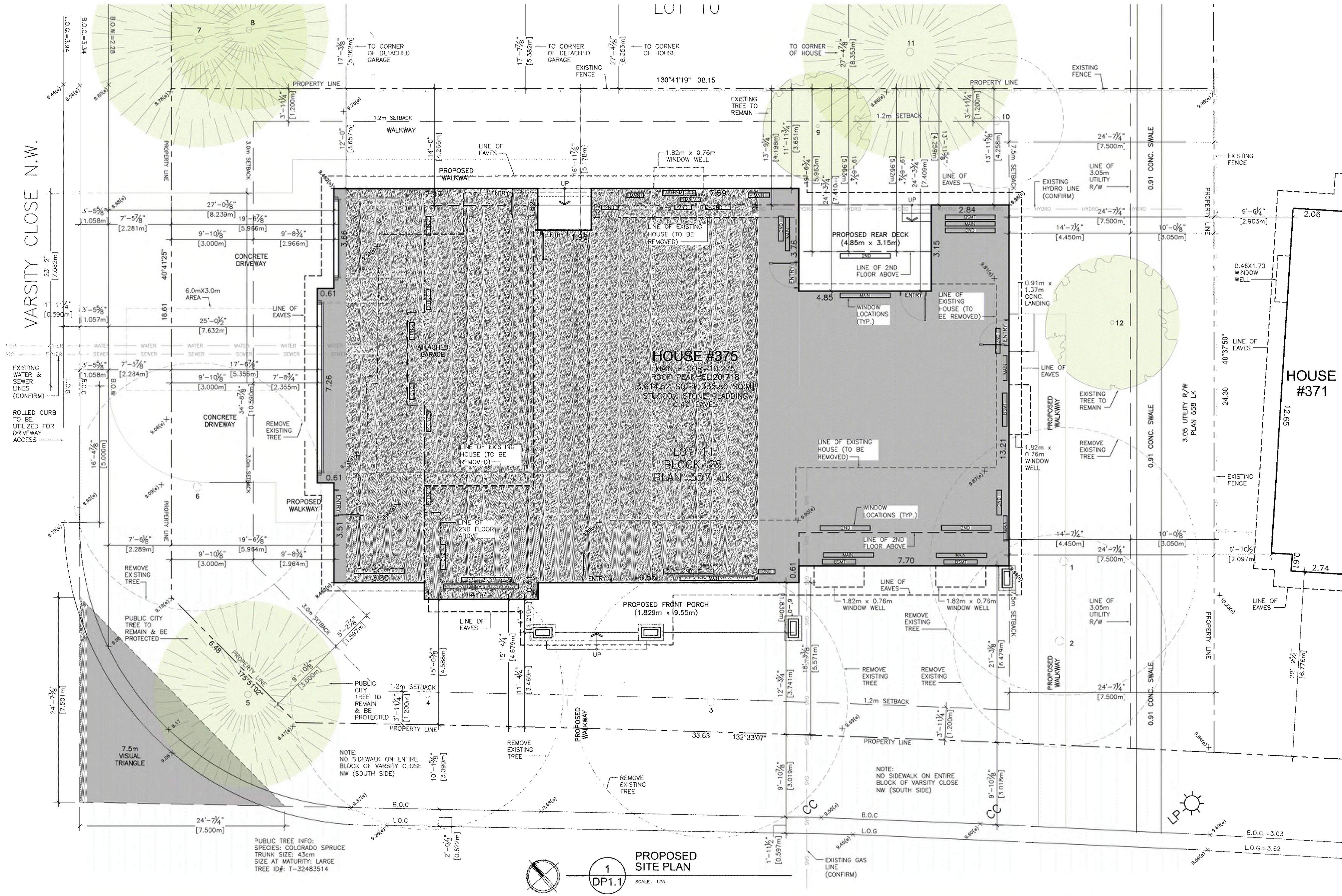




SITE STATISTICS

MUNICIPAL ADDRESS:	375 VARSITY CLOSE NW
COMMUNITY:	Varsity
LEGAL DESCRIPTION:	LOT: 11 BLOCK: 29 PLAN 5577LK
LAND USE DESIGNATION:	R-C1 RESIDENTIAL-CONTEXTUAL ONE DWELLING
BYLAW INFORMATION [R-C1 RESIDENTIAL]	
PURPOSE:	(1) THE RESIDENTIAL -CONTEXTUAL ONE DWELLING DISTRICT IS INTENDED TO ACCOMMODATE EXISTING RESIDENTIAL DEVELOPMENT AND CONTEXTUALLY SENSITIVE REDEVELOPMENT IN THE FORM OF SINGLE
PERMITTED USES:	- ACCESSORY RESIDENTIAL BUILDING - CONTEXTUAL SINGLE DETACHED DWELLING - SECONDARY 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
FRONT PROPERTY SETBACK LINE:	FOR A CONTEXTUAL SINGLE DETACHED DWELLING AND A SINGLE DETACHED DWELLING, THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS THE GREATER OF: THE CONTEXTUAL FRONT SETBACK LESS 1.5m; OR 3.0m.

SIDE PROPERTY SETBACK LINE:	a. FOR A LANED PARCEL, THE MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS 1.2m. b. FOR A LANELESS PARCEL, THE MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS: 1.2m; OR 3.0m ON ONE SIDE OF THE PARCEL WHEN NO PROVISION HAS BEEN MADE FOR A PRIVATE GARAGE ON THE FRONT OR SIDE OF A BUILDING. c. UNLESS OTHERWISE REFERENCED IN SUBSECTION (4), FOR A CORNER PARCEL, THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE SHARED WITH A STREET IS 1.2m, PROVIDED THERE IS NO PORTION OF A BUILDING, EXCEPT FOR A PROJECTION ALLOWED IN337(3), LOCATED WITHIN 3.0 METRES OF: - THE BACK OF THE PUBLIC SIDEWALK; OR - THE CURB, WHERE THERE IS NO PUBLIC SIDEWALK.
	d. WHERE A CORNER PARCEL SHARES A SIDE PROPERTY LINE WITH A STREET AND THE PARCEL FORMS PART OF A PLAN OF SUBDIVISION APPROVED BY THE CALGARY PLANNING COMMISSION PRIOR TO MARCH 31, 1980, THE MINIMUM BUILDING SETBACK FROM THAT SIDE PROPERTY LINE IS 1.2m.

REAR PROPERTY SETBACK LINE:	a. THE MINIMUM BUILDING SETBACK FROM A REAR PROPERTY LINE IS 7.5m.
BUILDING HEIGHT:	FOR A CONTEXTUAL SINGLE DETACHED DWELLING AND A SINGLE DETACHED DWELLING, THE MAXIMUM BUILDING HEIGHT IS THE GREATER OF: 8.6m; OR THE CONTEXTUAL HEIGHT PLUS 1.5m, TO A MAXIMUM OF 10.0m.
CONTEXTUAL HEIGHT:	AVERAGE CONTEXTUAL HIGH POINT, LESS THE GREATEST BUILDING REFERENCE POINT.
AVERAGE CONTEXTUAL HIGH POINT:	WHERE THERE ARE AT LEAST TWO OTHER BUILDINGS ON THE SAME BLOCK FACE, THE AVERAGE OF THE GREATEST GEODETIC ELEVATION OF THE CONTEXTUAL ADJACENT BUILDINGS, EXCLUDING ANCILLARY STRUCTURES;
BUILDING REFERENCE POINT:	THE GEODETIC ELEVATION OF FOUR POINTS: a. LOCATED AT THE INTERSECTION OF THE FRONT PROPERTY LINE AND EACH SIDE PROPERTY LINE. b. LOCATED AT THE INTERSECTION OF THE REAR PROPERTY LINE AND EACH SIDE PROPERTY LINE. c. WHERE EACH PAIR OF POINTS MUST BE CONSIDERED AS CORRESPONDING.

TREE DATA

TREE	TYPE	CANOPY	HEIGHT	DIAMETER
1	DECIDUOUS	10	7	0.50
2	CONIFEROUS	8	16	0.56
3	DECIDUOUS	10	14	0.50
4	Deciduous	10	10	0.75
5	CONIFEROUS	7	14	0.55
6	DECIDUOUS	9	9	0.40
7	CONIFEROUS	8	18	0.50
8	CONIFEROUS	6	18	0.30
9	DECIDUOUS	4	4	0.35
10	DECIDUOUS	5	4	0.40
11	CONIFEROUS	8	20	0.70
12	DECIDUOUS	5	5	0.26

BYLAW CALCULATIONS

LOT COVERAGE	
AREA OF LOT:	9,581.86 SQ.FT [890
AREA OF OVERALL EXISTING HOUSE FOOTPRINT:	2,242.11 SQ.FT [208.29 SQ.M]
EXISTING LOT COVERAGE:	23.39%
AREA OF OVERALL PROPOSED HOUSE FOOTPRINT (INCLUDING ATTACHED GARAGE):	3,614.52 SQ.FT 335.80 SQ.M
AREA OF FRONT COVERED DECK:	190.06 SQ.FT [17.65 SQ.M]
AREA OF REAR COVERED DECK:	164.52 SQ.FT [15.28 SQ.M]
AREA OF REAR ENTRY:	32.07 SQ.FT [2.97 SQ.M]
PROPOSED LOT COVERAGE:	41.75%

SETBACKS:

DISTANCE FROM PROPERTY LINES TO CORNERS OF PROPOSED BUILDING:	
SOUTH SIDE (STREET):	
SW CORNER:	15'-08" [4.58m]
SE CORNER:	21'-38" [6.47m]
EAST SIDE (SHARED):	
SE CORNER:	24'-7 1/2" [7.50m]
NE CORNER:	24'-7 1/2" [7.50m]
NORTH (SHARED):	
NE CORNER:	13'-1 1/8" [4.25m]
NW CORNER:	12'-0" [3.65m]
WEST (STREET):	
NW CORNER:	19'-6 1/2" [5.96m]
SW CORNER:	19'-6 1/2" [5.96m]
CONTEXTUAL FRONT SETBACK:	
DWELLING #371:	6.72m
DWELLING #367:	6.66m
AVERAGE SETBACK:	6.72m+6.66m /2 = 6.69
CONTEXTUAL HEIGHT - 1.5m:	6.69m-1.5m = 5.19m

BUILDING HEIGHT:

PROPOSED ELEVATION HEIGHTS:	
GARAGE SLAB ELEVATION:	9.762m
MAIN FLOOR ELEVATION:	10.275m
ROOF PEAK (MAIN) ELEVATION:	20.718m

PROPERTY LINE CORNER ELEVATIONS:

SW#1 CORNER:	9.47m
SE CORNER:	9.84m
NE CORNER:	9.98m
NW CORNER:	8.78m
SW#2 CORNER:	9.19m

AVERAGE BUILDING REFERENCE POINTS:

NW CORNER + SW#2 CORNER /2:	8.78m+9.19m /2 = 8.985m
NE CORNER -SE CORNER /2:	9.98m+9.84m /2 = 9.91m

FRONT TO BACK DIFFERENCE: 9.91m-8.985m = 0.925m

HIGHEST AVERAGE BUILDING REFERENCE POINT + 1.0M: 9.91m+1.0m = 10.91m

BUILDING HEIGHT: 10.91m+10.0m = 21.91m

AVERAGE BUILDING REFERENCE POINTS:

SE CORNER - SW#2 CORNER:	9.84m-9.19m = 0.65m
NE CORNER - NW CORNER:	9.98m-8.78m = 1.2m

BUILDING CORNER ELEVATIONS:

SW CORNER:	9.462m
SE CORNER:	9.98m
NE CORNER:	9.98m
NW CORNER:	9.462m

CONTEXTUAL BUILDING HEIGHT:

DWELLING #371 ROOF PEAK:	20.16m
DWELLING #367 ROOF PEAK:	18.43m
AVERAGE ROOF PEAK HEIGHT:	20.16+18.43/2 = 19.295
CONTEXTUAL HEIGHT + 1.5m:	19.295+1.5 = 20.795

DRAWING INDEX

ARCHITECTURAL
A1.1 - SITE PLAN, BYLAW INFORMATION, BYLAW CALCULATIONS, & CONCEPT IMAGE
A1.2 - BLOCK PLAN & STREETScape
A1.3 - LIVABLE AREA CALCULATIONS
A2.1 - PROPOSED BASEMENT & MAIN FLOOR PLANS
A2.2 - PROPOSED 2ND FLOOR & ROOF PLANS
A3.1 - PROPOSED ELEVATIONS
A3.2 - PROPOSED ELEVATIONS
A3.3 - PROPOSED LIMITING DISTANCE CALCULATIONS
A4.1 - PROPOSED SECTIONS
A4.2 - PROPOSED SECTIONS & DRIVEWAY SECTIONS

GIDDEN DESIGN
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www.giddendesign.com
@giddendesign

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THE CONTRACTOR SHALL FURNISH A SCHEDULE OF WORK WITH ALL CONDITIONS, RELATING TO THE EXTENT OF WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.

ALL DRAWINGS ARE NOT TO BE SCALED.

ALL DISTANCES OF PROPOSED BUILDING CODE & LOCAL BY-LAWS SHALL BE FOLLOWED AND ADVISED.

ISSUED FOR: PRELIMINARY REVIEW
SEPT 11 2026

PROPOSED SITE PLAN

PRIVATE RESIDENCE [SINGLE FAMILY HOME]

375 VARSITY CLOSE NW
CALGARY, ALBERTA

SHEET:

DP1.1



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ISSUED FOR:
PRELIMINARY REVIEW

SEPT 11 2026

PROPOSED
BLOCK PLAN

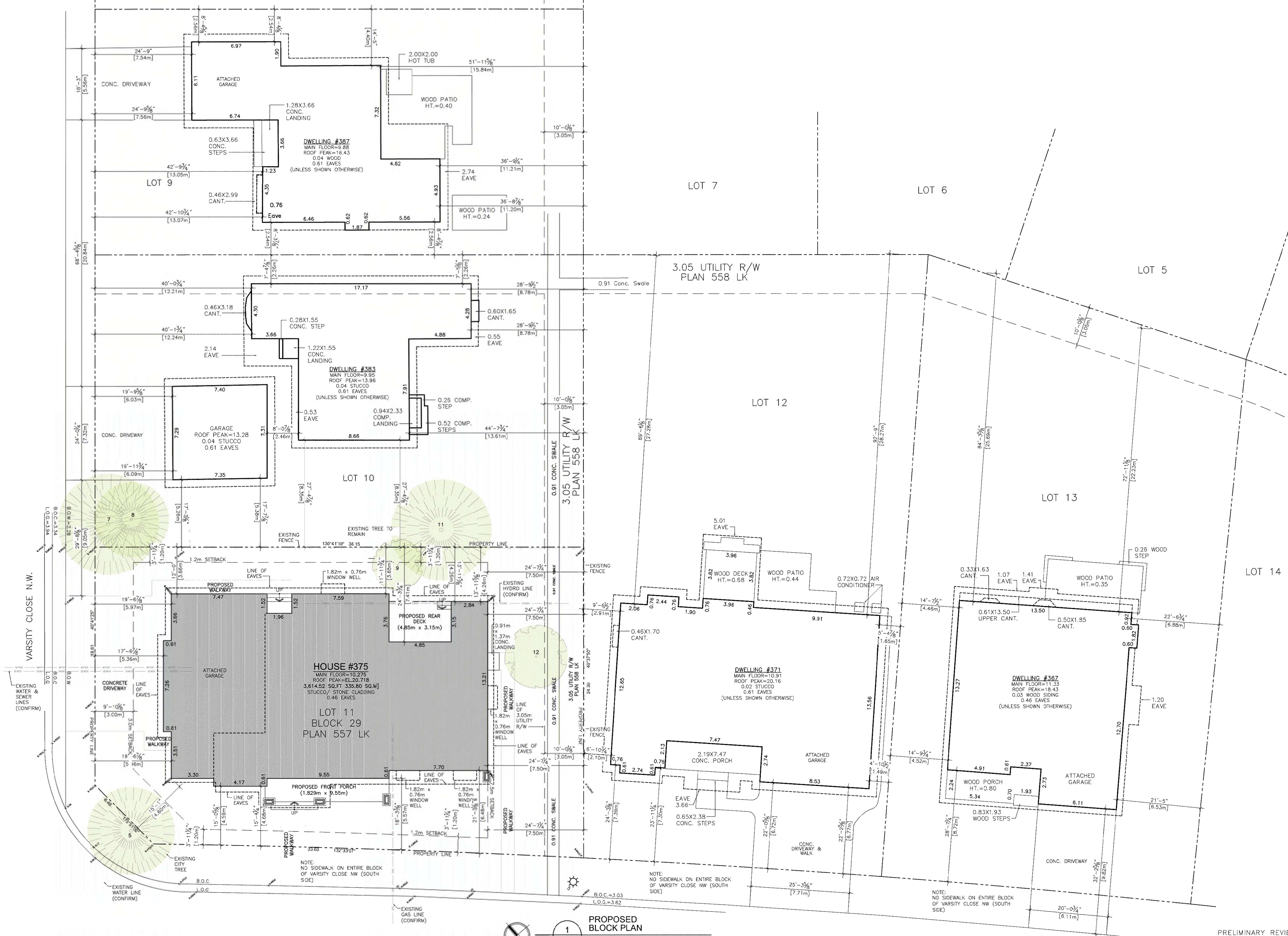
PRIVATE RESIDENCE
[SINGLE FAMILY HOME]

375 VARSITY CLOSE NW
CALGARY, ALBERTA

DP1.2

PRELIMINARY REVIEW

SEPT 11, 2026





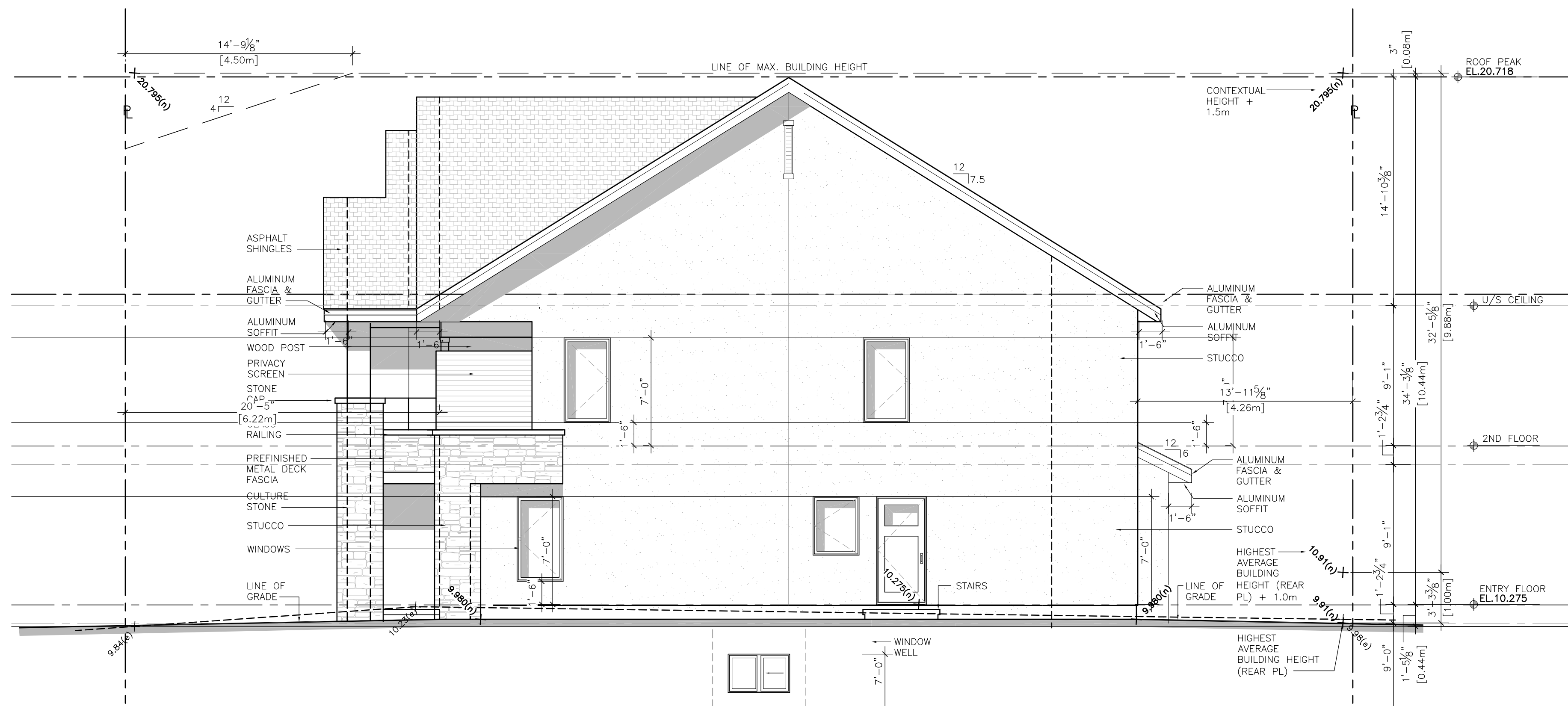
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1
DP3.1
PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"



2
DP3.1
PROPOSED EAST ELEVATION
SCALE: 3/16"=1'-0"

PROPERTY LINE CORNER ELEVATIONS:

SW#1 CORNER:	9.47m
SE CORNER:	9.84m
NE CORNER:	9.98m
NW CORNER:	8.78m
SW#2 CORNER:	9.19m

AVERAGE BUILDING REFERENCE POINTS:

NW CORNER + SW#2 CORNER /2:	8.78m+9.19m /2 = 8.985m
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FRONT TO BACK DIFFERENCE:

9.91m-8.985m =	0.925m
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HIGHEST AVERAGE BUILDING REFERENCE POINT + 1.0M:

9.91m+1.0m =	10.91m
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BUILDING HEIGHT:

10.91m+10.0m =	21.91m
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AVERAGE BUILDING REFERENCE POINTS:

SE CORNER - SW#2 CORNER:	9.84m-9.19m = 0.65m
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CONTEXTUAL BUILDING HEIGHT:

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ISSUED FOR:

PRELIMINARY REVIEW

SEPT 11 2026

TITLE:

PROPOSED ELEVATIONS

PROJECT:

PRIVATE RESIDENCE
[SINGLE FAMILY HOME]

375 VARISTY CLOSE NW
CALGARY, ALBERTA

SHEET:

NOT FOR CONSTRUCTION
DP3.1

PRELIMINARY REVIEW

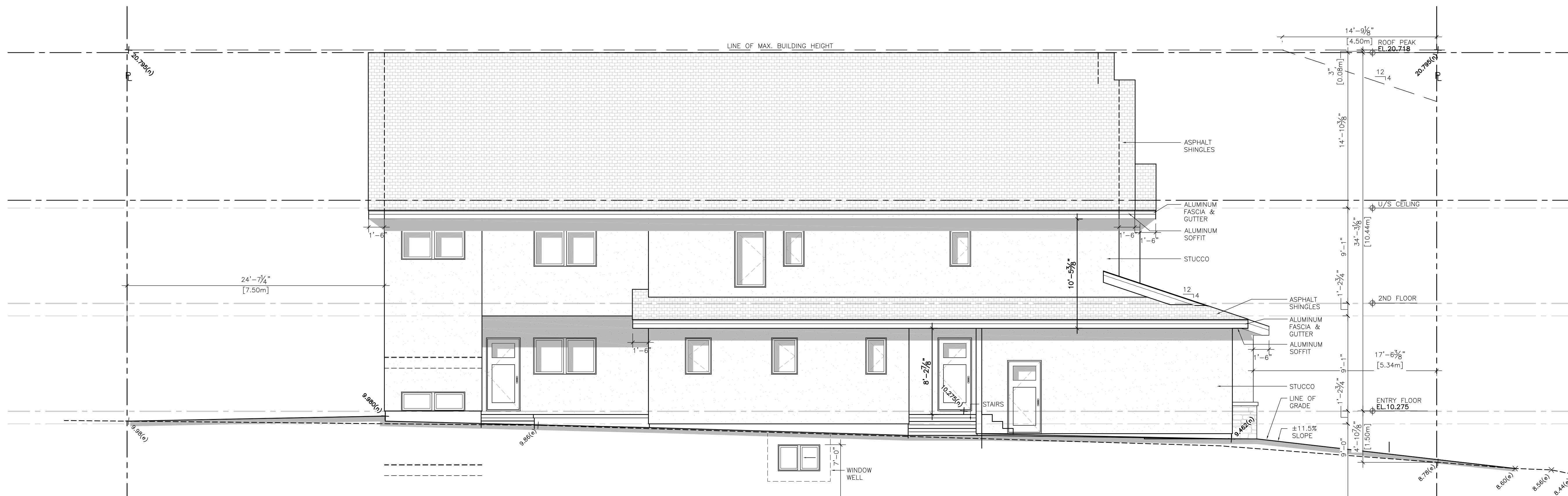
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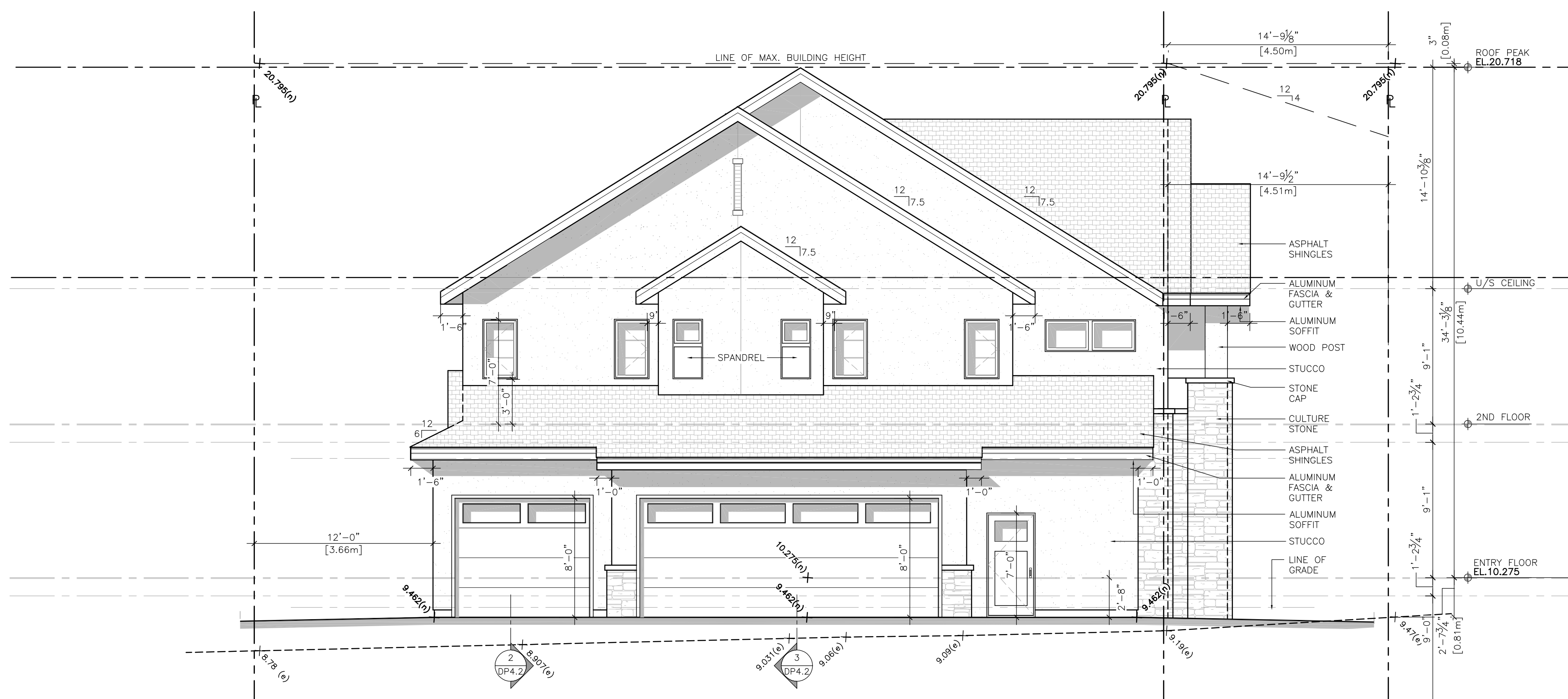
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1
DP3.2
PROPOSED
NORTH ELEVATION
SCALE: 3/16"=1'-0"



2
DP3.2
PROPOSED
WEST ELEVATION
SCALE: 3/16"=1'-0"

ISSUED FOR:
PRELIMINARY REVIEW
SEPT 11 2026

TITLE:
PROPOSED
ELEVATIONS

project:
PRIVATE RESIDENCE
[SINGLE FAMILY HOME]

375 VARISTY CLOSE NW
CALGARY, ALBERTA

SHEET:

NOT FOR
CONSTRUCTION
DP3.2

PRELIMINARY REVIEW

SEPT 11, 2026