



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)."

The City will not be responsible or liable for any claim that may arise as a result of any misuse or unauthorized reproduction or distribution of the application materials by you or any Identified Recipients.

- 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 DP2025-02848

May 26, 2025

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: DP2025-02848

File Manager: SEAN CONWAY

Phone:

eMail: Sean.Conway@calgary.ca

Address: 3805 PARKHILL PL SW

Legal: 5793U;4;3

Multiple Addresses - See File

Land Use Bylaw: 1P2007

L.U.D.: R-CG

Community: PARKHILL

Ward: 08

Application Description: New: Multi-Residential Development (1 building), Accessory Residential Building (garage), Secondary Suite (4 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: June 16, 2025

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.

3805 & 3807 PARKHILL PLACE SW

4-UNIT MID BLOCK ROWHOUSE
W/ 4 BASEMENT SUITES

LOT 4 & 3, BLOCK 4, PLAN 5793 U

PARKHILL, SW CALGARY, LOT ZONING: R-CG

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A8	GARAGE FLOOR PLAN & ELEVATIONS



RESPONSIBILITIES

VM DESIGNS

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587-377-7279

vaughn@vmdesigns.ca

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3805 & 3807 PARKHILL
PLACE SW

LEGAL ADDRESS

LOT 4 & 3, BLOCK 4,
PLAN 5793 U

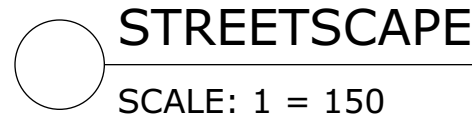
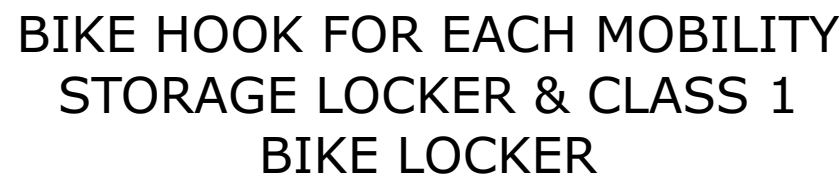
PROJECT

PARKHILL
ROWHOUSE

DRAWING

COVER PAGE

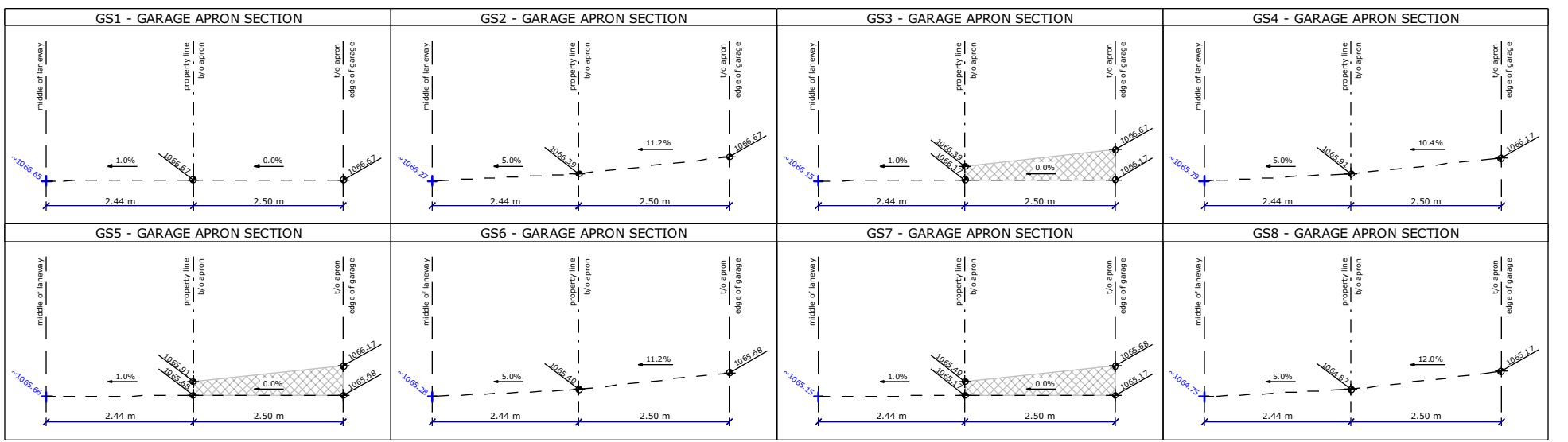
ZONING R-CG	PROJECT TAG 25-05-LW-03
DRAWN BY VM	SHEET
SCALE AS NOTED	A1 / 8



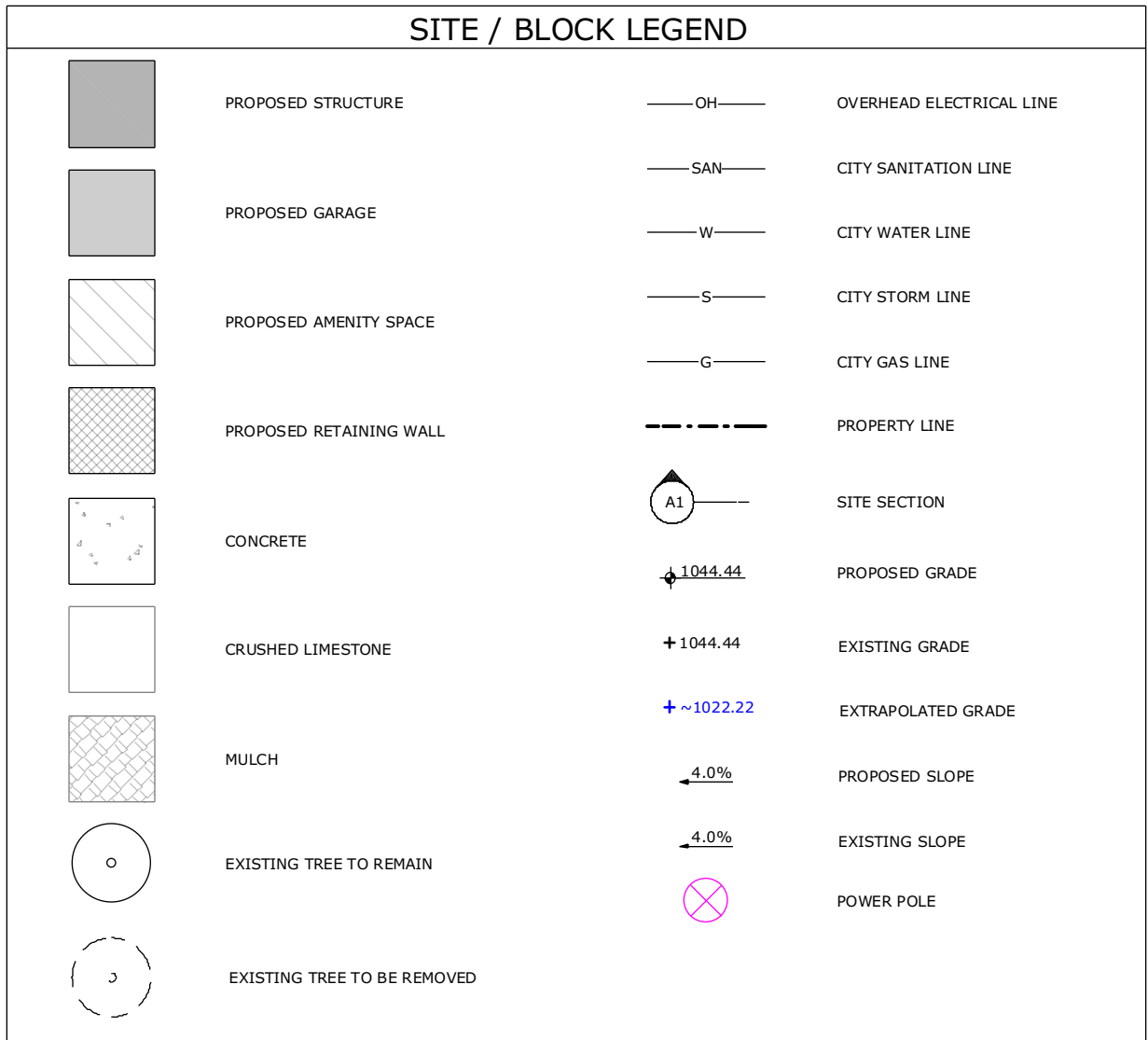
TREE SCHEDULE:						
Tree No.	Variety	Trunk (m)	Canopy (m)	Height (m)	Location	Status & Name
T1	Bush	-	1.50	2.00	On Property Line	To be Removed
T2	Bush	-	2.00	2.00	In Subject Property	To be Removed
T3	Deciduous	1.00	8.00	10.00	In Subject Property	To be Removed
T4	Bush	-	2.00	2.00	In Subject Property	To be Removed
T5	Deciduous	0.30	2.00	2.00	In Subject Property	To be Removed
T6	Bush	-	1.50	2.00	On Property Line	To be Removed
T7	Bush	-	1.50	2.00	In City Property	To be Removed
T8	Deciduous	0.80	6.00	10.00	In Subject Property	To be Removed
T9	Deciduous	0.80	6.00	10.00	In Subject Property	To be Removed
T10	Deciduous	0.90	6.00	6.00	In Subject Property	To be Removed
T11	Bush	-	1.50	2.00	In Subject Property	To be Removed
T12	Bush	-	1.50	2.00	In Subject Property	To be Removed
T13	Deciduous	0.80	4.00	6.00	In Subject Property	To be Removed
T14	Deciduous	0.60	4.00	6.00	In Subject Property	To be Removed
T15	Coniferous	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Skybound White Cedar - Thuja Occidentalis
T16	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x2) - Princess Kay Plum - Prunus nigra 'Princess Kay'
T17	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x2 in Boulevard) - Prairie Sky Poplar - Populus 'Prairie Sky'
S1	Bush	-	0.60	0.60	In Subject Property	To be planted (x10) - Phenomenal Lavender - Lavandula X Intermedia
S2	Bush	-	0.60	0.60	In Subject Property	To be planted (x6) - Pygmy Caragana - Caragana Pygmaea

A2 / 8

BUILDING STATISTICS		
BUILDING HEIGHT		
MAXIMUM BUILDING HEIGHT PLANE = 11.00m		
PROPOSED PEAK GEODETIC = 1075.50 m		
PROPOSED HEIGHT = 10.06 m		10.06 m
RESIDENTIAL DENSITY		
LOT AREA = 0.055629 ha UNITS = 4		71.90 units/ha
PARCEL COVERAGE		
LOT AREA = 556.28 m2 (5,987.85 sf) BUILDING FOOTPRINT = 254.83 m2 (2,743.00 sf) GARAGE = 78.40 m2 (843.92 sf) TOTAL COVERED AREA = 333.23 m2 (3,586.92 sf) TOTAL COVERED AREA ALLOWED = 333.76 m2 (3,592.71 sf)		59.90 %
AREA OF AMENITY SPACE		
UNIT A = 176 sf UNIT B = 176 sf SHARED AMENITY SPACE = 294 sf		TOTAL = 646 sf
TOTAL GROSS FLOOR AREA		
UNIT A	TOTAL = 1298 sf MAIN = 645 sf UPPER = 653 sf	TOTAL = 5,192 sf
UNIT B	TOTAL = 1298 sf MAIN = 645 sf UPPER = 653 sf	
UNIT C	TOTAL = 1298 sf MAIN = 645 sf UPPER = 653 sf	
UNIT D	TOTAL = 1298 sf MAIN = 645 sf UPPER = 653 sf	
SUITE AREA		
SUITE A2	640 sf	TOTAL = 1,920 sf
SUITE B2	640 sf	
SUITE C2	640 sf	
SUITE D2	640 sf	
PARKING STALLS PROVIDED ON-SITE		
DWELLING UNITS: 4 PARKING STALLS PER DWELLING UNIT = 1 PROVIDED VIA GARAGE		
MOBILITY STORAGE LOCKERS = 2 CLASS 1 BIKE LOCKERS = 2		4 stalls
LANDSCAPE AREA		
LOT AREA = 556.28 m2		
BUILDING FOOTPRINT = 254.83 m2 GARAGE = 78.40 m2 TOTAL COVERED AREA = 333.23 m2 CONCRETE APRON = 31.41 m2 WINDOW WELLS (X10) = 12.02 m2 SUITE LOCKERS = 9.84 m2 TOTAL AREA NOT LANDSCAPED = 386.50 m2		
TOTAL LANDSCAPED AREAS = 168.78 m2		
HARD LANDSCAPE		
CONCRETE	104.45 m2	HARD = 74.69% SOFT = 25.31%
CRUSHED LIMESTONE	6.28 m2	
UNIT A & B LANDING & STAIRS	5.82 m2	
RETAINING WALLS	9.50 m2	
TOTAL	126.05 m2 = 74.69%	
SOFT LANDSCAPE		
SOD	12.97 m2	HARD = 74.69% SOFT = 25.31%
MULCH	29.76 m2	
TOTAL	42.73 m2 = 25.31%	
REQUIRED PLANTINGS		
A MINIMUM OF 1.0 TREE & 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110 m2 OF PARCEL AREA LOT AREA = 556.28 m2 / 110 = 5.05 TREES - 1.0 x 5.05 = 5.05 SHRUBS - 3.0 x 5.05 = 15.15		
PROPOSED TREES - 6 (+2 ON CITY PROPERTY) SHRUBS - 16		6 TREES - 16 SHRUBS

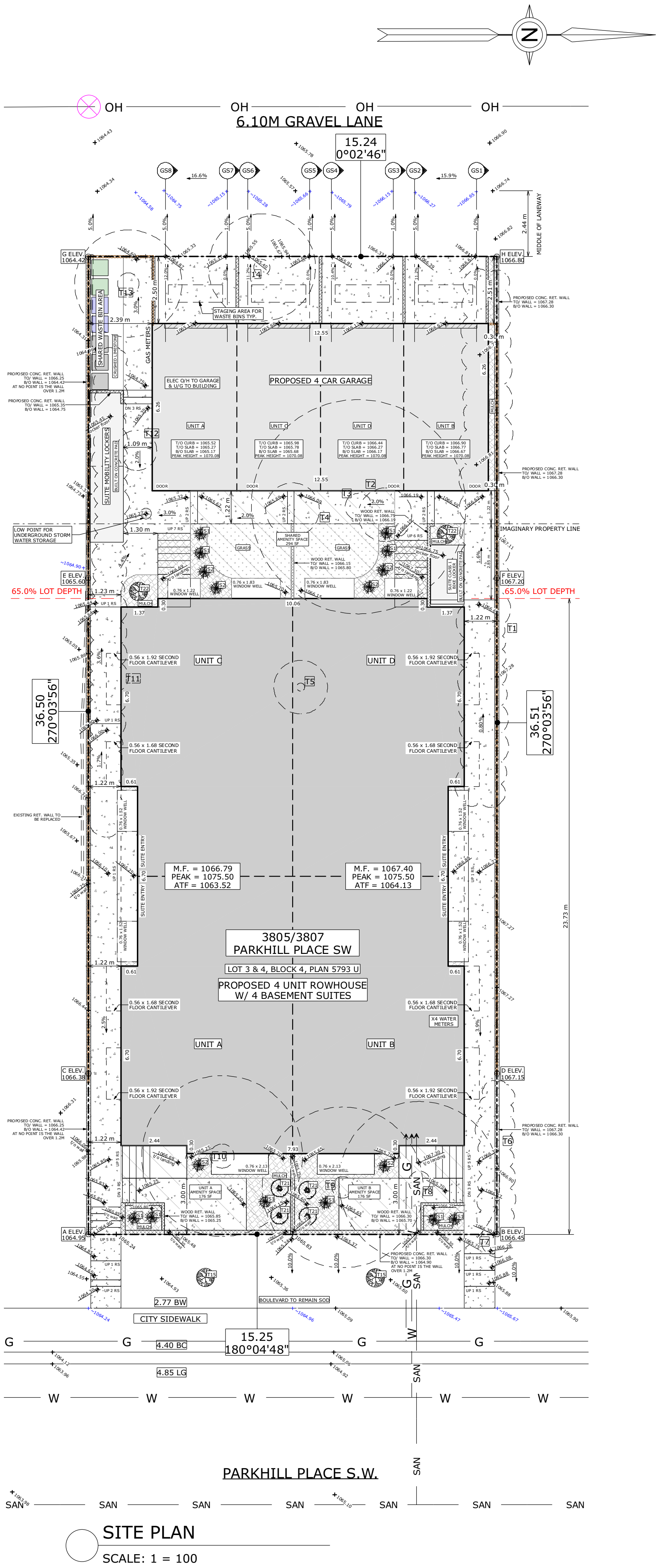


GARAGE APRON SECTIONS
SCALE: 1 = 100



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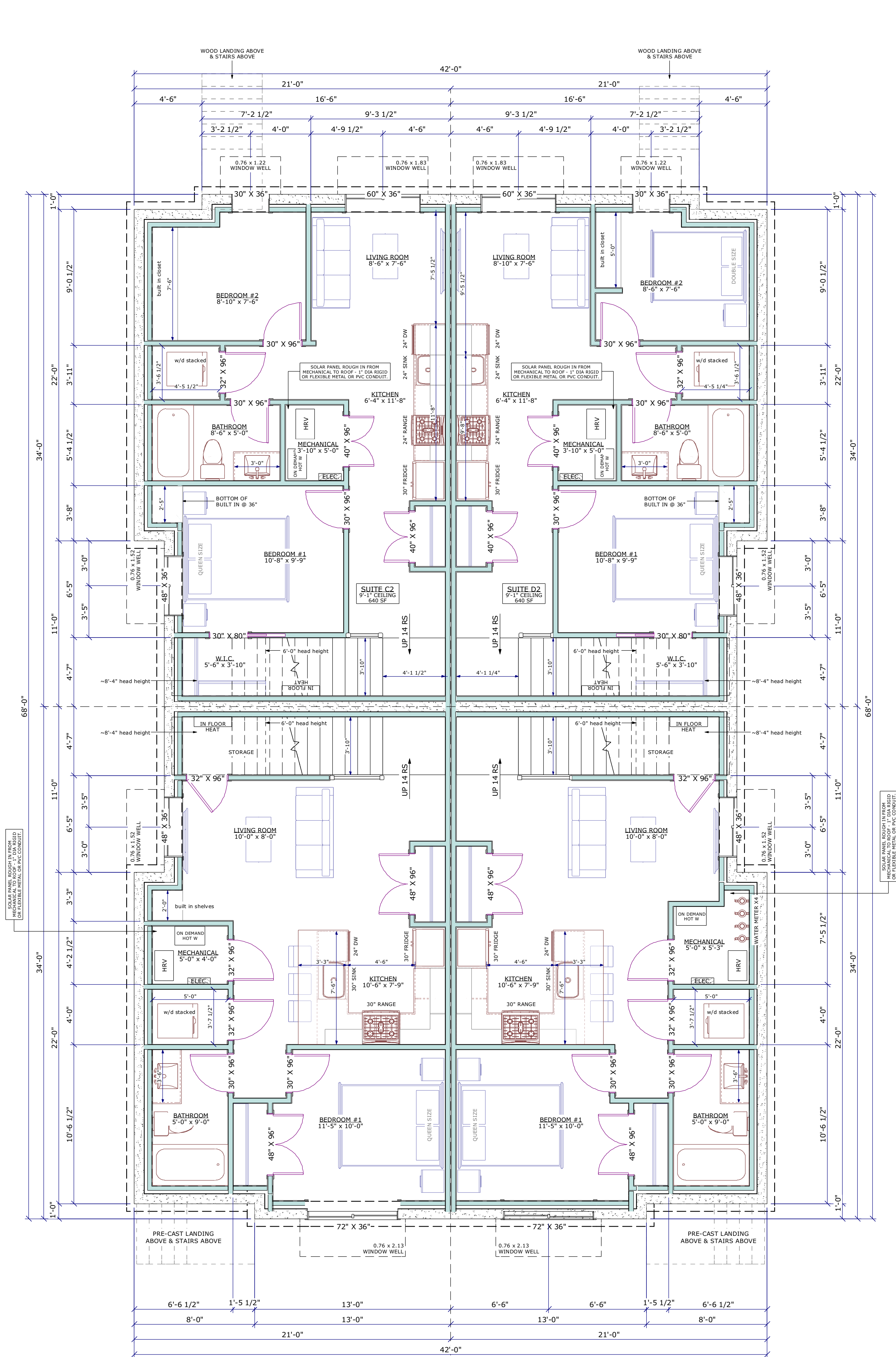
- SITE PLAN NOTES
- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
 - SOD,SHRUBS & TREES TO BE IRRIGATED BY AN UNDERGROUND LOW WATER IRRIGATION SYSTEM.
 - MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.
 - 300mm OF TOPSOIL TO BE APPLIED EVERYWHERE ON SITE EXCEPT UNDER WALKWAYS.



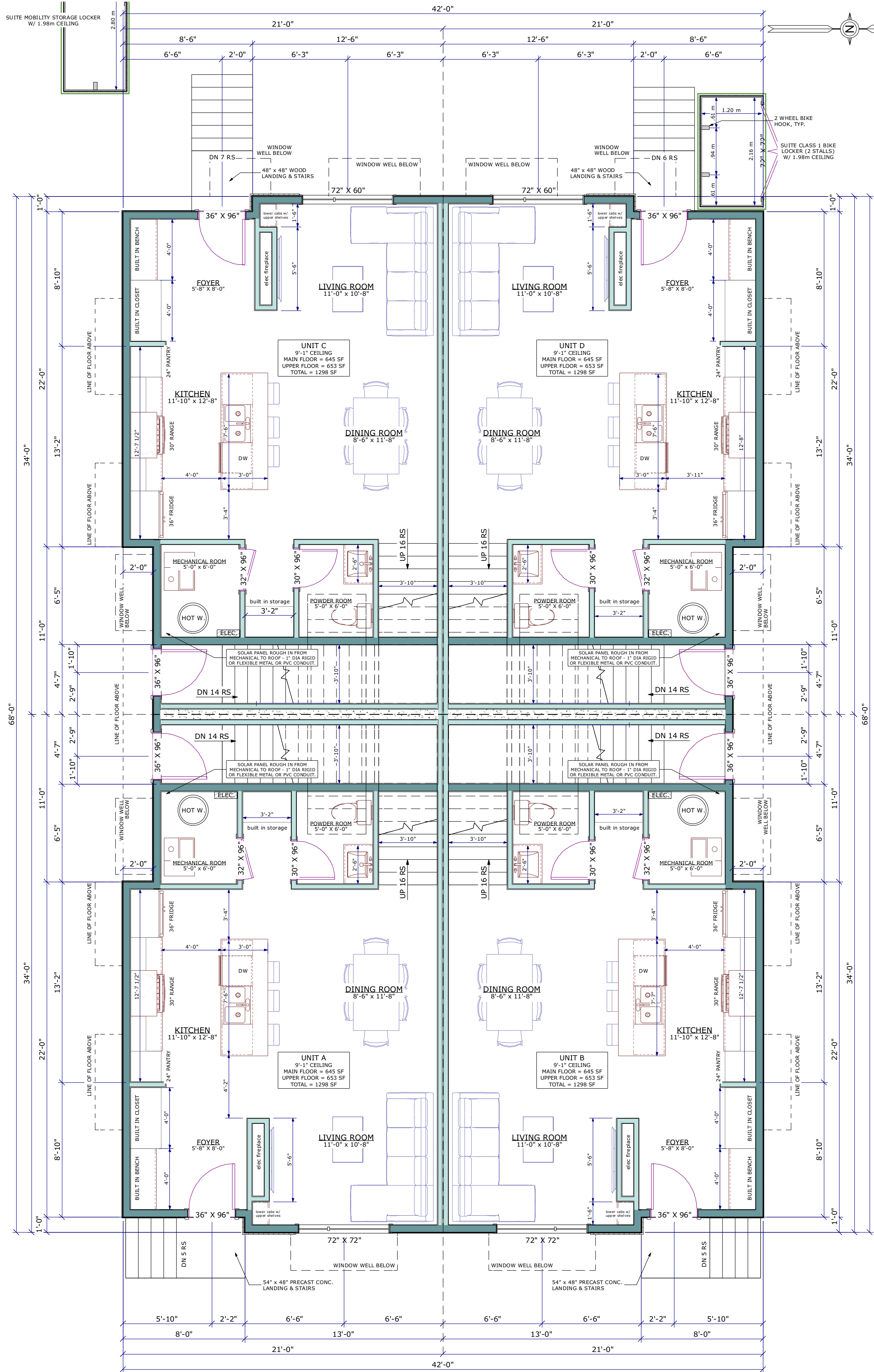
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3805 & 3807 PARKHILL PLACE SW	
LEGAL ADDRESS	
LOT 4 & 3, BLOCK 4, PLAN 5793 U	
PROJECT	
PARKHILL ROWHOUSE	
DRAWING	
SITE PLAN & BUILDING STATS	
ZONING R-CG	PROJECT TAG 25-05-LW-03
DRAWN BY VM	SHEET
SCALE AS NOTED	A3 / 8

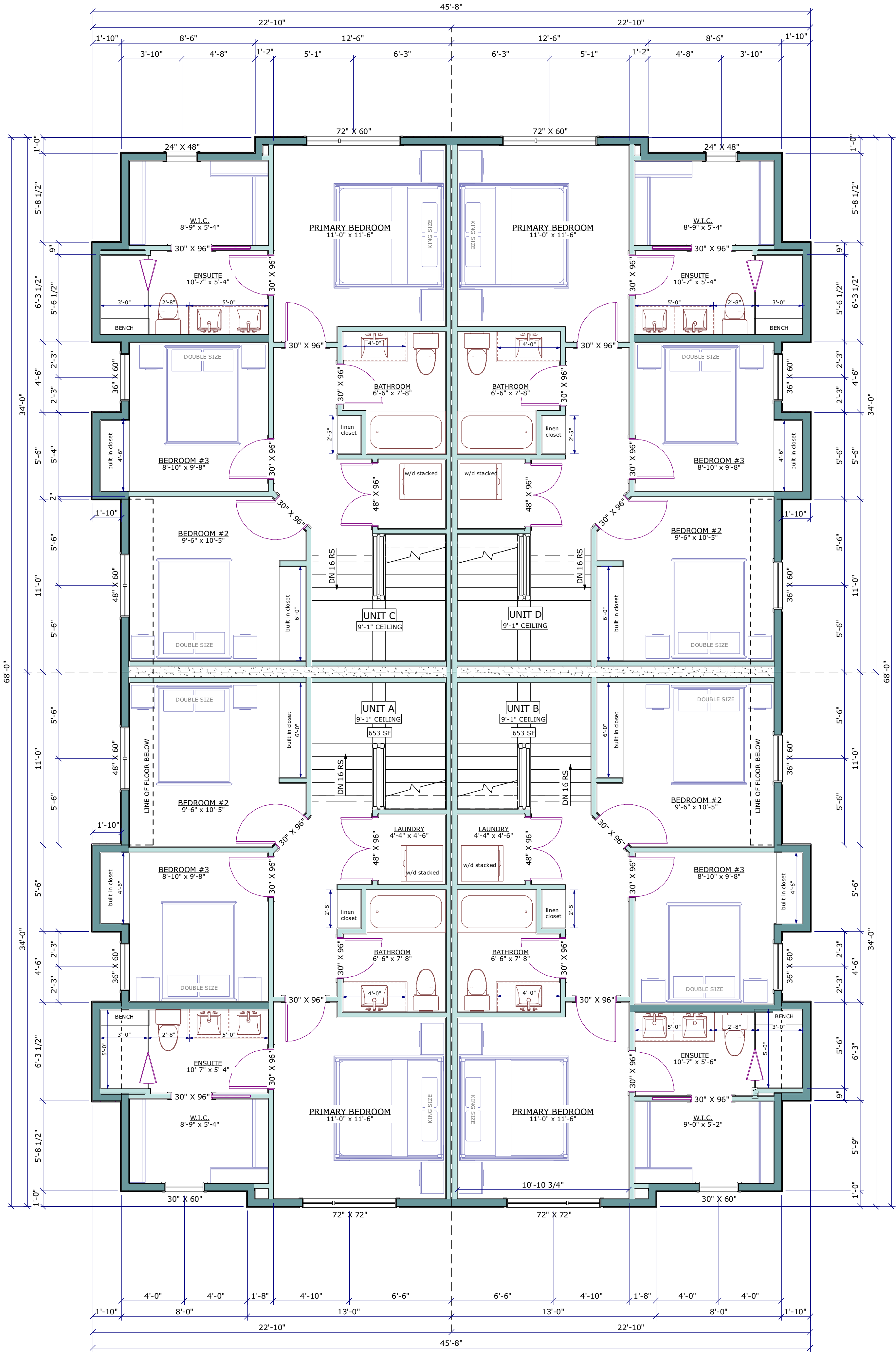
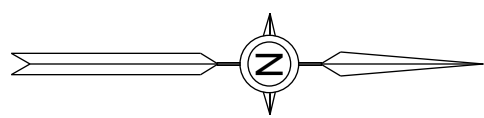


BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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BASEMENT & MAIN FLOOR PLANS	
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UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

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DRAWING

UPPER
FLOOR PLAN

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FRONT & LEFT
ELEVATIONS

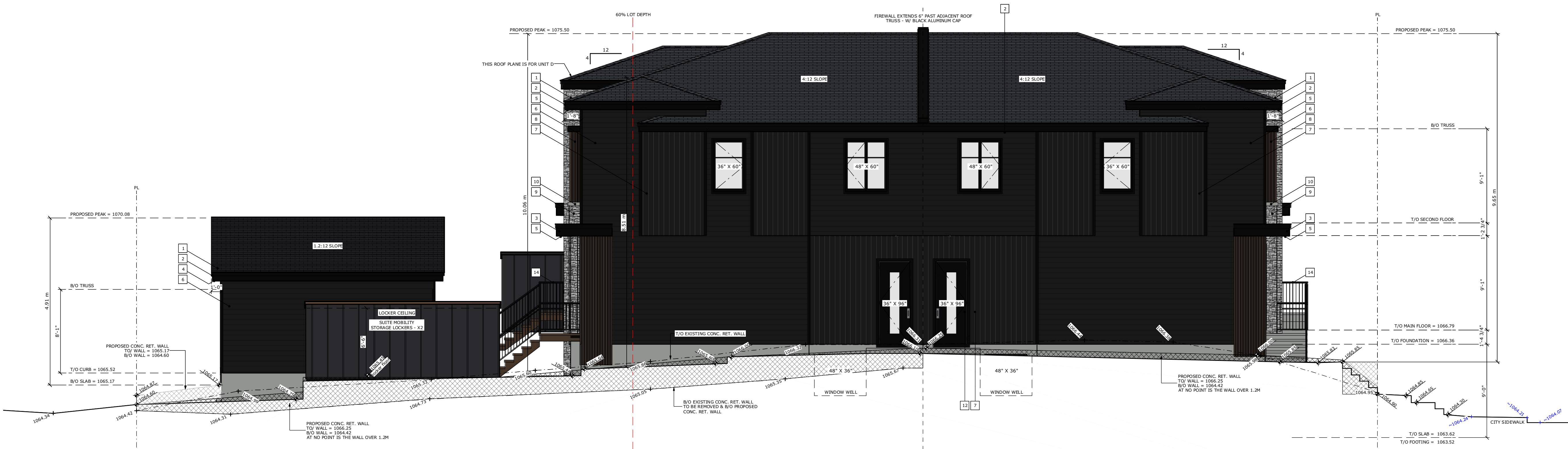
ZONING R-CG	PROJECT TAG 25-05-LW-03
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SCALE AS NOTED	A6 / 8



EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 RATED SHINGLES
2	10" ALUMINUM FASCIA - BLACK
3	14" ALUMINUM FASCIA - BLACK
4	VENTED ALUMINUM SOFFIT - BLACK
5	VENTED ALUMINUM SOFFIT - WOOD
6	JAMES HARDIE HORIZONTAL SIDING - CHARCOAL
7	JAMES HARDIE VERTICAL SIDING - BLACK
8	ALUMINUM WOOD SLAT PANEL
9	STONE VENEER - WHITE/LIGHT GRAY
10	STONE CAP
11	VINYL CLAD WINDOWS - BLACK
12	FIBERGLASS DOOR - BLACK
13	FIBERGLASS INSULATED GARAGE DOOR - BLACK
14	RAILING - BLACK

FRONT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

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BACK & RIGHT
ELEVATIONS

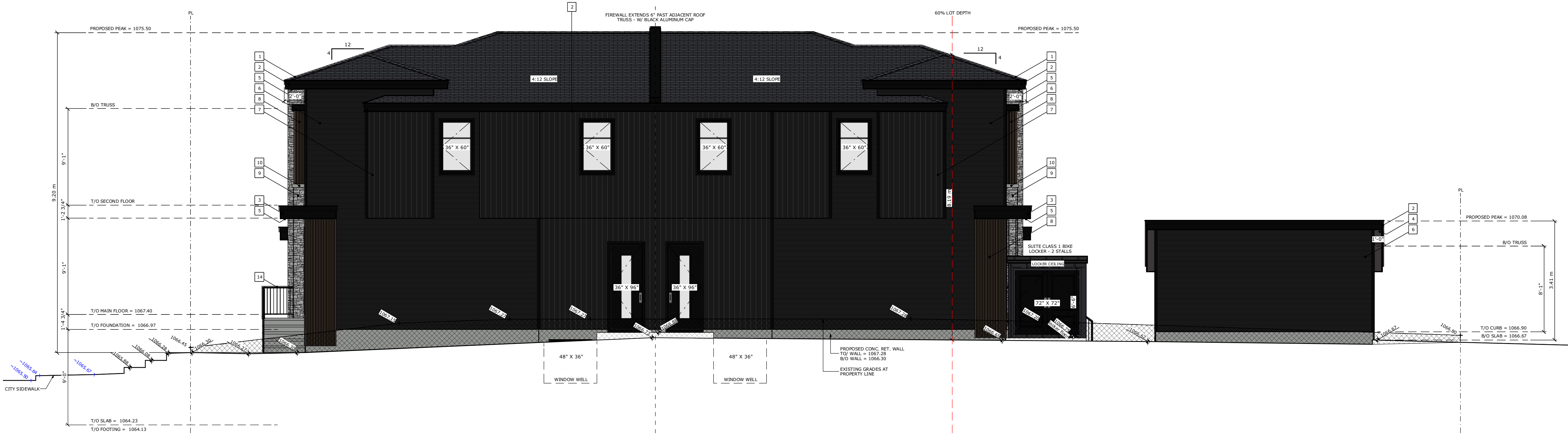
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BACK ELEVATION

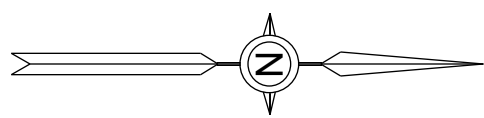
SCALE: 3/16" = 1'-0"

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14	RAILING - BLACK



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



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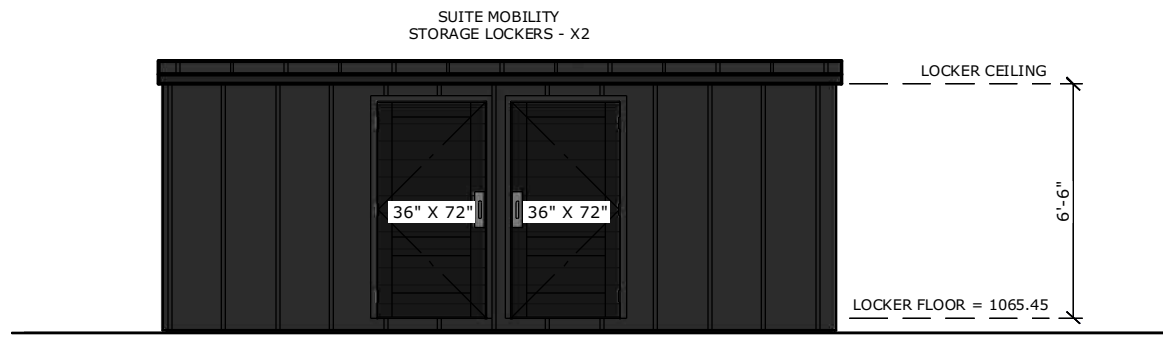
These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. VM Designs is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

HOMEOWNER AND GENERAL CONTRACTOR

It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to VM Designs. Any errors or omissions due to items not specified by the above parties are not the responsibility of VM Designs.

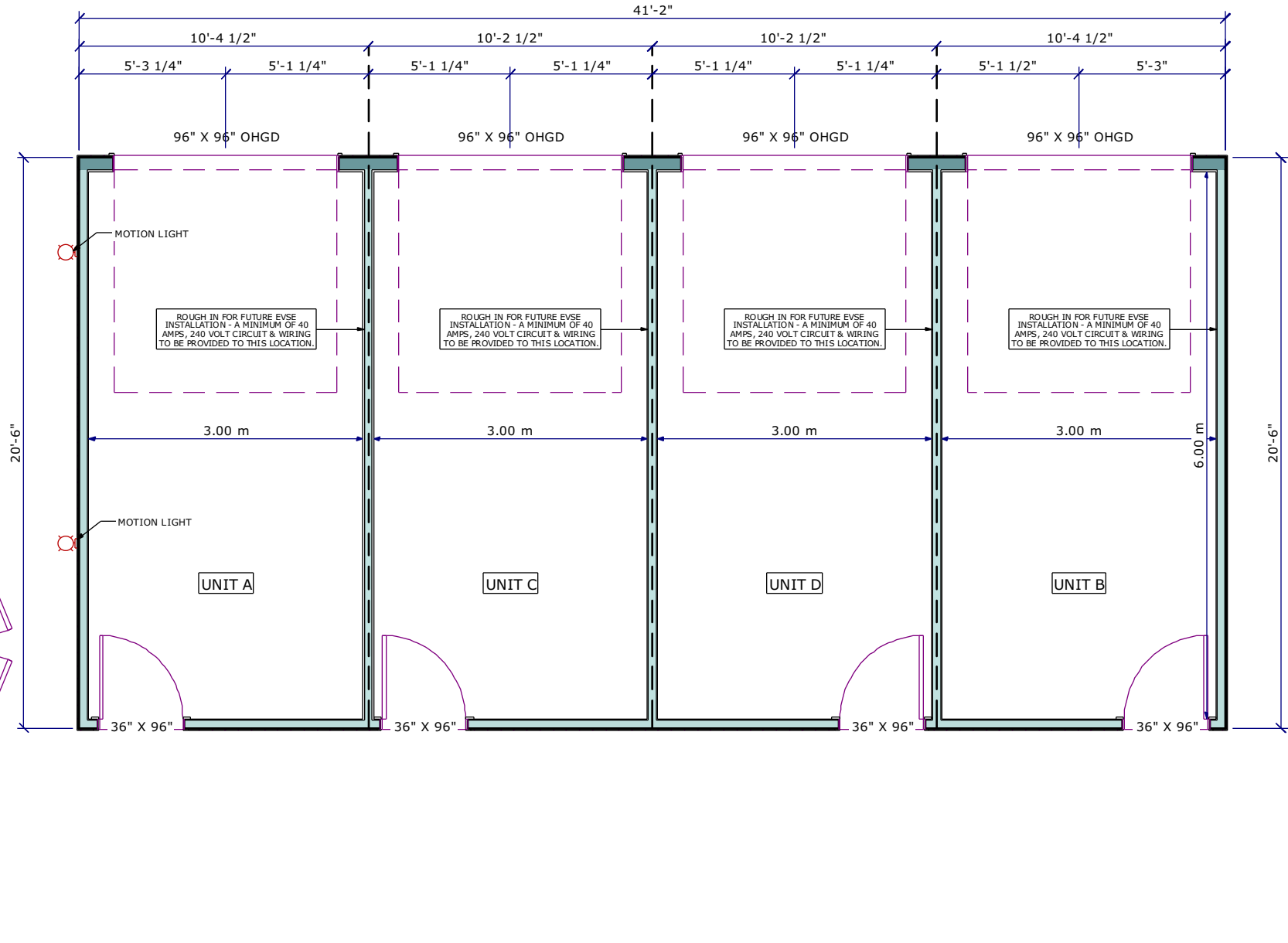
587-377-7279 vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Site Concept	03.19.25
Design Draft 1.0	04.07.25
Design Draft 1.1	04.17.25
Design Draft 1.2	05.02.25
DP Set	05.13.25



GARAGE LANE ELEVATION

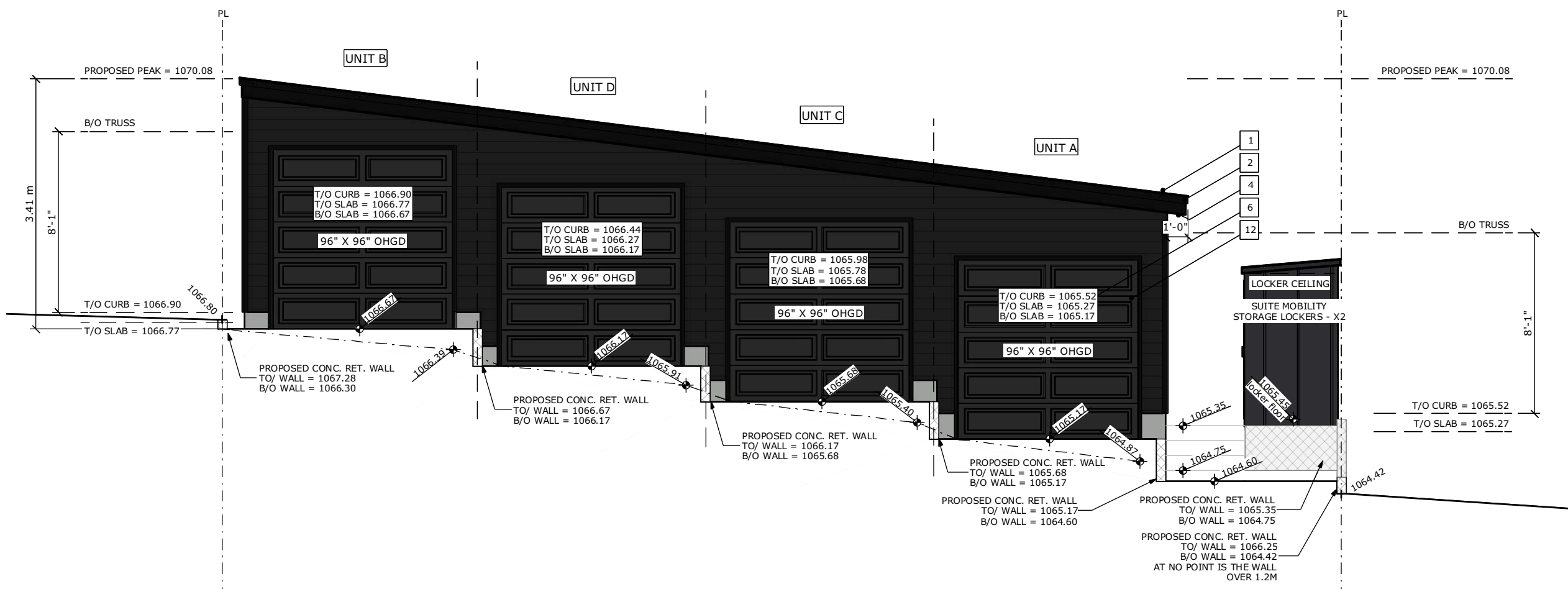
SCALE: 3/16" = 1'-0"



GARAGE & SUITE LOCKER FLOOR PLAN

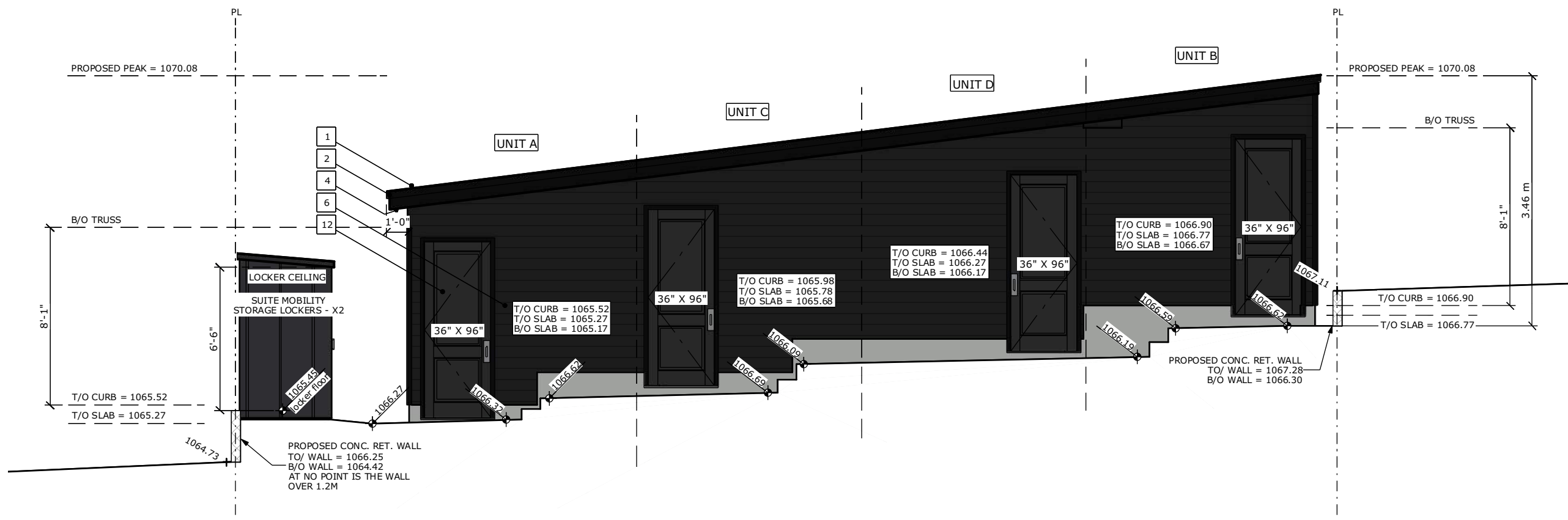
SCALE: 3/16" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 RATED SHINGLES
2	10" ALUMINUM FASCIA - BLACK
3	14" ALUMINUM FASCIA - BLACK
4	VENTED ALUMINUM SOFFIT - BLACK
5	VENTED ALUMINUM SOFFIT - WOOD
6	JAMES HARDIE HORIZONTAL SIDING - CHARCOAL
7	JAMES HARDIE VERTICAL SIDING - BLACK
8	ALUMINUM WOOD SLAT PANEL
9	STONE VENEER - WHITE/LIGHT GRAY
10	STONE CAP
11	VINYL CLAD WINDOWS - BLACK
12	FIBERGLASS DOOR - BLACK
13	FIBERGLASS INSULATED GARAGE DOOR - BLACK
14	RAILING - BLACK



GARAGE LANE ELEVATION

SCALE: 3/16" = 1'-0"



GARAGE YARD ELEVATION

SCALE: 3/16" = 1'-0"

STREET ADDRESS

3805 & 3807 PARKHILL
PLACE SW

LEGAL ADDRESS

LOT 4 & 3, BLOCK 4,
PLAN 5793 U

PROJECT

PARKHILL
ROWHOUSE

DRAWING

GARAGE FLOOR
PLAN & ELEVATIONS

ZONING R-CG	PROJECT TAG 25-05-LW-03
DRAWN BY VM	SHEET
SCALE AS NOTED	A8 / 8