

Proposed Contextual Detached Dwelling w/ Legal Basement Suite - Development Permit Set

1015 32nd Avenue NW., Calgary, Alberta

LOT 44

DP2026-02294

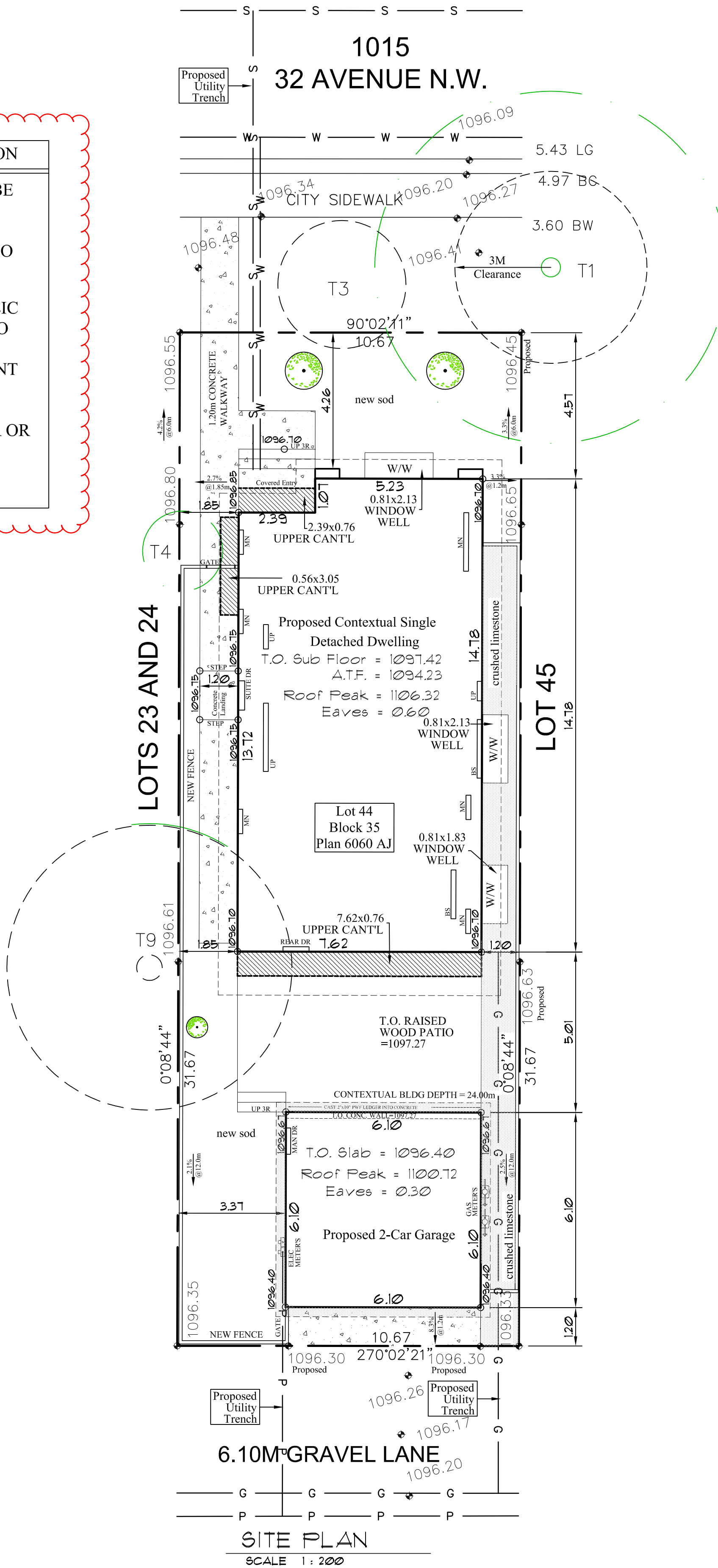
AMENDED JUNE 30, 2026 - PRIOR TO DECISION REQUIREMENTS



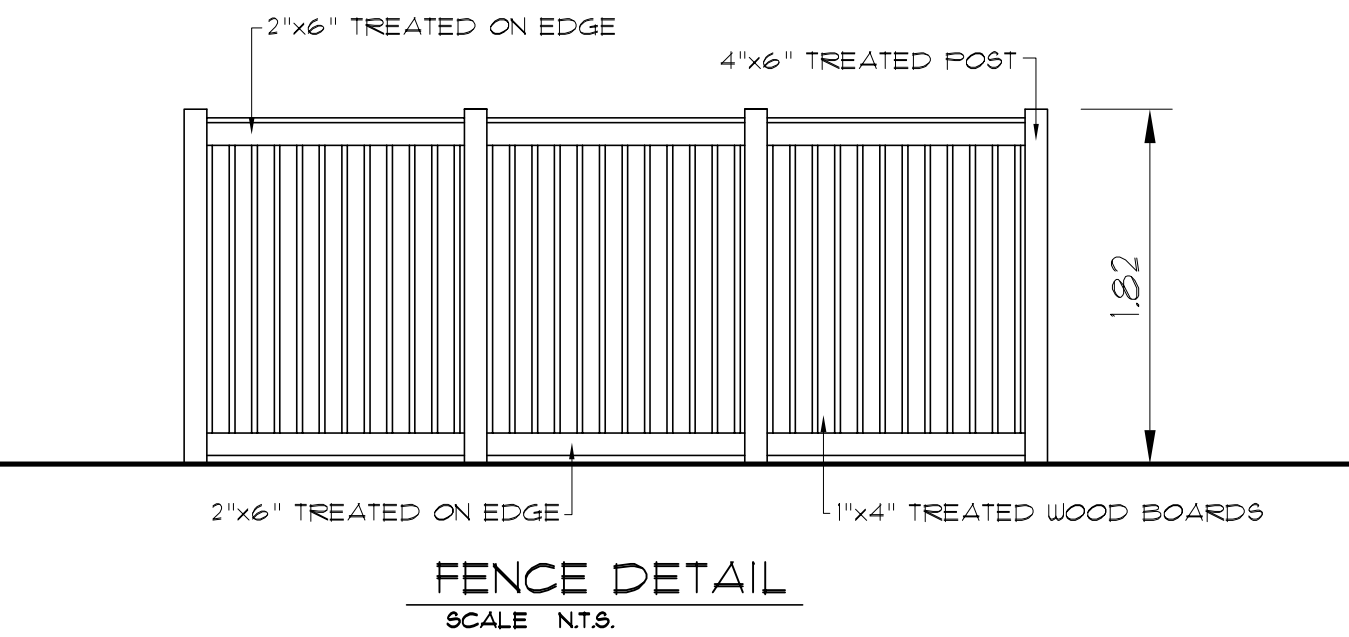
CALGARY PARKS: CONDITION

EXISTING GRADE SHOULD BE RETAINED AS IS WITHIN 3M OF THE PUBLIC TREE T1 TO MINIMIZE THE IMPACT TO THE ROOT SYSTEM

TO AVOID DAMAGING PUBLIC TREE T1's ROOTS, CARE IS TO BE TAKEN WHEN RE-LANDSCAPING THE FRONT PARCEL. OLD SOD AROUND PUBLIC TREE T1 IS TO BE REMOVED VIA SOD-CUTTER OR HAND-TOOLS, NOT MOBILE EQUIPMENT SUCH AS A SKIDSTEER.



sheet	description
A1	Site Plan
A2	Block Plan Streetscape Tree Protection Plan
A2.1	Existing Site Plan
A3	North / South Elevations Notes
A4	East / West Elevations Window Schedules
A5	Foundation Plan Basement Suite Plan Basement Electrical Plan
A6	Main / Upper Floor Plans Roof Plan Main / Upper Electrical Plans
A7	Building Sections A & B
A8	Building Section C Suite Entry Detail General Material Specifications
A9	Detached Garage Plans General Window Installation Details



SITE INFORMATION

LOT: 44
BLOCK: 35
PLAN: 6060 AJ
ADDRESS: 1015 32 AVENUE NW
COMMUNITY: CAMBRIAN HEIGHTS, CALGARY
ZONING: R-CG DISTRICT

PARCEL COVERAGE (LUB. 534 (2) (a))

PARCEL WIDTH	106.71 M (35'-0")
PARCEL AREA	337.91 SQ.M. (3,637 SQ.FT.)
BLDG. FOOTPRINT	111.20 SQ.M. (1,100 SQ.FT.)
COVERED ENTRY	3.60 SQ.M. (39 SQ.FT.)
GARAGE	37.16 SQ.M. (400 SQ.FT.)
PERMITTED COVERAGE	45% (152.05 SQ.M.)
PROPOSED COVERAGE	44.91% (151.96 SQ.M.)

PARKING (LUB. 111(c))

VEHICULAR PARKING REQUIRED: 1 STALLS PER DWELLING UNIT
PROVIDED: 2 STALLS IN DETACHED GARAGE
1 STALL FOR MAIN DWELLING, 1 STALL FOR BASEMENT SUITE

LAND USE BYLAW ANALYSIS - IP2007

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS
DIVISION I: GENERAL RULES FOR LOW DENSITY RESIDENTIAL

346(4) IN DEVELOPED AREAS, TREES REQUIRED BY THIS SECTION:
- WHERE A CONTEXTUAL SINGLE DETACHED DWELLING IS LOCATED ON A PARCEL WITH A PARCEL WIDTH GREATER THAN 10 METRES A MINIMUM OF 3 TREES MUST BE PROVIDED

347(1) CONTEXTUAL SINGLE-DETACHED DWELLING MUST PROVIDE:
- A PORTION OF THE FRONT FACADE RECESSED OR PROJECTING 2.0m IN WIDTH, 0.6m IN DEPTH AND 2.4m IN HEIGHT PROVIDED AT FRONT FACADE
- A PORCH PROJECTING FROM THE FRONT FACADE 2.0m IN WIDTH 1.2m IN DEPTH PROVIDED AT FRONT FACADE
- MUST NOT HAVE A ROOF SLOPE LESS THAN 4:12 WITHIN 1.8M OF THE HORIZONTAL PLANE FORMING THE MAXIMUM BLDG. HT. PROVIDED

347(4) - WHERE A CONTEXTUAL SINGLE DETACHED DWELLING ON A WIDTH GREATER THAN 10m, THE MAX BLDG. DEPTH IS THE CONTEXTUAL BUILDING DEPTH AVERAGE PLUS 4.6 METRES
PROVIDED: Address 1011 Bldg. Depth = 13.60m
Address 1019 Bldg. Depth = 19.21m
AVERAGE = 13.40m + 4.6m = 24.00m
PROVIDED = 19.30m

351 - SECONDARY SUITE:
21 - THERE IS NO MAXIMUM FLOOR AREA FOR A SECONDARY SUITE LOCATED IN A BASEMENT
4 - R-CG DISTRICT, A PRIVATE OUTDOOR AMENITY SPACE IS NOT REQUIRED.

PART 5: LOW DENSITY RESIDENTIAL DISTRICT
- DIV. I: General Rules for Low-Density Residential Land Use Districts
- DIV. II: R-CG Residential-Grade Oriented Infill

536 PERMITTED USES
(b) CONTEXTUAL SINGLE DETACHED DWELLING

536 BUILDING SETBACK AREAS
- As required in sections 535, 537, 538, 539 & 540

Minimum front building setback is 3.00 M
Provided = 3.60 M
Minimum sideyard setbacks are 1.2 M
Provided = 1.50 M
Minimum rear setback on lined or corner parcel is 1.2 M
Provided = 1.20 M (Detached Garage)

541 BUILDING HEIGHT
(1) Maximum Building Height is 11.0m

(2) Maximum Building Height is 11.0m
Where a building setback is required from a property line shared with another parcel designated with a low density residential district or, the M-CG or H-GO District, the maximum building height:

(a) is the greater of:
i) the highest geodetic elevation of a main residential building on the adjoining parcel, or
ii) 7.0 metres from grade
measured at the shared property line, and
b) increases at a 45 degree angle to a maximum of 11.0 metres measured from grade.

Spot Elevation Legend
#1036.84 Existing Grade
#1037.02 Proposed Grade

Planting Legend

- 3 TREES REQUIRED - 346.1 (4)
Amur Maple Tree (LOCATED IN FRONT YARD)
(Deciduous)
(QTY. OF 2 TO BE PLANTED, MINIMUM 65mm CALIPER)
Columnar Aspen (LOCATED IN REAR YARD)
(Deciduous)
(QTY. OF 1 TO BE PLANTED, MINIMUM 60mm CALIPER)

ALL SODDED AREAS TO BE DROUGHT TOLERANT GRASS SPECIES
- CREEPING RED FESCUE OR EQUIVALENT.

All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.
New natural trees to be planted after construction as required by the Land Use Bylaw

Existing Tree Schedule

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Comments
T1	GREEN ASH	0.60	11.0	10.0	In City Property	RETAINED
T2	LILAC SHRUB	0.10	3.0	2.5	In City Property	REMOVED
T3	LILAC SHRUB	0.10	3.0	2.5	In City Property	REMOVED
T4	Bush	---	2.5	3.0	On Property Line	RETAINED
T5	Bush	---	2.5	2.0	In Subject Property	REMOVED
T6-T8	Bush	---	1.5	2.0	In Subject Property	REMOVED
T9	Coniferous	0.80	9.0	14.0	In Adjacent Property	REMOVED
T10	Deciduous	1.00	6.0	9.0	In Subject Property	REMOVED
T11-T14	Deciduous	0.10	2.0	3.0	In City Property	REMOVED

disclaimer:

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ALL WORK TO CONFORM TO THE ALBERTA BUILDING CODE AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

engineers / consultants:

Horizon Land Surveys Inc.
Office: (403) 719-0272
Enviromatics Group Ltd.
Office: (403)291-0442

legend:

- denotes Coniferous
--- denotes Deciduous
--- denotes Removal
--- denotes Remains
--- denotes Window Well
--- proposed sideyard windows
--- concrete, broom finish
--- 20mm crushed limestone on weed barrier fabric

general notes:

- all existing structures on site to be removed
- construction access to be from rear lane
- city boulevard is to remain free of excavated material and storage of construction material is not permitted

Prior to any Digging, please contact:
utilitysafety.ca

general requirements:

Project must follow city bylaw IP2007
Project should be sensitive to the Cambrian Heights ARP
Project should be sensitive to the Municipal Development Plan
Project should be sensitive to the Calgary Transporation Plan

builder:



municipal address:

1015 32 Avenue NW
Calgary, Alberta

legal description:

LOT: 44
BLOCK: 35
PLAN #: 6060 AJ

zoning:

R-CG

community:

CAMBRIAN HEIGHTS
zoning:
Ward 4

designer



Tel. (403) 714-7703
suburbia@telus.net

sheet title

SITE PLAN

job no. DP LOT 44 sheet no.

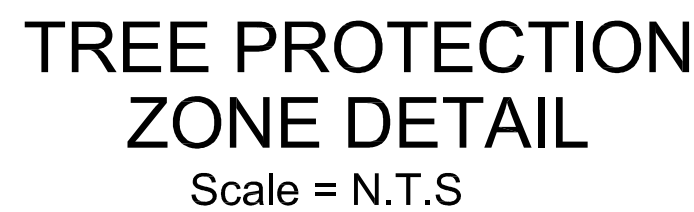
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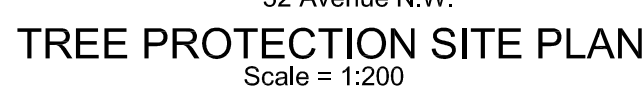
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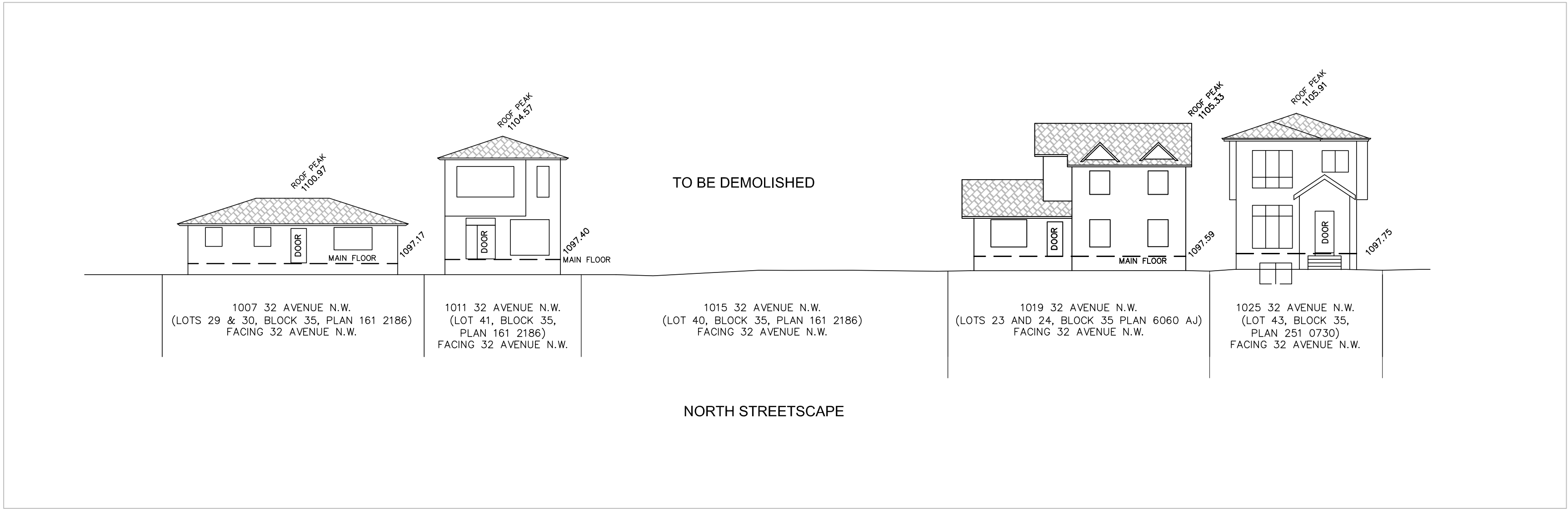
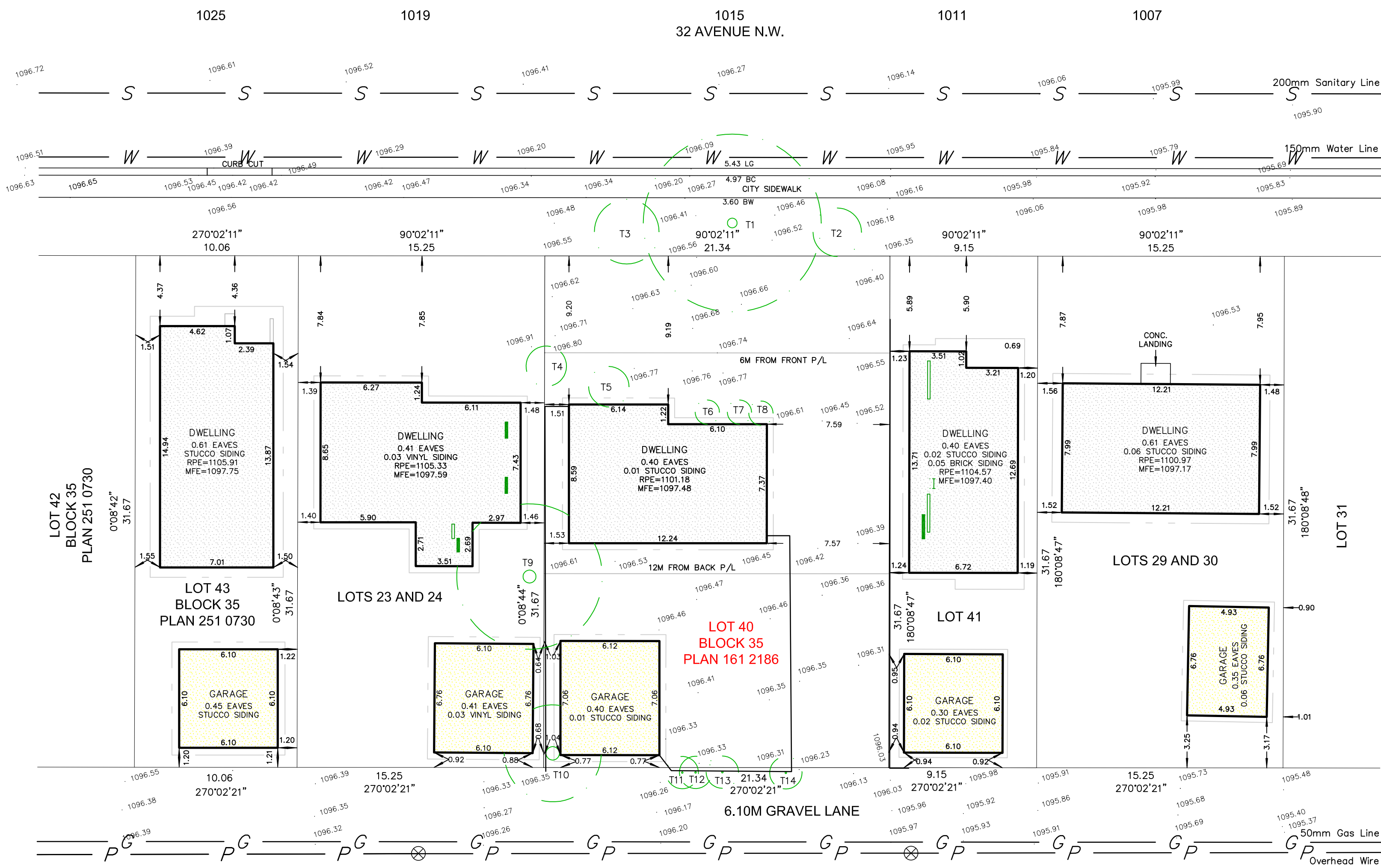


1. EQUIPMENT AND CONSTRUCTION MATERIALS SHALL NOT BE STORED IN THE TREE PROTECTION ZONE.
2. ALL MATERIALS AND EQUIPMENT SHALL BE STORED ON PRIVATE PROPERTY.
3. AN URBAN FORESTRY TECHNICIAN SHALL BE CONTACTED TO BE ON SITE DURING THE FOLLOWING STAGES OF CONSTRUCTION:
 - A. PRIOR TO CONSTRUCTION FOR REVIEW OF THE TREE PROTECTION MEASURES
 - B. IF PRUNING IS REQUIRED FOR PUBLIC TREE(S), CONTACT AN URBAN FORESTRY TECHNICIAN AT 311
 - C. AT ANY TIME A TREE ON CITY LAND REQUIRES ATTENTION
4. TREE PROTECTION REQUIREMENTS PRIOR TO AND DURING CONSTRUCTION:
 - A. PRUNING OF BRANCHES TO PROVIDE CLEARANCE FOR NEW BUILDINGS
 - B. IF ELEVATED PRUNING IS REQUIRED FOR THE INSTALLATION OF NEW SERVICES, AN INDEMNIFIED CONTRACTOR THAT IS APPROVED BY THE CITY MUST BE USED AND WRITTEN APPROVAL OBTAINED FROM URBAN FORESTRY PRIOR TO PRUNING
 - C. ROOT PRUNING AS REQUIRED DURING EXCAVATION
 - D. OPTIONAL PROTECTIVE MULCH (2-3 cm in 8" SIZE x 5 cm DEEP) OVER THE TREE PROTECTION ZONE.
MULCH TO REMAIN 5 cm AWAY FROM THE TREE TRUNK
 - E. SUPPLEMENTAL WATERING, WHEN REQUIRED
 - F. SOIL AERATION, WHEN REQUIRED
 - G. PROVIDE SIGNAGE INSTRUCTING NO CONSTRUCTION WORK OR MATERIALS TO ENCROUGH INTO THE TREE PROTECTION ZONE UNLESS AUTHORIZED BY AN URBAN FORESTRY REPRESENTATIVE



job no.	DP LOT 44	sheet no A
drawn	JPC	
checked	JPC	
date	APRIL 17, 2025	
scale	AS NOTED	

A2



SITE PLAN

MUNICIPAL ADDRESS:
1015 32 AVENUE N.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 40
BLOCK 35
PLAN 161 2186

PREPARED FOR:

DATE OF SURVEY: October 25th, 2025

SCALE: 1:200

LEGEND:

- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T. Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

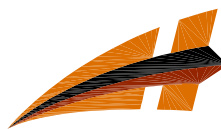
'2F.'-Second Floor
'BC'-Back of Curb
'BW'-Back of Walkway
'Cant.'-Cantilever
'Conc.'-Concrete
'Elev.'-Elevation
'Enc.'-Encroach(es)
'L'-Length of Arc
'Lg'-Lip of Gutter
'M.F.'-Main Floor
'MFE'-Main Floor Elevation
'R'-Radius
'R/W'-Right of Way
'Ret.'-Retaining
'RPE'-Roof Peak Elevation
'WB'-Bottom of Wall
'WT'-Top of Wall

NOTE:

- The basis of this plan is as follows:
Datum: North American Datum 1983 (original)
Projection: 3° Transverse Mercator
Reference Meridian: 114° west longitude
Combined Scale Factor: 0.999731
- Distances are in ground and are shown in metres and decimals thereof.
- Distances along curves are arc distances.
- Elevations are derived from ASCM 159343.
- Existing spot elevations are shown thus: 1000.00
- The Certificate of Title 161 223 034 which was Searched on the 7th day of November, 2025, and includes the following instruments:
Mortgage No. 161 160 927
- The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 150, 154, & 161 in Sec.28-Twp.24-Rge.1-W.5M. And 164 in Sec.33-Twp.24-Rge.1-W.5M.
(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

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Tree No.	Variety	Trunk (±)	Canopy (±)	Height (±)	Location
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File No.: \$(GET) Date: 07/Nov/2025
Surveyed: RM Drawn: EM
Horizon Land Surveys Inc.
130 Bowness Centre N.W. P. 403-719-0272
Calgary, Alberta, T3B 5M5 F. 403-775-4171

DRAWING CREATED: 12/Mar/2026

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PLAN #: 6060 AJ

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R-CG

community:

CAMBRIAN HEIGHTS

zoning:

Ward 4

designer



SUBURBIA DESIGN
RESIDENTIAL DESIGNER

Tel. (403) 714-7703
suburbia@telus.net

sheet title

EXISTING SITE PLAN

job no.

DP LOT 44

drawn

JPC

checked

JPC

date

APRIL 17, 2025

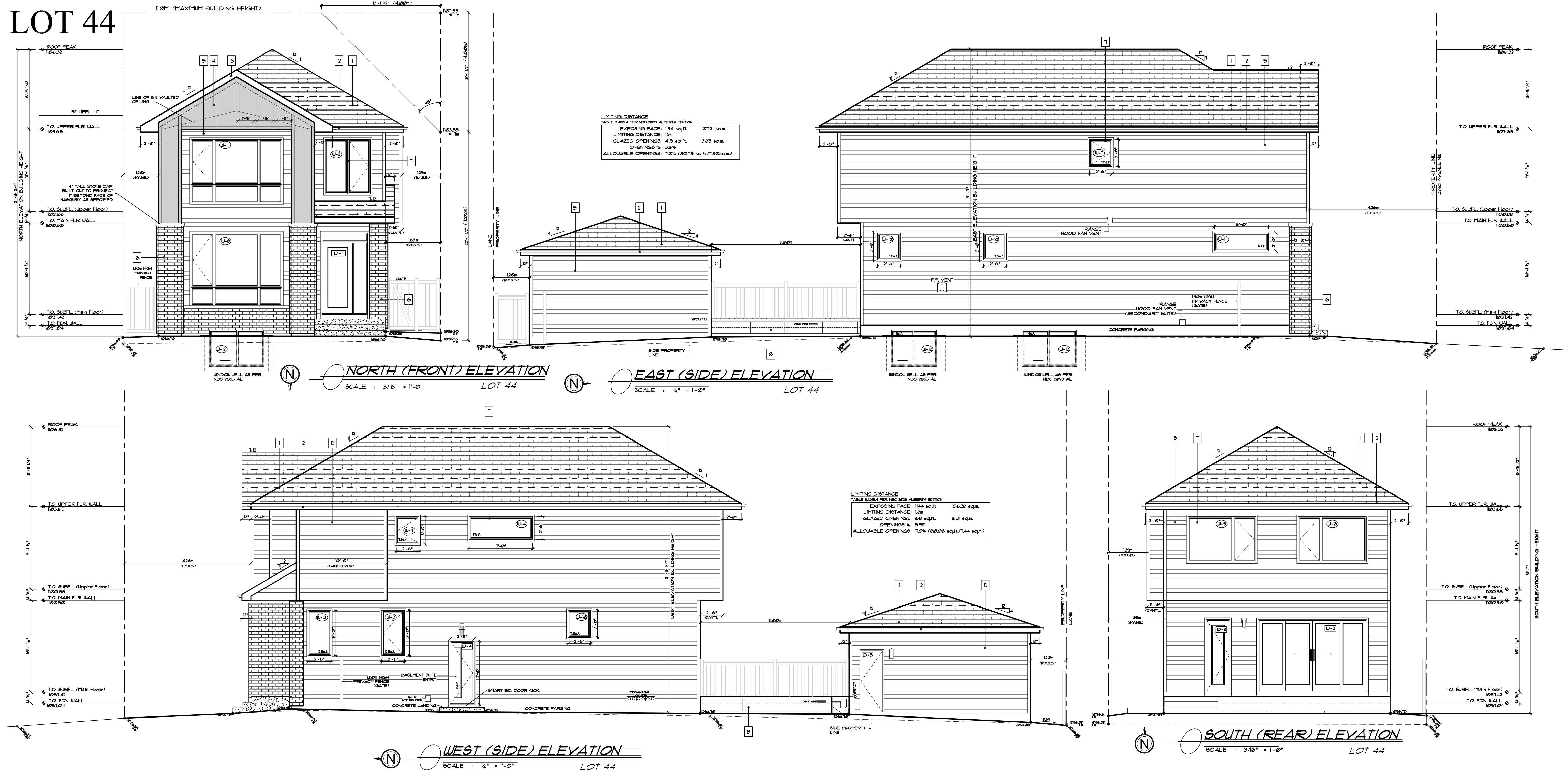
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A2.1

LOT 44



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HORIZON LAND SURVEYS INC.
 Office: (403) 719-0212

ENVIROMATICS GROUP LTD.
 Office: (403) 291-0442

CONCISE ENGINEERING LTD
 Office: (403) 479-1350

floor areas:

MAIN FLOOR AREA (DEVELOPED)	188 SQFT.
UPPER FLOOR AREA (DEVELOPED)	171 SQFT.
TOTAL DEVELOPED FLOOR AREA ABOVE GRADE	2482 SQFT.
BASEMENT SUITE AREA	360 SQFT.
DETACHED GARAGE AREA	400 SQFT.

exterior finishes:

- 1 ASPHALT SHINGLES (DUAL BLACK)
- 2 8" ALUMINUM FASCIA/EAVES/SPOUT (BLACK)
- 3 8" PAINTED SMART BO FASCIA (HARD)-BOARD - IRON GRAY
- 4 HARDI-PANELS c/w 4" TRIM (BLACK)
- 5 HORIZONTAL COMPOSITE SIDING c/w 4" CORNER TRIM (HARD)-BOARD - IRON GRAY
- 6 FULL BED BRICK (1-XL BRAMPTON BRICK CLAUSET)
- 7 METAL CLAD HYBRID WINDOW c/w 2" HARDI-TRIM SURROUND (BLACK)
- 8 HARDI SMART PANELS c/w TRIM TO RAISED PATIO SKIRT (BLACK)

VENTED ROOF NOTES:

- VENTED ROOF FRONT (BLACK)
- VENTED ROOF ON SIDES IF CLEAR OF 10" RETEACK
- NON-VENTED ROOF ON SIDES WITHIN 12" SETBACK
- COLOUR BLACK

builder

SMOCA HOMES
 CRAFTING QUALITY IN CALGARY

municipal address:

1015 32 Avenue NW
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legal description:

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 BLOCK: 35
 PLAN #: 6060 AJ

zoning:

R-CG

community:

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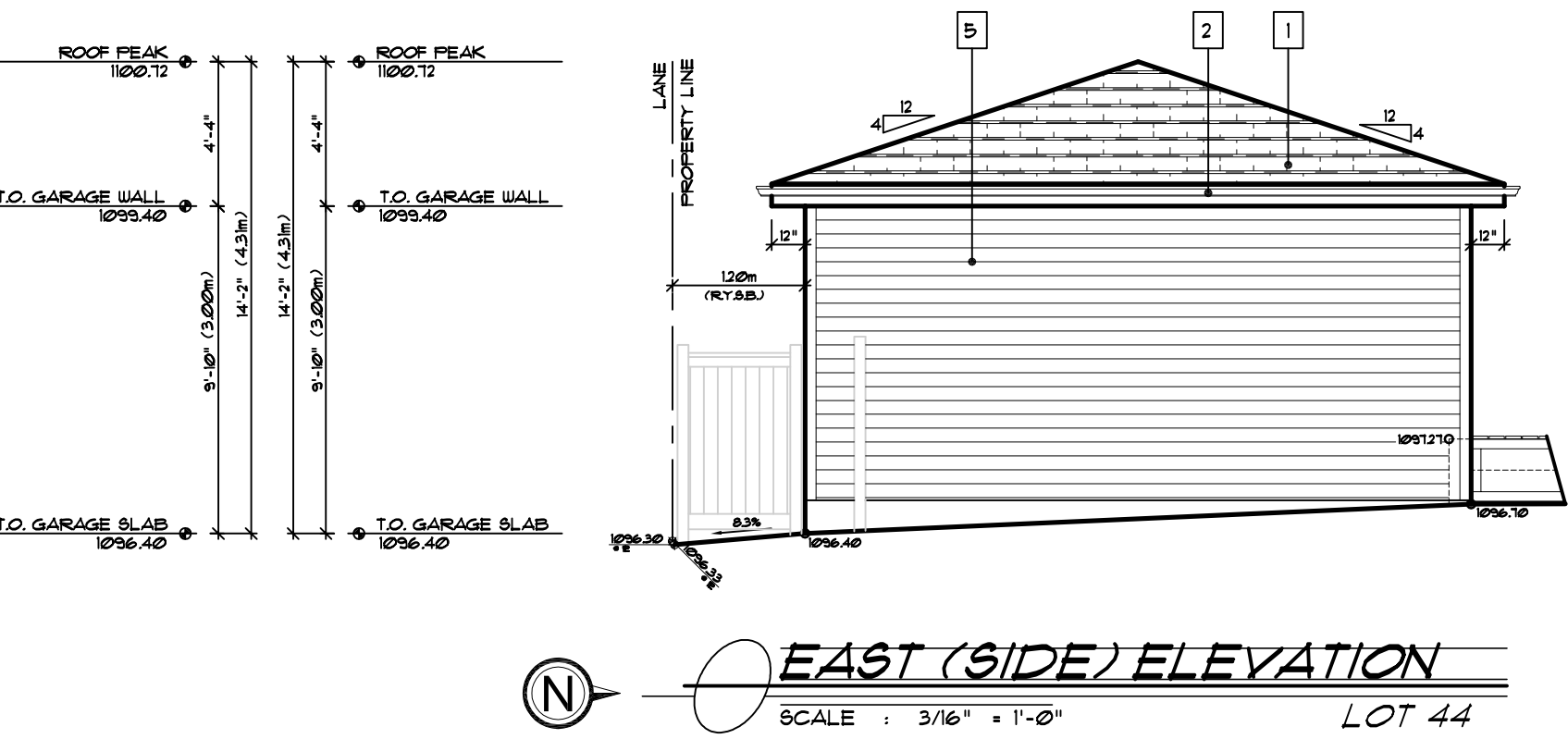
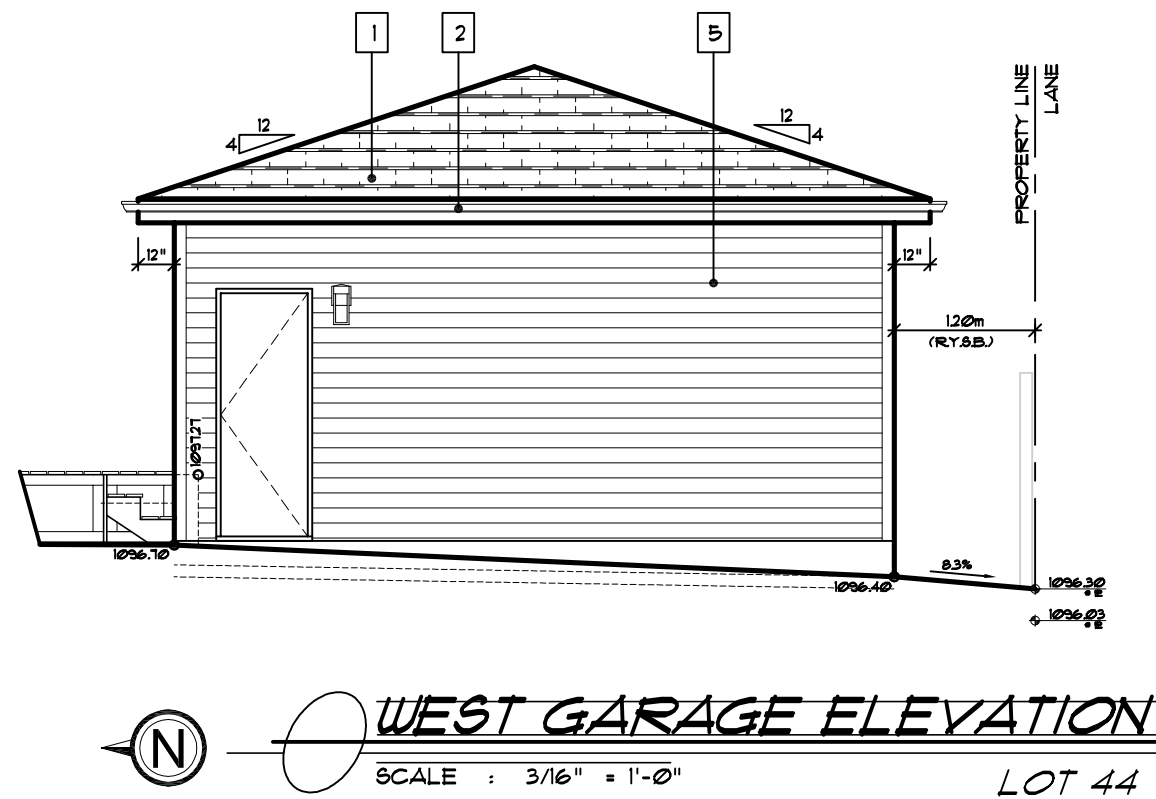
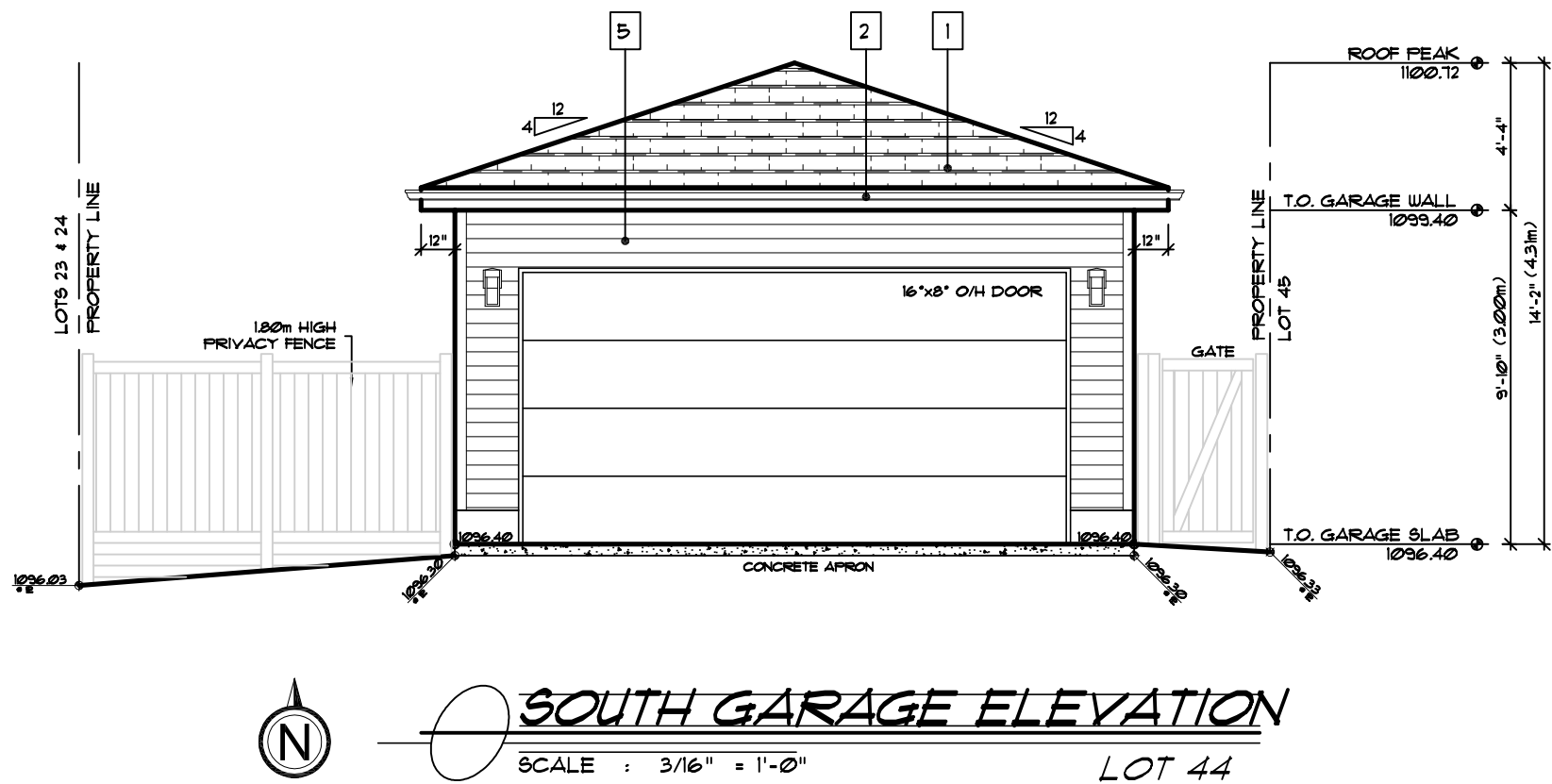
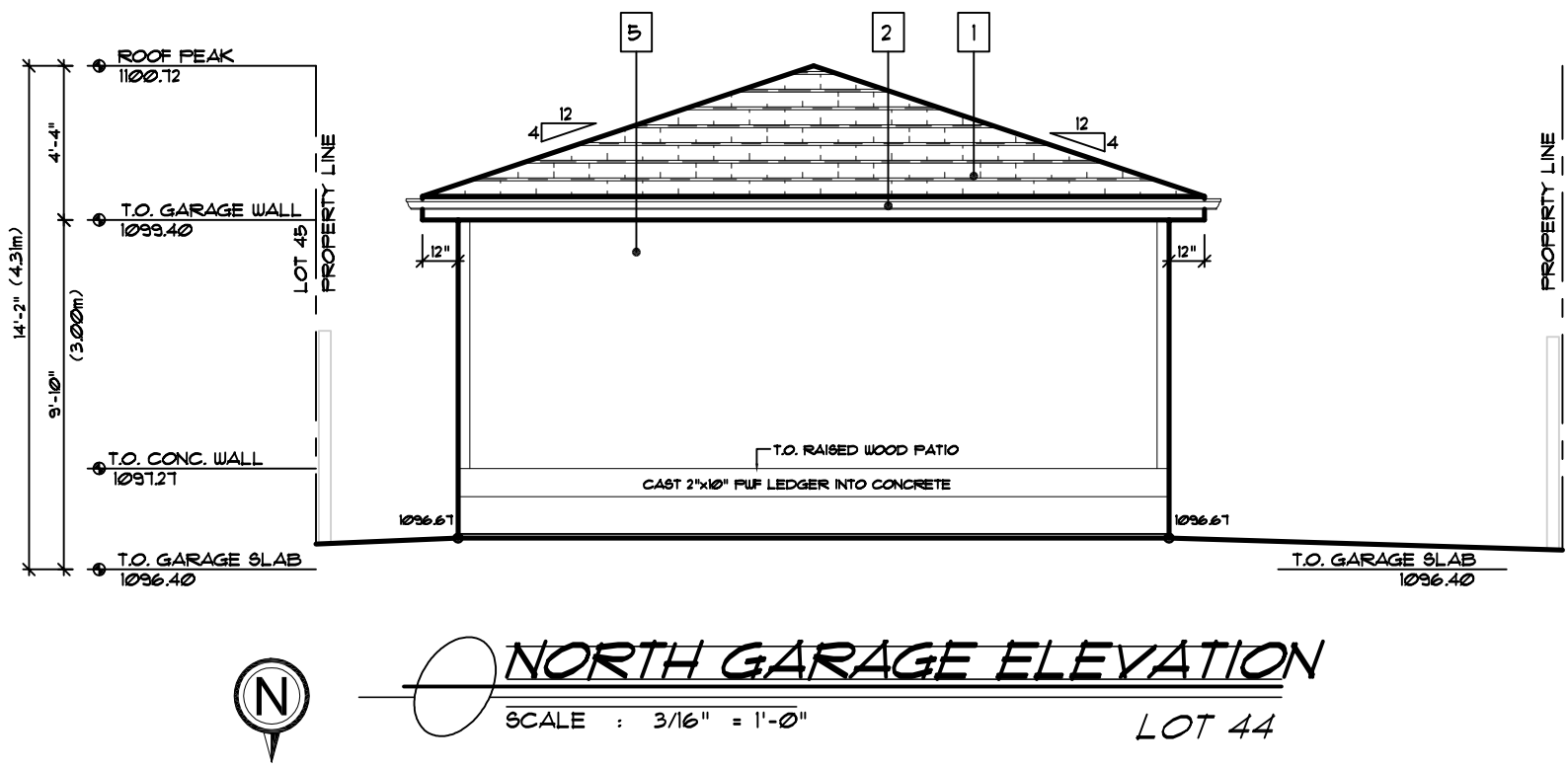
SUBURBIA DESIGN
 RESIDENTIAL DESIGNER

Tel: (403) 714-7103
 suburbia@telus.net

sheet title

NORTH ELEVATION
 EAST ELEVATION
 WEST ELEVATION
 SOUTH ELEVATION
 WINDOW SCHEDULE

job no.	DP LOT44	sheet no.	A3
drawn	JPC		
checked	JPC		
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scale	AS NOTED		



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- VENTED SOFFIT (FRONT & BACK)
- VENTED SOFFIT ON SIDES IF CLEAR OF 12" SETBACK
- NON-VENTED SOFFIT ON SIDES WITHIN 12" SETBACK
- COLOUR BLACK

builder



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R-CG

community:

CAMBRIAN HEIGHTS

zoning:

Ward 4

designer



SUBURBIA DESIGN
RESIDENTIAL DESIGNER

Tel: (403) 714-7103
suburbia@telus.net

sheet title

GARAGE ELEVATIONS
GARAGE FLOOR PLANS
GARAGE SECTION

job no.	DP LOT44	sheet no.
drawn	JPC	A6
checked	JPC	
date	APRIL 17, 2025	
scale	AS NOTED	

