6424 LAURENTIAN WAY







DRAWING INDEX - DEVELOPMENT PERMIT	
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DP-02	BYLAW ANALYSIS
DP-03	WEST & SOUTH ELEVATIONS
DP-04	EAST & NORTH ELEVATION
DP-05	FLOOR PLANS
DP-06	DEVELOPED BASEMENT FLOOR PLAN

ANDISON RESIDENTIAL DESIGN

220 739 11 Ave SW, Calgary, Alberta,T2R 0E3
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ANDISONDESIGN.COM

OCTOBER 7, 2026

6424 LAURENTIAN WAY

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
1	2026.10.07	Issued for DP

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DEVELOPMENT PERMIT

PROJECT LOCATION

6424 LAURENTIAN WAY SW
CALGARY, ALBERTA

LOT: 8, BLOCK: 12,
PLAN: 1081HY

FLOOR AREAS

DEVELOPED	
MAIN FLOOR	1974 SF
SECOND FLOOR	2334 SF
DEVELOPED BASEMENT	1686 SF
	5994 SF
OUTDOOR	
DECK	391 SF
COVERED ENTRY	29 SF
	420 SF
PARKING	
GARAGE	727 SF
	727 SF
TOTAL	7140 SF

NOT FOR CONSTRUCTION

COVER PAGE

DP-00

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SITE INFORMATION

LEGAL ADDRESS:
LOT: 8, BLOCK: 12,
PLAN: 1081HY

MUNICIPAL ADDRESS:
6424 LAURENTIAN WAY S.W.
CALGARY, ALBERTA

LAND USE DESIGNATION:
R-C1

COMMUNITY:
NORTH GLENMORE PARK

SURVEY INFORMATION

Survey completed by:

Arc Surveys Ltd.
#202, 337 41 AVENUE N.E.
Phone: (403) 277-1272
Dated: 2025.10.23

Note: Unless otherwise specified, all dimensions relate to distances form property boundary to foundation walls are from the date of the survey.
Spot elevations are approximately located.

LIGHTING NOTE

EXTERIOR WALL SCONCES @ 2.74M FROM GROUND FLOOR, 100 WATT INCANDESCENT OR EQUIV. MAX (TYP)

LINE TYPE LEGEND

- SUBJECT PROPERTY LINES
- ADJACENT PROPERTY LINES
- EAVES / CANOPIES
- UTILITY LINES - POWER
- UTILITY LINES - OVERHEAD
- UTILITY LINES - WATER
- UTILITY LINES - SANITARY
- UTILITY LINES - GAS
- UTILITY LINES - STORM
- EXISTING BUILDING TO BE REMOVED
- EXISTING FENCE
- PRIVACY SCREEN / FENCE

WINDOW & DOOR LOCATIONS

- BASEMENT DOORS & WINDOWS
- MAIN DOORS & WINDOWS
- UPPER DOORS & WINDOWS
- LOFT DOORS & WINDOWS

LANDSCAPING LEGEND

SOFT / PERMEABLE LANDSCAPING

- GRASS
- XERISCAPED MATERIAL
- 1.5" LIMESTONE ROCK MULCH

HARD / NON-PERMEABLE LANDSCAPING

- CONCRETE
- RETAINING WALLS

NON-LANDSCAPED AREAS

- BUILDING FOOTPRINT
- PROPOSED ADDITION FOOTPRINT
- NEIGHBOURING BUILDING FOOTPRINT
- DECKS
- MAIN FLOOR CANTILEVER
- ASPHALT
- SECOND FLOOR CANTILEVER
- COVERED

PLANTING LEGEND

- CONIFEROUS TREE
- SHRUB / BUSH
- DECIDUOUS TREE
- AREA OF TREE PROTECTION

All proposed trees and shrubs are to be of species capable of healthy growth in Calgary and conform to the standards of the Canadian Nursery Landscape Association.

New matured trees to be planted after construction as required by Land Use Bylaw

GRADE MARKER LEGEND

- 1079.38 EXISTING GRADE
- 1079.38 PROPOSED GRADE
- 1079.38 ASSUMED GRADE

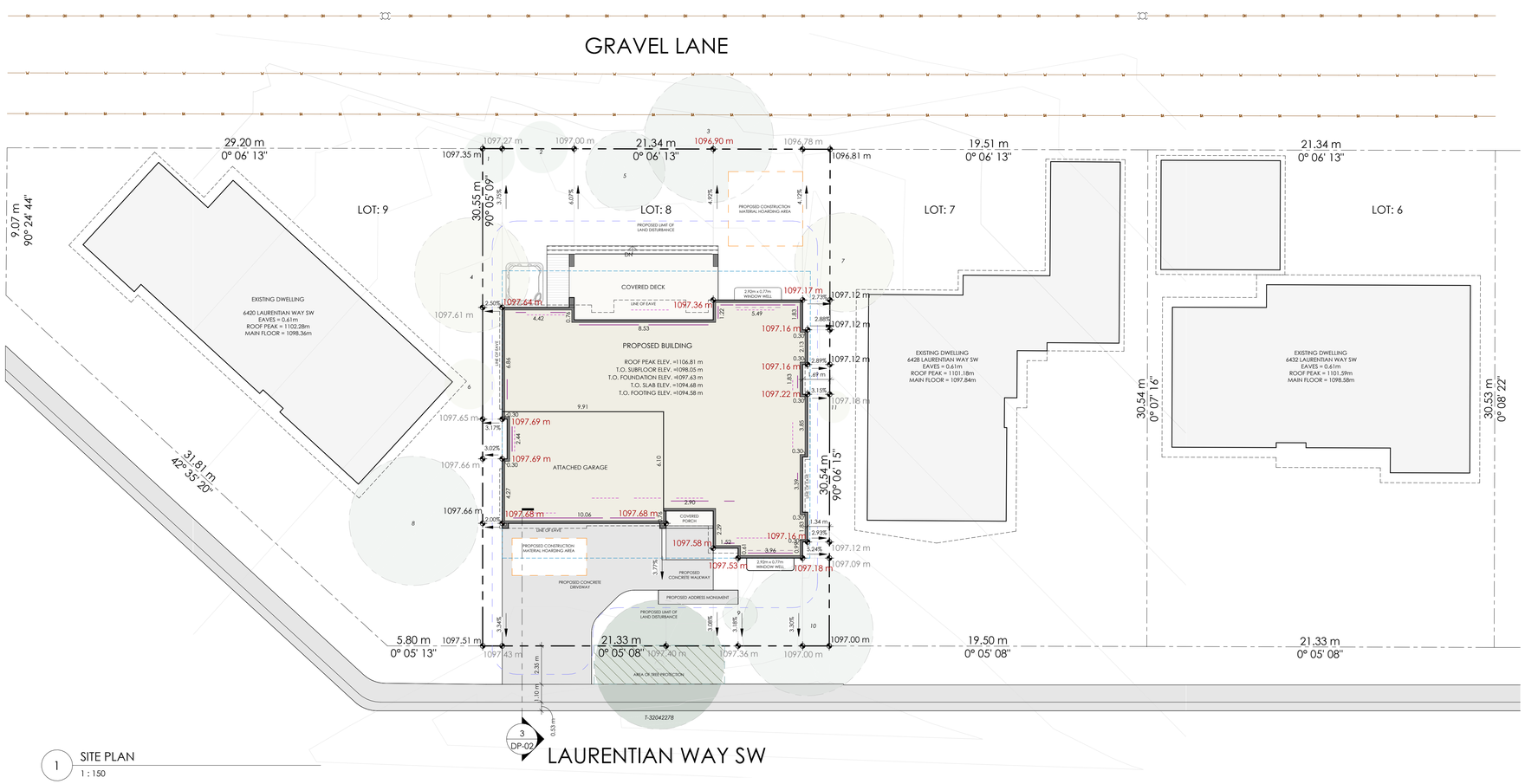
GROSS BUILDING AREA

Name	Imperial	Metric
Above Grade		
MAIN FLOOR	1974 ft²	183.40 m²
SECOND FLOOR	2334 ft²	216.82 m²
DEVELOPED	4308 ft²	400.22 m²
COVERED ENTRY	29 ft²	2.65 m²
DECK	391 ft²	36.33 m²
OUTDOOR	420 ft²	38.97 m²
GARAGE	727 ft²	67.54 m²
PARKING	727 ft²	67.54 m²
Below Grade		
DEVELOPED BASEMENT	1686 ft²	156.60 m²
DEVELOPED	1686 ft²	156.60 m²

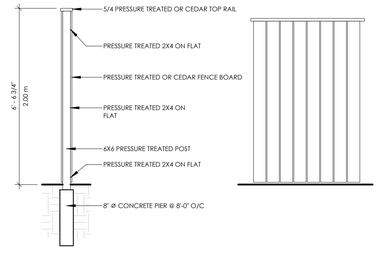
PARCEL COVERAGE AREA

Name	Imperial	Metric
Footprint		
COVERED PATIO	391 ft²	36.33 m²
COVERED ENTRY	29 ft²	2.65 m²
BUILDING FOOTPRINT	2701 ft²	250.94 m²
SITE AREA	6999 ft²	650.24 m²

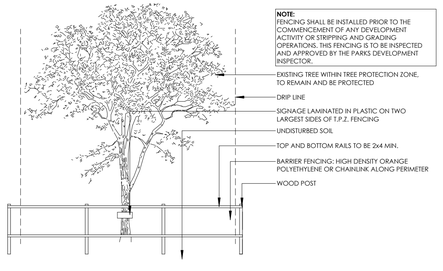
REFER TO 1/ DP-02 FOR FULL PARCEL COVERAGE BREAKDOWN AND CALCULATION



1 SITE PLAN
1 : 150



TYPICAL FENCE DETAIL



TYPICAL TREE PROTECTION DETAIL

TREE SCHEDULE

TREE NO.	TREE TYPE	TRUNK (Ø±)	CANOPY (Ø±)	HEIGHT (±)
T-32042278	PICEA PUNGENS	0.80	8.00	13.00
1	BUSH	----	3.00	3.00
2	BUSH	----	3.00	3.00
4	CONIFEROUS	1.10	8.00	13.00
8	DECIDUOUS	0.70	7.00	10.00
9	CONIFEROUS	0.10	5.00	11.00
14	DECIDUOUS	0.30	3.00	6.00
16	DECIDUOUS	0.60	6.00	10.00
17	CONIFEROUS	1.00	8.00	13.00
26	DECIDUOUS	0.20	2.00	7.00
27	CONIFEROUS	0.80	8.00	13.00
29	DECIDUOUS	0.20	2.00	4.00

NOTE: TREE NO. T-32042278 IS A PUBLIC CITY MAINTAINED TREE TO BE PROTECTED

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SITE & BLOCK PLAN

DP-01

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LAND USE BYLAW ANALYSIS - CITY OF CALGARY 1P2007

SITE AREA
- **650.25 m² = 0.065025 ha**

LAND USE DESIGNATION
- **R-C1 Residential – Contextual One Dwelling**
- Neighbouring Lot Designations: **R-C1 Residential – Contextual One Dwelling**

PART 1: INTERPRETATION OF THIS BYLAW
- Division 2: Definitions and Methods

13 GENERAL DEFINITIONS

(10) "average building reference points" means the points:
- a. determined by calculating the average of the corresponding building reference points; and
- b. expressed as geodetic elevations.

(11) "average contextual high point" means:
- a. 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;
- b. where there is only one other building on the same block face, the greatest geodetic elevation of such building, excluding ancillary structures; and
- c. where there is no other building on the same block face, a point 8.6 metres above the greatest geodetic elevation on the subject parcel.

(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 areas located blow; and
- e. decks, landings, uncovered stairs, and any external areas located below.

(26) "building reference points" means 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; and
- c. where each pair of points must be considered as corresponding.

(36) "contextual adjacent buildings" means the two closest buildings to a parcel:
- a. located on the same block face not separated by a street;
- b. in the case of a low density residential district, where the building is on a parcel designated as a residential district; and
- c. where the building is not an accessory residential building.

(39) "contextual front setback" means:
- a. where there are at least two other buildings on the same block face, the average building setback from the front property line of the contextual adjacent buildings;
- b. where there is only one other building on the same block face, the building setback from the front property line of the contextual adjacent building; and
- c. where there is no other building on the same block face, 3.0 metres measured from the front property line.

(40) "contextual height" means the average contextual high point, less the greatest building reference point.

(100) "parcel coverage" means the cumulative building coverage of all buildings on a parcel excluding, accessory residential buildings which in aggregate are less than 10.0 square metres.

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS
- Division 1: General Rules for Low Density Residential Land Use Districts

Projections into Rear Setback Area
338
1. Stairs, air conditioning equipment and window wells may project without limits into any rear setback area.
2. Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches and ramps other than wheelchair ramps may project at maximum of 1.5 metres into any rear setback area.
3. A private garage attached to a building may project without limits into a rear setback area provided it:
   - a. does not exceed 4.6 metres in height, measured from the finished floor of the private garage;
   - b. does not exceed 75.0 square metres in gross floor area for each dwelling unit located on the parcel;
   - c. has no part that is located closer than 0.60 metres to the rear property line; and
   - d. has no eave closer than 0.60 metres to the rear property line.
4. When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0 metres of a rear property line or 1.2 metres of a side property line.

Building Height
360
1. Unless otherwise referenced in (5), the building height of a contextual semi-detached dwelling, contextual single detached dwelling, duplex dwelling, semi-detached dwelling and single detached dwelling, must not exceed a height plan described in this section.
2. When the difference between the average building reference point at the front corners of the parcel and those at the rear of the parcel is greater than or equal to 1.0 metres, the building height must not be greater than a height plane that:
   - a. begins at the highest average building reference point;
   - b. extends vertically to the maximum building height plus 1.0 metre;
   - c. extends horizontally towards the opposite end of the parcel to a point that is 5.5 metres closer than the point on the foundation which is furthest from the highest average building reference point; and
   - d. extends downward at a 4:12 slope.
3. When the difference between the average building reference points at the front corners of the parcel and those at the rear of the parcel and less than 1.0 metres, the building height must not be greater than the height plan that:
   - a. begins at the highest average building reference point;
   - b. extends vertically to the maximum building height plus 1.0 metres; and
   - c. extends horizontally towards the opposite end of the parcel.

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS
- Division 3: Residential - Contextual One Dwelling District (R-C1) (R-C1s)

Parcel Coverage
393
The maximum parcel coverage is 45.0 per cent of the area of a parcel, which must be reduced by 21.0 square metres for each required motor vehicle parking stall that is not provided in a private garage

Parcel Coverage Calculation (Including Covered Rear Deck & Covered Patio):
Parcel Area = 650.25m²
Building Coverage = 287.27m²

289.92m² / 650.25m² = 0.44585 x 100 = **44.59%** (Parcel Coverage)

Building Setback from Front Property Line
396
1. For a contextual single detached dwelling and 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.

Contextual Front Setback Calculation:
#6420 6.15m
#6428 + 7.68m
13.79m

13.79m / 2 = 6.90m (Contextual Front Setback)
6.90m - 1.5m = **5.40m** (Required Front Setback)

Building Setback from a Side Property Line
397
1. For a laned parcel, the minimum building setback from any side property line is **1.2 metres.**

Building Setback from Rear Property Line
398
1. The minimum building setback from a rear property line is **7.5 metres.**

Building Height
399
A. 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 metres.

Contextual Building Height Calculation:

Average Contextual High Point = 1102.28m(#6420 Roof Peak) + 1101.18m(#6428 Roof Peak) = 2203.46m / 2 = 1101.73m

1101.73m (Average Contextual High Point) - 1097.45m (Greatest Building Reference Point) = 4.28m (Contextual Height)
4.28m (Contextual Height) + 1.5 m = 5.78m

8.6m is greater than 5.78m, therefore the maximum building height is **8.6m**

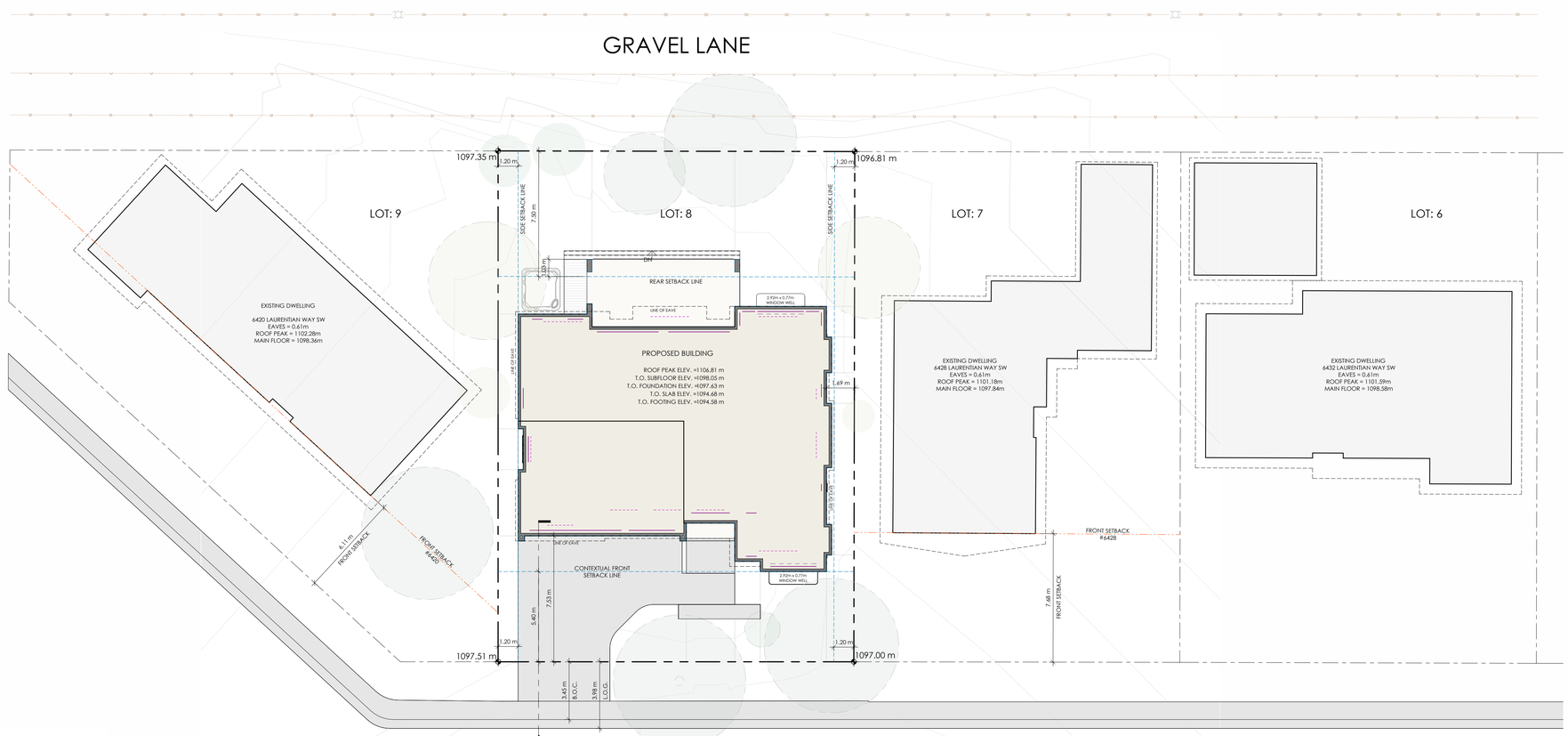
360 - Sentence 3 (Calculation Used for Determining Height Plane)

Building Height Plane Calculation

Front Average Building Reference Point = 1097.51m + 1097.00m = 2194.51m / 2 = 1097.26m
Rear Average Building Reference Point = 1097.35m + 1096.81m = 2194.16m / 2 = 1097.08m

Average Building Reference Point Difference = 1097.26m (Front) - 1097.08m (Rear) = 0.18m (Less than 1.0 metres)

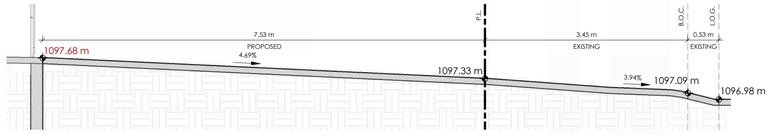
1097.26m + 8.6m (maximum building height) + 1.0m = **1106.86m** maximum height plane



1 SITE PLAN - BYLAW
1 : 150



2 STREETSCAPE
1 : 150



3 DRIVEWAY SECTION
1/4" = 1'-0"

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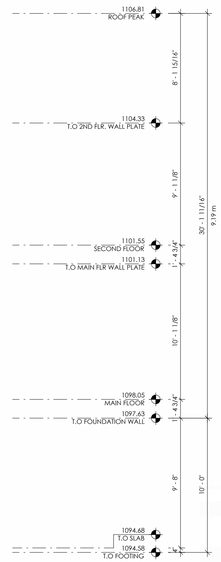
BYLAW ANALYSIS

DP-02

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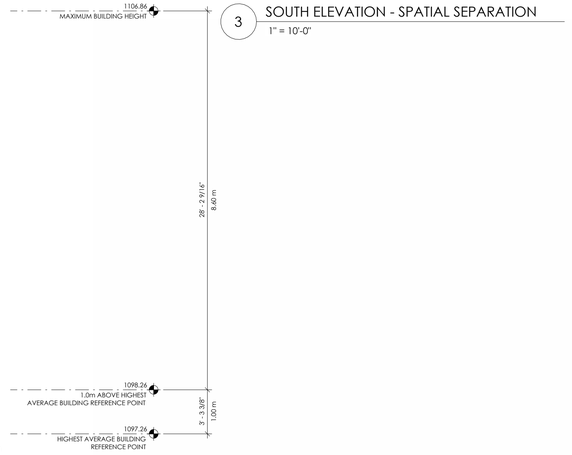
1 WEST ELEVATION
3/16" = 1'-0"







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



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

MATERIAL LEGEND

1	ASPHALT SHINGLES
2	METAL ROOF
3	ALUMINUM SOFFIT
4	CEDAR SOFFIT
5	ALUMINUM GUTTER
6	2" FASCIA BOARD
8	8" FASCIA BOARD
9	FULL STONE FINISH - SELECTION T.D.B.
10	JAMES HARDIE PANEL - SMOOTH PANEL
11	FLOAT FINISHED ACRYLIC STUCCO OVER CEMENTITIOUS BASE
12	2" STUCCO TRIM
14	4" STUCCO TRIM
15	2" HARDIE TRIM BOARD
17	6" HARDIE TRIM BOARD
19	12" HARDIE TRIM BOARD
20	ALUMINUM FLASHING CAP
21	STONE HEADER
22	2" MANUFACTURED STONE CAP
23	3" MANUFACTURED STONE CAP
24	EXTERIOR LIGHTING AS PER BUILDER'S SPEC
25	CUSTOM D.F. BRACKET

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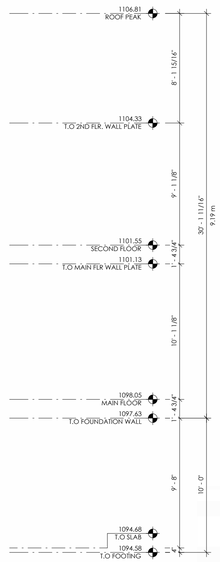
WEST & SOUTH ELEVATIONS

DP-03

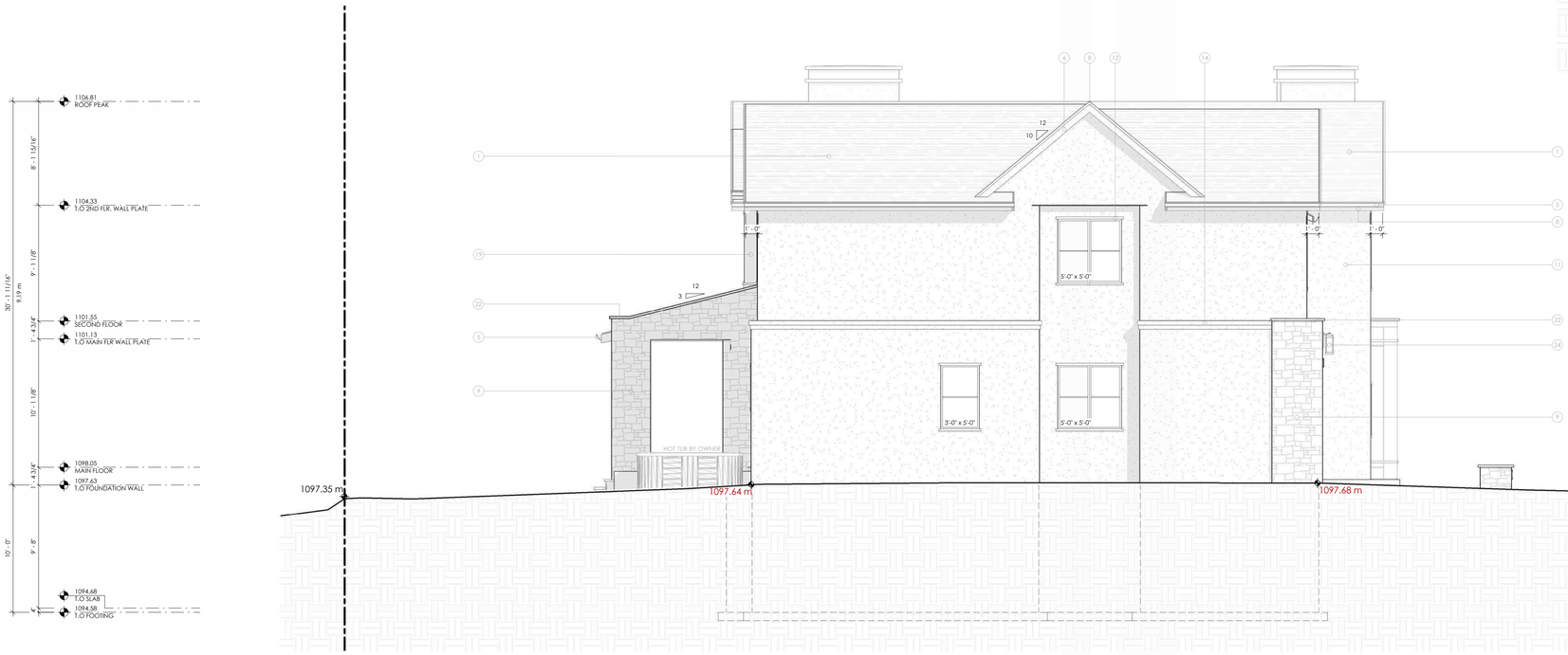
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1 EAST ELEVATION
3/16" = 1'-0"







2 NORTH ELEVATION
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3 NORTH ELEVATION - SPATIAL SEPARATION
1" = 10'-0"

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EAST & NORTH ELEVATION

DP-04

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