



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)."

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- 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 DP2026-02477

June 10, 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: DP2026-02477

File Manager: SELENA KIRZINGER

Phone: (587) 215-1655 **eMail:** Selena.Kirzinger@calgary.ca

Address: 2030 1 ST NW

Legal: 2412193;13;25

Land Use Bylaw: 1P2007

L.U.D.: M-C1

Community: TUXEDO PARK

Ward: 07

Application Description: New: Accessory Residential Building (carport - 2)

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: July 1, 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.

ARLUX 2016

2016 1ST STREET NW



DEVELOPMENT PERMIT - OAPS

MARCH 27, 2026

DRAWING LIST:

| | |
|--------|---|
| DP.000 | COVER |
| DP.001 | BLOCK PLAN |
| DP.L01 | LANDSCAPE PLAN |
| DP.100 | SITE PLAN |
| DP.106 | OPEN-AIR PARKING STRUCTURE PLAN + ROOF PLAN |
| DP.107 | OPEN-AIR PARKING STRUCTURE SECTIONS |
| DP.108 | OPEN-AIR PARKING STRUCTURE ELEVATIONS |
| DP.109 | OPEN-AIR PARKING STRUCTURE ELEVATIONS |
| S.01 | SURVEY PLAN |

PROJECT INFORMATION:

PARCEL ADDRESS

LEGAL: LOT 13-14 AND PORTION OF LOT 15 LYING NORTH OF THE SOUTH (37 1/2") FEET OF SAID LOT 15 BLOCK 13, PLAN 2129 O

MUNICIPAL: 2016, 2022 1ST STREET N.W CALGARY, A.B.

COMMUNITY: TUXEDO PARK

ZONING: M-C1

M-C1 BYLAW REGULATIONS

| BUILDING SETBACKS | PERMITTED |
|-------------------|-----------|
| FRONT (NORTH) | 1.5m |
| SIDE (EAST) | 1.2m |
| REAR (SOUTH) | 0.0m |
| SIDE (WEST) | 5.74m |

PROPOSED GROSS BUILDING A AREA

| FLOOR | GROSS AREA |
|------------------|--------------------------------|
| LOWER | 170.74 sm (1,837.91 sf) |
| MAIN | 170.67 sm (1,837.12 sf) |
| SECOND | 173.91 sm (1,872.00 sf) |
| THIRD | 130.29 sm (1,402.43 sf) |
| SUBTOTAL: | 645.61 sm (6,949.29 sf) |
| TOTAL: | 474.87 sm (5,111.45 sf) |

PROPOSED GROSS BUILDING B AREA

| FLOOR | GROSS AREA |
|------------------|--------------------------------|
| LOWER | 174.59 sm (1,879.31 sf) |
| MAIN | 174.56 sm (1,879.00 sf) |
| SECOND | 177.81 sm (1,914.00 sf) |
| THIRD | 157.12 sm (1,691.24 sf) |
| SUBTOTAL: | 684.08 sm (7,363.37 sf) |
| TOTAL: | 509.49 sm (5,484.10 sf) |

PROPOSED GROSS BUILDING C AREA

| FLOOR | GROSS AREA |
|------------------|--------------------------------|
| LOWER | 174.59 sm (1,879.31 sf) |
| MAIN | 174.56 sm (1,879.00 sf) |
| SECOND | 177.81 sm (1,914.00 sf) |
| THIRD | 157.12 sm (1,691.24 sf) |
| SUBTOTAL: | 684.08 sm (7,363.37 sf) |
| TOTAL: | 509.49 sm (5,484.10 sf) |

DENSITY

MAXIMUM DENSITY = 148 UNITS PER HECTARE
 # UNITS / AREA 1,285.87sm (0.1285 ha)
 PROPOSED DENSITY = **94 UNITS PER HECTARE**

VEHICULAR PARKING

(558) REQUIRED = 0.625 STALLS PER DWELLING UNIT OR SUITE
 24 UNITS X 0.625 STALLS = 15 STALLS

(556) REQUIRED NUMBER OF MOTOR VEHICLE PARKING STALLS REDUCED BY 25.0 PER CENT, PARCEL LOCATED 200.0 METERS OF PRIMARY TRANSIT SERVICE

TOTAL RESIDENTIAL STALLS = **12 STALLS PROPOSED**

BICYCLE PARKING STALLS

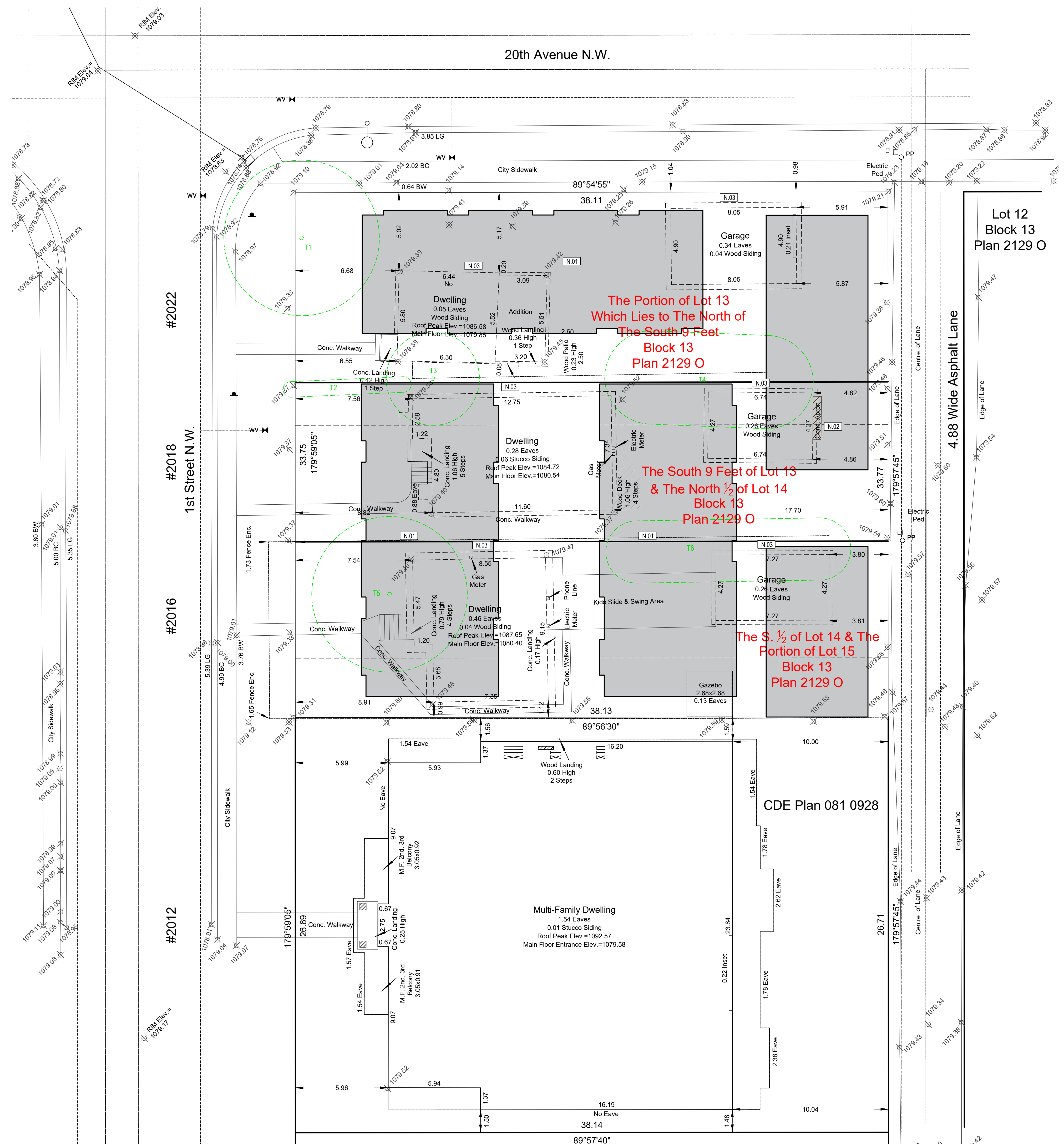
BICYCLE PARKING STALLS - CLASS 1 = REQUIRED 1 STALL PER UNIT OR SUITE
 TOTAL STALLS REQUIRED = 24
 TOTAL STALLS PROVIDED = **24**

BICYCLE PARKING STALLS - CLASS 2 = REQUIRED 0.1 STALL PER UNIT OR SUITE
 TOTAL STALLS REQUIRED = 2.4
 TOTAL STALLS PROVIDED = **4.0**



SHEET NOTES

- N.01 PROPOSED BUILDING
- N.02 PROPOSED PARKING STALLS
- N.03 EXISTING BUILDING TO BE REMOVED



VIEW 2 - NW CORNER



VIEW 1 - NE CORNER



VIEW 3 - SW CORNER



VIEW 4 - SE CORNER



RELEASES

| NO. | DESCRIPTION | DATE |
|-----|---------------|------------|
| 01 | ISSUED FOR DP | 03.27.2023 |

ARLUX 2016

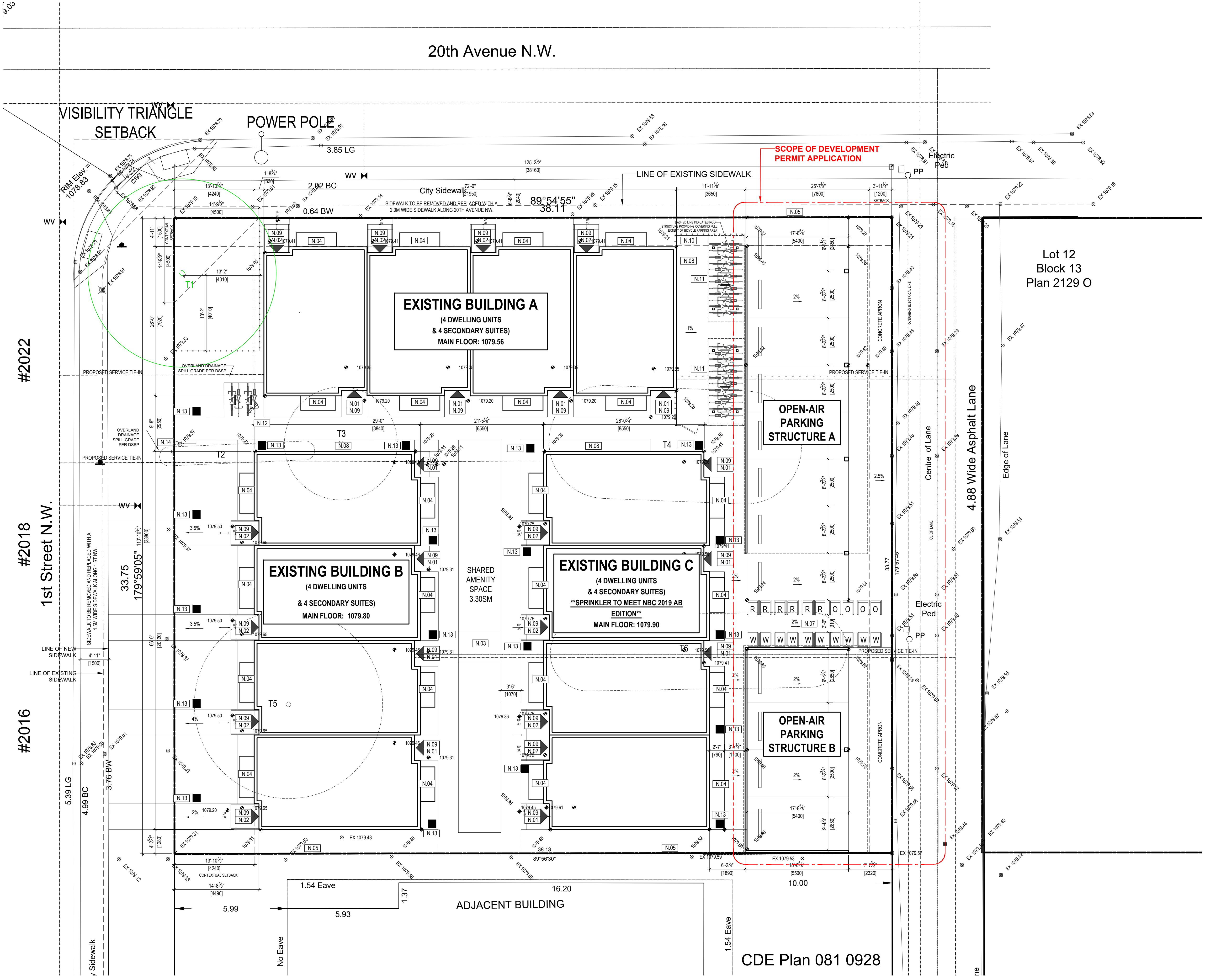
MANUFACTURE ADDRESS
2016 1ST STREET NW
LEGAL ADDRESS
L: 13-14 AND PORTION OF 15 B: 13 P: 2129 O

PROJECT NO:
23.57_ARLUX 2016

DATE: 2020.03.27
SCALE: AS NOTED

BLOCK PLAN

DP.001



- SHEET NOTES**
- N.01 ACCESS TO LOWER LEVEL
 - N.02 ACCESS TO MAIN UNIT
 - N.03 COMMON AMENITY SPACE AREA
 - N.04 2X4 WOODEN WINDOW WELL
 - N.05 PROPOSED WOOD FENCE 2.0m HIGH - 1.2m HEIGHT WHERE LOCATED BEYOND THE FRONT-MOST PORTION OF THE BUILDING
 - N.06 RESIDENT PARKING STALL
 - N.07 PROPOSED ENCLOSE PRIVATE WASTE COLLECTION
 - N.08 PROPOSED GAS METER LOCATION
 - N.09 EXTERIOR LIGHTING
 - N.10 2.0m HIGH WOOD PRIVACY SCREEN
 - N.11 BICYCLE PARKING STALLS - CLASS 1
 - N.12 BICYCLE PARKING STALLS - CLASS 2
 - N.13 PROPOSED LIGHTING
 - N.14 WAYFINDING SIGNAGE
 - ⊕ EXISTING GEODETIC ELEVATION
 - ⊗ PROPOSED GEODETIC ELEVATION

- GENERAL NOTES**
- A. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
 - B. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
 - C. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
 - D. EXTERIOR LIGHTING IN FRONT ENTRY AREA, WALL MOUNTED, MOUNTING HEIGHT @7'-0" ABOVE ADJACENT FLOOR.
 - E. HOUSING NUMBER MOUNTED ON EXTERIOR WALL @5FT ABOVE ADJACENT FLOOR.

| WASTE BIN ALLOCATION | | TOTAL |
|----------------------|-----------|-------|
| W | WASTE | 10 |
| R | RECYCLING | 6 |
| O | ORGANICS | 4 |

RELEASES

| NO. | DESCRIPTION | DATE |
|-----|---------------|------------|
| 01 | ISSUED FOR DP | 03/27/2023 |

PROJECT NAME: ARLUX 2016
 MANUFACTURE ADDRESS: 2016 1ST STREET NW
 LEGAL ADDRESS: L: 13-14 AND PORTION OF 15: B: 13 P: 2129 O
 PROJECT NO: 23.57_ARLUX 2016
 DRAWN: NP
 CHECKED: SM
 DATE: 2020.03.27
 SCALE: AS NOTED

SITE PLAN

DP.100

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9.05
 #2022
 #2018
 #2016

