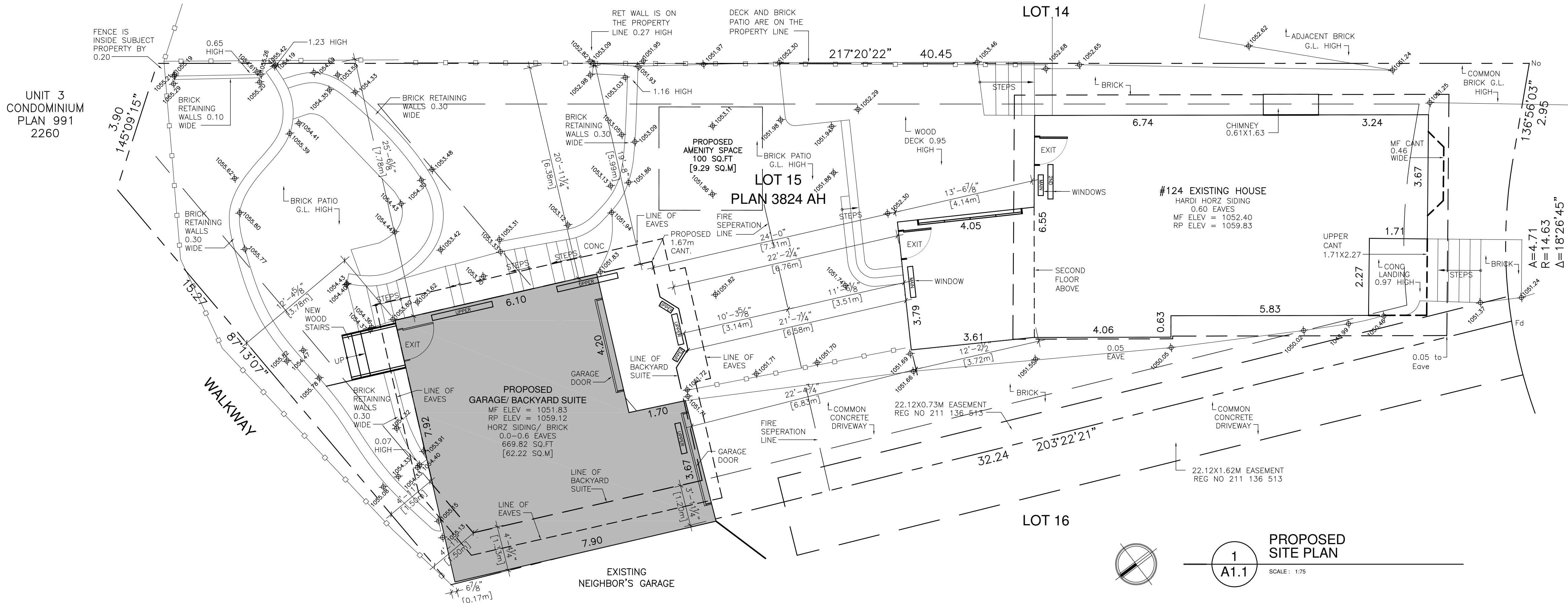




2
A1.1
PROPOSED
CONCEPT IMAGE
SCALE: NTS



BYLAW INFORMATION - BACKYARD SUITE

BACKYARD SUITE REAR SETBACK:	(a) 1.5m FOR ANY PORTION OF THE BUILDING USED AS A BACKYARD SUITE; AND
	(b) 0.6m FOR ANY PORTION OF THE BUILDING USED AS A PRIVATE GARAGE.
BACKYARD SUITE SIDE SETBACK:	1.2m FOR ANY PORTION OF THE BUILDING USED AS A BACKYARD SUITE
BACKYARD SUITE MIN. SEPARATION:	5.0m IS REQUIRED BETWEEN THE CLOSEST FAÇADE OF THE MAIN RESIDENTIAL BUILDING TO THE CLOSEST FAÇADE OF A BACKYARD SUITE. THE MINIMUM FAÇADE SEPARATION IN SUBSECTION (3) MAY BE REDUCED TO 1.5M WHERE AMENITY SPACE IS PROVIDED AT GRADE THAT: (a) IS ADJACENT TO THE MAIN RESIDENTIAL BUILDING AND THE BACKYARD SUITE; AND (b) HAS NO DIMENSION LESS THAN 5.0m.
BACKYARD SUITE HEIGHT(MAX.):	THE MAXIMUM BUILDING HEIGHT FOR A BACKYARD SUITE IS 7.5m.
	THE MAXIMUM BUILDING HEIGHT FOR A BACKYARD SUITE IS: (a) 5.0 METRES MEASURED FROM GRADE AT A SIDE PROPERTY LINE SHARED WITH A PARCEL DESIGNATED WITH A LOW DENSITY RESIDENTIAL DISTRICT; (b) 3.0 METRES MEASURED FROM GRADE AT A REAR PROPERTY LINE SHARED WITH A PARCEL DESIGNATED WITH A LOW DENSITY RESIDENTIAL DISTRICT; AND (c) INCREASES AT A 45 DEGREE ANGLE TO A MAXIMUM OF 7.5 METRES AT A PROPORTIONAL DISTANCE FROM THE SHARED PROPERTY LINE.
BACKYARD SUITE FLOOR AREA (MAX.):	THE MAXIMUM FLOOR AREA OF A BACKYARD SUITE, EXCLUDING ANY AREA COVERED BY STAIRWAYS AND INTERNAL LANDINGS NOT EXCEEDING 2.5 SQ.M IS 75.0 SQ.M THE MAXIMUM FLOOR AREA OF A BACKYARD SUITE MAY BE RELAXED BY THE DEVELOPMENT AUTHORITY TO A MAXIMUM OF 10.0%
BACKYARD SUITE AMENITY SPACE:	A BACKYARD SUITE MUST HAVE A PRIVATE AMENITY SPACE THAT: (a) IS LOCATED OUTDOORS; AND (b) HAS A MINIMUM AREA OF 7.5 SQ.M WITH NO DIMENSION LESS THAN 1.5m
BACKYARD SUITE BALCONY:	A BACKYARD SUITE MAY INCLUDE A BALCONY WHERE THE BALCONY: (a) PROJECTS FROM A FAÇADE THAT FACES A PROPERTY LINE SHARED WITH A LANE OR A STREET; OR (b) INCLUDES A PRIVACY WALL THAT SCREENS THE BALCONY FROM A PROPERTY LINE SHARED WITH A PARCEL DESIGNATED WITH LOW DENSITY RESIDENTIAL DISTRICT WHERE: (i) THE BALCONY IS SETBACK LESS THAN 4.0m FROM THE SHARED PROPERTY LINE; AND (ii) THE PRIVACY WALL IS A MINIMUM OF 2.0m IN HEIGHT AND A MAXIMUM OF 3.0m IN HEIGHT. A BALCONY ATTACHED TO A BACKYARD SUITE MAY PROJECT INTO A REQUIRED SETBACK AREA FROM A PROPERTY LINE SHARED WITH A STREET OR A LANE TO A MINIMUM SETBACK OF 0.6m FROM THE PROPERTY LINE.

SITE STATISTICS

MUNICIPAL ADDRESS:	124 GARDEN CRESCENT SW
COMMUNITY:	ELBOW PARK
LEGAL DESCRIPTION:	LOT: 15 BLOCK: 18 PLAN 3824AH
LAND USE DESIGNATION:	R-CG RESIDENTIAL-GRADE ORIENTED INFILL

BYLAW INFORMATION [R-CG DISTRICT]

PURPOSE:	(c) ACCOMMODATES SECONDARY SUITES AND BACKYARD SUITES WITH NEW AND EXISTING RESIDENTIAL DEVELOPMENT
PERMITTED USES	ACCESSORY RESIDENTIAL BUILDING
DISCRETIONARY USES:	BACKYARD SUITE
LOT COVERAGE (MAX.):	45% OR; REDUCED BY 21.0M FOR EACH REQUIRED MOTOR VEHICLE PARKING STALL THAT IS NOT PROVIDED IN A PRIVATE GARAGE
BACKYARD SUITE SETBACKS:	
SIDE (INTERIOR)	1.2m [3.93']
REAR	1.5m [4.92']
MINIMUM DISTANCE BETWEEN BACKYARD SUITE & MAIN BUILDING:	5.0m [16.40'] * MAY BE REDUCED TO 1.5m WHERE AMENITY SPACE IS PROVIDE AT GRADE

BYLAW CALCULATIONS

AREA OF LOT:	4,860.27 SQ.FT	[451.53 SQ.M]
AREA OF OVERALL EXISTING HOUSE FOOTPRINT:	892.88 SQ.FT	[82.95 SQ.M]
AREA OF COVERED FRONT ENTRY:	41.66 SQ.FT	[3.87 SQ.M]
AREA OF EXISTING GARAGE:	583.07 SQ.FT	[54.17 SQ.M]
EXISTING LOT COVERAGE:	31.22%	
AREA OF GARAGE/ BACKYARD SUITE FOOTPRINT:	669.82 SQ.FT	[62.22 SQ.M]
PROPOSED LOT COVERAGE:	33.00%	

DRAWING INDEX

ARCHITECTURAL

- A1.1** – SITE PLAN, BYLAW INFORMATION, BYLAW CALCULATIONS, & CONCEPT IMAGE
- A1.2** – AREA CALCULATIONS & SHADOW STUDY
- A2.1** – EXISTING GARAGE FLOOR PLANS & ELEVATIONS

DISTANCE FROM PROPERTY LINES TO CORNERS OF PROPOSED GARAGE LEVEL:		
EAST SIDE (SHARED):		
NE CORNER:	25'-6 1/4"	[7.78m]
SE CORNER:	20'-1 1/4"	[6.38m]
WEST SIDE (SHARED):		
NW CORNER:	0'-0"	[0.0m]
SW CORNER:	0'-0"	[0.0m]
NORTH (GREEN SPACE):		
NE CORNER:	12'-4 3/8"	[3.78m]
NW CORNER:	0'-6 3/8"	[0.17m]
SOUTH (HOUSE):		
SE CORNER:	29'-5 3/4"	[8.98m]
SW CORNER:	NIL	

DISTANCE FROM PROPERTY LINES TO CORNERS OF PROPOSED SUITE LEVEL:		
EAST SIDE (SHARED):		
NE CORNER:	SAME AS GARAGE	
SE CORNER:	19'-8"	[5.99m]
WEST SIDE (SHARED):		
NW CORNER:	4'-4 1/4"	[1.33m]
SW CORNER:	3'-11 1/4"	[1.20m]
NORTH (GREENSPACE):		
NE CORNER:	SAME AS GARAGE	
NW CORNER:	4'-11"	[1.50m]
SOUTH (HOUSE):		
SE CORNER:	24'-0"	[7.31m]
SW CORNER:	NIL	

BACKYARD SUITE BUILDING HEIGHT FROM GRADE:	23'11"	[7.29m]
EXISTING GARAGE FLOOR AREA:	583.07 SQ.FT	[54.17 SQ.M]
BACKYARD SUITE FLOOR AREA	556.62 SQ.FT	[51.71 SQ.M]

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ISSUED FOR:
DEVELOPMENT PERMIT
JUNE 3, 2026

PROPOSED SITE PLAN, BYLAW INFORMATION & CALCULATION, RENDERING

project:

PRIVATE RESIDENCE [BACKYARD SUITE]

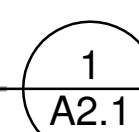
#124 GARDEN CRESCENT SW
CALGARY, ALBERTA

SHEET:

A1.1

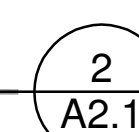


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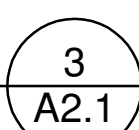
EXISTING
LOWER FLOOR PLAN

SCALE: 1/4"=10'



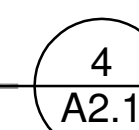
EXISTING
ROOF PLAN

SCALE : 1/4"=1'D



EXISTING
SOUTH ELEVATION

SCALE : 1/4"=10'



EXISTING
EAST ELEVATION

SCALE: 1/4"=10'

SHEET:

A2.1

JUNE 3, 2026



GIDDEN DESIGN
info@giddendesign.com www.giddendesign.com
ph:403.773.7021 @giddendesign

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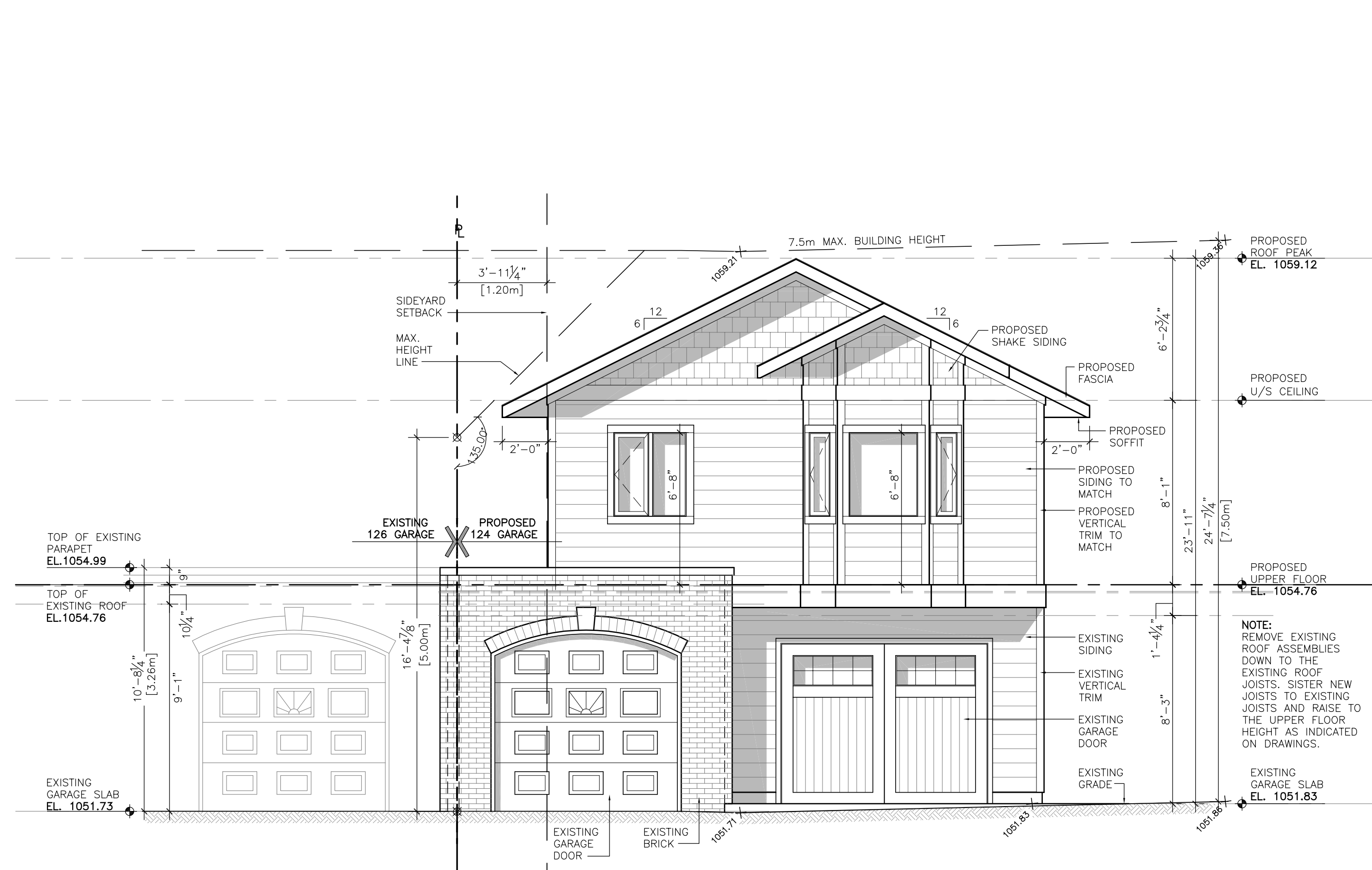
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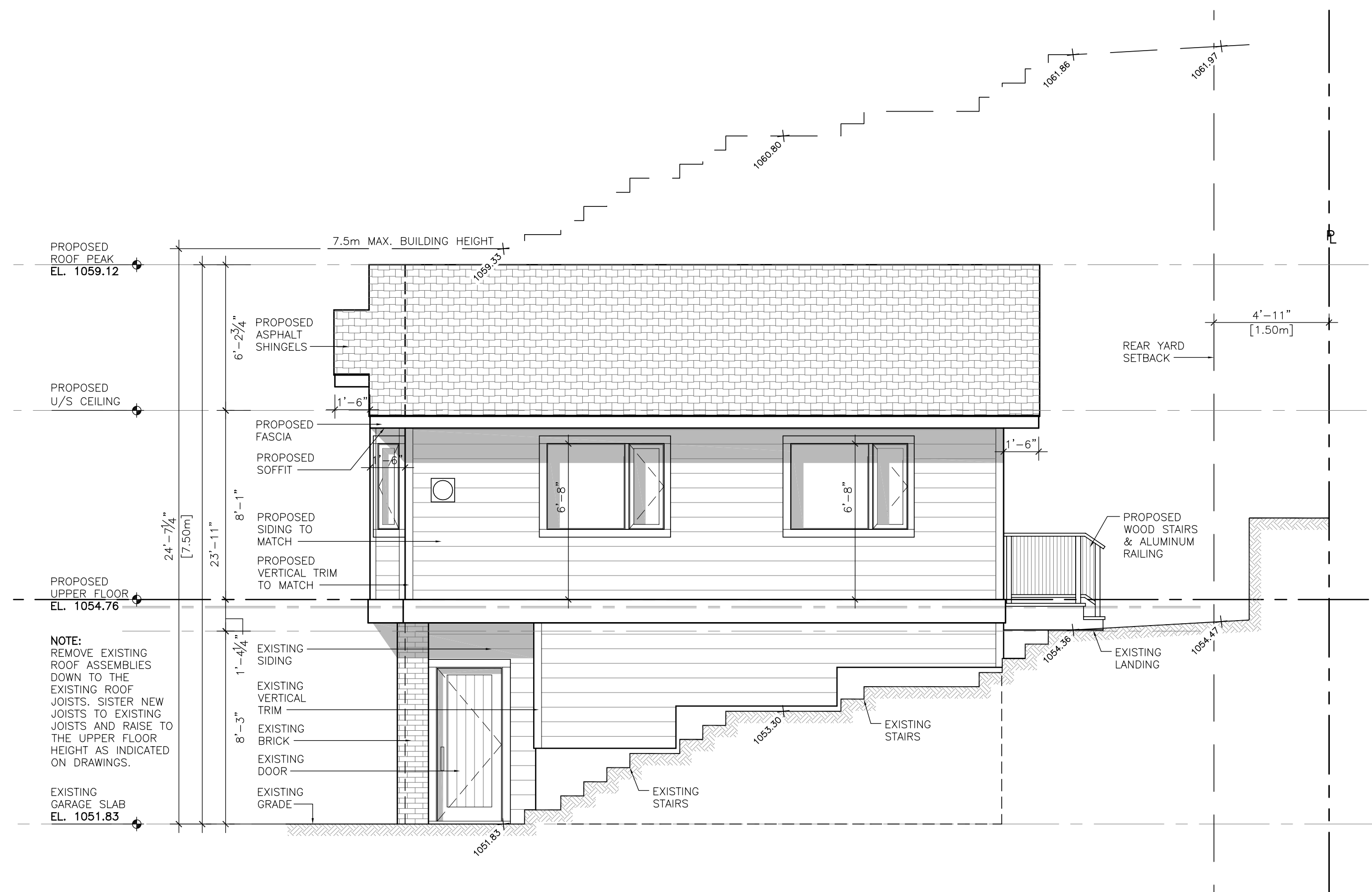
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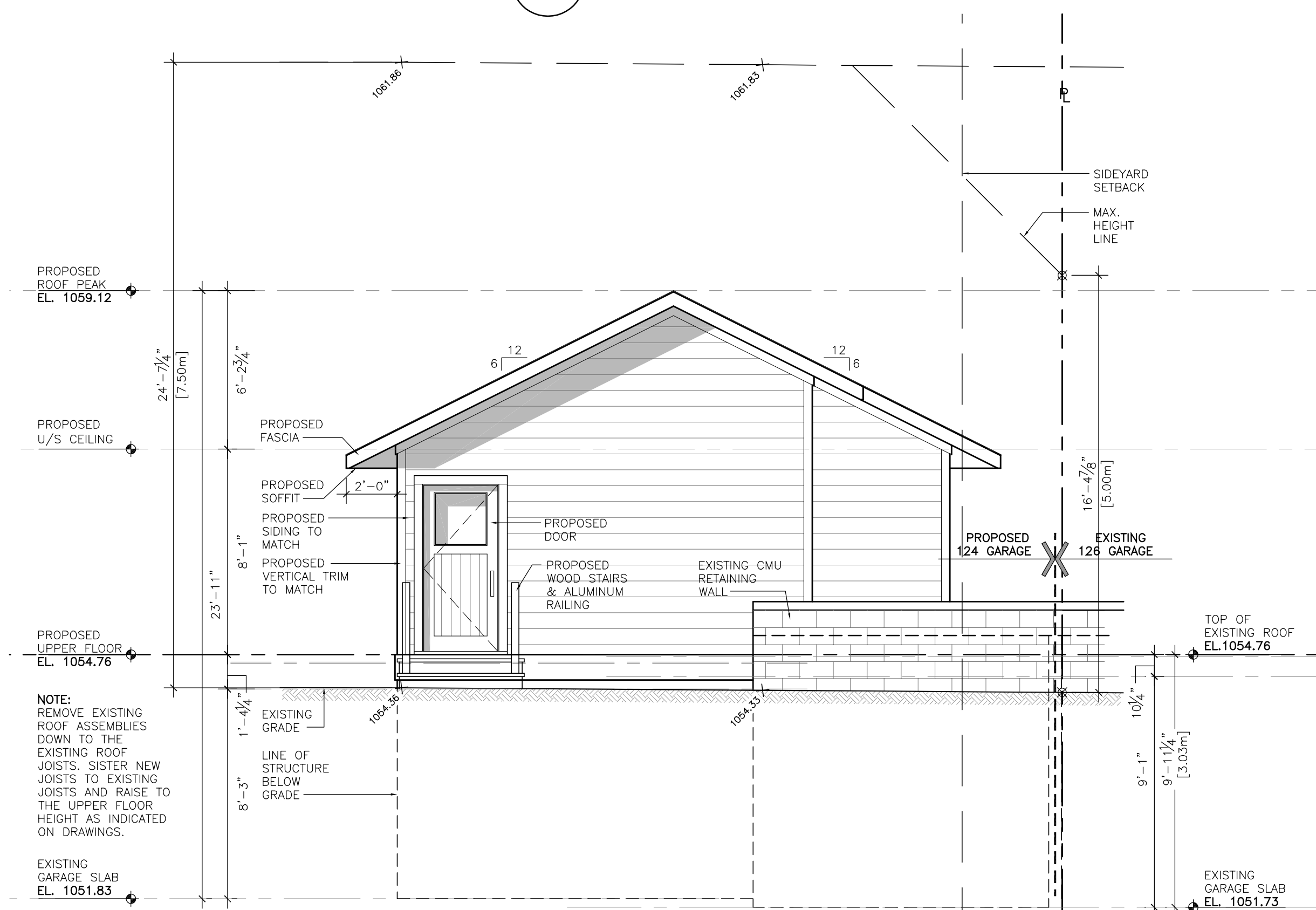
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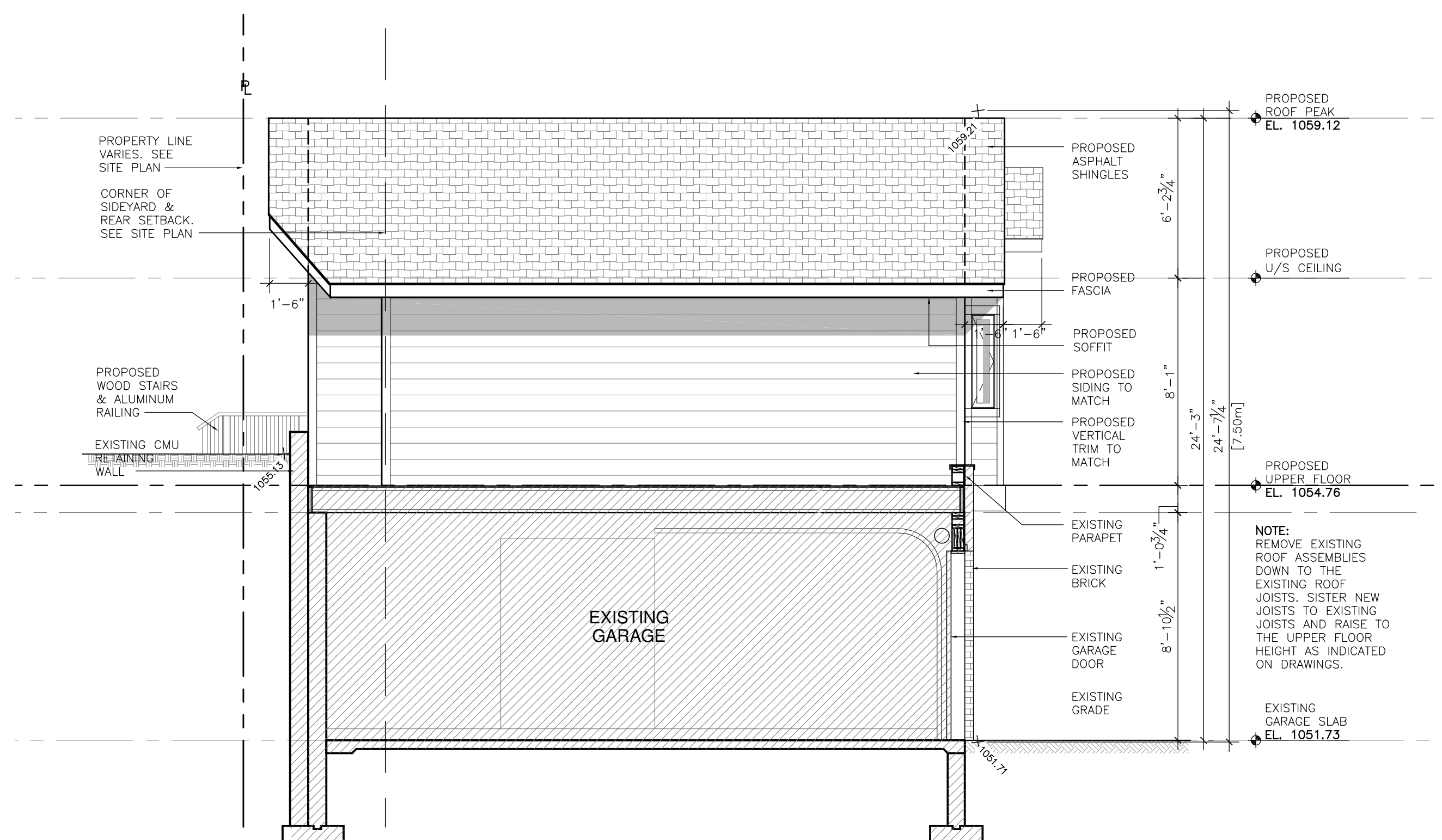
1
A3.2
PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2
A3.2
PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



3
A3.2
PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



4
A3.2
PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

ISSUED FOR:
DEVELOPMENT PERMIT
JUNE 3, 2026

TITLE:
PROPOSED ELEVATIONS

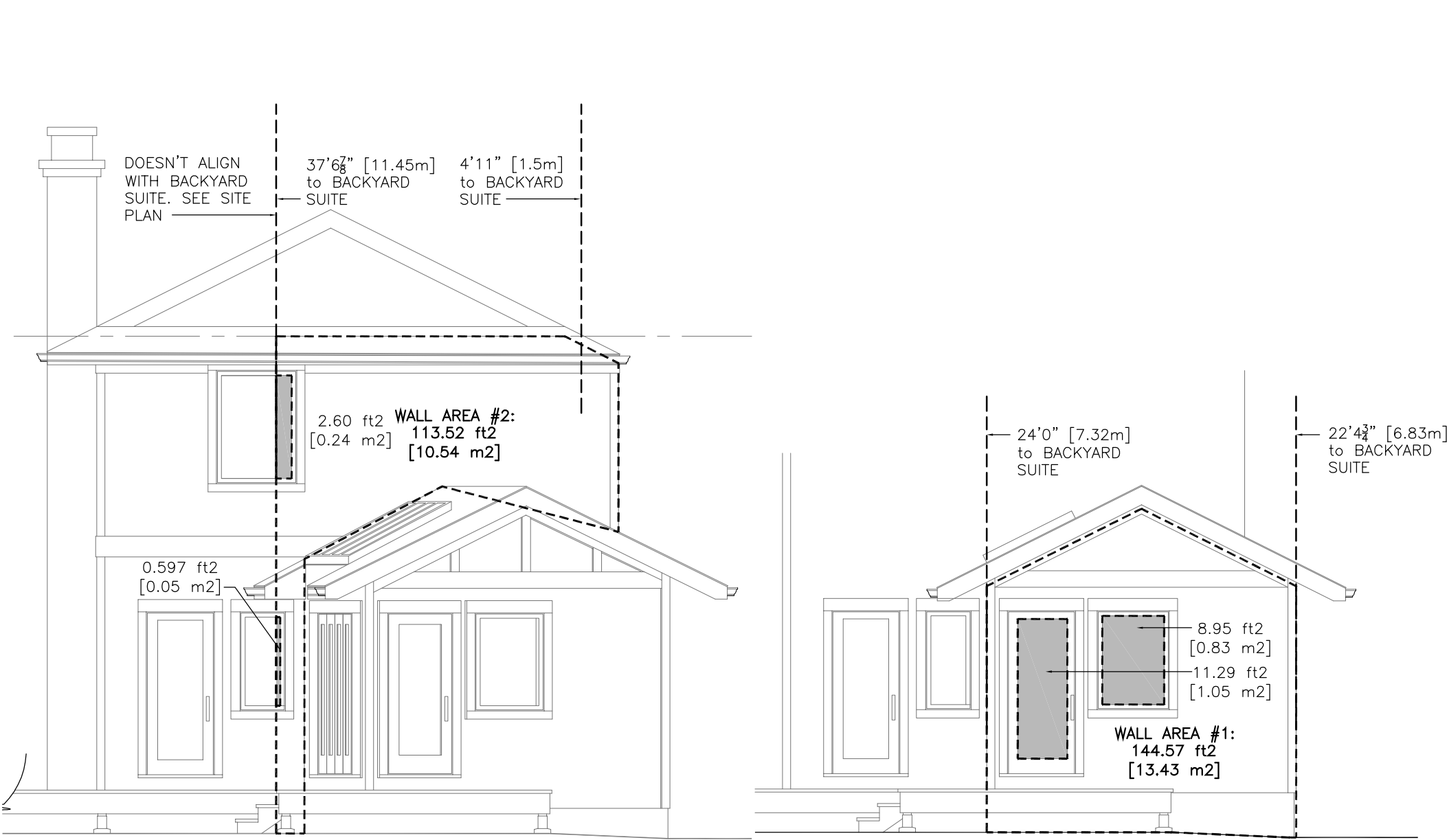
project:
PRIVATE RESIDENCE [BACKYARD SUITE]
#124 GARDEN CRESCENT SW
CALGARY, ALBERTA

SHEET:

A3.2

DEVELOPMENT PERMIT

JUNE 3, 2026



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LIMITING DISTANCE #4

PORTION OF EBF	AREA OF EBF	LIMITING DISTANCE OF EBF	PERMITTED % OF GLAZING OPENING (BASED ON TOTAL AREA 233.97m2 OF EBF & LIMITING DISTANCE OF EACH PORTION)	TOTAL AREA OF GLAZING OPENINGS	PROPOSED % OF GLAZING OPENING
AREA #1	144.57 ft2 [13.43 m2]	LD1 = 7'0 1/8" [2.15m]	14.0%	20.24 ft2 [1.88 m2]	1.88m2/ 13.43m2 = 14.0%
AREA #2	113.52 ft2 [10.54 m2]	LD1 = ≤ 3'11 1/4" [1.2m]	2.81%	3.197 ft2 [0.29 m2]	0.29m2/ 10.54m2 = 2.81%
TOTALS	258.09 ft2 [23.97 m2]				

1
A3.4

**PROPOSED MAIN HOUSE
NORTH ELEVATION LIMITING DISTANCE**

SCALE: 3/16"=1'0"

ISSUED FOR:
DEVELOPMENT PERMIT JUNE 3, 2026

TITLE:

**PROPOSED
LIMITING
DISTANCE CALCULATIONS**

project:

**PRIVATE RESIDENCE
[BACKYARD SUITE]**

**#124 GARDEN CRESCENT SW
CALGARY, ALBERTA**

SHEET:

A3.4