



## 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](mailto: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 DP2025-03293

June 10, 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:** DP2025-03293

**File Manager:** JEFF MARTIN

**Phone:** 403-333-5492

**eMail:** jeff.martin@calgary.ca

**Address:** 3835 PARKHILL ST SW

**Legal:** 5793U;2;39

**Land Use Bylaw:** 1P2007

**L.U.D.:** R-CG

**Community:** PARKHILL

**Ward:** 08

**Application Description:** New: Single Detached Dwelling, Accessory Residential Building (garage)

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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: July 1, 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.









EXTERIOR 3D PERSPECTIVE - FOR DESIGN PURPOSE ONLY - N.T.S.

## Building Statistics

### BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT PLANE = 11.00m

PROPOSED PEAK GEODETIC = 1074.42m

PROPOSED MAIN FLOOR GEODETIC = 1064.90m

### RESIDENTIAL DENSITY

30.94 units/ha

Lot area = ~ 0.03232 ha

Units = 1

### PARCEL COVERAGE

40.85 %

Lot area = 323.20 m<sup>2</sup>

Building footprint = 90.42 m<sup>2</sup>

Garage footprint = 41.62 m<sup>2</sup>

Total coverage area = 132.04 m<sup>2</sup>

### AREA OF AMENITY SPACE

35.34m<sup>2</sup>

### TOTAL GROSS FLOOR AREA

321.87 m<sup>2</sup>

Above Grade = 2632.9 sf (244.60 m<sup>2</sup>)

Main 1003 sf (93.18 m<sup>2</sup>)

Second 898 sf (83.45 m<sup>2</sup>)

Third 732 sf (731.6 m<sup>2</sup>)

Bsmt 832 sf (77.27 m<sup>2</sup>)

### FRONT SETBACK

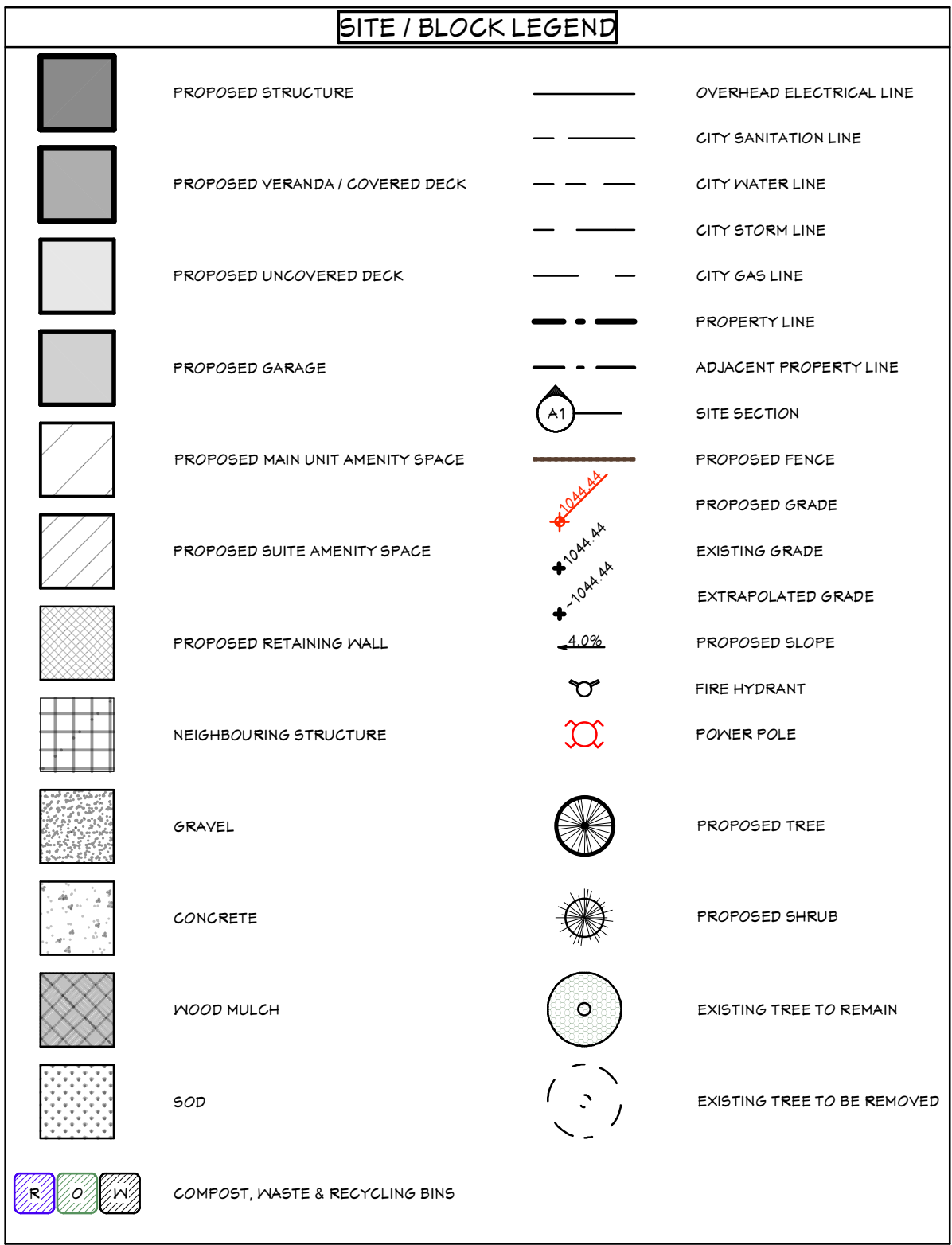
3.00m

### PARKING STALLS PROVIDED ON-SITE 2.0

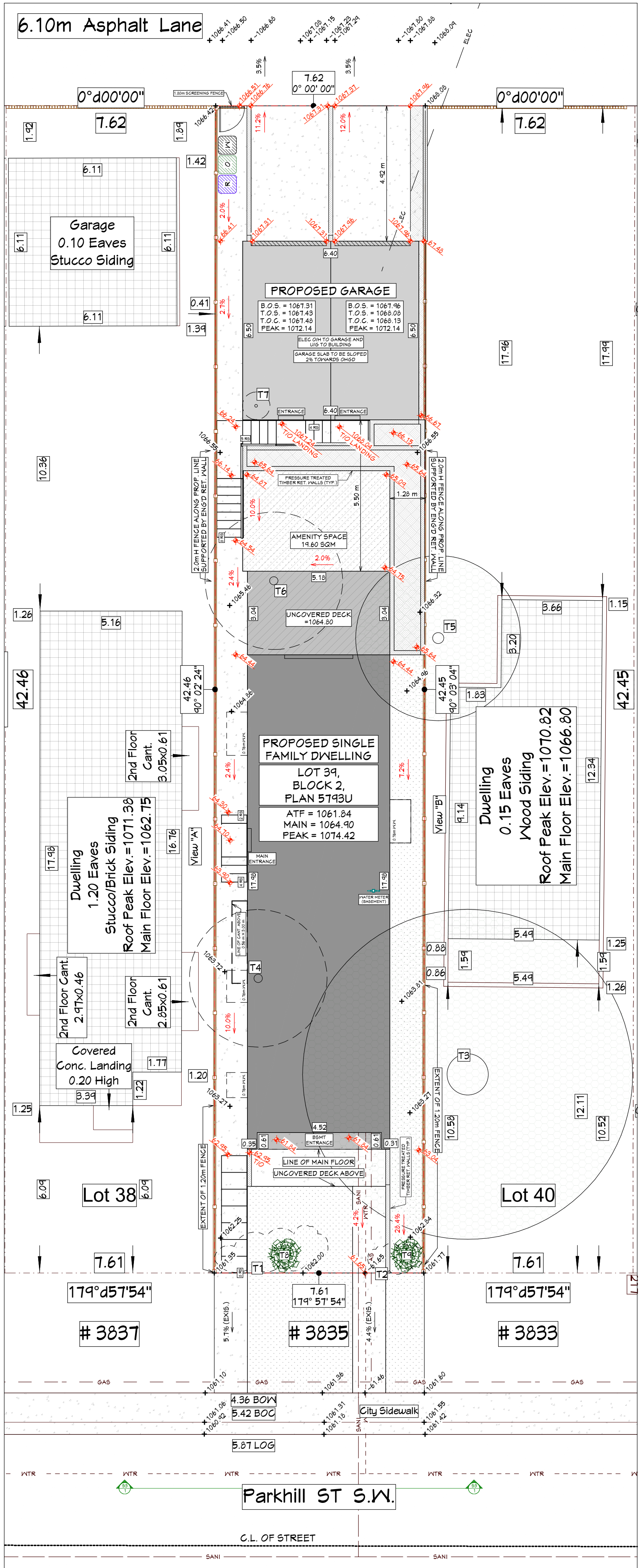
DWELLING UNITS: 1

PARKING STALLS PER DWELLING UNIT = 2

PROVIDED VIA GARAGE PARKING = 2



TREE LEGEND						
#	DIA. (m)	SPRD. (m)	HGT. (m)	TYPE	SPECIES	STATUS
T1	---	1.50	2.50	SHRUB		TO BE REMOVED
T2	---	1.50	2.50	SHRUB		TO BE REMOVED
T3	1.50	12.00	10.00	DECIDUOUS		TO BE RETAINED
T4	0.30	5.00	5.00	DECIDUOUS		TO BE REMOVED
T5	0.40	6.00	7.00	DECIDUOUS		TO BE RETAINED
T6	0.30	5.00	6.00	DECIDUOUS		TO BE REMOVED
T7	0.10	1.00	5.00	CONIFEROUS		TO BE REMOVED
PROPOSED						
T8	0.60	---	---	DECIDUOUS	POPULUS TREMULA	TO BE PLANTED (X1)
T4	---	---	2.00	CONIFEROUS	PICEA ABIES	TO BE PLANTED (X1)



SITE PLAN  
SCALE: 1 : 100

## RESPONSIBILITIES

### NEW CENTURY DESIGN

It is NCD's responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. NCD will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc. due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

### ALL TRADES AND SUPPLIERS

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### HOMEOWNER AND GENERAL CONTRACTOR

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### ISSUED

Design Draft m/d/y 04.10.25

DP Set 06.09.25

### AREAS

MAIN (incl. stair to upper) 1003

SECOND (not inc. open to below / stair) 967

THIRD (not inc. open to below / stair) 743

TOTAL (above grade dev.) 2713

LOWER DEV. 969

REAR DECK

VERANDA / PORCH

GARAGE (attached)

Detached Garage / Outbuilding

### STREET ADDRESS

3835 PARKHILL ST SW

### LEGAL ADDRESS

LOT 39, BLOCK 2, PLAN 5793U

### PROJECT

PARKHILL SINGLE FAMILY

DESIGN: SJ DRAWN: PR CHECKED: SJ

PROJECT # 24-1-CL-MH-039

SCALE

1 : 100

### TITLE

SITE PLAN & SITE  
STATISTICS

ZONING R-C1 OR R-C2

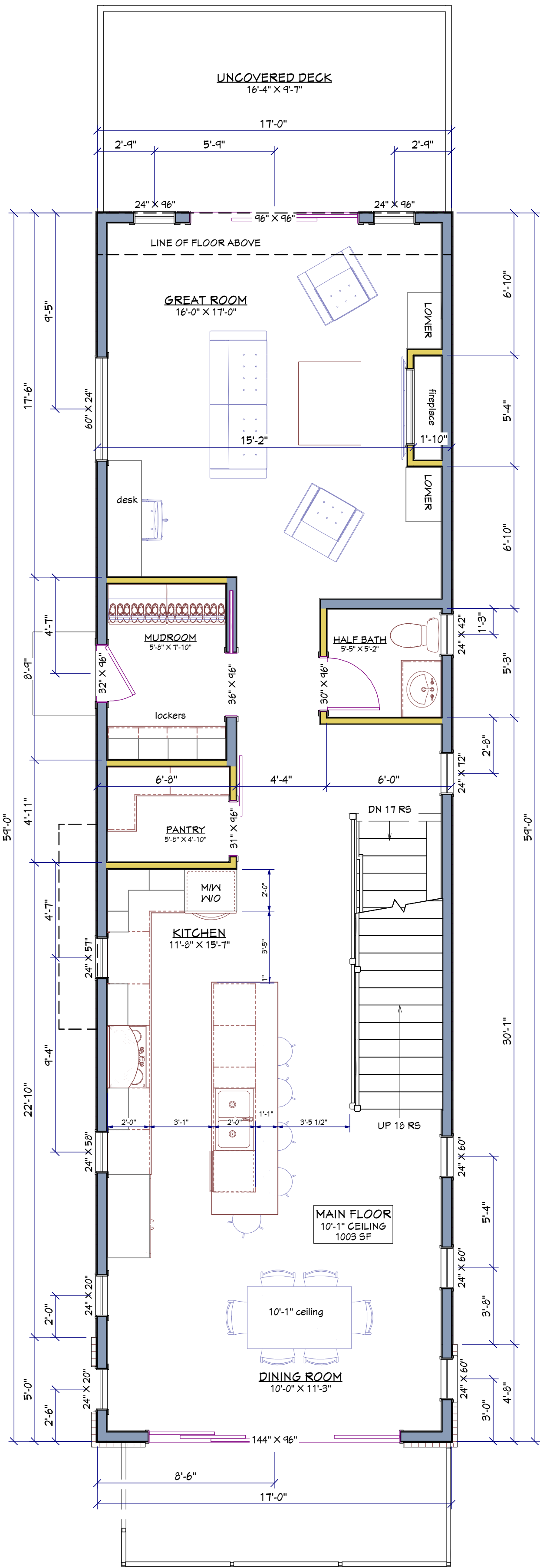
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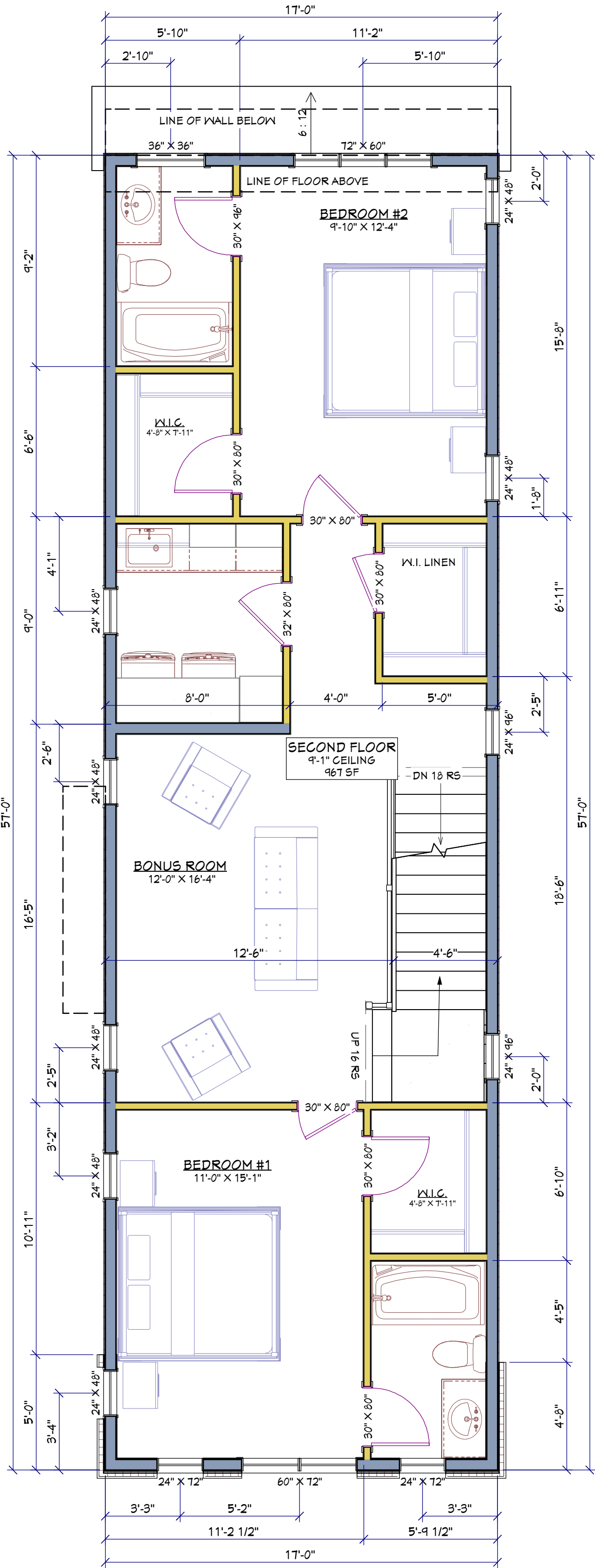
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2025-06-09

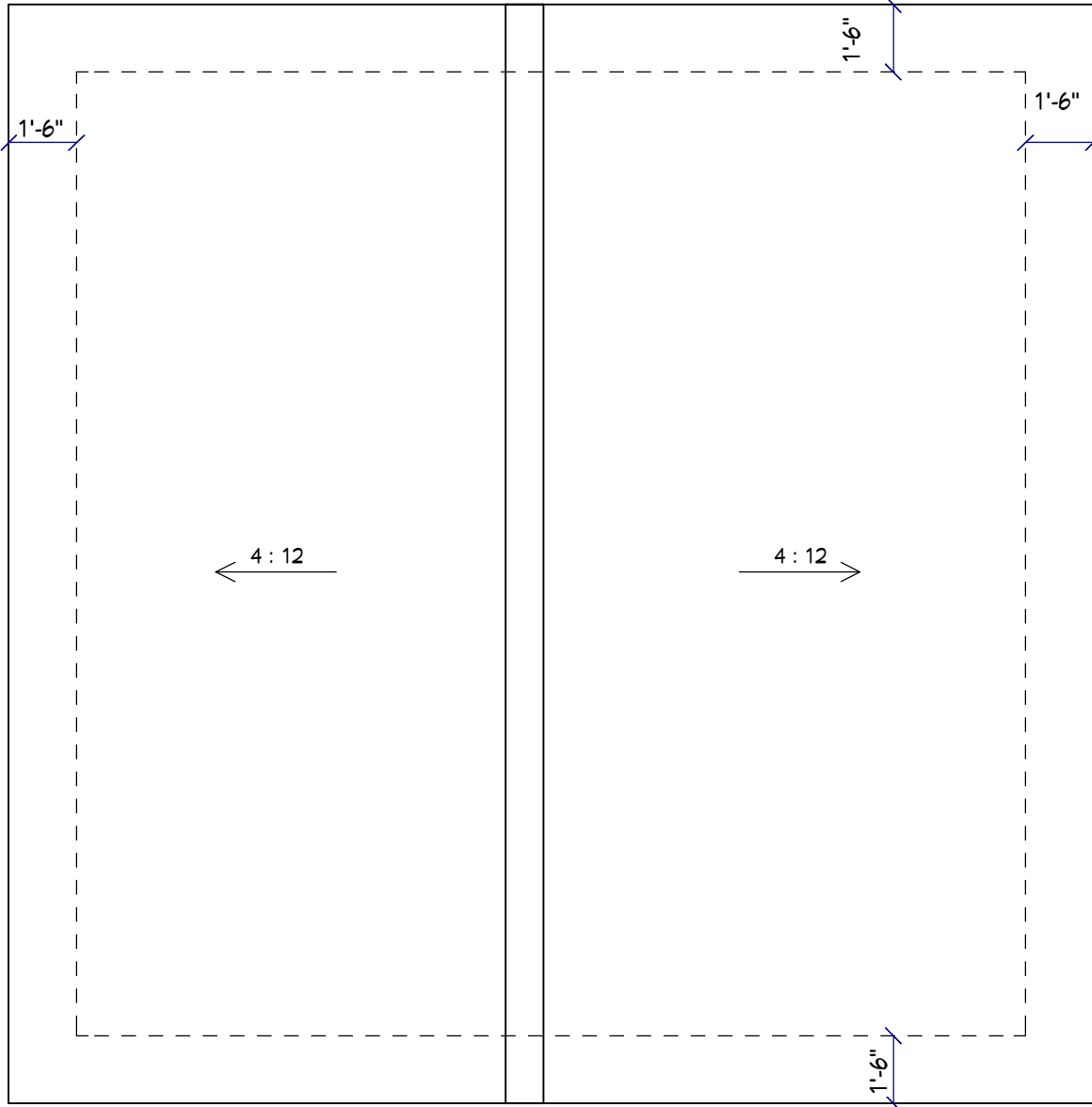




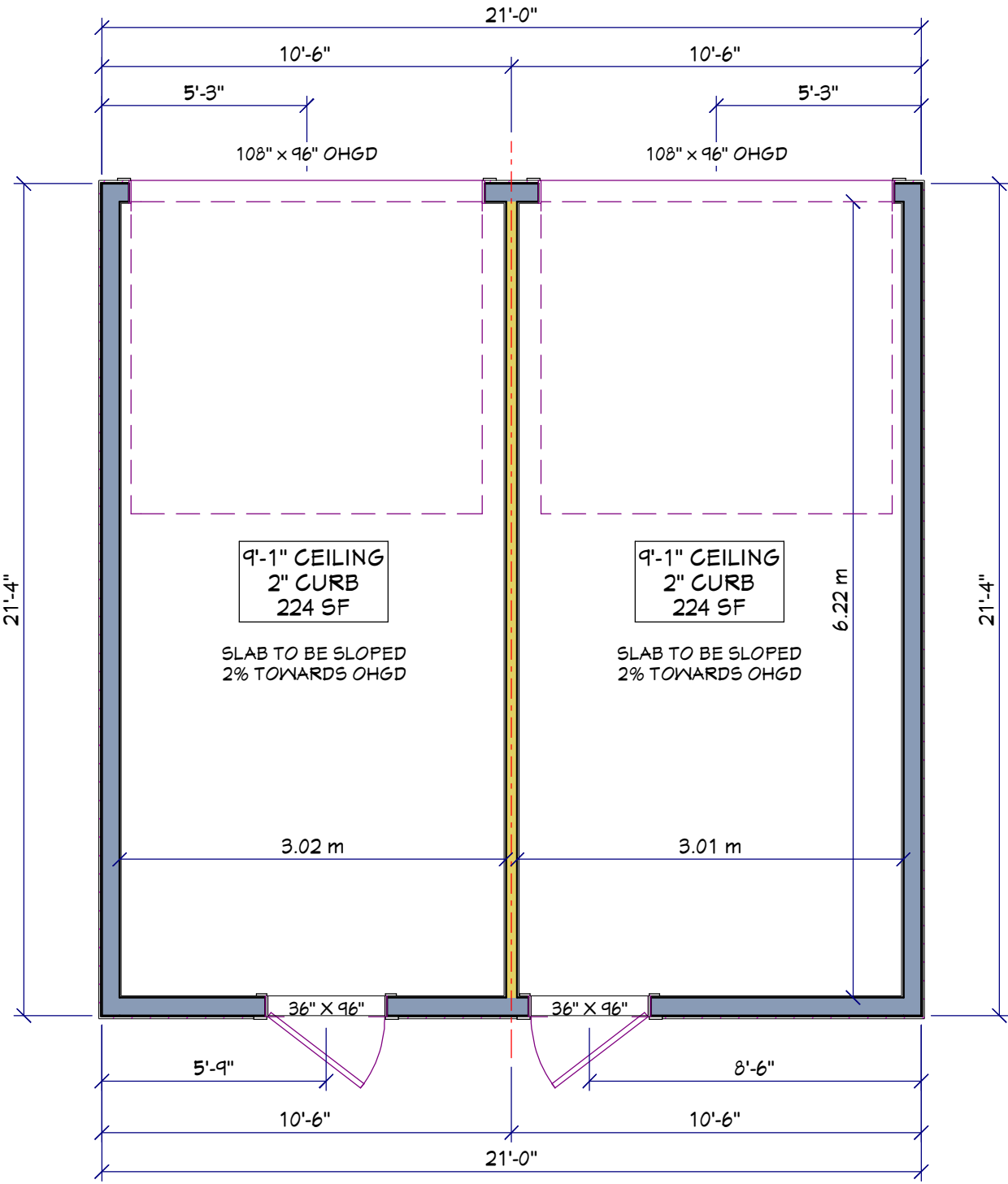
MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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



GARAGE ROOF PLAN  
SCALE: 1/4" = 1'-0"



GARAGE PLAN  
SCALE: 1/4" = 1'-0"

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Detached Garage / Outbuilding	

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3835 PARKHILL ST SW

LEGAL ADDRESS  
LOT 39, BLOCK 2, PLAN 5793U

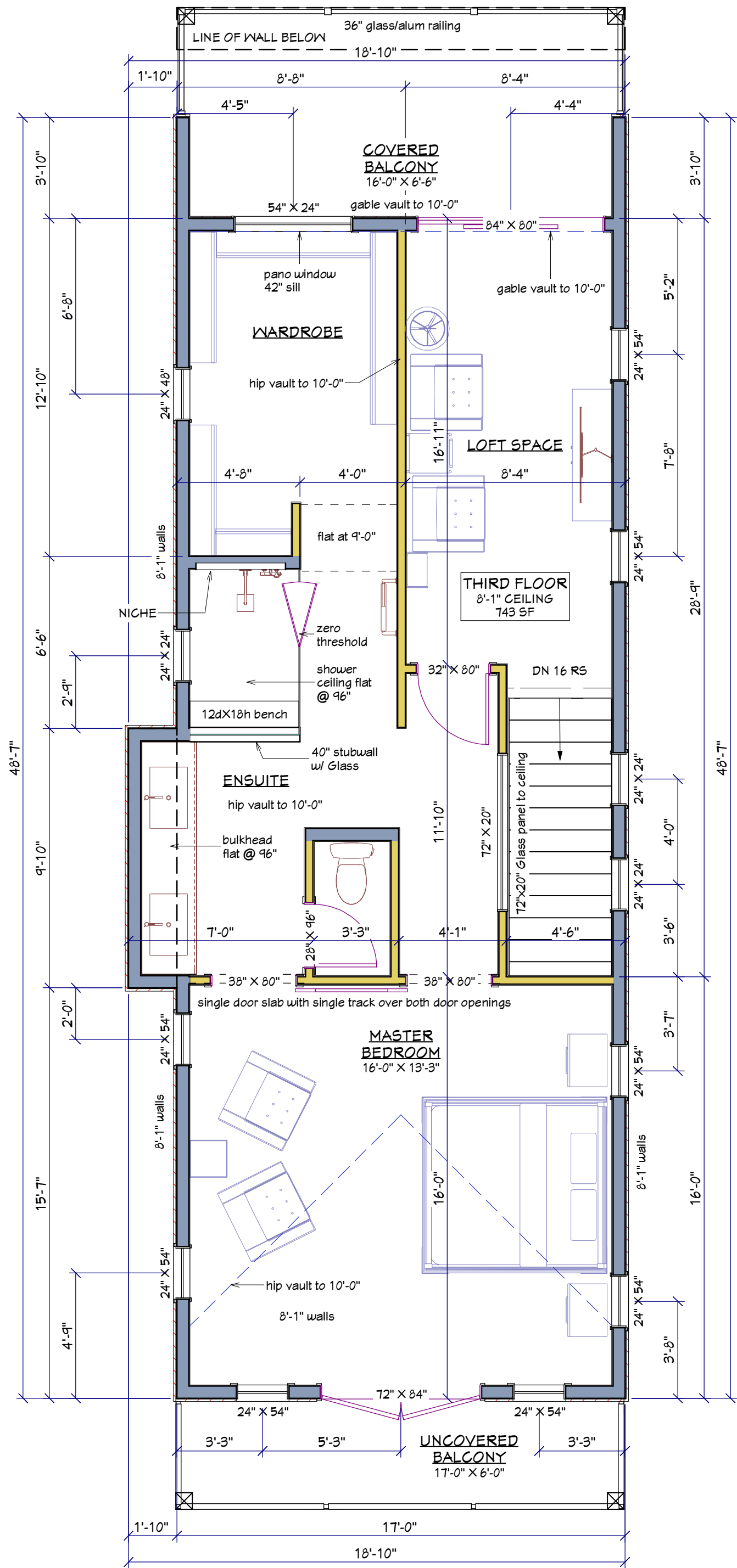
PROJECT  
PARKHILL SINGLE FAMILY

DESIGN: SJ | DRAWN: PR | CHECKED: SJ  
PROJECT # 24-1-CL-MH-039

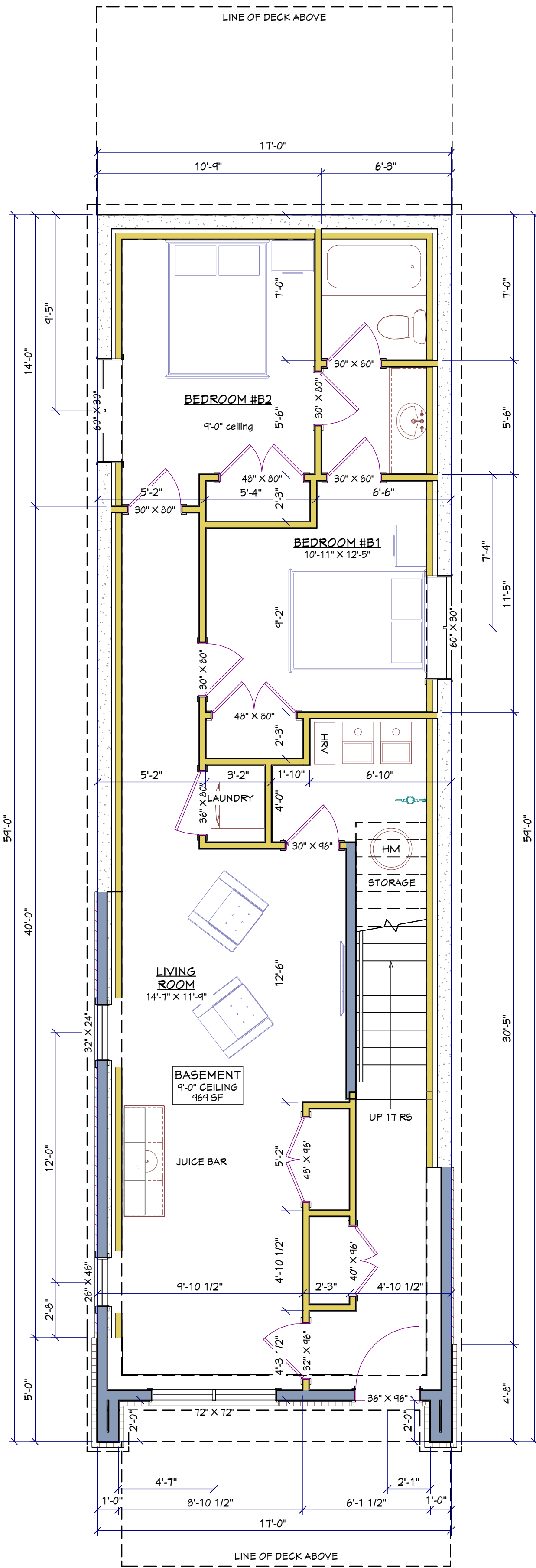
SCALE  
1/4" = 1'-0"

TITLE  
MAIN, SECOND & GARAGE  
FLOOR PLAN

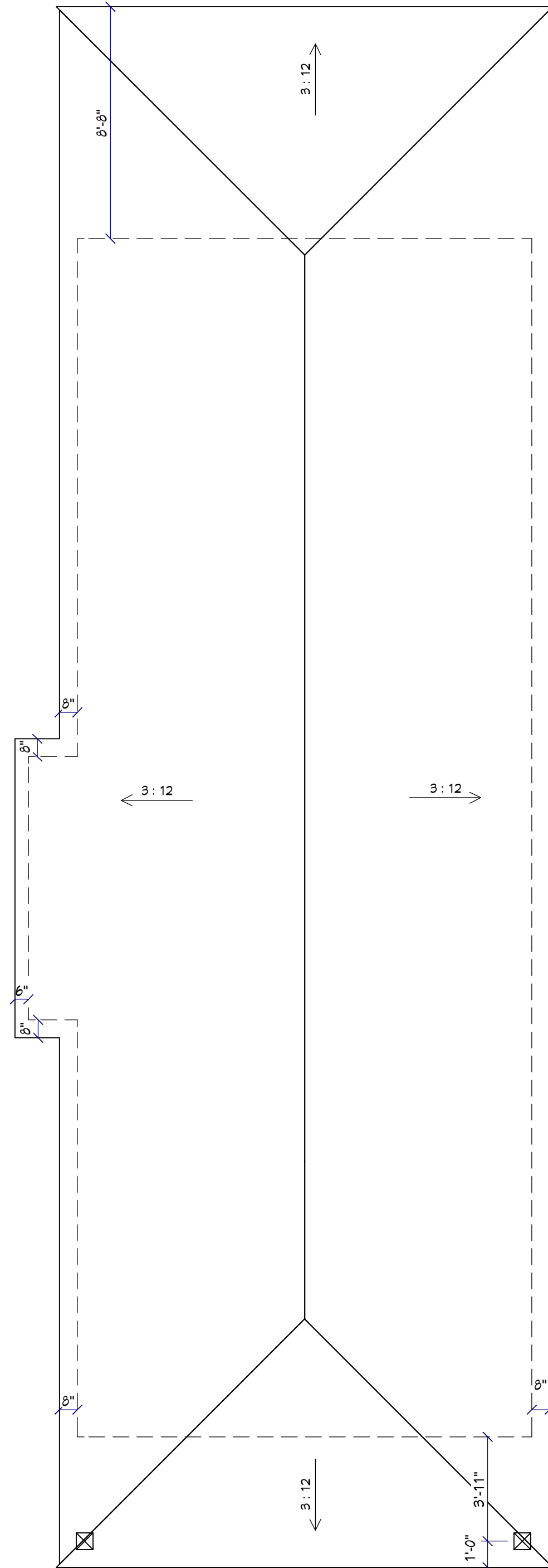
ZONING R-C1 OR R-C2  
PAGE



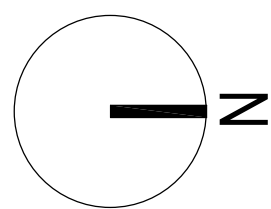
THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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



ROOF PLAN  
SCALE: 1/4" = 1'-0"



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PROJECT

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DESIGN: SJ DRAWN: PR CHECKED: SJ

PROJECT # 24-1-CL-MH-039

SCALE

1/4" = 1'-0"

TITLE

THIRD, BASEMENT & ROOF  
PLAN

ZONING

R-C1 OR R-C2

PAGE

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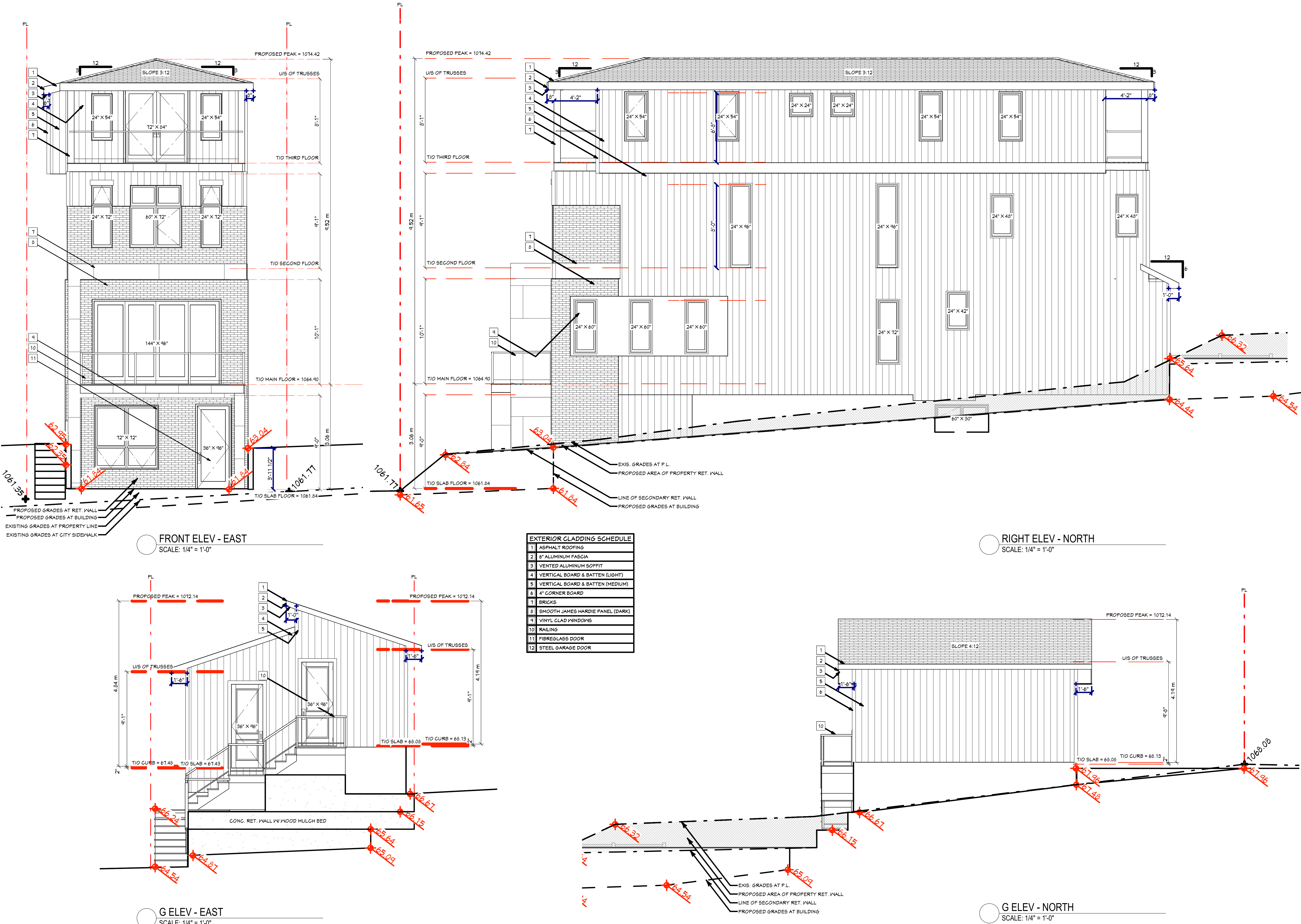
TITLE  
EAST & NORTH ELEVATIONS

ZONING R-C1 OR R-C2  
PAGE

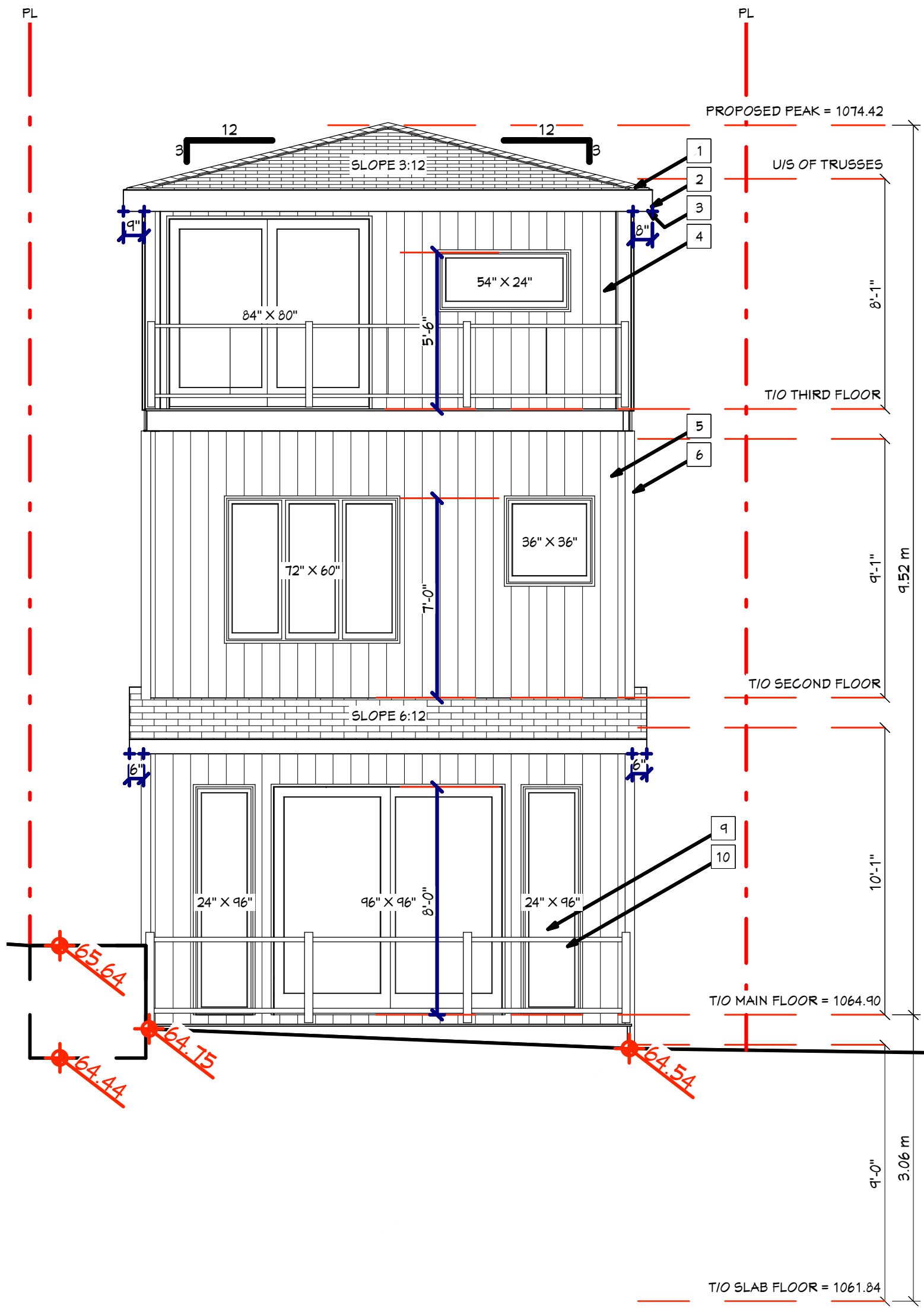
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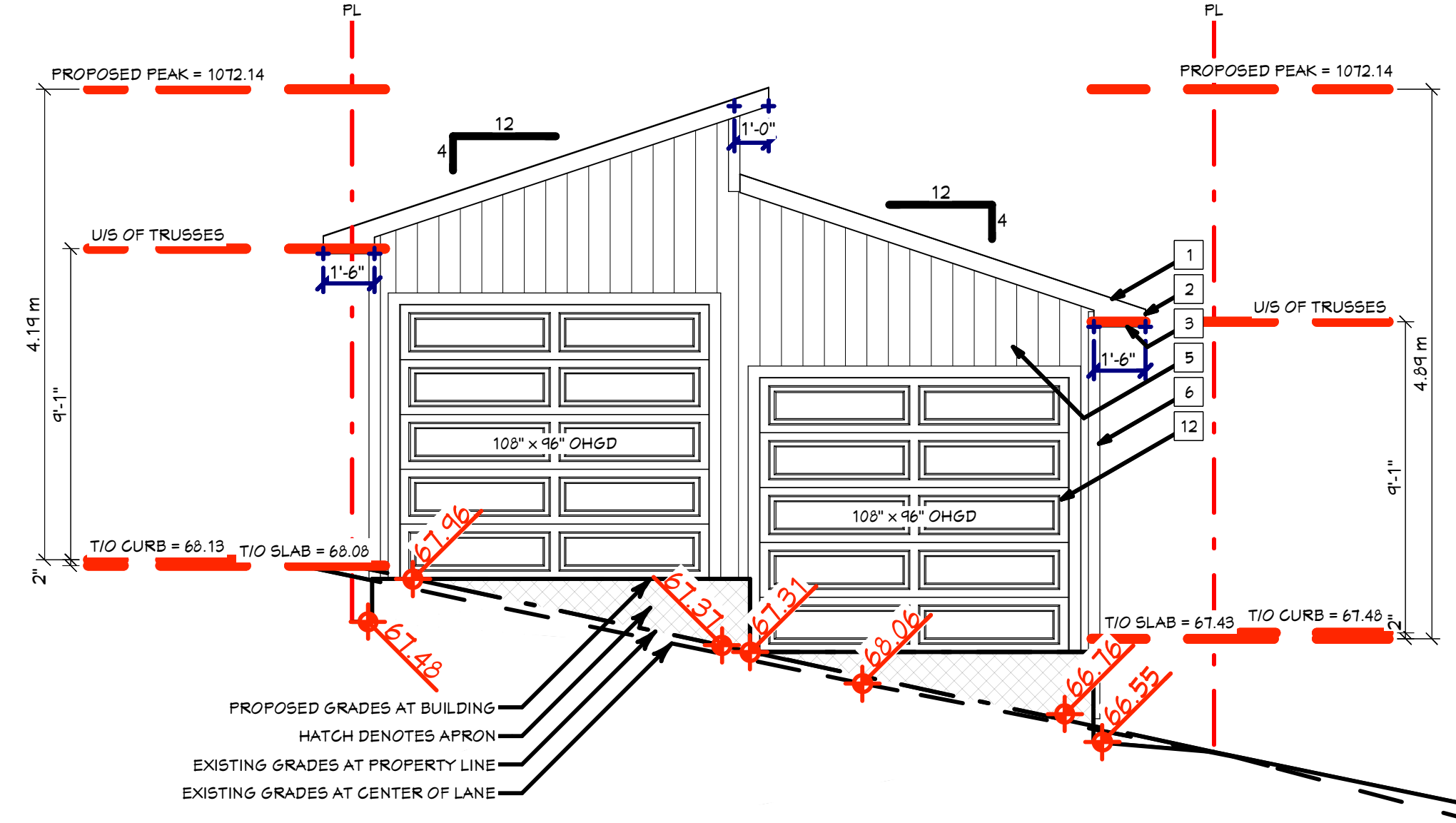




REAR ELEV - WEST  
SCALE: 1/4" = 1'-0"

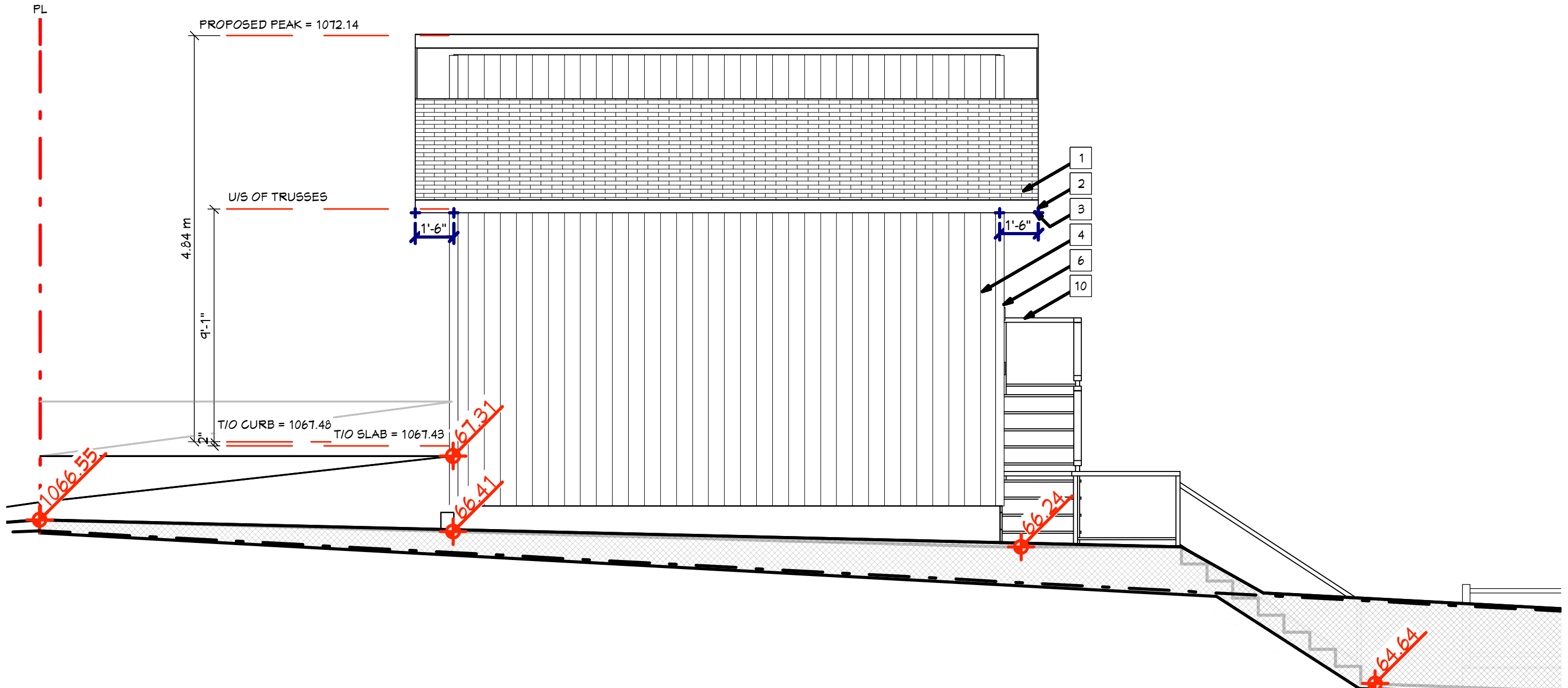


LEFT ELEV - SOUTH  
SCALE: 1/4" = 1'-0"



G ELEV - WEST  
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA
3	VENTED ALUMINUM SOFFIT
4	VERTICAL BOARD & BATTEN (LIGHT)
5	VERTICAL BOARD & BATTEN (MEDIUM)
6	4" CORNER BOARD
7	BRICKS
8	SMOOTH JAMES HARDIE PANEL (DARK)
9	VINYL CLAD WINDOWS
10	RAILING
11	FIBREGLASS DOOR
12	STEEL GARAGE DOOR



G ELEV - SOUTH  
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PROJECT

PARKHILL SINGLE FAMILY

DESIGN: SJ

DRAWN: PR

CHECKED: SJ

PROJECT #

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TITLE

WEST & SOUTH  
ELEVATIONS

ZONING

R-C1 OR R-C2

PAGE

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