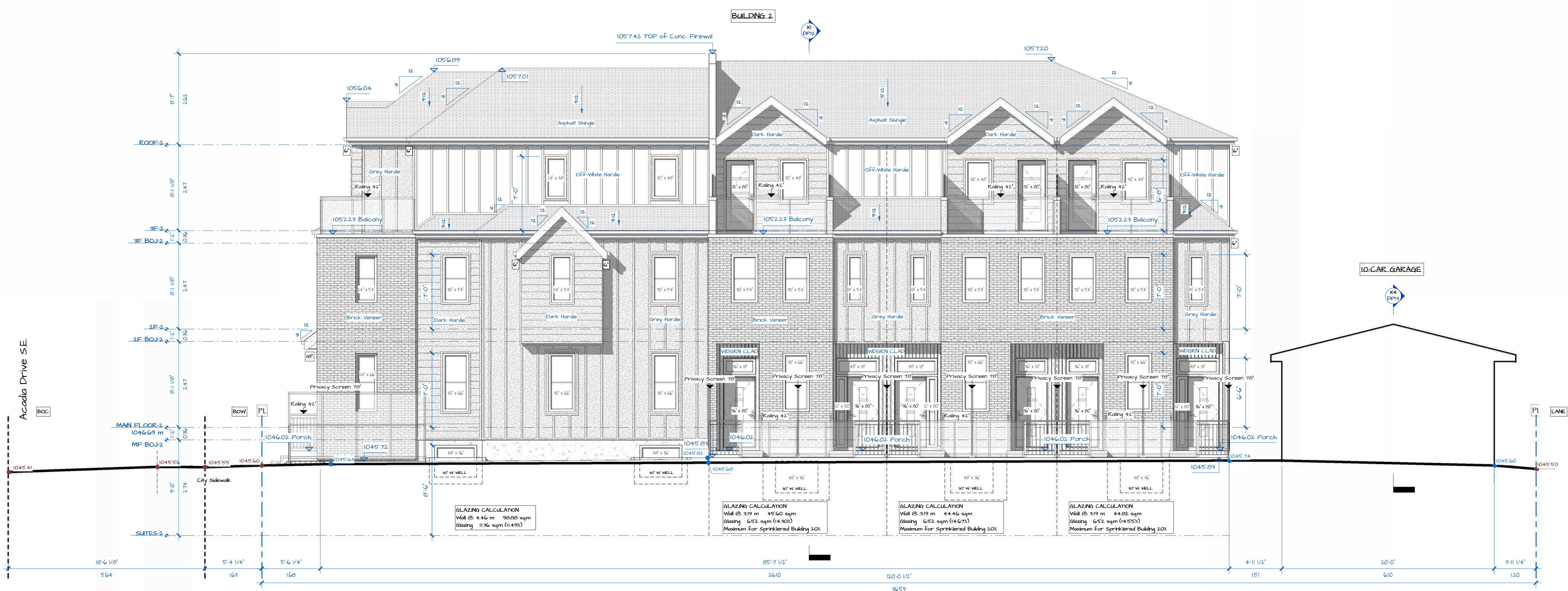
1 THIRD FLOOR
3/16" = 1'-0"

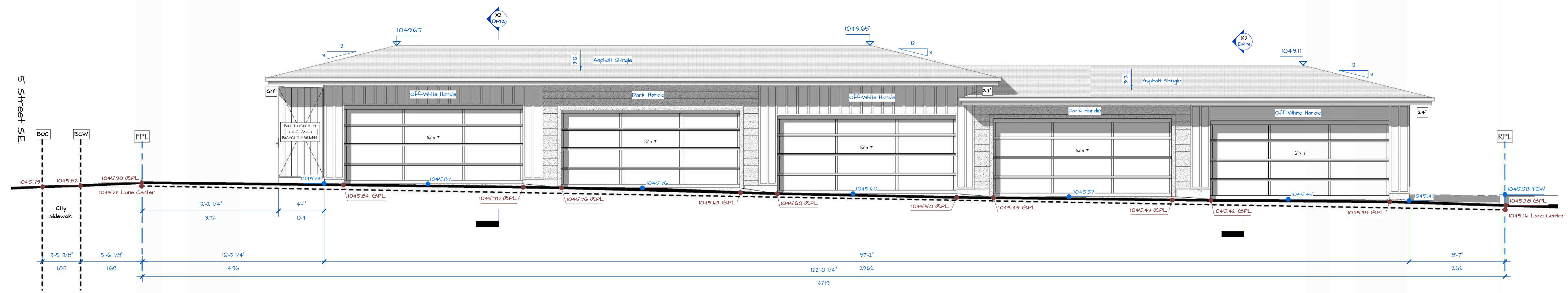


1 BUILDING 1 - FRONT ELEVATION (5 Street SE)
3/16" = 1'-0"

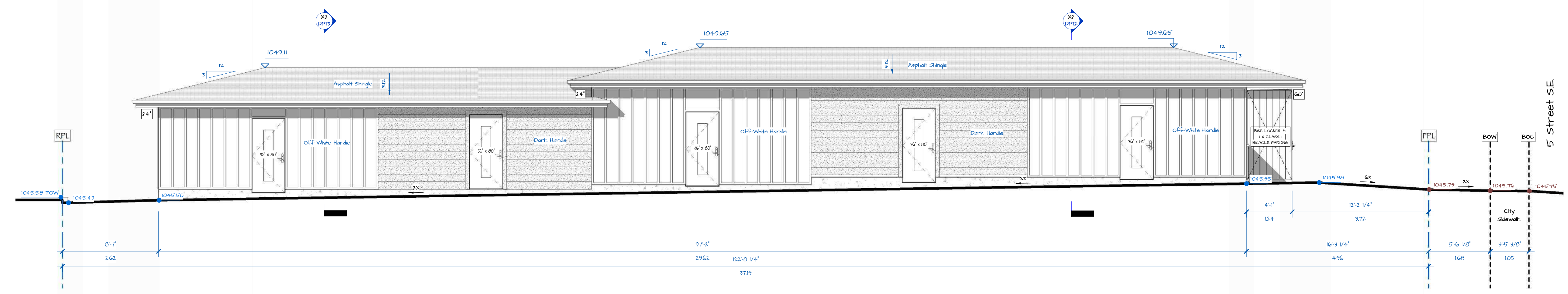


2 BUILDING 1 - REAR ELEVATION
3/16" = 1'-0"

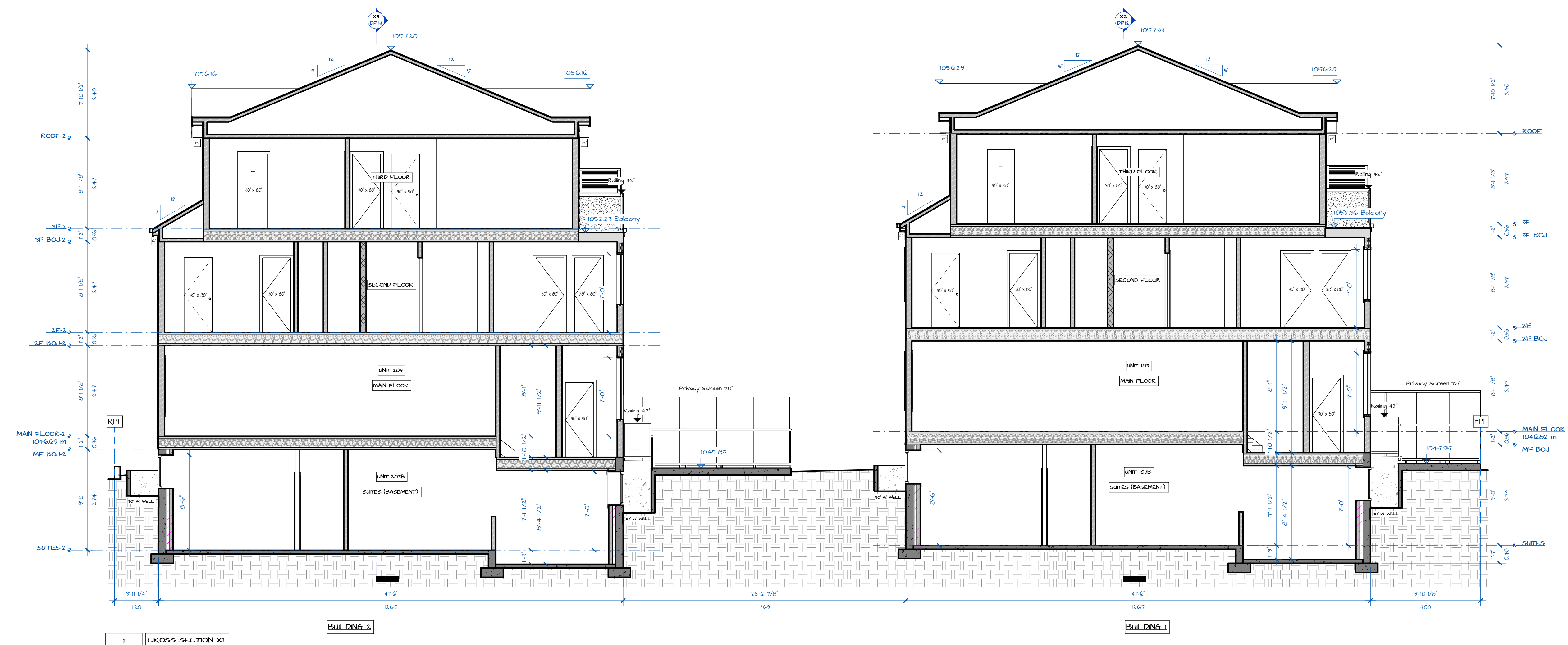




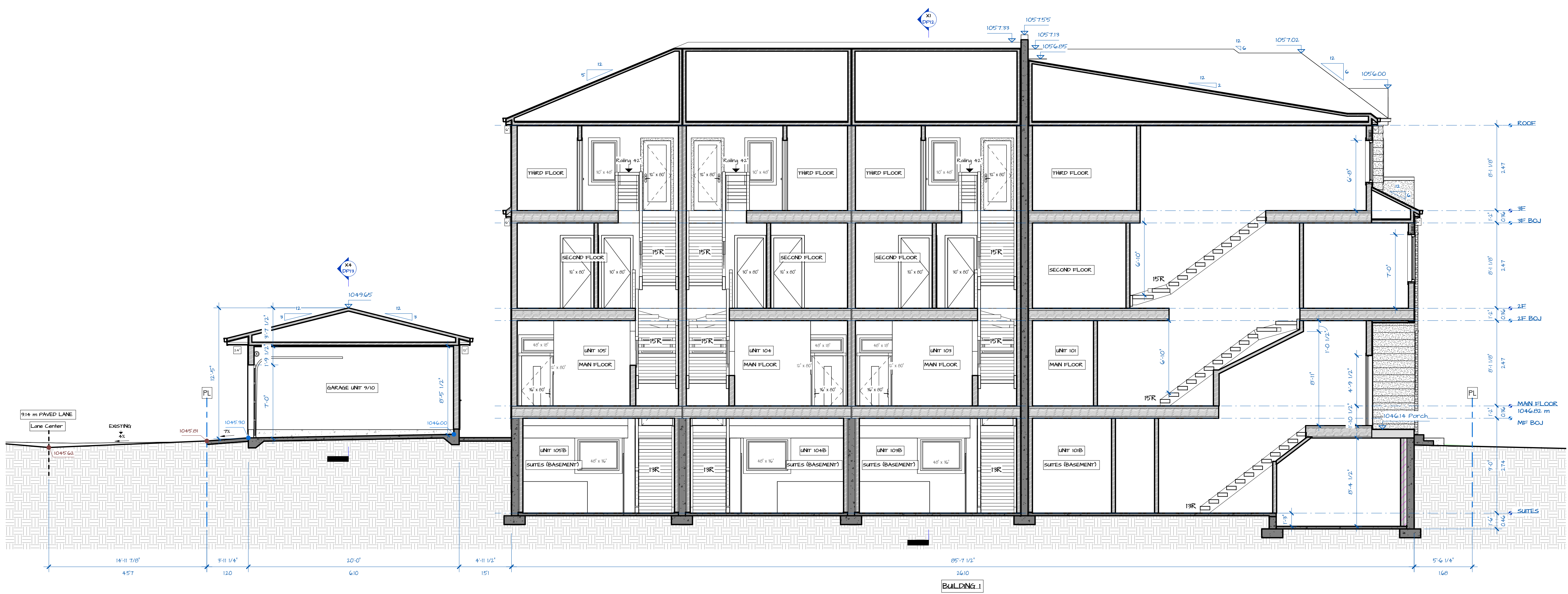
1 GARAGE - FRONT ELEVATION
3/16" = 1'-0"



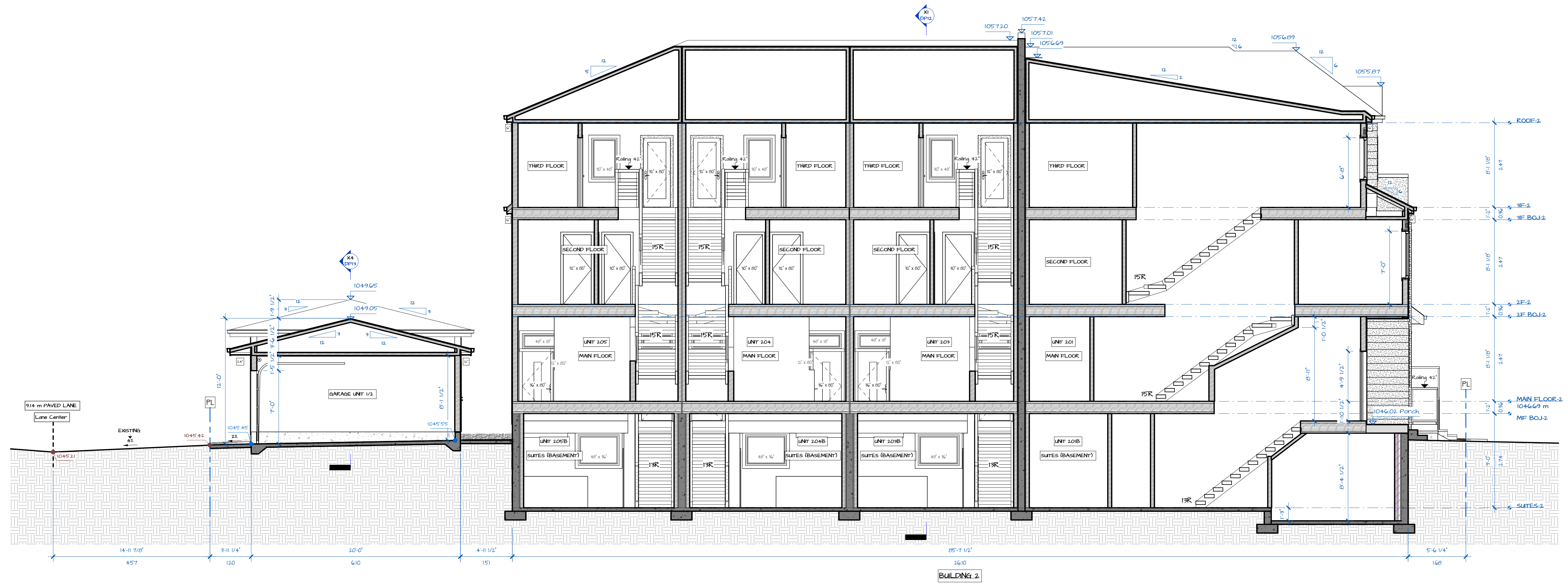
2 GARAGE - REAR ELEVATION
3/16" = 1'-0"



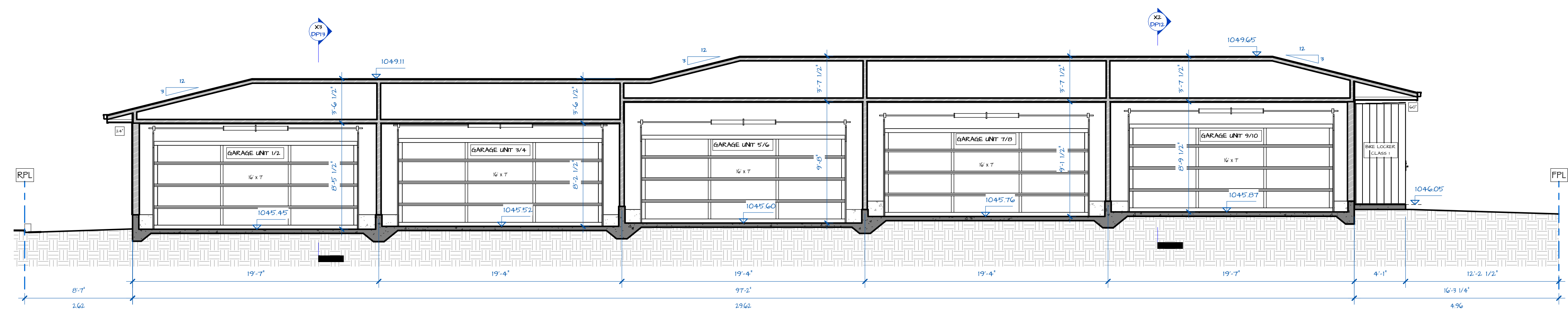
1 CROSS SECTION X1
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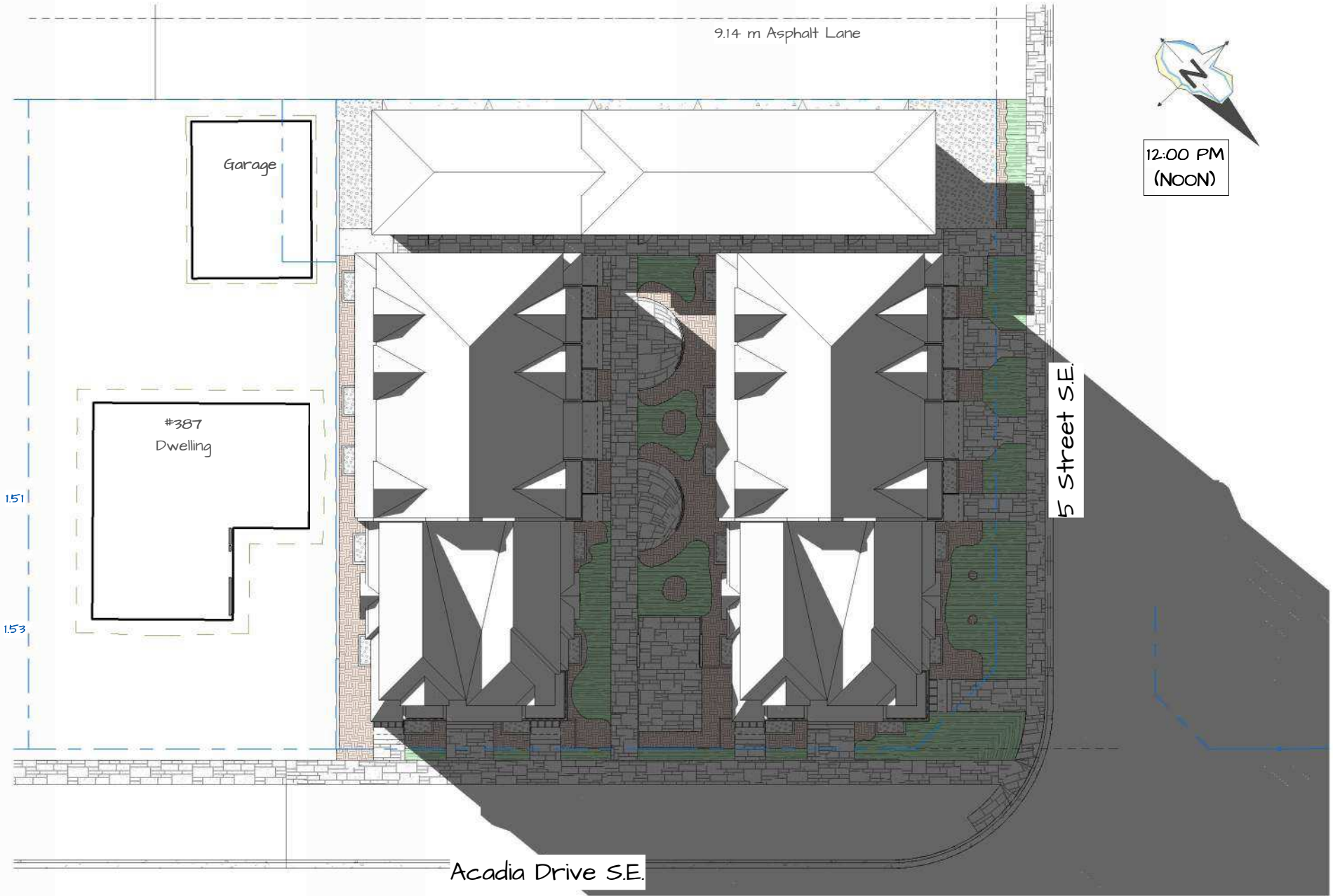
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1 CROSS SECTION X3
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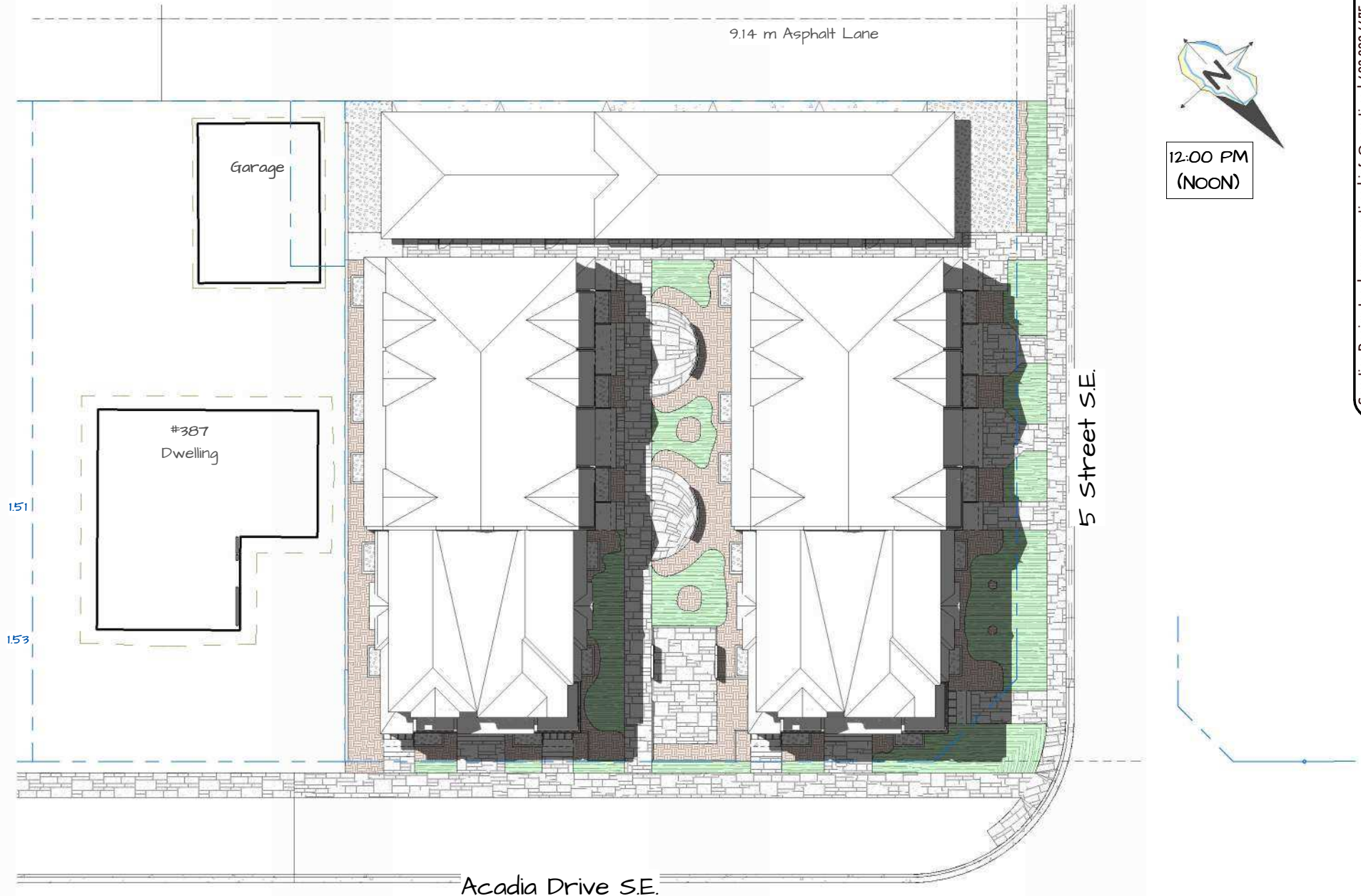


2 CROSS SECTION X4
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1 SHADOW STUDY - WINTER SOLSTICE

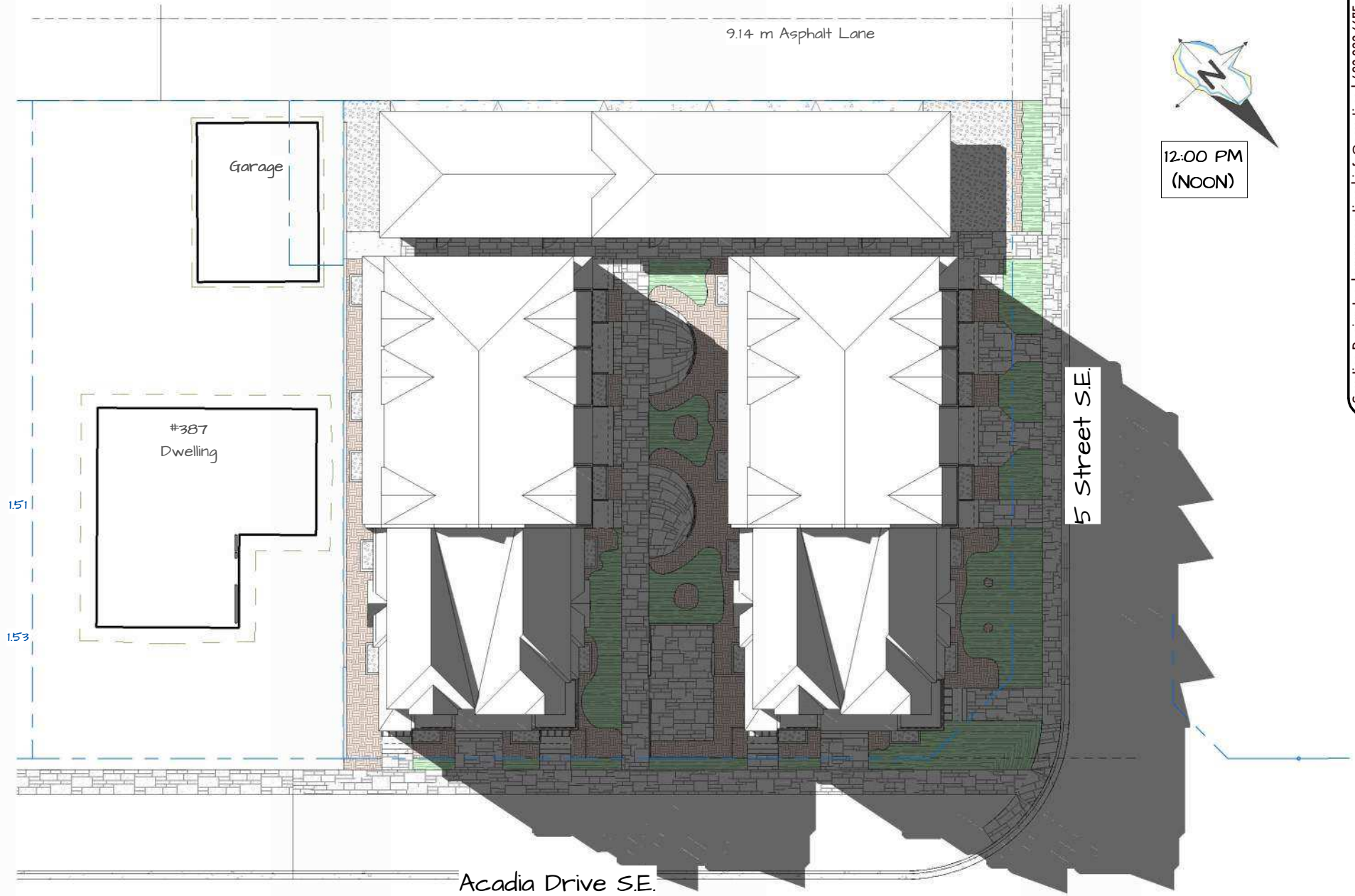
1 : 300



12:00 PM
(NOON)

1 SHADOW STUDY - SUMMER SOLSTICE

1 : 300



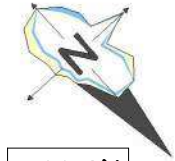
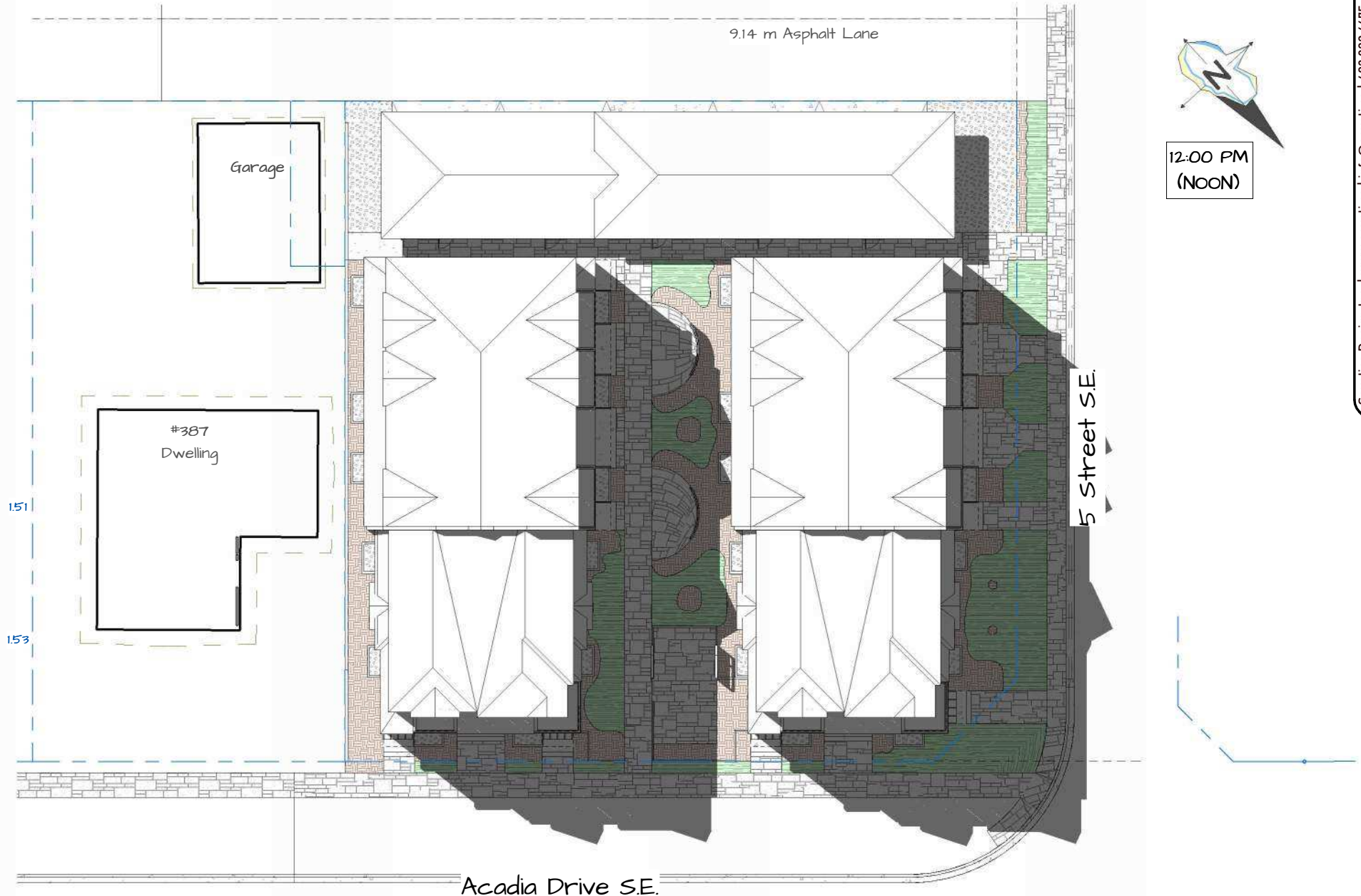
12:00 PM
(NOON)

5 Street S.E.

Acadia Drive S.E.

1 SHADOW STUDY - Spring Equinox

1 : 300



12:00 PM
(NOON)

5 Street S.E.

Acadia Drive S.E.

1 SHADOW STUDY - Fall Equinox

1 : 300