

6520 LOMBARDY CRESCENT



LAND USE BYLAW ANALYSIS BASED ON 1P2007

SITE AREA
• 557.42 m² = 0.055742 ha

LAND USE DESIGNATION
• **R-C2 Residential - Contextual One / Two Dwelling District**
• Neighboring Lot's Designations: **R-C1**
PART 1: INTERPRETATION OF THIS BYLAW
• DIV. 2: Definitions and Methods

13. GENERAL DEFINITIONS
22. "building coverage" means the area of a parcel which is covered by a building excluding:
a. portions of the building located entirely below grade;
b. portions of the building greater than 2.4 metres above grade and with a depth less than 1.0 metres, measured from the wall directly below;
c. portions of eaves, roofs, pergolas and other similar elements with a depth less than 1.0 metres, measured from the wall directly below;
d. patios, and any covered or enclosed area located below; and
e. decks, landings, uncovered stairs, and any external areas located below.

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS
• DIV. 1: General Rules for Low Density Residential Land Use Districts
• DIV. 5: Residential - Contextual One / Two Dwelling District

642. PURPOSE
1. The Residential - Contextual One / Two Dwelling District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area.

426. DISCRETIONARY USES
The following uses are discretionary uses in the Residential - Contextual One / Two Dwelling District: **Single Detached Dwelling**

432. PARCEL COVERAGE
The maximum parcel coverage is 45.0 per cent. (allowable = 250.839m²; actual = 249.05m² 44.68%)

435. BUILDING SETBACK FROM FRONT PROPERTY LINE
1. For a Single Detached Dwelling, the minimum building setback from a front property line is the greater of:
a. the contextual front setback less 1.5 metres; or
b. 3.0 metres.

FRONT SETBACK
NEIGHBOURING HOUSE NUMBER FRONT SETBACK
#221 6.18
#225 + 7.72
13.97
13.97/2
= 6.985 (CONTEXTUAL FRONT SETBACK)
6.985 - 1.5 = 5.485 > 3.0m
5.485 = (FRONT SETBACK)

436. BUILDING SETBACK FROM SIDE PROPERTY LINE
1. For a lot or parcel, the minimum building setback from any side property line is 1.2 metres.

437. BUILDING SETBACK FROM REAR PROPERTY LINE
The minimum building setback from a rear property line is 7.5 metres.

438. BUILDING HEIGHT
1. For a Contextual Single Detached Dwelling and a Single Detached Dwelling, the maximum building height is the greater of:
a. 8.6 metres; or
b. the contextual height plus 1.5 metres, to a maximum of 10.0 metres.
AVERAGE CONTEXTUAL HIGH POINT
NEIGHBOURING HOUSE NUMBER ROOF PEAK ELEVATION
#221 78.43
#225 + 78.46
157.29
157.29/2 = 78.65

CALCULATION
78.65 (AVG. CONTEXTUAL HIGH POINT) - 74.41 (GREATEST BLDG. REF. POINT)
= 4.24m (CONTEXTUAL HEIGHT) + 1.5m = 5.74m

10.0m > 5.74m, THEREFORE THE MAXIMUM BUILDING HEIGHT IS 8.60m

335. LENGTH OF PORTIONS OF A BUILDING IN SETBACK AREAS
1. On each storey, the total combined length of all projections into any setback area must not exceed 40.0 per cent of the length of the facade. (0)
2. The maximum length of an individual projection into any setback area is 3.1 metres. (0)
3. Subsections (1) and (2) do not apply to:
a. decks, eaves, porches as described in sections 336 and 339.1, ramps, and stairs when located in any setback area; and
b. a private garage attached to a main residential building when located in the rear setback area.

336. PROJECTIONS INTO FRONT SETBACK AREA
1. Unless otherwise referenced in subsection (8), bay windows and eaves may project a maximum of 0.6 metres into the front setback area. (0)
4. Window wells may project without limits into any front setback area.
6. Eaves may project an additional 0.6 metres from a porch into the front setback area, as described in subsection 5.

337. PROJECTIONS INTO SIDE SETBACK AREA
1.1. Portions of a building greater than or equal to 2.4 metres above grade may project a maximum of 0.6 metres into any side setback area. (0)
1.2. Portions of a building less than 2.4 metres above grade may project a maximum of 0.6 metres into a side setback area:
(a) for all other uses:
• (i) when located on a corner parcel;
• (ii) where at least one side setback area is clear of all portions of the building measure from grade to a height of 2.4 metres;
• (iii) where at least one side setback area is clear of all portions of the building measure from grade to a height of 2.4 metres.
1.3. Eaves may project a maximum of 0.6 metres into any side setback area.
8. Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9 metres from the nearest front facade.

338. PROJECTIONS INTO REAR SETBACK AREA
1. Stairs, or conditioning equipment and window wells may project without limits into any rear setback area.
2. Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, pergolas, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a maximum of 1.5 metres into any rear setback area.

339. PATIOS
1. Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0 metres when measured from the surface of the patio.
2. A privacy wall located on a patio must not exceed 2.0 metres in height, when measured from grade and when the privacy wall is located within:
a. a side setback area; or
b. 6.0 metres of a rear property line.
3. A privacy wall located on a patio must not exceed 1.2 metres in height when measured from grade when the privacy wall is located between the foremost front facade of the main residential building and the front property line.

345. ACCESSORY RESIDENTIAL BUILDING
1. Unless otherwise referenced in subsection (2), the minimum building setback for an Accessory Residential Building is:
a. 1.2 metres from a side or rear property line shared with a street; or
b. 0.6 metres from a side or rear property line in all other cases.
2. The minimum building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero metres when:
a. the Accessory Residential Building is less than 10.0 square metres gross floor area;
b. the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or
5. The minimum distance between any facade of an Accessory Residential Building 10.0 square metres or more and a main residential building is 1.0 metres.
6. The height of an Accessory Residential Building must not exceed:
a. 4.6 metres, measured from the finished floor of the building;
b. 3.0 metres at any eave line, when measured from the finished floor of the building; or
c. one storey, which may include an attic space that is accessed by a removable ladder;
• does not have windows;
• is used by the occupants of the main residential building for placement of personal items; and
• has a maximum height of 1.5 metres when measured from the attic floor to the underside of any rafter.

SITE AREA
• 557.00m² = 0.0557 ha

LAND USE DESIGNATION
• **R-CG Residential - Grade-Oriented Infill**
• Neighboring Lot's Designations: **R-C2 & M-C1**

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

632. PURPOSE
The R-CG District accommodates grade-oriented development in the form of Rowhouse Buildings as well as Secondary Suites in the development, while providing flexible parcel dimensions and building setbacks that aid in the diversity of grade-oriented housing requirements.

634. PERMITTED USES
2. Rowhouse Building is a permitted use in the Residential - Grade-Oriented Infill District where a Rowhouse Building complies with all the rules in the district for that use and where a Rowhouse Building complies with the rules of section 347.5.

639. DENSITY
• The maximum density for parcels designated R-CG District is 75 units per hectare. (4.1775 UITS)

634. PARCEL COVERAGE
PARCEL AREA = 557.01m²

1d 60.0 per cent of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.

ALLOWABLE PARCEL COVERAGE @ 60.0 % = 334.21m²

BUILDING FOOTPRINT = 235.68m²

DETACHED GARAGE = 90.65m²

COVERED ENTRY PORCH = 5.00m²

TOTAL PARCEL COVERAGE = 331.33m² / 557.00m²

ACTUAL PARCEL COVERAGE = 59.48%

635. BUILDING DEPTH
2. For a Rowhouse Building located on a corner parcel there is no maximum building depth where the building setback from the side property line shared with another parcel is a minimum of 3.0 metres for any portion of the Rowhouse Building located between the rear property line and:
• 50.0 per cent parcel depth; or
• the building depth of the main residential building on the adjoining parcel, whichever is closer to the rear property line.

637. BUILDING SETBACK FROM FRONT PROPERTY LINE
2. On a corner parcel, the minimum building setback from a front property line may be reduced to:
a. the contextual front setback of the side property line shared with another parcel to a maximum of 6.0 metres; and
b. decreases in equal proportion with the increase in the distance from the shared side property line, to a minimum of 3.0 metres.

NEIGHBOURING HOUSE NUMBER FRONT SETBACK
#208 5.44m
#212 5.27m
10.71m
10.71 / 2 = 5.36m

CONTEXTUAL FRONT SETBACK 5.34 - 1.5 = 3.86m

640. BUILDING SETBACK FROM REAR PROPERTY LINE

2. For a Rowhouse Building on a corner parcel, the minimum building setback from a rear property line is 1.5 metres where the building setback from the side property line shared with another parcel is a minimum of 3.0 metres for any portion of the Rowhouse Building located between the rear property line and:
a. 50.0 per cent parcel depth;
b. or the building depth of the main residential building on the adjoining parcel, whichever is closer to the rear property line.

641. BUILDING HEIGHT
1. Unless otherwise referenced in subsections a Rowhouse Building's maximum building height is 11.0 metres measured from grade.
2. 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 District, the maximum building height:
a. increases of a 45 degree angle to a maximum of 11.0 metres measured from grade.
3. The maximum area of a horizontal cross section through a building at 9.5 metres above average grade must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the building between average grade and 8.6 metres.

642. OUTDOOR PRIVATE AMENITY SPACE

For a Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling and a Single Detached Dwelling, each unit must have direct access to private amenity space that:
a. is provided outdoors;
b. has a minimum total area of 20.0 square metres (20.00m² - 24.12m²)

LIST OF BYLAW RELAXATIONS

- 338 PROJECTIONS INTO REAR SETBACK AREA
A private garage attached to a building may project must not exceed a height of 4.6 metres and our garage has a height of 5.7m high. Our attached garage follows the roof line of the home, maintaining a cohesive design as there are no other buildings to the south of the home and it can be seen from busy street of 50th avenue. We are also limited to lowering the roof as it is attached to the home and the ceiling heights have already been reduced to lower the roof as much as possible, and we still require 4 rises in the garage to get into the home. We believe that a relaxation could be supported because there are currently no possibilities for the lot to the south being developed, due to the major electrical lines to the south of the home, and we have ensured that the rear of the home is as architecturally appealing as the front mirroring detailing.

15 JUNE 2026

6520 LOMBARDY CRESCENT

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
2	6/15/2026	ISSUED FOR DP

GENERAL NOTES

It is the responsibility of the Contractor to review the Architectural drawings prior to construction and report any discrepancies to Andison Residential Design Ltd. Andison Residential Design Ltd. will not be held responsible for any costs if the Contractor deviates from these Architectural and Structural drawings.

All Geodetic Elevations provided to Andison Residential Design Ltd. are assumed to be accurate and reflect actual site conditions. Andison Residential Design Ltd. will not be held responsible for any discrepancies between Site condition and the provided survey

These drawings supersede all previous versions and shall not be used for any construction purposes until approved and signed.

CLIENT APPROVAL

Date: _____

Sign: _____

ISSUED FOR DEVELOPMENT PERMIT

PROJECT LOCATION

6520 LOMBARDY CRESCENT SW
CALGARY, ALBERTA

LOT: 3, BLOCK: 5,
PLAN: 1081HY

FLOOR AREAS

MAIN FLOOR	1742 SF
SECOND FLOOR	934 SF
TOTAL:	2676 SF

DECK 248 SF

STORAGE	Not Placed
MECH. ROOM	78 SF
DEVELOPED BASEMENT	952 SF
GARAGE	427 SF

NOT FOR CONSTRUCTION

COVER PAGE

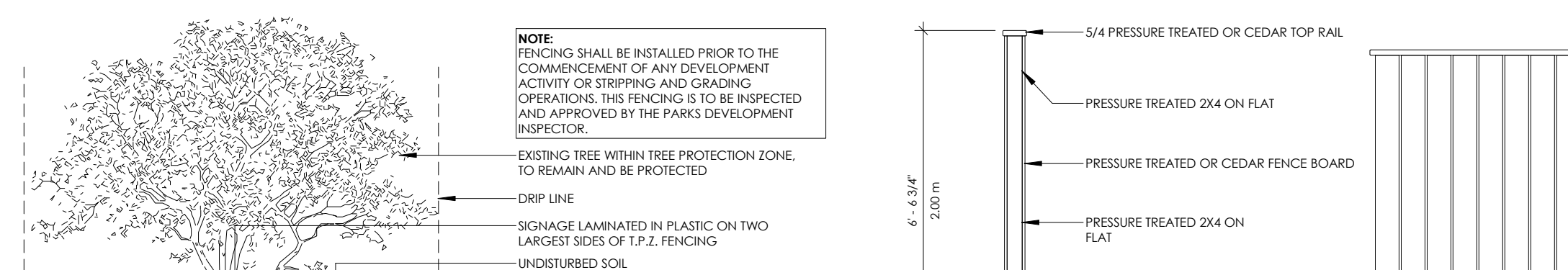
DP-00

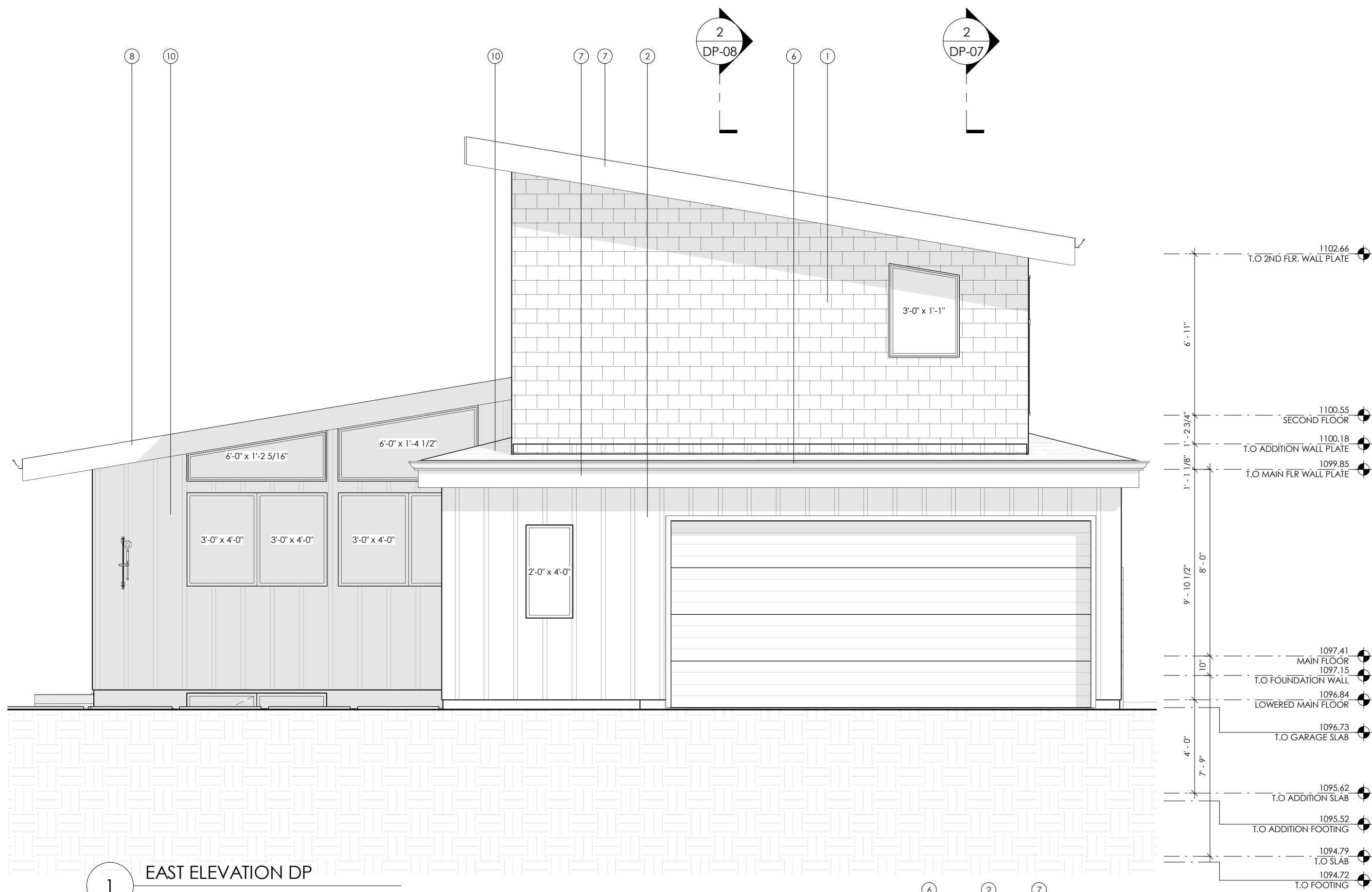
Drawing Index - DP

SHEET NUMBER	SHEET NAME
DP-00	COVER PAGE
DP-01	SITE & BLOCK PLAN
DP-02	EAST & NORTH ELEVATIONS
DP-03	SOUTH ELEVATION & STREETSCAPE
DP-04	FLOOR PLANS
DP-05	FLOOR PLANS
DP-06	FLOOR PLANS
DP-07	SECTIONS
DP-08	SECTIONS

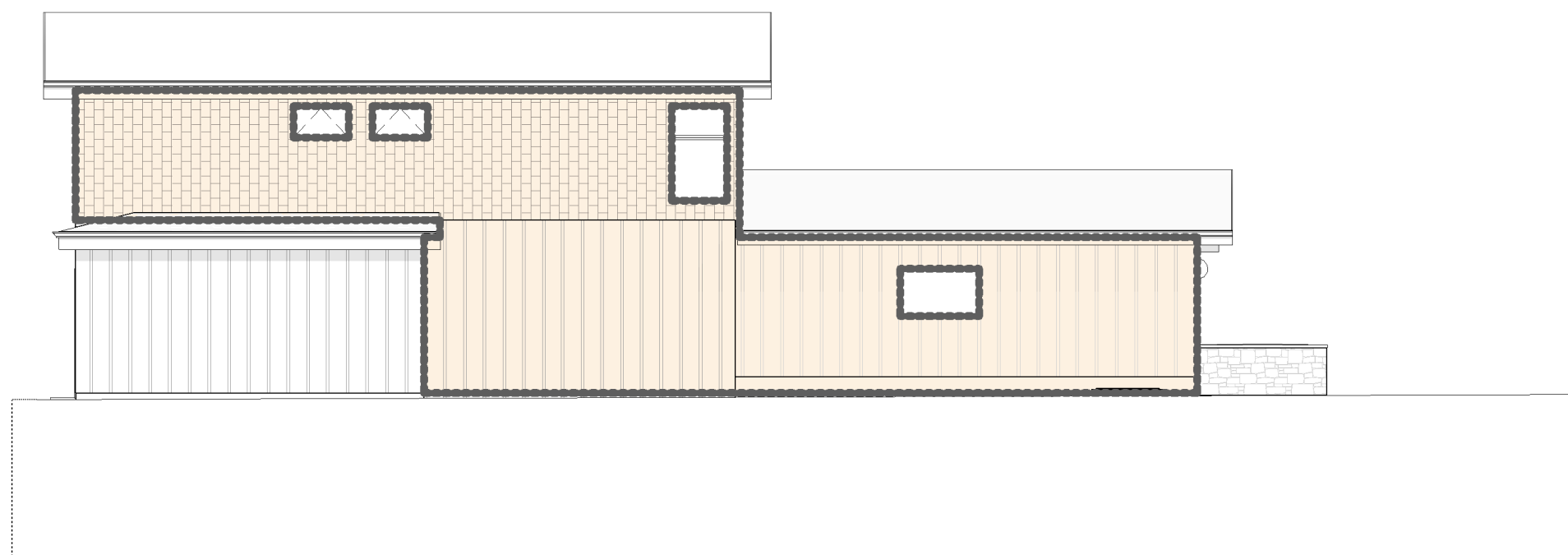


Name		Imperial	Metric
Above Grade			
MAIN FLOOR		1742 ft²	161.79 m²
SECOND FLOOR		934 ft²	86.78 m²
Developed		2676 ft²	248.58 m²
DECK		248 ft²	23.04 m²
GARAGE		427 ft²	39.70 m²
Undeveloped		675 ft²	62.74 m²
Below Grade			
DEVELOPED BASEMENT		982 ft²	91.24 m²
Developed		982 ft²	91.24 m²
MECH. ROOM		78 ft²	7.24 m²
STORAGE		0 ft²	0.00 m²
Undeveloped		78 ft²	7.24 m²

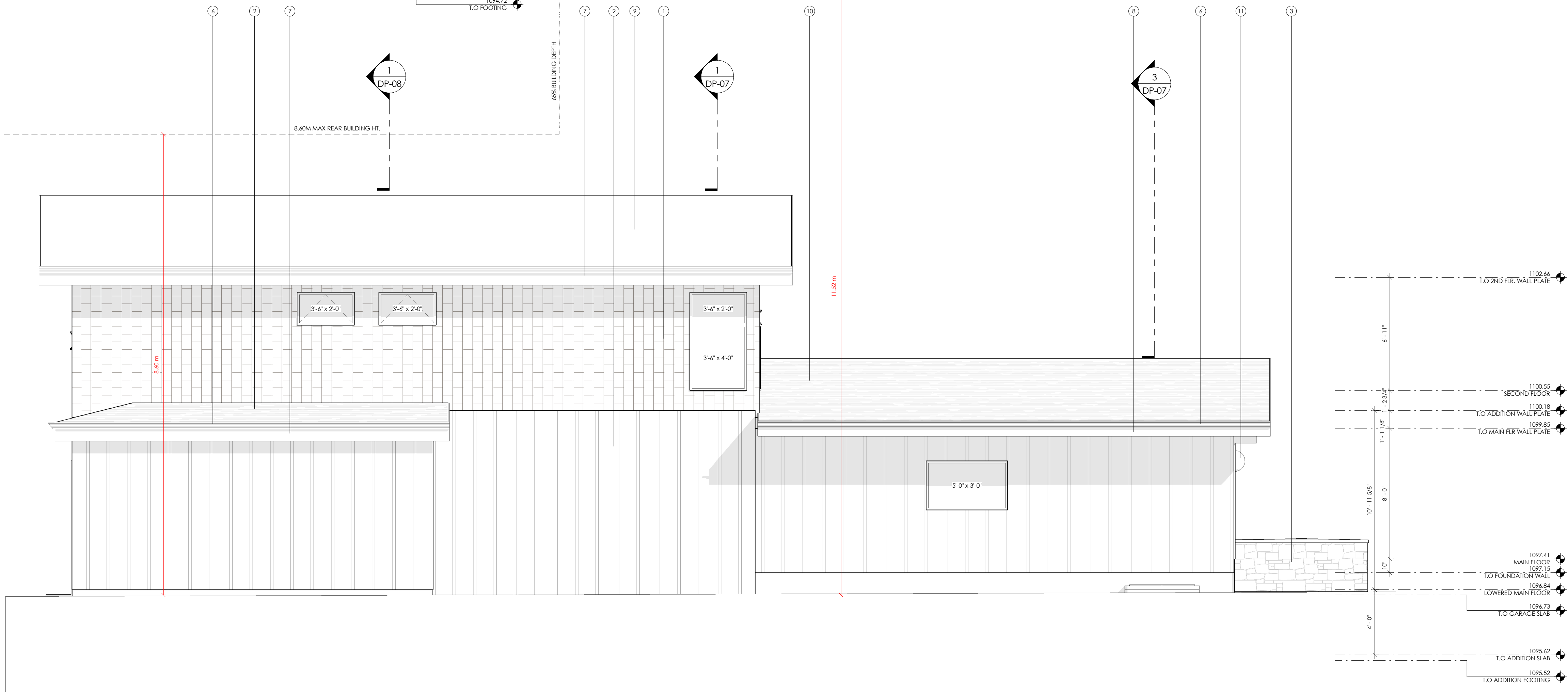




FIRE COMPARTMENT AREA:	76.66 m ²
LIMITING DISTANCE:	1.80 m
OPENING LIMITS:	8.80%
OPENINGS AREA:	4.64 m ²
OPENINGS %:	6.05%



3 SPATIAL SEPARATION - NORTH - LEFT
1" = 10'-0"



MATERIAL LEGEND

- 1 CEDAR SHAKE SIDING OR SIM.
- 2 BOARD AND BATTEN SIDING - COLOUR T.B.D
- 3 NATURAL STONE VENEER
- 4 2" STONE CAP
- 5 BATTEN WINDOW TRIM - COLOUR T.B.D
- 6 ALUMINUM RAINWARE
- 7 14" BUILT UP BATTEN FASCIA
- 8 12" BUILT UP BATTEN FASCIA
- 9 TORCH-ON ROOFING
- 10 ASPHALT SHINGLE ROOFING
- 11 EXTERIOR LIGHT - SELECTION T.B.D

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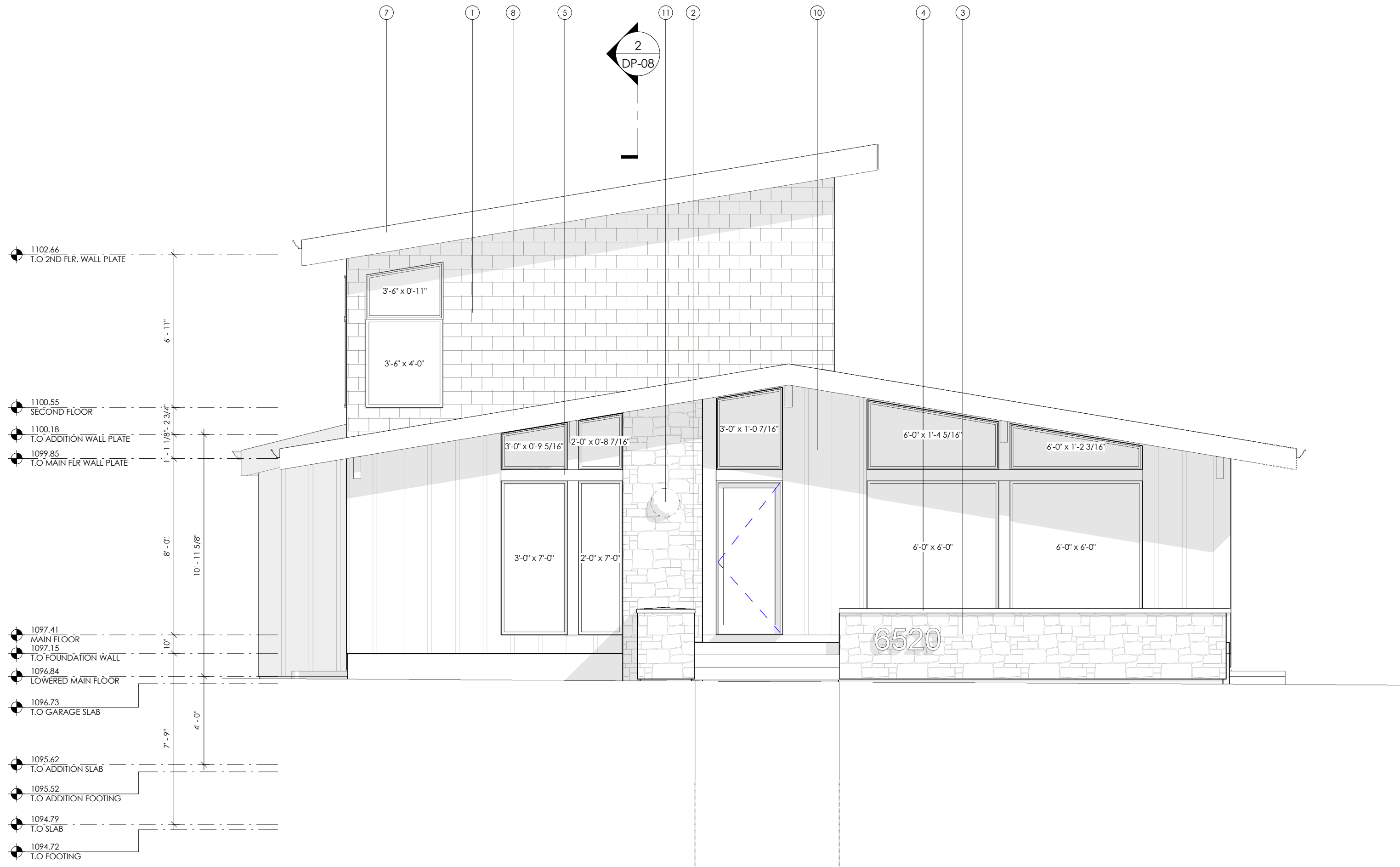
DECK 248 SF

STORAGE	Not Placed
MECH. ROOM	78 SF
DEVELOPED BASEMENT	982 SF
GARAGE	427 SF

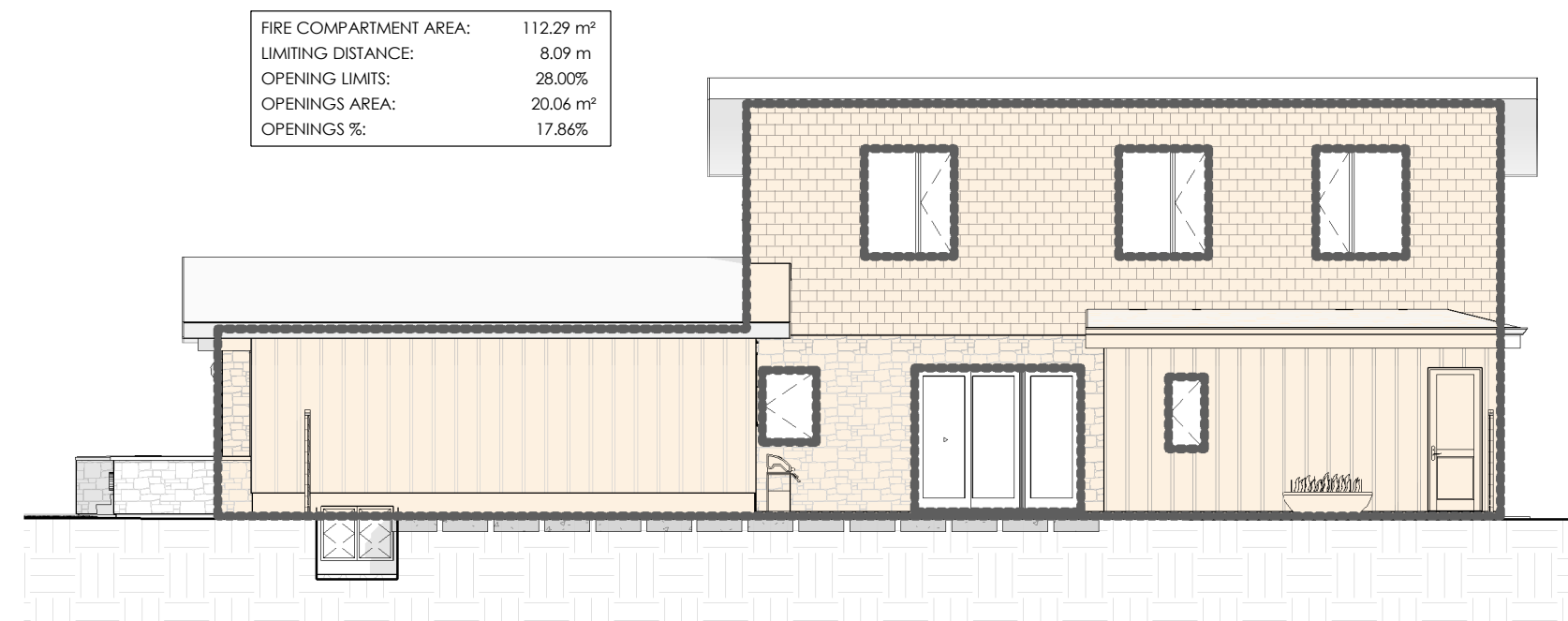
NOT FOR
CONSTRUCTION

EAST & NORTH ELEVATIONS

DP-02



2 WEST ELEVATION DP
1/4" = 1'-0"



3 SPATIAL SEPARATION - SOUTH - RIGHT
1" = 10'-0"



1 SOUTH ELEVATION DP
1/4" = 1'-0"

MATERIAL LEGEND

- ① CEDAR SHAKE SIDING OR SIM.
- ② BOARD AND BATTEN SIDING - COLOUR T.B.D
- ③ NATURAL STONE VENEER
- ④ 2" STONE CAP
- ⑤ BATTEN WINDOW TRIM - COLOUR T.B.D
- ⑥ ALUMINIUM RAINWARE
- ⑦ 1/4" BUILT UP BATTEN FASCIA
- ⑧ 1/2" BUILT UP BATTEN FASCIA
- ⑨ TORCH-ON ROOFING
- ⑩ ASPHALT SHINGLE ROOFING
- ⑪ EXTERIOR LIGHT - SELECTION T.B.D

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SOUTH ELEVATION & STREETSCAPE

DP-03