



Guidelines for Electronic Circulation of Planning & Development Applications

This document is intended to provide guidelines on the proper use of electronic materials that are circulated as part of the application review process.

- The information included in the circulation package may be subject to copyright and must only be used for the review of the submitted application.
- Application materials are provided to you for the specific and sole purpose of allowing (i) members of the Community Association Planning Committee and/or Board of Directors and (ii) members of the public who would be directly affected by the application's approval (collectively, the "Identified Recipients") to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution beyond the Identified Recipients is strictly prohibited and may constitute an offense under the Copyright Act (Canada). Accordingly, any distribution of the materials to the Identified Recipients must be accompanied with the following instructions in writing:

"Application materials are provided to you for the specific and sole purpose of allowing you to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution of them is strictly prohibited and may constitute an offense under the Copyright Act (Canada)."

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- Citizens who wish to view the plans can do so at the Municipal Building (800 Macleod Trail S.E.) by contacting either the File Manager or the Circulation Department at 403.268.5744 or dp.circ@calgary.ca
- The information provided must not be made available on the internet.

Should anyone wish to obtain additional information regarding the application, please contact the File Manager directly.



Application Notice DP2024-05344

August 7, 2024

A new Development Permit Application has been submitted at the below noted address(es), and we are sending this information for comments.

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

Application Details

File Number: DP2024-05344

File Manager: GENEVA CHAUDHARY

Phone: (368) 997-4044

eMail: Geneva.Chaudhary@calgary.ca

Address: 826 MCDUGALL RD NE

Legal: 4301R;6;17-20

Land Use Bylaw: 1P2007

L.U.D.: M-C1

Community: BRIDGELAND/RIVERSIDE

Ward: 09

Application Description: New: Multi-Residential Development (1 building), Secondary Suite (3 suites)

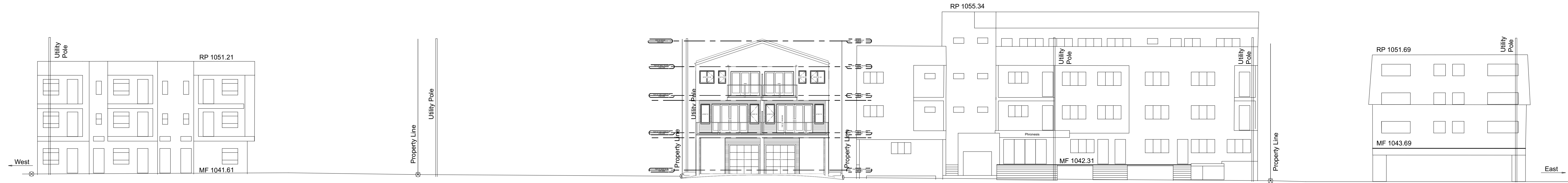
Thank you for taking the time to respond. Your input is greatly appreciated.

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please submit your response through the [Development Map link](#).

Comments are due by: August 28, 2024

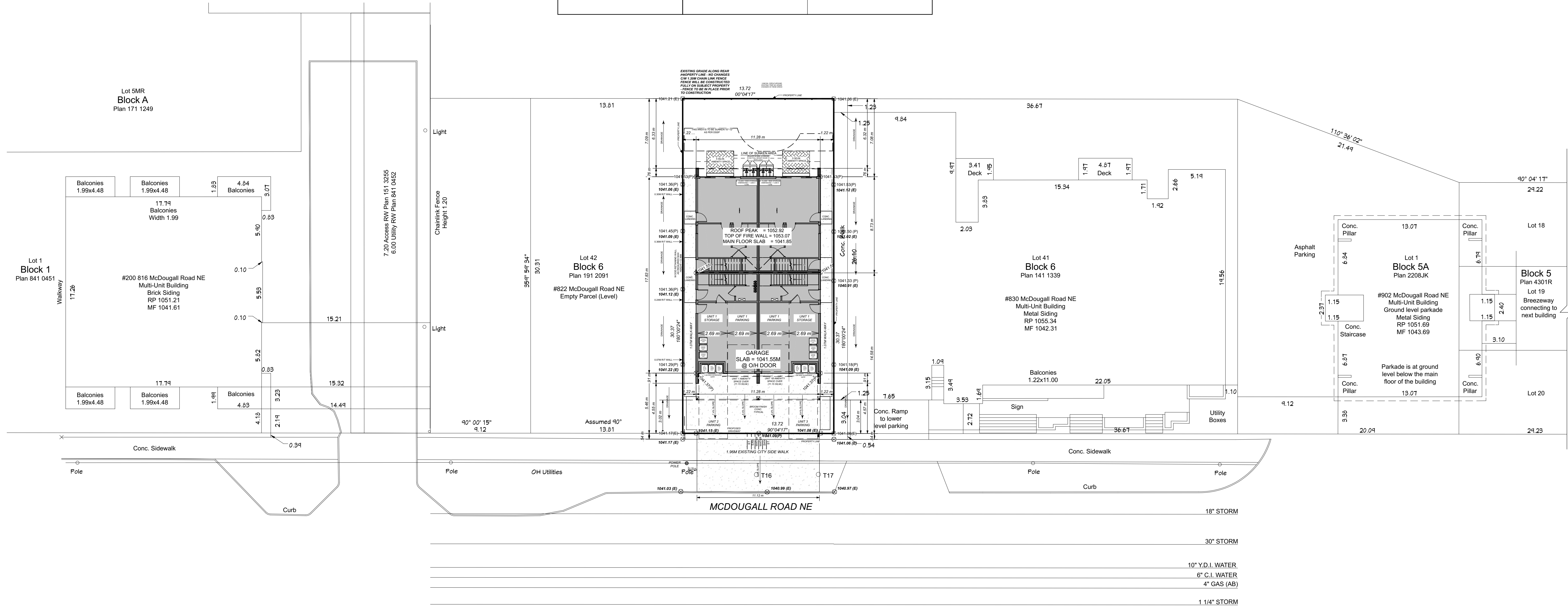
This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.



STREETSCAPE

1 STREET SCAPE
A1 SCALE = 1:175

PROJECT INFORMATION	SITE INFORMATION	GROSS FLOOR AREA:
MUNICIPAL ADDRESS: 826 McDougall Road NE, Calgary, AB LEGAL DESCRIPTION: THE EAST 45 FEET OF LOTS 17-20 INCLUSIVE, BLOCK 6, PLAN 4301R ZONING / COMMUNITY: M-C1 MULTI-RESIDENTIAL - CONTEXTUAL LOW PROFILE BRIDGELAND / RIVERSIDE CLIENT: MILLENNIUM PLUS HOMES	COVERAGE: LOT AREA: 416.87 SQ.M. MAXIMUM COVERAGE: 250.12 SQ.M. PROPOSED BUILDING FOOTPRINT: 202.14 SQ.M. TOTAL COVERAGE: 202.11 SQ.M. % OF LOT COVERED: 48.48% DENSITY: NUMBER OF UNITS: 3 NUMBER OF SECONDARY SUITE: 3 CLIENT: PROPOSED UNITS PER HECTARE: 72	ALL AREAS ARE RESIDENTIAL MAIN FLOOR: 128.76 SQ.M. SECOND FLOOR: 212.94 SQ.M. THIRD FLOOR: 219.62 SQ.M. TOTAL GROSS FLOOR AREA (GFA): 561.32 SQ.M. FLOOR AREA RATIO (FAR): 1.35 PARKING ENCLOSED UNIT PARKING STALLS: 4 OUTDOOR VISITOR PARKING STALLS: N/A TOTAL PARKING STALLS: 4



2 BLOCK PLAN
A1 SCALE = 1:175

SHEET TITLE:

BLOCK PLAN & STREETSCAPE

PROJECT ADDRESS:

826 MCDUGALL ROAD NE
CALGARY, ALBERTA
LOT - THE EAST 45 FEET OF LOTS 17-20 INCLUSIVE,
BLOCK 6, PLAN 4301 R

DATE:

7/18/2024

DRAWN BY:

IAN

FILE #:

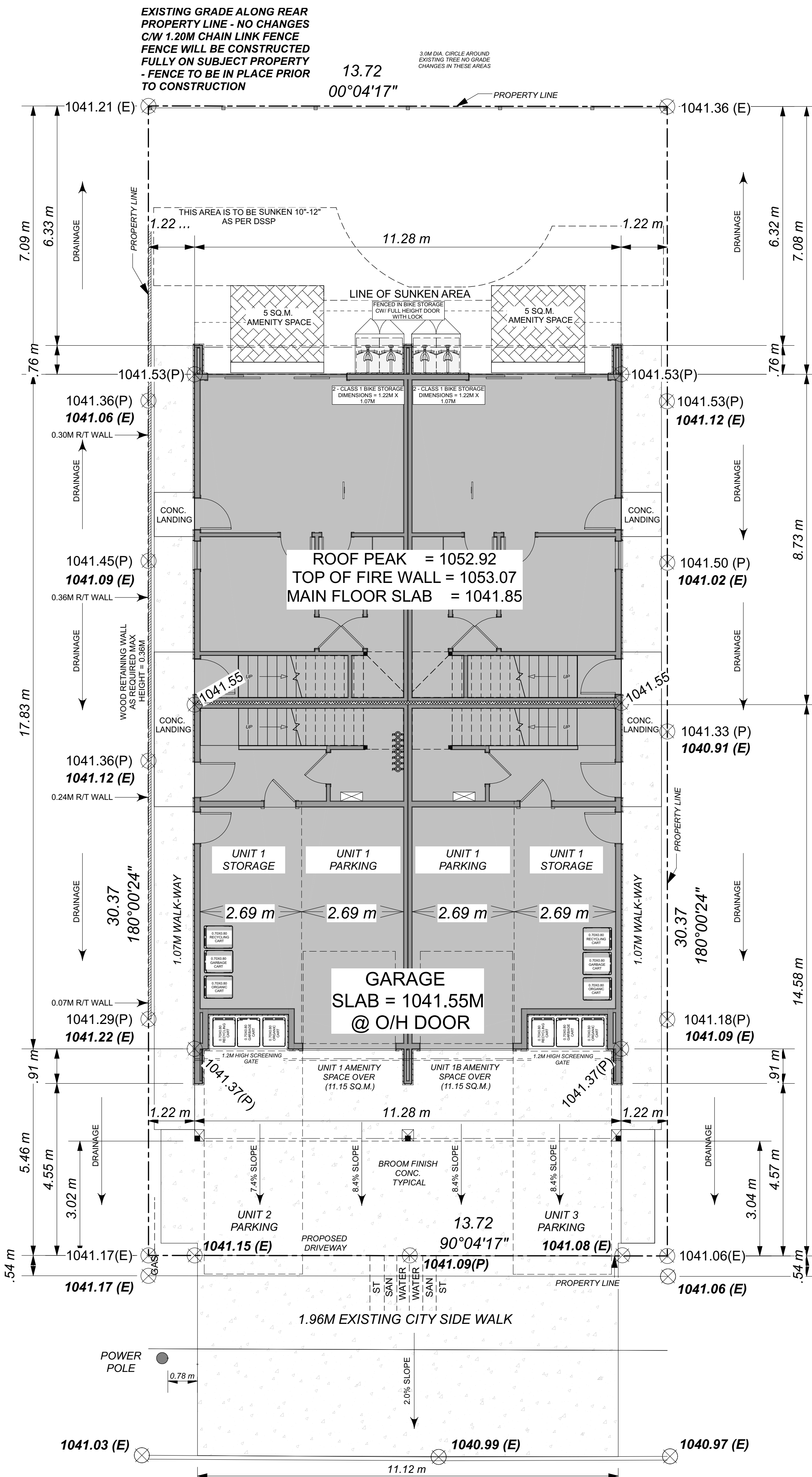
CWD 2022-018

SCALE:

AS NOTED

SHEET:

A1






MCDUGALL ROAD NE

SITE PLAN

SCALE = 1:75

<u>PROJECT INFORMATION</u>	<u>SITE INFORMATION</u>
MUNICIPAL ADDRESS: 626 MCDOUGALL ROAD NE, CALGARY, AB LEGAL DESCRIPTION: THE EAST 45 FEET OF LOTS 17-20 INCLUSIVE, BLOCK 6, PLAN 4301R ZONING / COMMUNITY: M-C1 MULTI-RESIDENTIAL - CONTEXTUAL LOW PROFILE BRIDGELAND / RIVERSIDE CLIENT: MILLENNIUM PLUS HOMES	COVERAGE: LOT AREA: 416.87 SQ.M. MAXIMUM COVERAGE: 250.12 SQ.M. PROPOSED BUILDING FOOTPRINT: 202.14 SQ.M. TOTAL COVERAGE: 202.11 SQ.M. % OF LOT COVERED: 48.48% DENSITY: NUMBER OF UNITS: 3 NUMBER OF SECONDARY SUITE: 3 PROPOSED UNITS PER HECTARE: 72
	GROSS FLOOR AREA: ALL AREAS ARE RESIDENTIAL MAIN FLOOR: 128.78 SQ.M. SECOND FLOOR: 212.94 SQ.M. THIRD FLOOR: 219.82 SQ.M. TOTAL GROSS FLOOR AREA (GFA): 561.52 SQ.M. FLOOR AREA RATIO (FAR): 1.35 PARKING ENCLOSED UNIT PARKING STALLS: 4 OUTDOOR VISITOR PARKING STALLS: N/A TOTAL PARKING STALLS: 4

<u>GROUND COVERS.</u>			
	ITEM:	HARD/SOFT	AREA
	SODDED AREA	SOFT	55 SQ.M
	MULCH	SOFT	40.42 SQ.M
	CONCRETE AREA	HARD	48.21 SQ.M
	AMENITY SPACE CONCRETE OR WOOD	HARD	10 SQ.M

<u>LANDSCAPE INFORMATION:</u>			
	TREE:	SIZE:	QTY:
	COLUMNAR BLUE SPRUCE - CONIFEROUS	@ 4.0M HIGH	3
	JAPANESE LILAC, DECIDUOUS	@85MM CALIPER	2
	CARPET JUNIPER SHRUB	@600MM	8

NOTE:
ALL SOFT SURFACED LANDSCAPED AREA TO BE IRRIGATED BY AN UNDERGROUND
IRRIGATION SYSTEM.

NOTE:
A MINIMUM OF 30% OF THE LANDSCAPED AREA MUST BE COVERED WITH SOFT
SURFACED LANDSCAPING.
LOT AREA = 416.87 SQ.M.
BUILDING AREA = 202.11 SQ.M.
NON LANDSCAPED AREA = 61.13 SQ.M.
TOTAL LANDSCAPED AREA = 153.63 SQ.M.

NOTE: A MINIMUM OF 1 TREE AND 3 SHRUBS MUST BE PROVIDED FOR EACH 110SQ.M. OF PARCELA AREA.
NOTE: PROPOSED TREE SIZE = 85MM OR 4M

SITE INFORMATION

COVERAGE:
LOT AREA: 416.87 SQ.M.
MAXIMUM COVERAGE: 250.12 SQ.M.
PROPOSED BUILDING FOOTPRINT: 202.14 SQ.M.

DENSITY:
NUMBER OF UNITS: 3
NUMBER OF SECONDARY SUITE: 3
PROPOSED UNITS PER HECTARE: 7

Existing Tree Table (m)					
#	Trunk:	Drip:	Height:	Species:	Retain/Remove
T1	0.1	1.0	2.5	Pine	Retain
T2	0.4	5.0	6.0	Elm	Retain
T3	0.1	1.5	5.0	Oak	Retain
T4	0.1	2.0	5.0	Poplar	Retain
T5	0.3	3.0	7.5	Spruce	Remove
T6	0.2	3.0	4.0	Cherry	Remove
T7	0.2	2.5	3.0	Cherry	Remove
T8	0.1	2.5	2.5	Apple	Remove
T9	0.1	1.0	3.0	Deciduous	Remove
T10	0.1	1.0	1.5	Deciduous	Remove
T11	0.1	1.0	1.5	Coniferous	Remove
T12	0.1	2.0	2.0	Deciduous	Remove
T13	0.1	2.5	2.5	Apple	Remove
T14	0.2	2.0	2.0	Honey Suckle	Remove
T15	0.1	1.5	3.0	Deciduous	Remove
T16	0.3	4.0	4.0	Lilac	Remove
T17	0.1	1.5	2.0	Mayday	Remove

GARAGE TO BE EQUIPPED WITH AN ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLATION, CAPABLE OF SUPPORTING A MINIMUM OF 40 AMPS AT 208 VOLTS OR 240 VOLTS FOR ELECTRIC VEHICLE CHARGING WHICH MUST INCLUDE THE INSTALLATION OF DISTRIBUTION PANELS, ELECTRICAL CAPACITY, AND WALL AND FLOOR PENETRATIONS TO ACCOMMODATE FUTURE CHARGING CABLING, AND MAY INCLUDE AN ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM FOR FUTURE EVSE INSTALLATION.

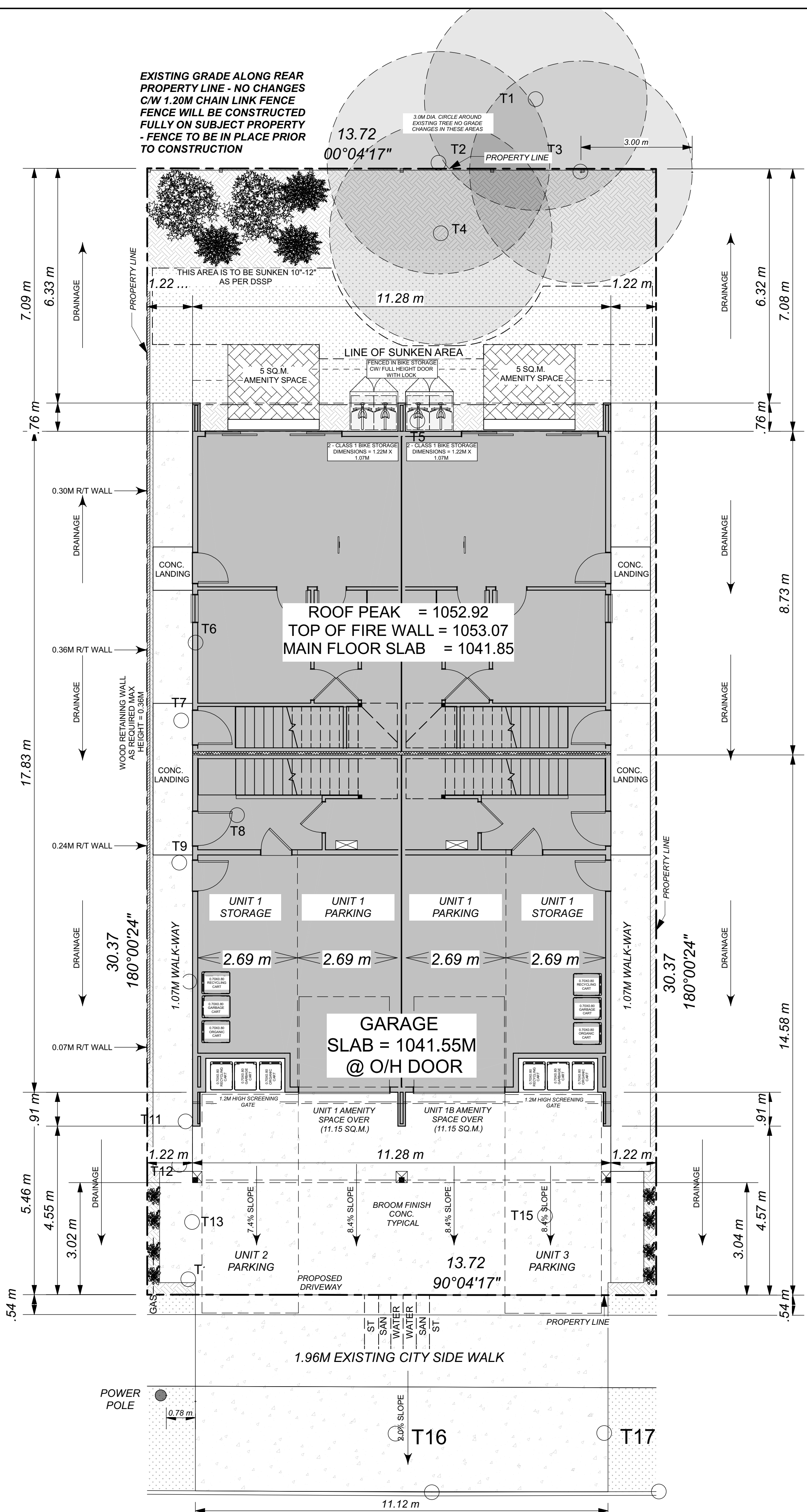
NOTE: ALL UNITS TO BE " SOLAR READY"
ROUGH-IN MIN 1" DIAMETER CONDUIT FROM ELECTRICAL PANEL
TO ROOF FOR FUTURE SOLAR INSTALLATION.



BIKE RACK DETAILS

OVERALL AREA	= 0.61m X 0.92m
DIMENSIONS	= 12cm X 12cm X 80.8cm
WEIGHT	= 3.7kg / 8.2lbs
MATERIAL	= ZINC PLATED STEEL & PLASTIC
MAX TIRE WIDTH	= 2.1" - 2.8"
RECOMMENDED WHEEL	
DIAMETER (INC. TIRE)	= 20" - 29"
MAX RECOMMENDED WEIGHT	= 35kg / 77lbs

TO COME WITH WALL MOUNTED "D" RING TO SECURE BIKE LOCK TO WALL



MCDUGALL ROAD NE

LANDSCAPE PLAN

SCALE = 1:75

SHEET TITLE:

SITE PLAN / LANDSCAPE PLANS

PROJECT ADDRESS:
826 MCDOUGAL ROAD NE
CALGARY, ALBERTA
LOT - THE EAST 45 FEET O
BLOCK 6, PLAN 4301 R

DATE: 1/18/2024

DRAWN BY:
AN

FILE #:
WD 2022-018

SCALE:
AS NOTED

HEET:

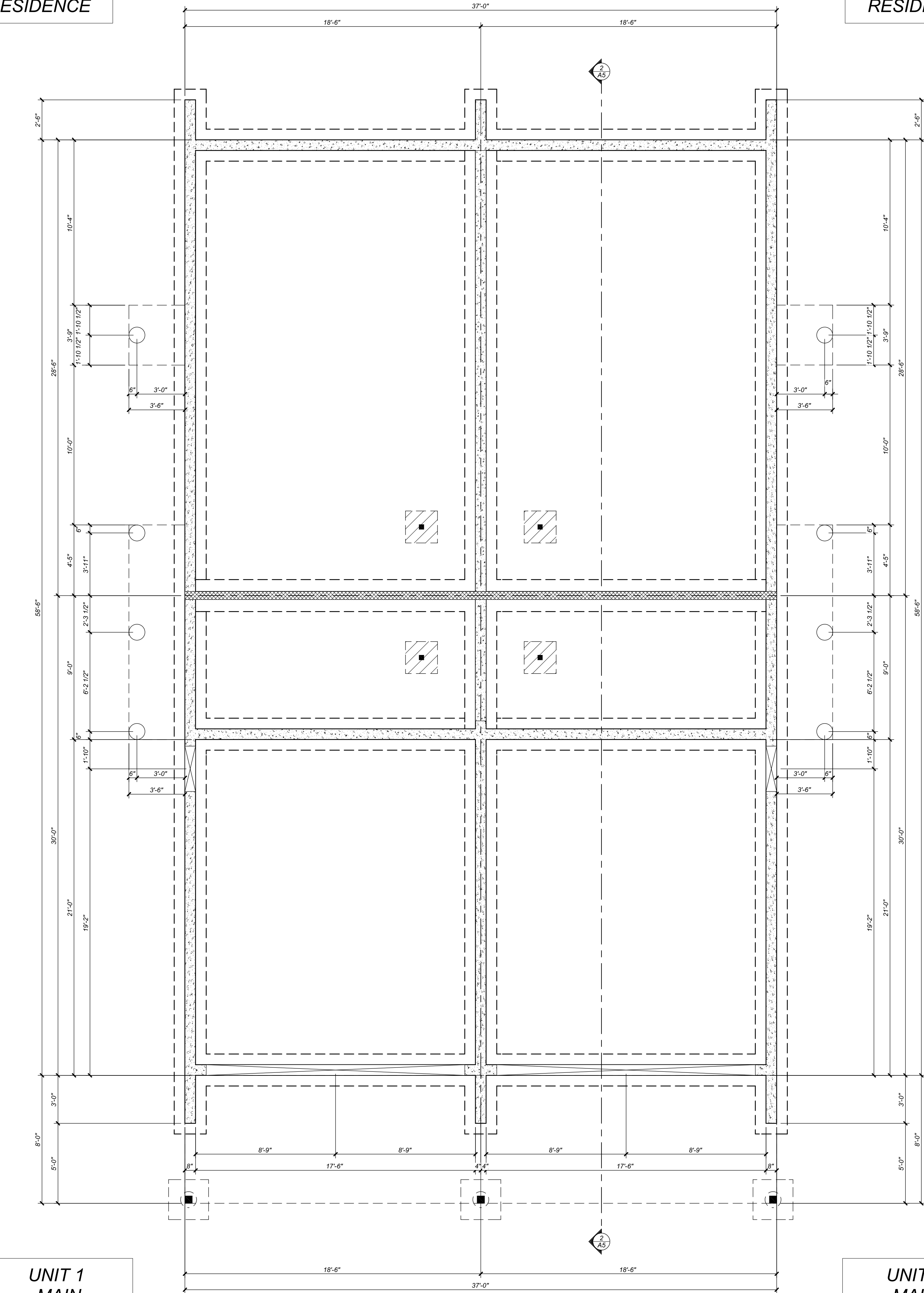
A2

UNIT 2
MAIN
RESIDENCE

UNIT 3
MAIN
RESIDENCE

UNIT 2
SECONDARY
SUITE

UNIT 3
SECONDARY
SUITE



UNIT 1
MAIN
RESIDENCE

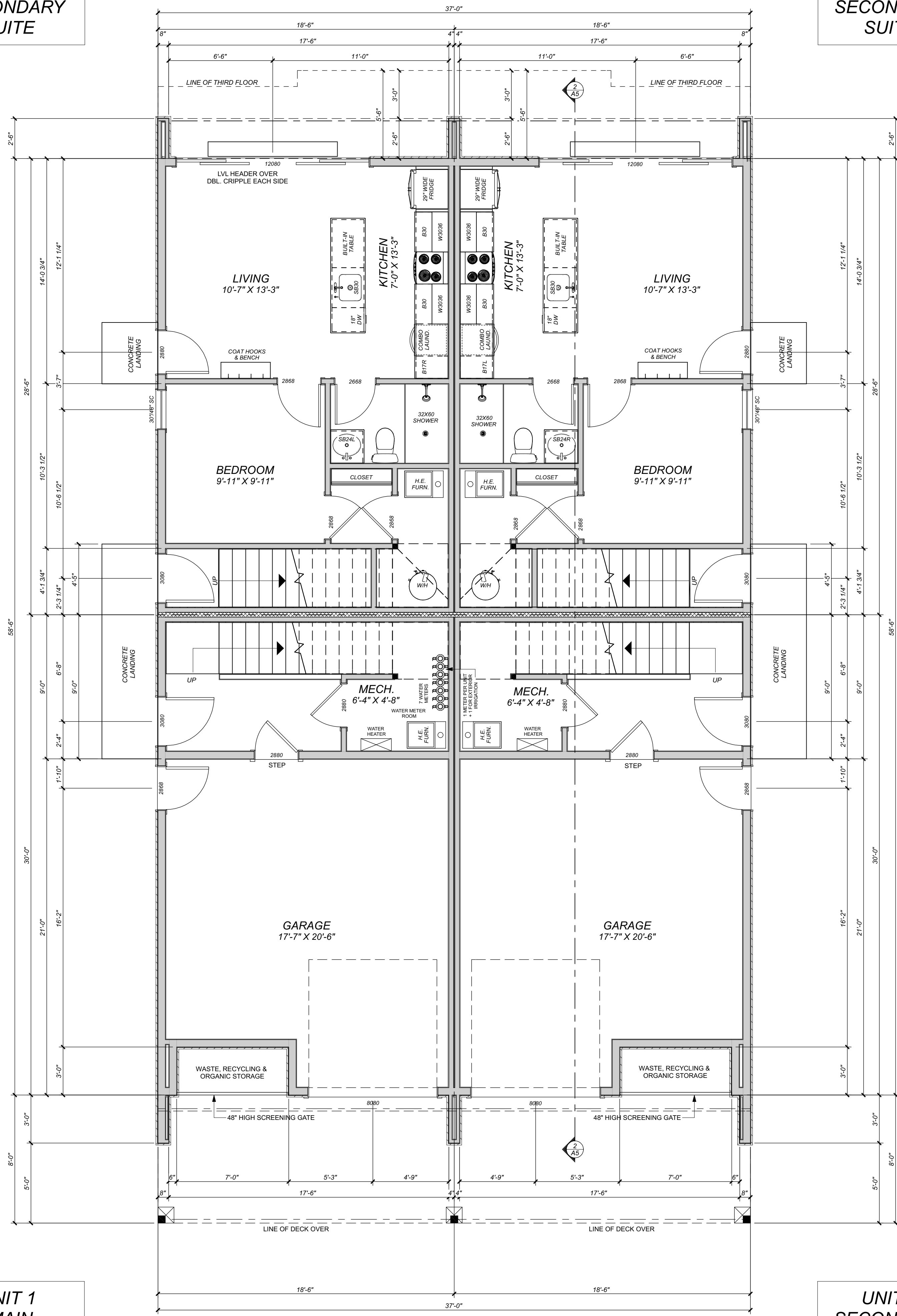
UNIT 1
MAIN
RESIDENCE

UNIT 1
MAIN
RESIDENCE

UNIT 1
SECONDARY
SUITE

1 FOUNDATION PLAN
A3 SCALE = 1/4" = 1'-0"

2 MAIN FLOOR PLAN
A3 SCALE = 1/4" = 1'-0" UNIT 1 - 166 SQ.FT. UNIT 1B - 166 SQ.FT.
UNIT 2B - 527 SQ.FT. UNIT 3B - 527 SQ.FT.



SHEET TITLE:
FLOOR PLANS

PROJECT ADDRESS:
826 MCDOUGAL ROAD NE
CALGARY, ALBERTA
LOT - THE EAST 45 FEET OF LOTS 17-20 INCLUSIVE,
BLOCK 6, PLAN 4301 R

DATE:
7/18/2024

DRAWN BY:
IAN

FILE #:
CWD 2022-018

SCALE:
AS NOTED

SHEET:

A3

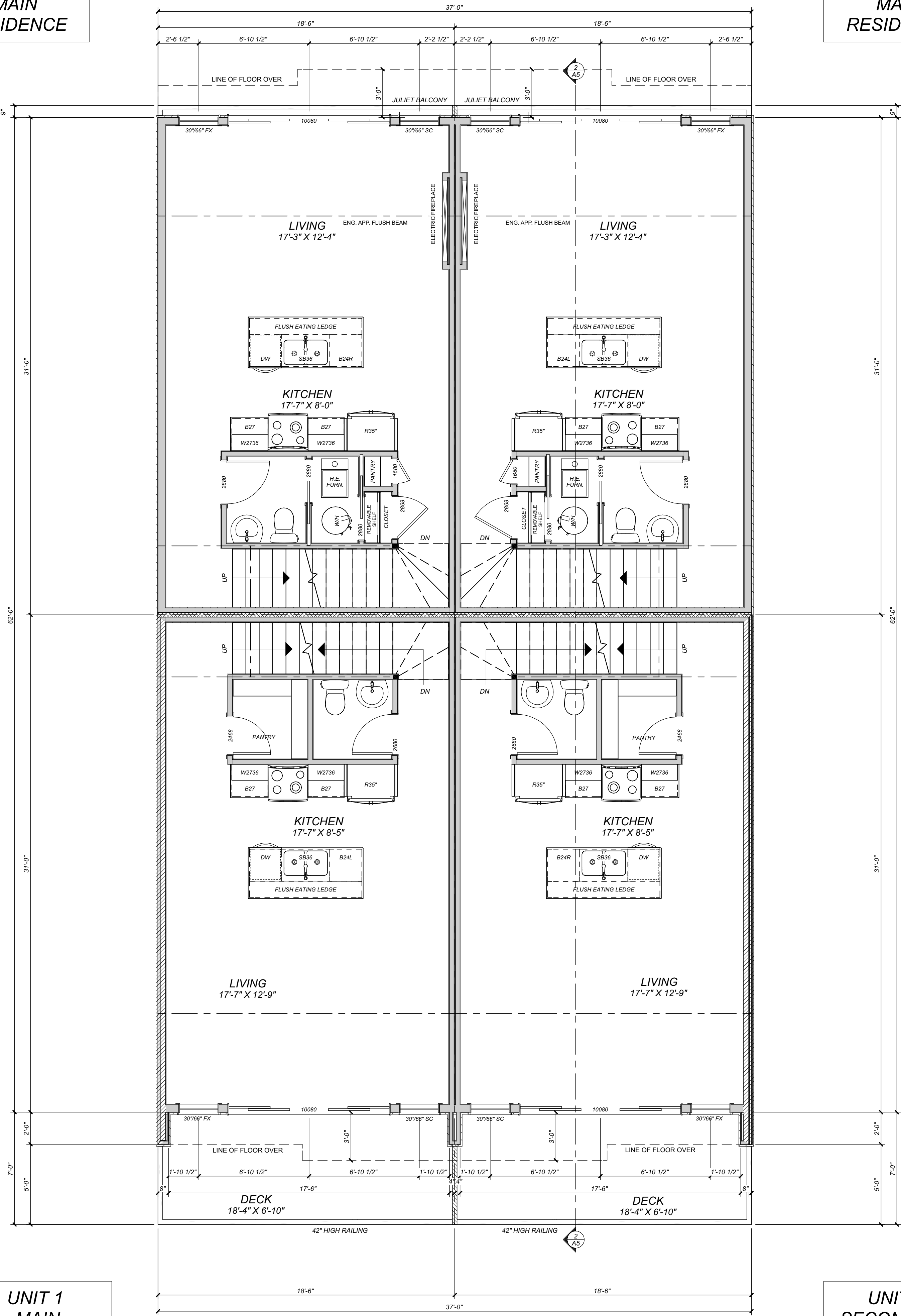
CENTRE WEST
DESIGN STUDIO
IAN PYNNE - FITZSIMMONS
828 MACDONALD AVE. S.E. CALGARY, ALBERTA
DRAFTING@LIVE.CA - 403-488-9741

UNIT 2
MAIN
RESIDENCE

UNIT 3
MAIN
RESIDENCE

UNIT 2
MAIN
RESIDENCE

UNIT 3
MAIN
RESIDENCE



UNIT 1
MAIN
RESIDENCE

UNIT 1
SECONDARY
SUITE

UNIT 1
MAIN
RESIDENCE

UNIT 1
SECONDARY
SUITE

1

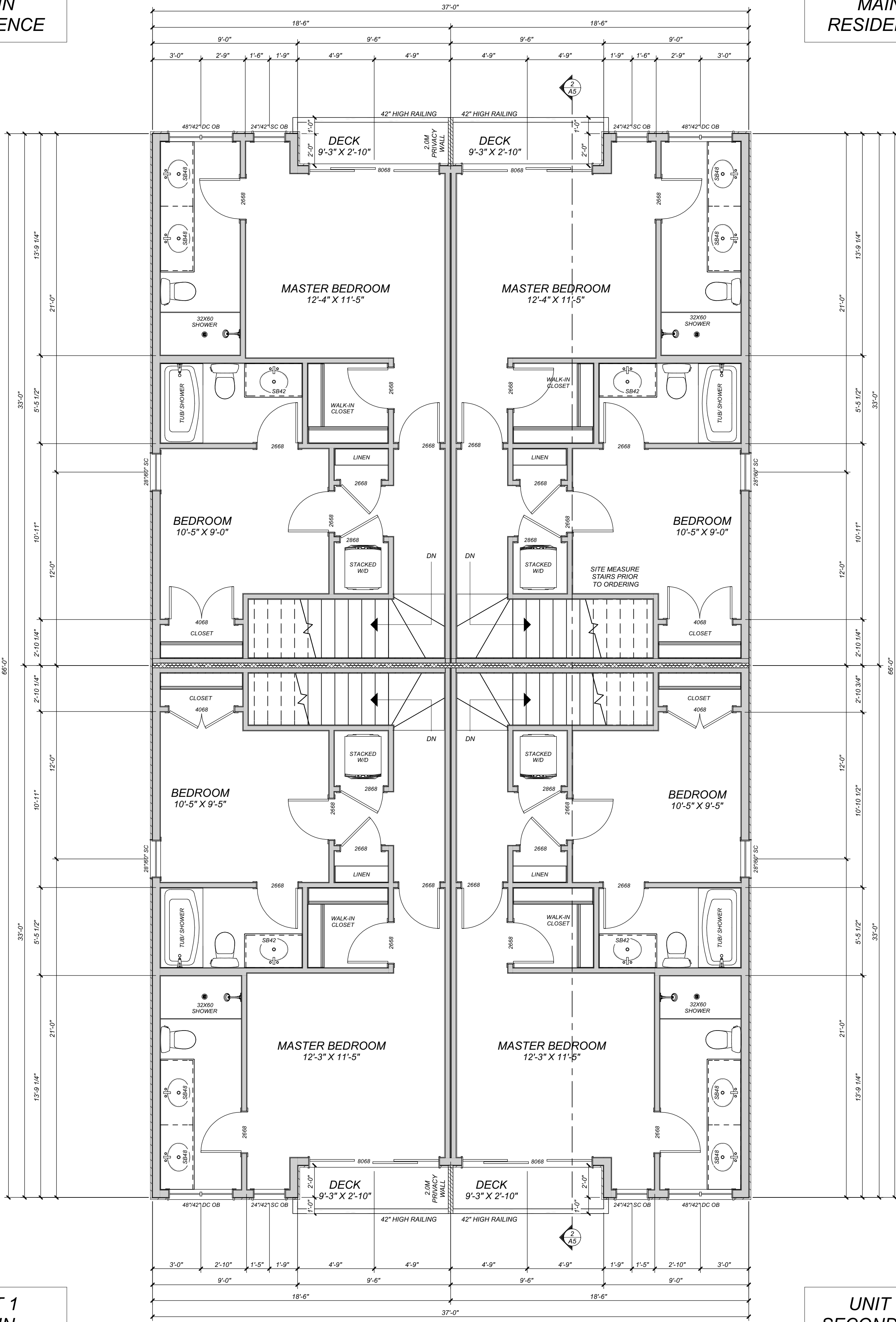
SECOND FLOOR PLAN

SCALE = 1/4" = 1'-0" UNIT 1 - 573 SQ.FT. UNIT 1B - 573 SQ.FT.
UNIT 2 - 573 SQ.FT. UNIT 3 - 573 SQ.FT.

2

THIRD FLOOR PLAN

SCALE = 1/4" = 1'-0" UNIT 1 - 591 SQ.FT. UNIT 1B - 591 SQ.FT.
UNIT 2 - 591 SQ.FT. UNIT 3 - 591 SQ.FT.



SHEET TITLE:

FLOOR PLANS

PROJECT ADDRESS:
826 MCDOUGAL ROAD NE
CALGARY, ALBERTA
LOT - THE EAST 45 FEET OF LOTS 17-20 INCLUSIVE,
BLOCK 6, PLAN 4301 R

DATE:
7/18/2024

DRAWN BY:
IAN

FILE #:
CWD 2022-018

SCALE:
AS NOTED

SHEET:

A4

CENTRE WEST
DESIGN STUDIO
DESIGN AND DRAFTING SERVICES
IAN PYNNE - FITZSIMMONS
828 MACDONALD AVE. S.E. CALGARY, ALBERTA
DRAFTING@LIVE.CA - 403-488-9741



1 FRONT ELEVATION
A5 SCALE = 1/4" = 1'-0"

2 REAR ELEVATION
A5 SCALE = 1/4" = 1'-0"

EXTERIOR KEY NOTES:

1. ASPHALT SHINGLES - BLACK
2. ALUMINUM FASCIA AND SOFFIT - BLACK
3. STUCCO - BLACK
4. STUCCO - WHITE
5. ALUM. / HARDIE WOOD EFFECT FINISH - CEDAR
6. NOT USED
7. NOT USED
8. NOT USED
9. NOT USED
10. NOT USED
11. NOT USED

ELEVATION NOTES:

PROVIDE FLASHING OVER ALL EXTERIOR DOORS AND WINDOWS AND ANY OTHER AREA REQUIRED FOR WEATHER PROOFING

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
3. IF THERE IS A DISCREPANCY BETWEEN THESE ELEVATIONS AND THE SITE PLAN THE SITE PLAN WILL RULE

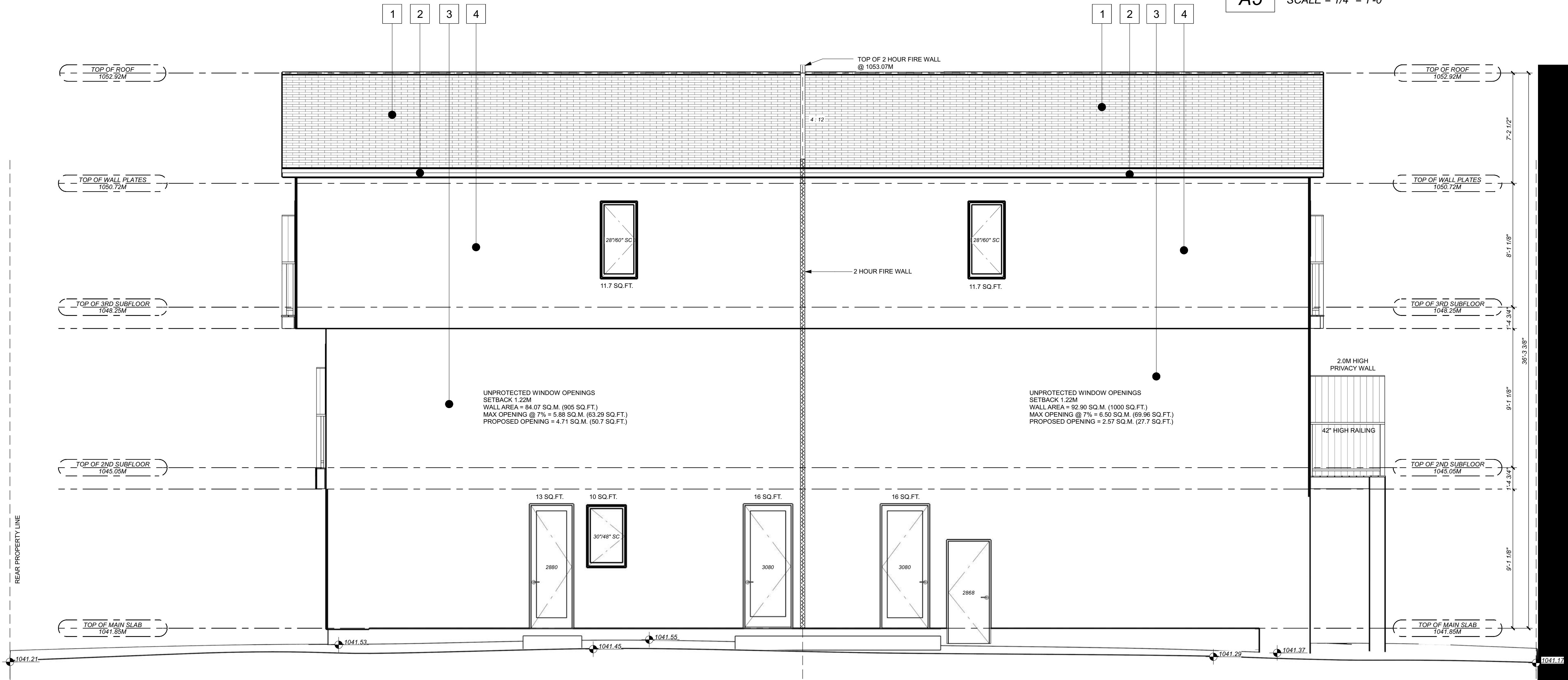
WINDOW & DOOR NOTES:

MANUFACTURED DOORS, WINDOWS & SKYLIGHTS SHALL HAVE THE PRODUCTS PERFORMANCE LABELS PER CSA A440S1 2019 NBC (AE) 5.10.2.2.

WINDOW PERFORMANCE REQUIREMENTS
MINIMUM PERFORMANCE GRADE: 15 (PG)
MINIMUM POSITIVE DESIGN PRESSURE: 720 PA
MINIMUM NEGATIVE DESIGN PRESSURE: -720 PA
MINIMUM WATER PENETRATION: 220 PA
RESISTANCE TEST PRESSURE MINIMUM
CANADIAN AIR INFILTRATION/ EXFILTRATION:
TERRAIN TYPE: A2
ROUGH

THERMAL CHARACTERISTIC OF FENESTRATION AND DOORS
FENESTRATION & DOORS - MAX U VALUE = 1.60
FENESTRATION & DOORS - MIN. ENERGY RATING = 25

OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS
SKYLIGHTS = 2.70



3 LEFT ELEVATION
A5 SCALE = 1/4" = 1'-0"

SHEET TITLE: ELEVATIONS

PROJECT ADDRESS:
826 MCDUGAL ROAD NE
CALGARY, ALBERTA
LOT - THE EAST 45 FEET OF LOTS 17-20 INCLUSIVE,
BLOCK 6, PLAN 4301 R

DATE:
7/18/2024

DRAWN BY:
IAN

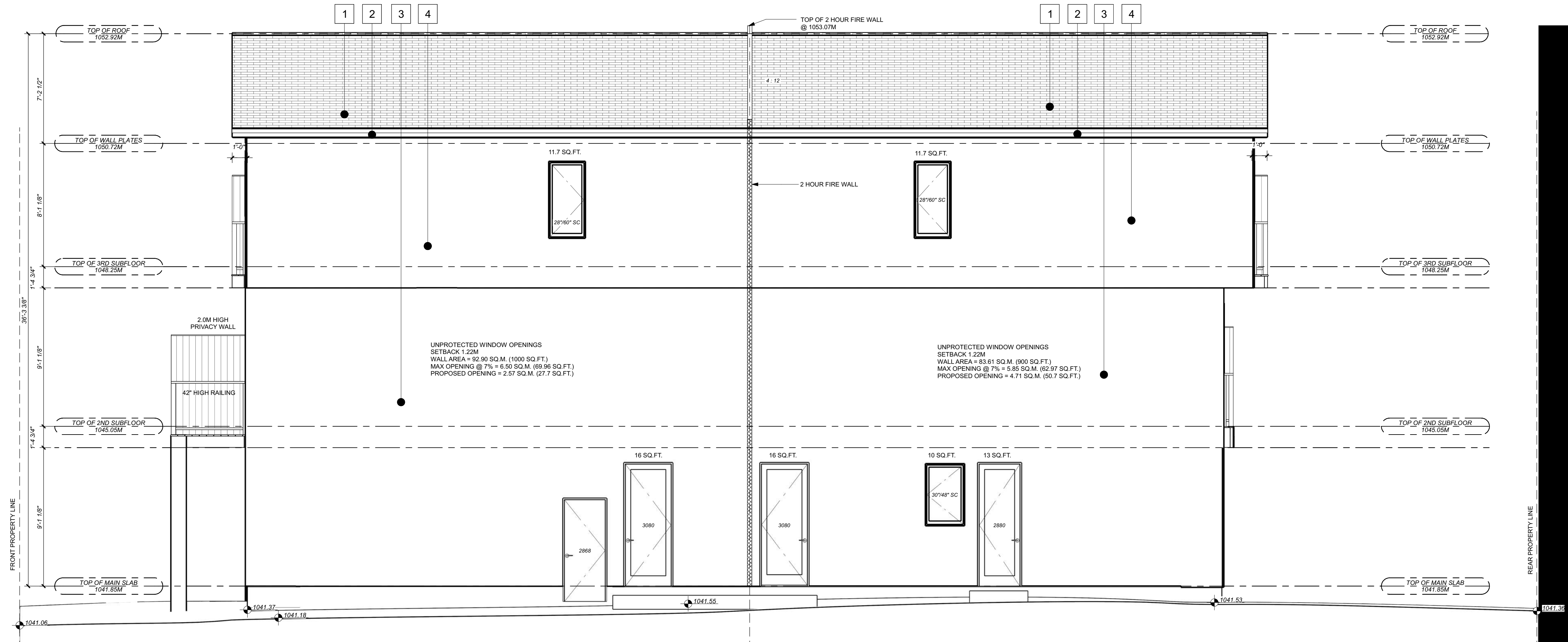
FILE #:
CWD 2022-018

SCALE:
AS NOTED

SHEET:

A5

- EXTERIOR KEY NOTES:
1. ASPHALT SHINGLES - BLACK
 2. ALUMINUM FASCIA AND SOFFIT - BLACK
 3. STUCCO - BLACK
 4. STUCCO - WHITE
 5. ALUM. / HARDIE WOOD EFFECT FINISH - CEDAR
 6. NOT USED
 7. NOT USED
 8. NOT USED
 9. NOT USED
 10. NOT USED
 11. NOT USED



SHEET TITLE: ELEVATIONS.

PROJECT ADDRESS:
826 MCDOUGAL ROAD NE
CALGARY, ALBERTA
LOT - THE EAST 45 FEET OF LOTS 17-20 INCLUSIVE,
BLOCK 6, PLAN 4301 R

DATE:
7/18/2024

DRAWN BY:
IAN

FILE #:
CWD 2022-018

SCALE:
AS NOTED

SHEET:

A6