

Infill Fast Track Program 1.0

Design Submission Requirement List

1. Ensure you are meeting minimum requirements

Permits:

The design must have been approved and released at least once within a developed community in the City of Calgary boundary. The relevant Development Permit (DP) and Building Permit (BP) numbers and address must be provided. It is beneficial if Development Completion Permit and Building Permit occupancy is issued on your example development.

Development Permit meets all rules of the R-CG district of the Land Use Bylaw 1P2007 with no Bylaw discrepancies and have no issues with field inspections (if DCP is issued).

The building permit meets the prescriptive requirements of the National Building Code, Alberta Edition, has no alternative solutions, and had minimal issues on plans examination and field inspections.

Must include two (2)-unit semi-detached (with two (2) basement suites) and two (2) backyard suites, four (4)-unit townhouse (with a minimum of two (2) secondary suites), and four (4)-unit corner rowhouse (with a minimum of two (2) secondary suites). A minimum of 6 dwellings (primary units and secondary suites combined) is required.

The site design will require to have on one side, adjacent from the property line, a 1.2m walkway width minimum. The material for the walkway is to the discretion of the designer, with pavers being an option if preferred.

Lot and Slope Requirements:

Design must fit a single lot (50' x 120').

Designed for Lane access.

The lot must accommodate a slope no greater than 6%.

Site Design must not require retaining walls.

Must be designed to have access to all three (3) deep utility services (Storm, sanitary, and water).

Must not be designed to be located on a Main Street or a street with a public realm setback.

2. Design Submission Application Requirements - Legal Acknowledgement must be signed by all applicants/designers.

3. Applicant's Submission Planning Analysis

Should your design meet any of the Infill Fast Track Program 1.0 Design Evaluation Criteria, please identify the criteria and describe how your design fulfills the specified elements.

With your application, please detail how you or your design team have the experience and capability to handle DP and BP submissions for various sites. Highlight your familiarity with planning policies, and your anticipated capacity to work on Fast Track projects over the next two years. Additionally, explain how your design can adapt to the planning policies of different communities, ensuring you can see the projects through to approval.

Please note the DP and BP plans must be the same, only with the addition of colour and comparable material changes that do not require any new Land Use Bylaw check or Building Code review may be permitted.

4. Renderings

Perspective views that can be used in the catalogue on a webpage.

Name of design.

Summary of project details; and

Logo and contact information block.

5. Drawings

Development Permit Plans:

*Do not include any references to site conditions or address. No personal information is allowed.
A Land Use Bylaw check will be completed on these plans.

One (1) Copy of a site plan.

One (1) Copy of Block Plan.

One (1) Copy of Floor Plan(s).

One (1) Copy of Elevation(s).

Building Permit Drawings:

*Do not include any references to site conditions or address.

One (1) Copy of Architectural Drawings.

One (1) Copy of Structural Drawings.

One (1) Copy of Mechanical Drawings.

One (1) Copy of Electrical Drawings.

One (1) Copy of Sprinkler, if required (Backyard Suites) Drawings.