



Public Submission

CC 968 (R2023-10)

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name [required] Harpunit

Last name [required] Mann

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 6, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



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[required] - max 75 characters

Public Hearing February 6th, Planning Matters CPC2023-1237

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Sphere Architecture is applicant for this application and requesting support from Council members for approval and available incase there are any questions for the applicant.



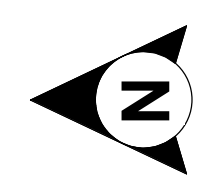
EXPANSION VENTURES INC.
RENFREW MULTI-RESIDENTIAL

928 RENFREW DRIVE N.E. CALGARY, AB
LOT 07
BLOCK 03
PLAN 1838GT

ISSUED FOR DEVELOPMENT PERMIT
2023 - 11 - 09

RENFREW MULTI-RESIDENTIAL
928 RENFREW DRIVE N.E. CALGARY, AB

sheet number
DP 000



PRELIMINARY
 NOT FOR CONSTRUCTION

key plan

PROJECT DATA / ZONING BYLAW SUMMARY		
Item	Description	Reference
Project Description	Proposed multi-residential development with 5 Dwelling units and 5 secondary suites.	
Project Name	RENFREW MULTIFAMILY	
Municipal Address	928 Renfrew Drive N.E., Calgary, AB	
Legal Description	LOT 7, BLOCK 3, PLAN 1838 GT	
Site Area	0.071 ha	
Current Lot Zoning	R-C2	
Proposed Lot Zoning	R-CG	
	South - 29 AVE SW	
	North - R-C2	
	East - Across Lane R-C2	
	Across Road M-c1	
	South - R-C2	
Zoning Overlays	None	
Zoning Special Areas	None	
Flood Protection Area	No	
AVPA	No	
Abandoned Wells	None	
Applicable Bylaw	City Of Calgary LUBIP2007	
Permitted Uses	Multi-Residential Development (Discretionary)	578
	Secondary Suites (Permitted)	577
Permitted Density	5.32 units (75 units per hectare)	580
Proposed Density	5 (75 units per hectare)	
Permitted Max. Height	11 m	541
Proposed Height	9.18 m	
Min. Front Setback	3.0m	537
Min. Rear Setback	1.2m	540 (2)
Min. Side Setback	1.2m	539
Proposed Building Setbacks	Refer to site plan	
Front Setback	3.0 m	
Side Setback	1.2m	
Rear Setback	1.2m	
Principal Entrances	At grade	
Min. Parking Required	0.5 stalls per unit or suite	546
No. of Parking Stalls Proposed	5 Stalls	
Site/Building Data		
Site Area	709.32 m ² / 0.071 ha	
Dwelling Units	5 Dwelling Units & 5 Secondary Suites	
Amenity Space Analysis		
Amenity Space Provided	89.77m ²	543
Private Amenity Space Provided	42.88 m ² (Patios for Dwelling Units)	
Common Amenity Space	46.89 m ² (Common Amenity Space For Secondary Suites)	
Bicycle Parking Analysis		
Required Class 1 Residential	0 (Garage and Mobility Storage Locker Provided)	546.2
Required Class 2 Residential	N/A	
Total Required	0	
Provided	10 (indicated on plans)	

MATERIAL LEGEND

- ASPHALT, HEAVY DUTY
- ASPHALT, LIGHT DUTY
- CONCRETE, BROOM FINISH - DRIVEWAY
- CONCRETE, BROOM FINISH, SIDEWALK
- COMMON AMENITY AREA (REFER LANDSCAPE PLAN FOR TYPE OF MATERIAL)
- SOD
- MULCH
- GRAVEL
- PERMEABLE SURFACE (PAVERS)

- SITE PLAN GENERAL NOTES:**
- Refer to civil engineering drawings for grading, drainage, & site servicing information.
 - Refer to electrical drawings for site lighting & power information.
 - Refer to landscape drawings for detailed landscaping layout & planting information, and surface finishes.
 - Refer to drawing A102 & A103 for site details.
 - Asphalt surfaced roadways to support min. 38,556 kg & point load of 517 kpa (75 psi) over 24" x 24" area, subgrade preparation as per city of calgary standards, refer to geotechnical report.
 - Sidewalks & curbs are cast concrete typical, curbs to road perimeter to be low profile rolled curbs as per City of Calgary Roads Construction Standards Specifications, Figure 15, Section B and Curb Crossing B.
 - Post-mounted signage to be inset min. 0.6m from face of curb typical.
 - Sidewalks are 1.5m wide typical with broom finish unless otherwise noted.
- Access to Primary Dwelling Unit
 Access to Secondary Suite

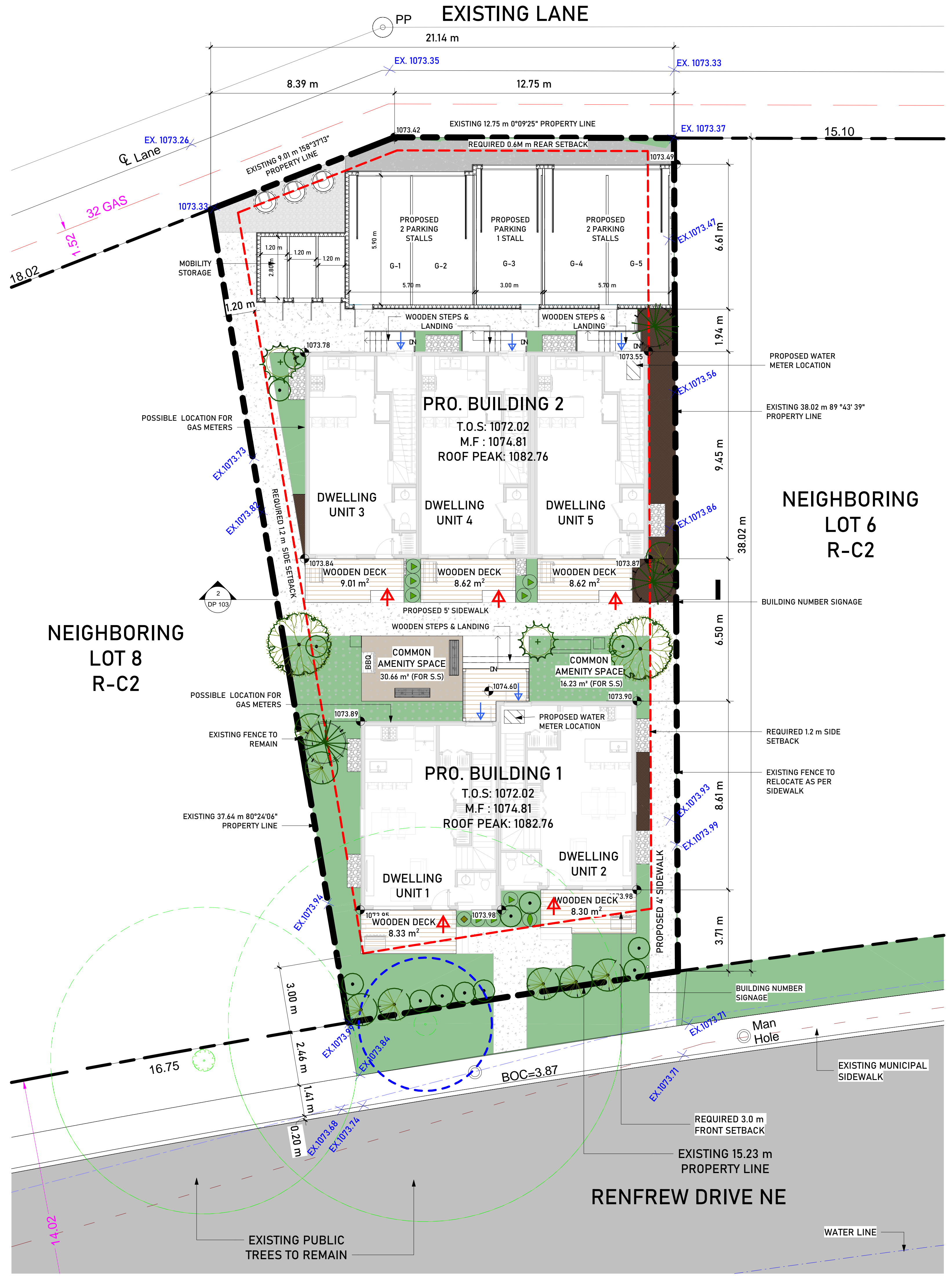
project information	
client	EXPANSION VENTURES INC.
project title	RENFREW MULTI-RESIDENTIAL
municipal address	928 RENFREW DRIVE N.E. CALGARY, AB
legal description	LOT: 07 BLOCK: 03 PLAN: 1838GT
phase	DEVELOPMENT PERMIT DRAWINGS
	LOC 2023-0162
issue / revision	

Building Gross Floor Area

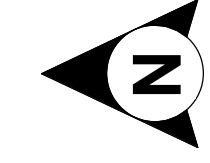
Level	Name	Area (square meters)	Area (sq. ft)
MAIN FLOOR	BLDG. 1	106.83	1149.91
SECOND FLOOR	BLDG. 1	110.09	1185.00
BLDG. 1		216.92	2334.90
MAIN FLOOR	BLDG. 2	146.02	1571.77
SECOND FLOOR	BLDG. 2	142.62	1535.14
BLDG. 2		288.64	3106.90
Grand total		505.56	5441.81

Unit Areas

Level	Name	Area (sq. meters)	Area (sq.ft)
MAIN FLOOR	UNIT 1	53.44	575.22
SECOND FLOOR	UNIT 1	55.04	592.46
UNIT 1		108.48	1167.68
MAIN FLOOR	UNIT 2	53.40	574.84
SECOND FLOOR	UNIT 2	55.05	592.54
UNIT 2		108.45	1167.38
MAIN FLOOR	UNIT 3	48.21	518.90
SECOND FLOOR	UNIT 3	46.90	504.81
UNIT 3		95.11	1023.72
MAIN FLOOR	UNIT 4	48.68	524.03
SECOND FLOOR	UNIT 4	47.54	511.67
UNIT 4		96.22	1035.70
MAIN FLOOR	UNIT 5	49.13	528.83
SECOND FLOOR	UNIT 5	47.97	516.33
UNIT 5		97.10	1045.16
Grand total		505.36	5439.63



THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ANY OMISSIONS OR DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.



PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

client

EXPANSION VENTURES INC.

project title
RENFREW MULTI-RESIDENTIAL

municipal address

928 RENFREW DRIVE N.E.
CALGARY, AB

legal description

LOT: 07
BLOCK: 03
PLAN: 1838GT

phase

DEVELOPMENT PERMIT DRAWINGS

LOC 2023-0162

issue / revision

issue	date	description
5	2023-11-09	ISSUED FOR DEVELOPMENT PERMIT

project number	scale
23-315	As indicated

drawn by	checked by	approved by
Author	Checker	Approver

sheet title

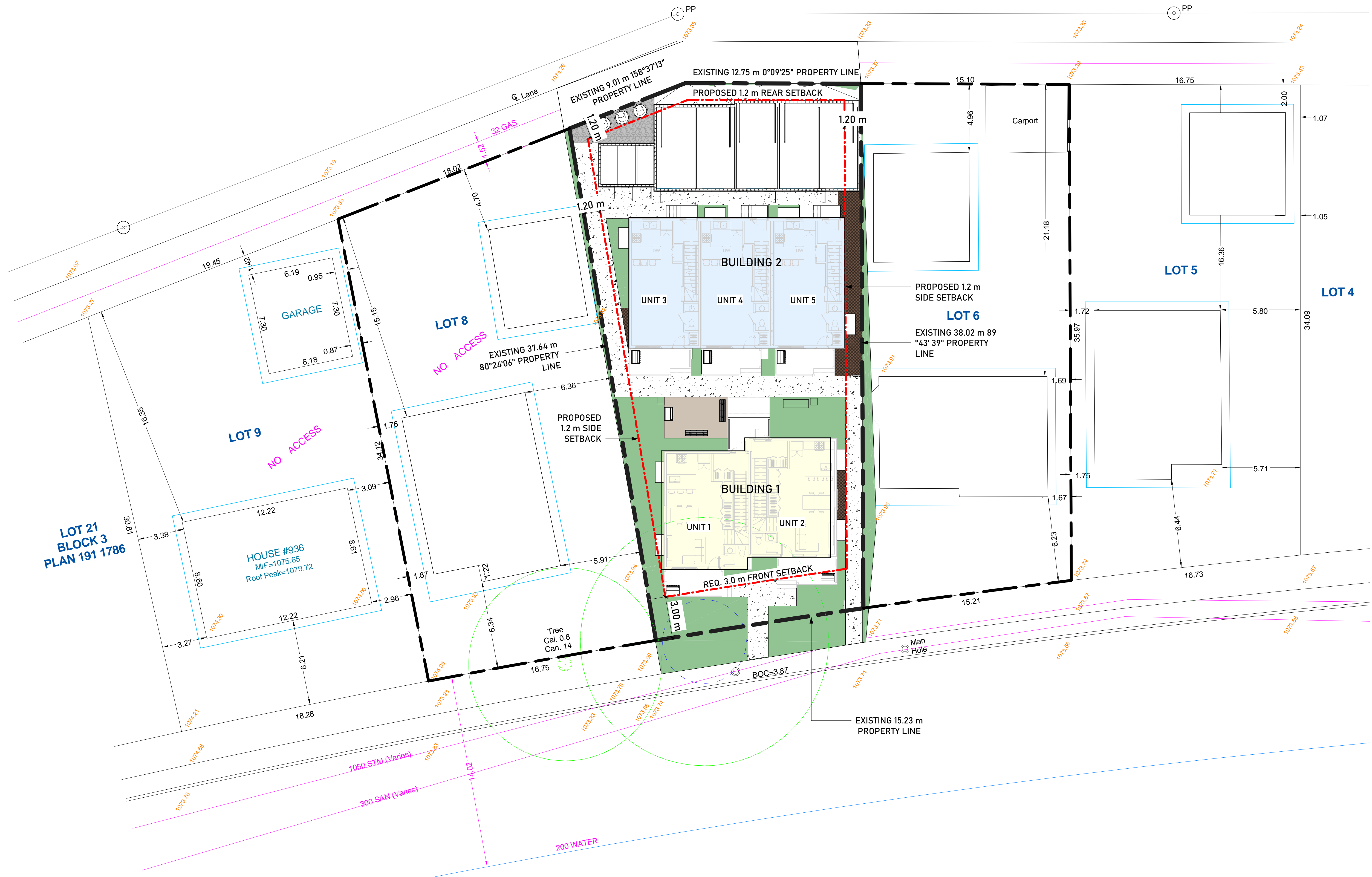
BLOCK PLAN

sheet number

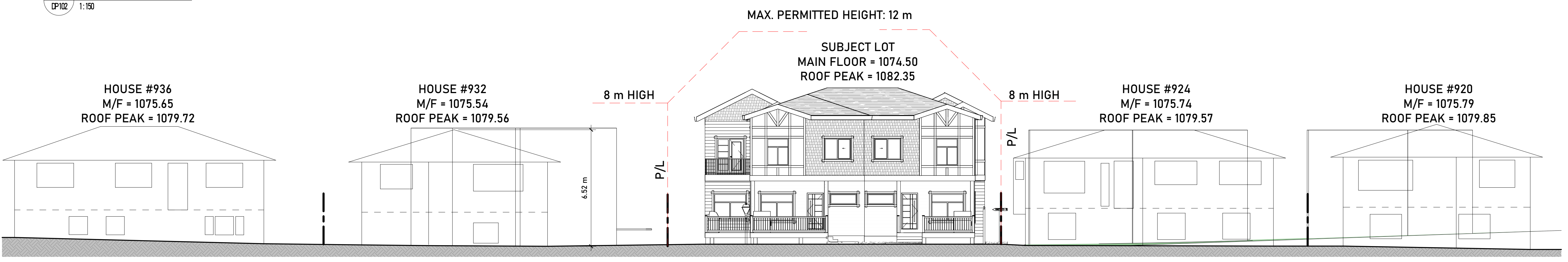
DP 102

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1 BLOCK PLAN
DP102 1:150



2 RENFREW DR ELEVATION
DP102 1:120