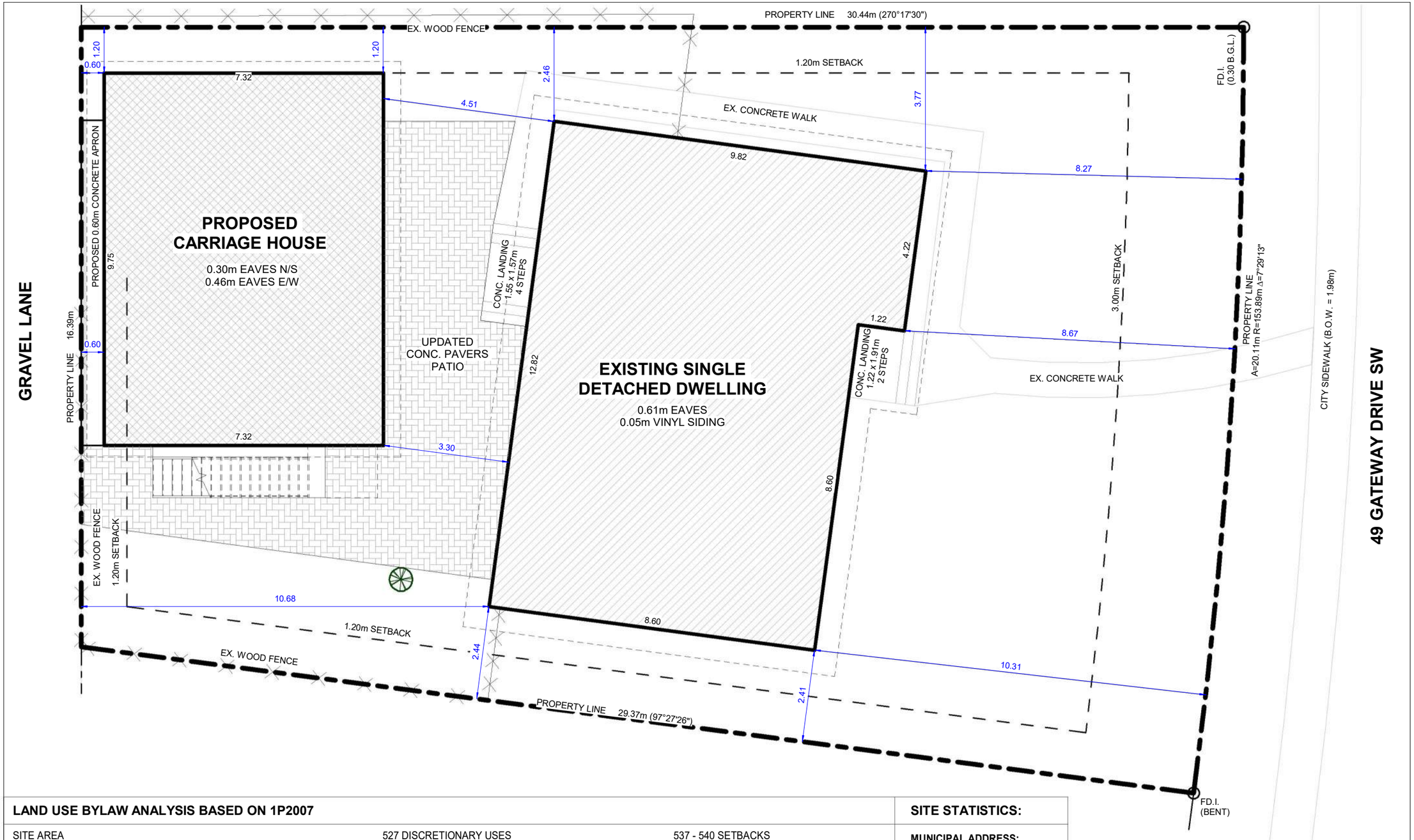


LAND USE BYLAW ANALYSIS BASED ON 1P2007

SITE AREA
- 545.87 m² = 0.05 ha

LAND USE DESIGNATION
- R-CG, Residential - Grade-Oriented Infill District

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS
- DIV. 1: General Rules for Low Density Residential Land Use Districts
- DIV. 11: R-CG Residential - Grade-Oriented Infill District

526 PERMITTED USES
- 1 b.1 - Contextual Single Detached Dwelling
- 1 a - Accessory Residential Building - Garage with Backyard Suite

527 DISCRETIONARY USES
- Backyard Suite

534 2a - PARCEL COVERAGE
- 45.0% of parcel area
- ACTUAL SITE COVERAGE:
  - Max. 45% = 245.64 m²
  - Existing House = 115.40 m²
  - Proposed Carriage House = 71.35 m²
  - Total Proposed Coverage = 186.75 m²

537 - 540 SETBACKS
- Front setback is 3.0m
- Rear setback is 1.2m
- Side setbacks are 1.2m

541 BUILDING HEIGHT
- Maximum Building Height is 11.0m

546 MOTOR VEHICLE PARKING STALLS
- Minimum number of stalls 2

SITE STATISTICS:

MUNICIPAL ADDRESS:
49 GATEWAY DRIVE S.W.
CALGARY, AB.

LEGAL ADDRESS:
Lot 7, Block 5, Plan 7689 HJ

COMMUNITY: Glendale
INFILL: No

Ward: 6
Councillor: John Pantazopoulos

PROJECT NO. **608**
SHEET NO. **DP 1.0**
REVISION NO.
SCALE As indicated
DATE 2026-06-09
DRAWN K.HALLMAN

PROJECT TITLE
KOTTMAN CARRIAGE HOUSE
49 GATEWAY DRIVE SW

DRAWING TITLE
PROPOSED SITE PLAN

ROBERT ELSWORTHY DESIGN
CALGARY ALBERTA

DO NOT SCALE THIS DRAWING
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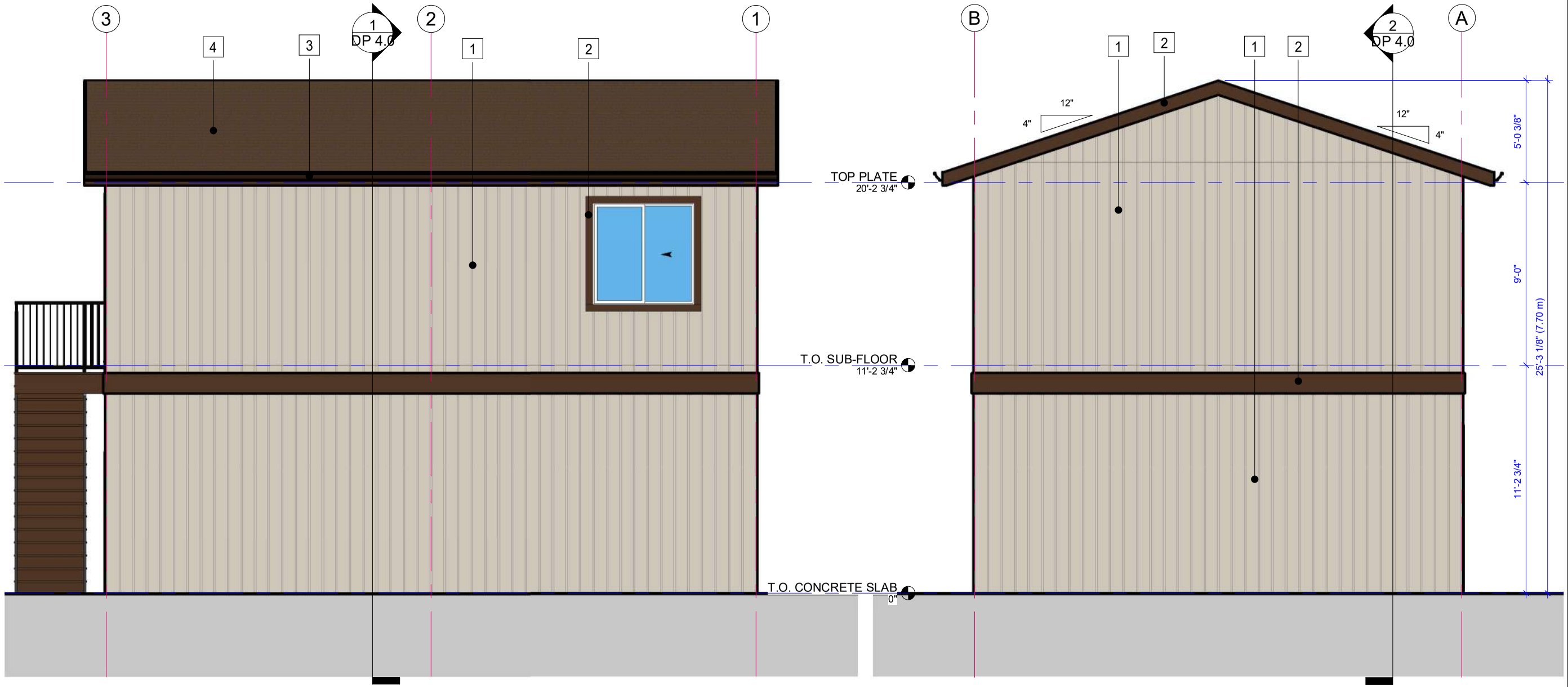
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ROBERT ELSWORTHY DESIGN
CALGARY ALBERTA

PROJECT TITLE
KOTTMAN CARRIAGE HOUSE
49 GATEWAY DRIVE SW

DRAWING TITLE
ROOF PLAN

SCALE 3/16" = 1'-0"	PROJECT NO. **608**
DATE 2026-06-09	SHEET NO. **DP 2.2**
DRAWN K.HALLMAN	REVISION NO.



MATERIALS LEGEND:

1		HARDIE PANEL VERTICAL SIDING SIERRA w/ 4" CORNERS COLOUR: COBBLE STONE
2		WINDOW / DOOR TRIM, FASCIA, STAIRS. WOOD OR MDF TRIM COLOUR: BEECHWOOD BROWN
3		RAINWARE - GUTTERS AND DOWNSPOUTS PREFINISHED METAL COLOUR: BEECHWOOD BROWN
4		IKO ASPHALT SHINGLES COLOUR: DRIFTSHAKE OR SIMILAR
5		WINDOWS - WHITE VINYL TO MATCH EXISTING

2 EAST ELEVATION
3/16" = 1'-0"

1 NORTH ELEVATION
3/16" = 1'-0"

PROJECT NO. **608**
SHEET NO. **DP 3.0**
REVISION NO.

SCALE 3/16" = 1'-0"
DATE 2026-06-09
DRAWN K.HALLMAN

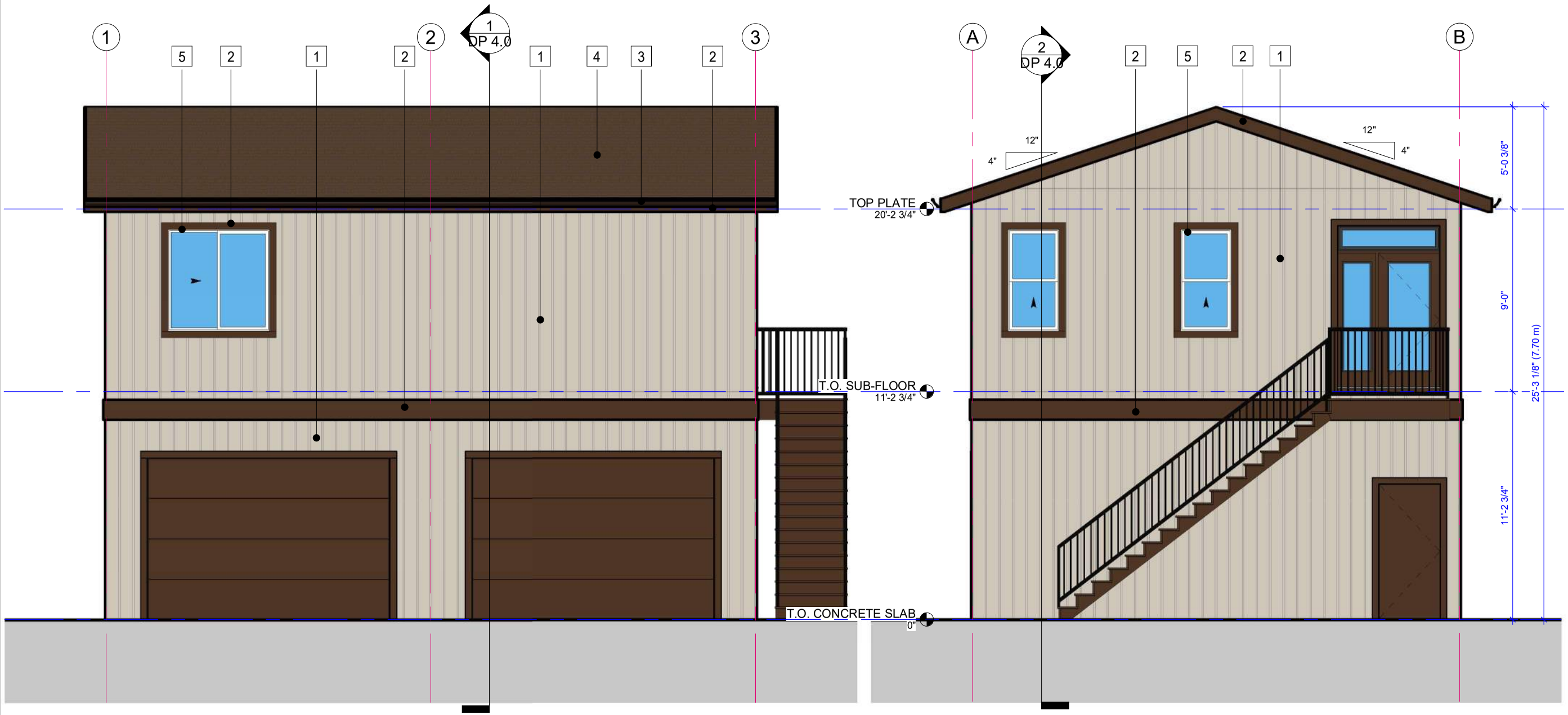
PROJECT TITLE
KOTTMAN CARRIAGE HOUSE
49 GATEWAY DRIVE SW

DRAWING TITLE
NORTH & EAST ELEVATIONS

ROBERT ELSWORTHY DESIGN
CALGARY ALBERTA

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2 WEST ELEVATION
3/16" = 1'-0"

1 SOUTH ELEVATION
3/16" = 1'-0"

MATERIALS LEGEND:

1		HARDIE PANEL VERTICAL SIDING SIERRA w/ 4" CORNERS COLOUR: COBBLE STONE
2		WINDOW / DOOR TRIM, FASCIA, STAIRS. WOOD OR MDF TRIM COLOUR: BEECHWOOD BROWN
3		RAINWARE - GUTTERS AND DOWNSPOUTS PREFINISHED METAL COLOUR: BEECHWOOD BROWN
4		IKO ASPHALT SHINGLES COLOUR: DRIFTSHAKE OR SIMILAR
5		WINDOWS - WHITE VINYL TO MATCH EXISTING

PROJECT NO. **608**

SHEET NO. **DP 3.1**

REVISION NO.

SCALE 3/16" = 1'-0"

DATE 2026-06-09

DRAWN K.HALLMAN

PROJECT TITLE
KOTTMAN CARRIAGE HOUSE
49 GATEWAY DRIVE SW

DRAWING TITLE
SOUTH & WEST ELEVATIONS

ROBERT ELSWORTHY DESIGN
CALGARY ALBERTA

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