

**REPORT TO THE SUBDIVISION AND  
DEVELOPMENT APPEAL BOARD**

<b>DATE:</b> May 29, 2025	<b>APPEAL NO.:</b> SDAB2025-0052 <b>FILE NO.:</b> DP2024-06020
<b>APPEAL BY:</b> Amar Singh represented by Alex Dobrin	
<b>FROM A DECISION OF THE DEVELOPMENT AUTHORITY</b> where a  New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites - basement), Accessory Residential Building (garage)  was approved at <u>2311 Mackay Road NW.</u>	<b>LAND USE DESIGNATION:</b> R-CG  Discretionary
<b>COMMUNITY OF:</b> Montgomery	<b>DATE OF DECISION:</b> April 04, 2025
<b>APPLICANT:</b> Nines Design / Tubo Borjigin represented by Rick Grol	<b>OWNERS:</b> Wi Qian

**Notes:**

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an “affected person” will be made by the Board if required.
- This Report is provided as a courtesy only. The Board’s record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature. The Board’s record may be viewed at the Appeal Board office at: 4<sup>th</sup> Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee.

Municipal Address of Site Under Appeal [required]	2311 Mackay Rd NW
Development Permit/Subdivision Application/File Number [required]	DP2024-06020
Name of Appellant [required]	Amar Singh
Agent Name (if applicable)	Alex Dobrin
Street Address [required]	2307 Mackay Rd NW
hdnFullAddress	2307 Mackay Rd NW Calgary AB T3B1E2
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T3B 1E2
Residential Phone # [required]	(403) 903-8480
Business Phone #	(403) 880-6065
Email Address [required]	alex@marceldesignstudio.com

## APPEAL AGAINST

Required field. Check one item only: for multiple appeals you must submit another Notice of Appeal.

Development Permit Approval

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]

1. Privacy concerns from 3rd floor balcony
2. All of the pedestrian traffic is on the one side of the site. This effects to use and enjoyment of the neighbouring property
3. Lack of addressing Issues with existing retaining walls along the side yards.
4. No consideration of controlling the drainage on site.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated Presentation Time 20min

Will you be using an agent/legal counsel? [required] Yes

Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required] No

If yes, what are the issues?

Do you anticipate bringing any witnesses/experts to your hearing? [required] Unknown

If yes, how many will you be bringing?

*I confirm and acknowledge that*

- *I have read and understood this form;*
- *The information I have provided is accurate to the best of my knowledge; and*
- *I am responsible for paying the appeal fee and my notice of appeal will not be considered filed until my appeal fee has been received.*

Submission Date 2025-05-01 10:30:13 MST

*This personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and the Municipal Government Act, Sections 678 and 686. THIS INFORMATION WILL BE USED FOR PROCESSING YOUR APPEAL AND WILL BECOME PART OF A PUBLIC AGENDA. If you have any questions regarding the collection of this information, contact the Tribunal Coordinator, City Appeal Boards at 403-268-5312 or PO Box 2100, Stn "M", #8110, Calgary, AB, T2P 2M5.*

If you require further information regarding appeal deadlines and procedures, please contact the SDAB office at:

Website: [calgary.ca/sdab](http://calgary.ca/sdab)

Phone: (403) 268-5312

Email: [info@calgarysdab.ca](mailto:info@calgarysdab.ca)

**From:** [Fandrich, Jamie](#)  
**To:** [Calgary SDAB Info](#)  
**Subject:** SDAB2025-0052 / DP2024-06029 - Appeal Response  
**Date:** Tuesday, May 20, 2025 2:49:01 PM  
**Attachments:** [SDAB2025-0052 / DP2024-06029 Appeal Response.pdf](#)

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Hello,

Attached is the Appeal Response for SDAB2025-0052 / DP2024-06029.

Regards,

**Jamie Fandrich**, AT ([hear name](#))

Senior Planning Technician 2

Development & Subdivision Application Services | Community Planning

Planning and Development Services | The City of Calgary

C 403.651.5029 | [jamie.fandrich@calgary.ca](mailto:jamie.fandrich@calgary.ca)



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# Development Authority Appeal Response

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**Appeal Number:** SDAB2025-0052

**Development Permit Number:** DP2024-06020

**Address:** 2311 Mackay RD NW

**Description:** New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites - basement), Accessory Residential Building (garage)

**Land Use:** Residential – Grade-Oriented Infill (R-CG)

**Community:** Montgomery

**Identified Appeal Body:**

Subdivision and Development Appeal Board (SDAB)

**Development Authority Attendance:** Yes

**Use:** Discretionary

**Notice Posted:** Completed as per Bylaw

**Public Response(s) Received?** Yes, responses included in the Board Report

**Applicable Planning Policies:**

- South Shaganappi Communities Local Area Plan (the Plan)
- Policy to Guide Discretion for Secondary Suites and Backyard Suites (the Policy)
- The Low Density Residential Guidelines for Established Communities (Infill Guidelines)

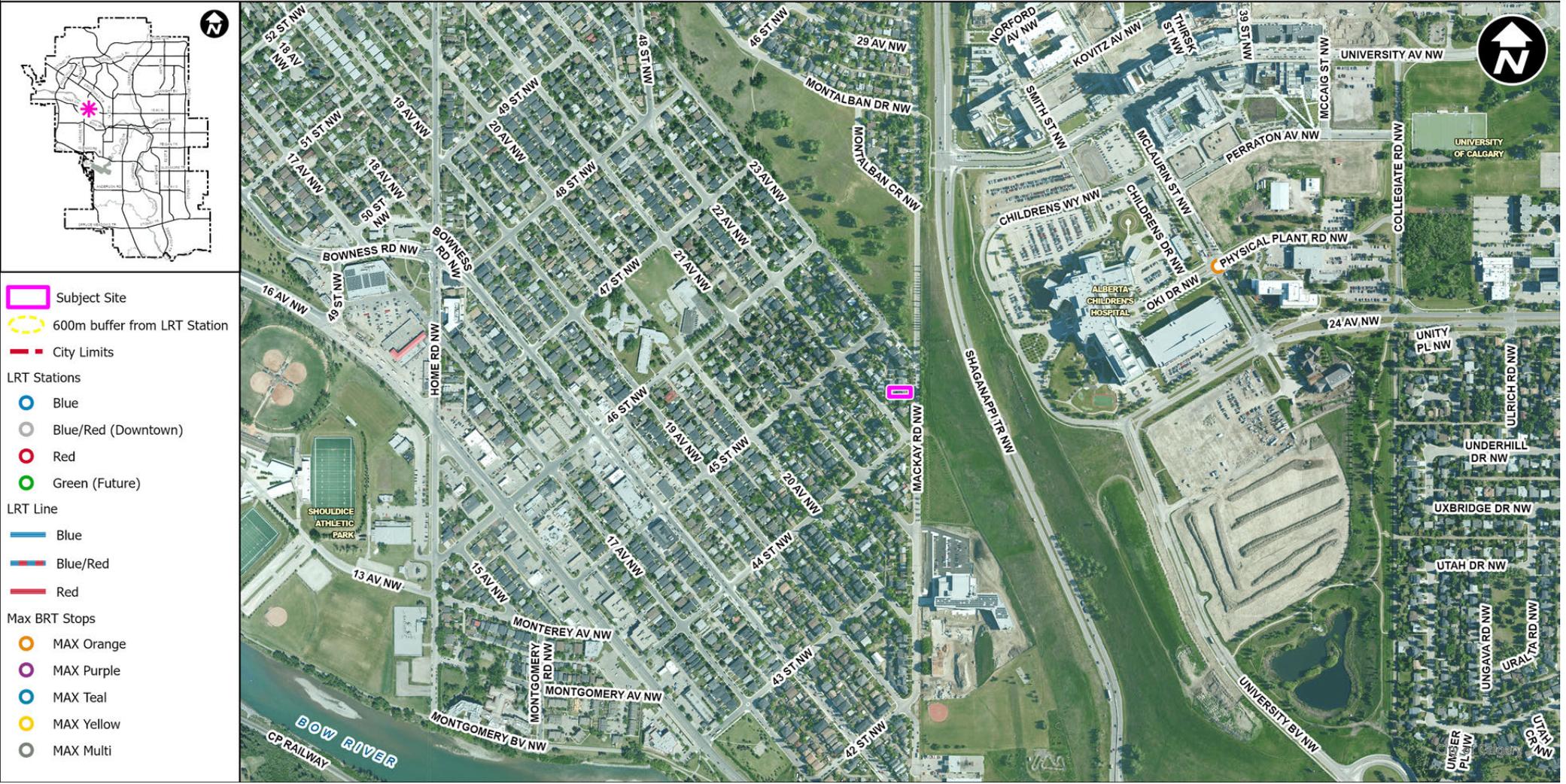
**Bylaw Relaxations:**

The development does not require Land Use Bylaw relaxations.

**Additional Factors, Considerations, and/or Rationale:**

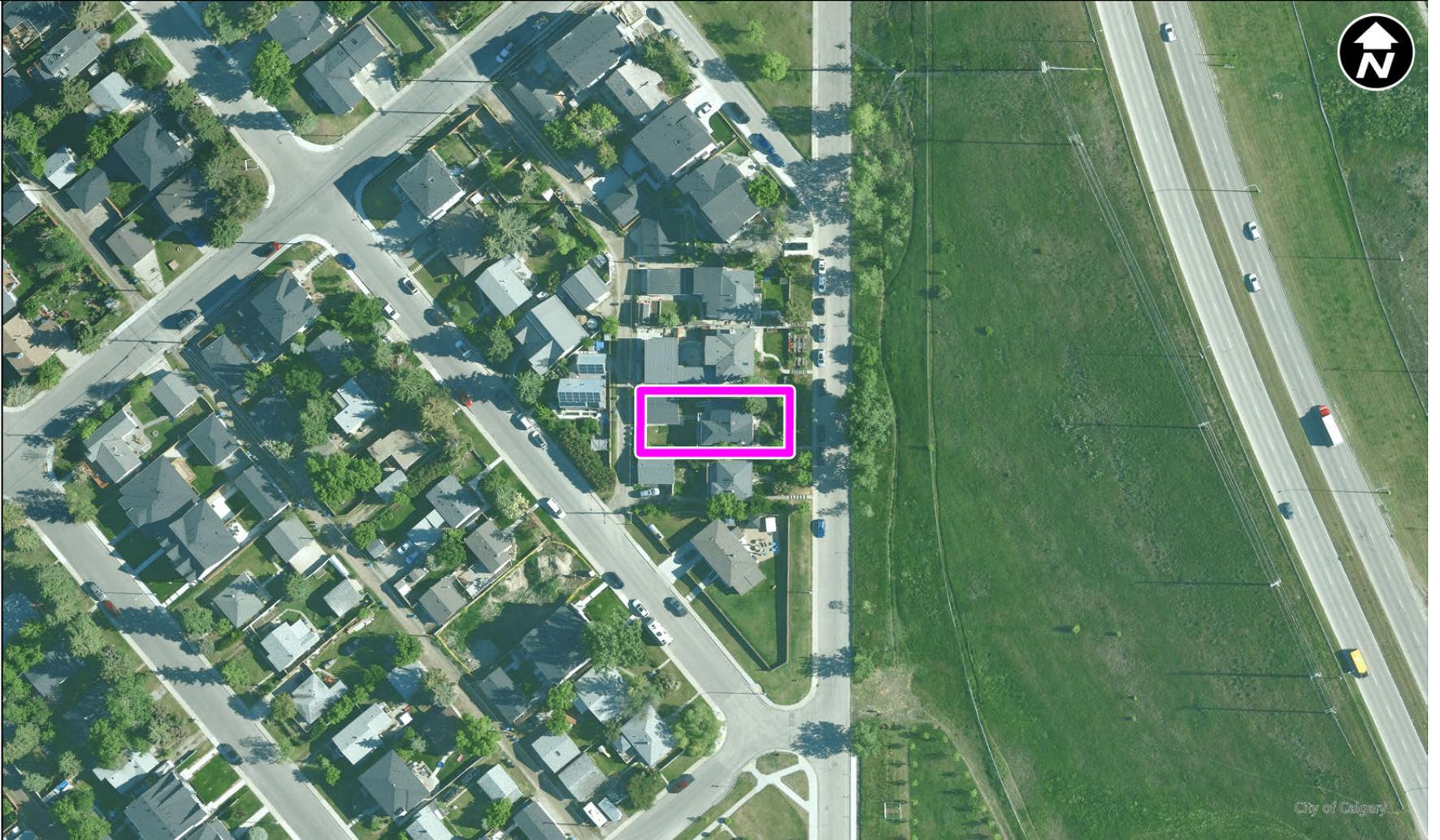
1. Please see the Reasons for Approval.
2. The Development Authority may provide additional materials prior to the merits hearing.

# Community Context SDAB2025-0052



Site Context SDAB2025-0052

-  Subject Site
-  600m buffer from LRT Station
-  City Limits
- LRT Stations**
  -  Blue
  -  Blue/Red (Downtown)
  -  Red
  -  Green (Future)
- LRT Line**
  -  Blue
  -  Blue/Red
  -  Red
- Max BRT Stops**
  -  MAX Orange
  -  MAX Purple
  -  MAX Teal
  -  MAX Yellow
  -  MAX Multi
  -  Bus Stop

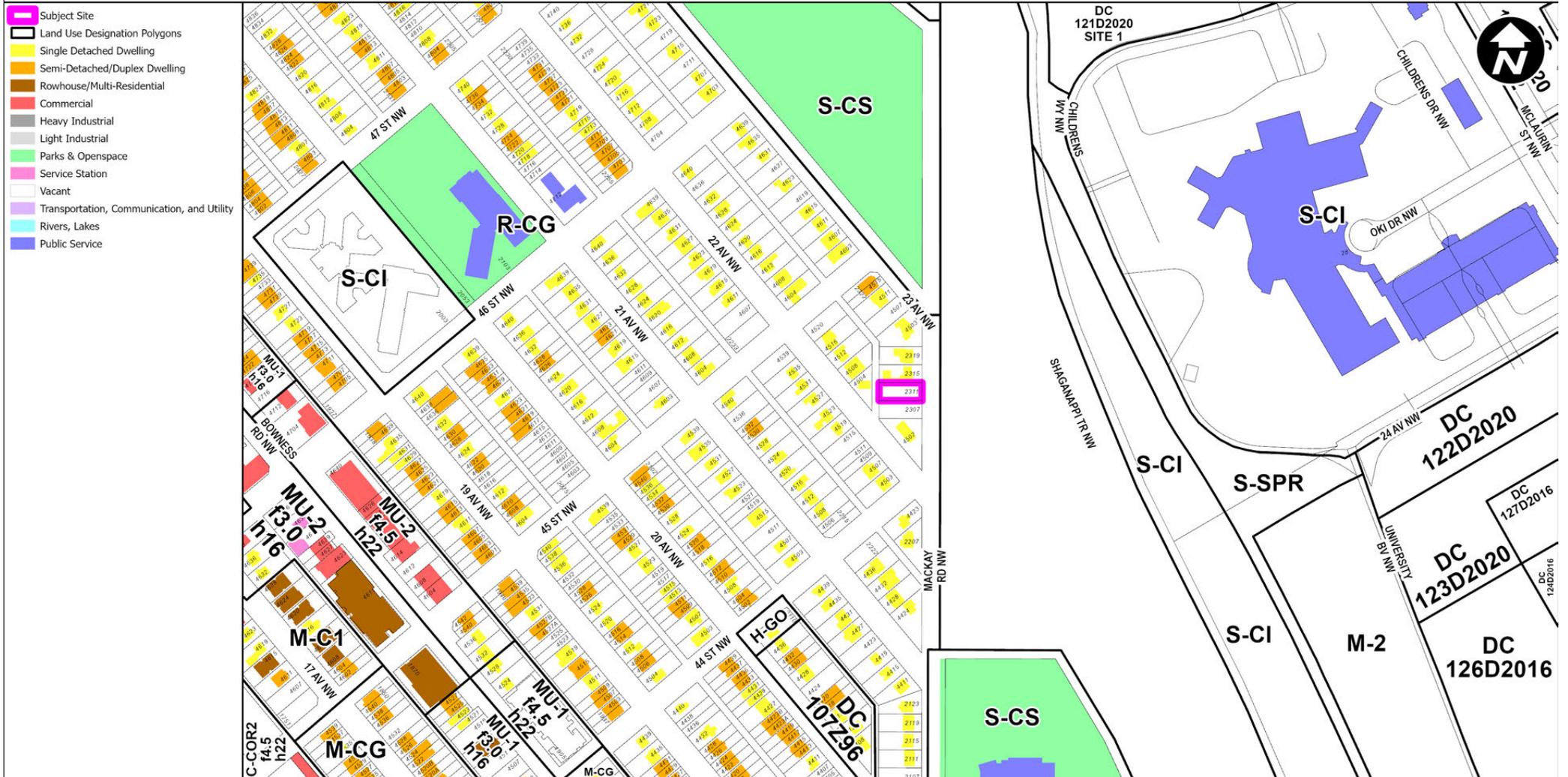


City of Calgary

Land Use Districts SDAB2025-0052



Surrounding Land Use SDAB2025-0052





April 4, 2025

NINES DESIGN

Tubo Borjigin



Dear Applicant:

**RE: Notification of Decision: DP2024-06020**

**Subject: New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites - basement),  
Accessory Residential Building (garage)**

**Address: 2311 MACKAY RD NW**

This is your notification of decision by the Development Authority to approve the above noted application on April 4, 2025.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. The Prior to Release Requirements must be met to the satisfaction of the Development Authority before your Development Permit will be released to you. The Permanent Conditions form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by April 4, 2027 or the development permit shall cease to be valid. The decision will be advertised beginning April 10, 2025 at [www.calgary.ca/publicnotices](http://www.calgary.ca/publicnotices), which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight May 1, 2025. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

If you wish to appeal, submit your appeal with reasons and the \$200.00 filing fee to the Subdivision and Development Appeal Board within 21 days of this notice of decision being given. The appeal may be filed online at [www.calgarysdab.ca](http://www.calgarysdab.ca) or in person or by mail.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-333-5657 or by email at [Tiffany.Hughes@calgary.ca](mailto:Tiffany.Hughes@calgary.ca) and assist me by quoting the Development Permit number.

Yours truly,

Tiffany Hughes  
Senior Planning Technician  
Planning and Development  
Attachment(s)

April 4, 2025

NINES DESIGN

Tubo Borjigin

[tubo@nines-design.com](mailto:tubo@nines-design.com)



(403) 988-0482

Dear Applicant:

**RE: Notification of Decision: DP2024-06020**

**Subject: New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites - basement),  
Accessory Residential Building (garage)**

**Address: 2311 MACKAY RD NW**

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Yours truly,

Tiffany Hughes  
Senior Planning Technician  
Planning and Development  
Attachment(s)



DEVELOPMENT PERMIT  
LAND USE BYLAW NO 1P2007

DP2024-06020

This permit relates to land in the City of Calgary municipally described as:

**2311 MACKAY RD NW**

Community: **Montgomery**

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

and legally described as:

**4994GI;58;12**

and permits the land to be used for the following development:

**New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites - basement),  
Accessory Residential Building (garage)**

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Decision By: **Development Authority**

Date of Decision: **April 4, 2025**

Development Authority: **Michele Yakemchuk**

File Manager: **Tiffany Hughes**

Release Date: \_\_\_\_\_

**This permit will not be valid if development has not commenced by: April 04, 2027**

This Development Permit was advertised on: **April 10, 2025**

**This is NOT a Building Permit**

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

**WARNING**

**This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.**

Applicant: **NINES DESIGN**  
Address: **999 WOODVIEW CR SW**  
City: **CALGARY, AB, T2W4X5**  
Phone:



**DEVELOPMENT PERMIT  
LAND USE BYLAW NO 1P2007**

**DP2024-06020**

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**Complete Address and Legal Description listing for Development Permit DP2024-06020**

<b>Address Type</b>	<b>Address</b>	<b>Legal Description</b>
Parcel	2311 MACKAY RD NW	4994GI;58;12



## Conditions of Approval – Development Permit

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<b>Application Number:</b>	<b>DP2024-06020</b>
<b>Application Description:</b>	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites - basement), Accessory Residential Building (garage)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	2311 MACKAY RD NW
<b>Community:</b>	MONTGOMERY
<b>Applicant:</b>	NINES DESIGN
<b>Planning:</b>	TIFFANY HUGHES 403-333-5657 Tiffany.Hughes@calgary.ca
<b>Utility Engineering:</b>	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca

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## Prior to Release Requirements

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The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

### Utility Engineering

1. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact [Water Resources](#) for additional details. For further information, refer to the following:

[Development Site Servicing Plan Webpage](https://www.calgary.ca/upep/water/specifications/water-development-resources/development-site-servicing-plans.html)

<https://www.calgary.ca/upep/water/specifications/water-development-resources/development-site-servicing-plans.html>

[Development Site Servicing Plans CARL \(requirement list\)](http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

2. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

The off-site levy is based on a 2025 development approval date and on the following:

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Development Type:  
Existing Single: 1/New Grade: 4

Based on the information above, the estimate is \$13,226.00

Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Calgary Approvals Coordination at 587-215-6525 or email [daniela.paul-gutierrez@calgary.ca](mailto:daniela.paul-gutierrez@calgary.ca)

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

3. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
4. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
5. A Development Completion Permit is required prior to the development being occupied.
6. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
7. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3212 for an inspection.
8. No stockpiling or dumping of construction materials is permitted on the adjacent park / open space (MON219) / boulevard.
9. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.
10. Public trees located on the park / open space (MON219) / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
11. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
12. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 4 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
13. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.

14. The submitted plans indicate that the removal of existing public trees is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) to make arrangements for the letter and compensation.

### Utility Engineering

15. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
16. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).

17. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

18. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
19. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024. Only certified cheques or bank drafts made payable to the City of Calgary are acceptable. At time of payment, include completed Payment Submission form which was emailed to the applicant.
20. Pursuant to Bylaw 1H2024, off-site levies are applicable.

## Advisory Comments

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The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

### Planning

21. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
22. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
23. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
24. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
25. A minimum of two trees per unit must be planted on the parcel for a total of four. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 50.0mm; or
  - b. A coniferous tree with a minimum height of 2.0 metres.To satisfy the requirement of two trees, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 85.0mm; or
  - b. A coniferous tree with a minimum height of 4.0 metres.The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.
26. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

27. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at [www.calgary.ca](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
28. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
29. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit [www.calgary.ca](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca). Applicant is to apply for tree protection plan prior to demolition.
30. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **\$565.00**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
31. The submitted plan indicates public tree(s) are to be removed. For each public tree removed with monetary value, compensation includes the value of 1 replacement tree at no additional cost. Planting will occur upon request in the following spring or fall depending on nursery tree availability. Trees are planted in the nearest suitable location pending Line Assignment approval and other required setbacks. Please follow the instructions in your Tree Removal Approval Letter to request your new tree(s).
32. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.
33. Crossing the City setback/right-of-way/boulevard requires the use of anti-compaction practices. These anti-compaction methods must be employed for site access for the duration of the project to ensure protection of the soil from compaction. Anti-compaction measures must be approved by the Urban Forestry technician. Apply via 311.

### Utility Engineering

34. The developer is responsible for ensuring that:

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

- a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.
- b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.
- c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.
- d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
- e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

35. Water connection is available from Mackay RD NW.
36. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
37. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
38. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.
39. Each unit must be individually metered.

40. The applicant must apply for water and sewer connections as per City Standards.
41. Sanitary sewer connection is available from Mackay RD NW.
42. Storm sewer connection is available from Mackay RD NW.
43. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
44. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
45. Discharge of roof leaders should be onto grassed or pervious areas to help reduce the volume of runoff. Direct connection of roof leaders to weeping tile or storm sewers is prohibited. Roof leaders are to be directed to the ground that is graded away from the building and must not discharge within 2.0m of a road right-of-way.
46. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
47. Stormwater emergency escape routes must be to a public roadway.
48. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste  
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>
49. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
50. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.




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## Reasons for Approval for DP2024-06020

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The Reasons for Approval document is intended to provide a short summary of the development permit process; response to concerns raised by neighbours, other affected parties and the Community Association; and rationale for any relaxations of the Land Use Bylaw granted by the Development Authority. Only the approved plans and conditions of approval are the subject of an appeal.

### Scope and Process

#### Development Scope:

The application is for a discretionary Semi-Detached Dwelling (2 buildings), Secondary Suite (4 suites - basement), Accessory Residential Building (garage) at 2311 Mackay RD NW in the north west community of Montgomery. The site is surrounded by low density dwellings to the north, south and west with green space to the east. Primary access for adjacent residences along 2311 Mackay RD NW is via the rear lane.

#### Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no objection
2. **Parks** – conditions provided
3. **Utility Engineering** – conditions provided
4. **Public Infrastructure** – conditions provided
5. **Ward Councillor** – no comments received
6. **Montgomery Community Association** – comments provided (verbatim)
 

We do not support this application a number of development concerns, first and foremost, 8 units on a mid-block property will inherently have many challenges for those individual residing in one of this units

  - too much density on a single lot. From technical perspective, challenges with following:
    - limited parking (0.5 stall per unit is not feasible regardless of current bylaws - practically is does not work),
    - building massing - too high for adjacent building, will cause shadowing issues, privacy issues, etc,
    - Limited amenity space - during Covid it was very clear individuals required access to green space, this development eliminates any opportunity for any private amenity space
    - In general this development does not fit with existing infrastructure, would suggest the applicant consider a semi-detached dwelling



**The City of Calgary**  
**Planning and Development**  
**Technical Planning and Bylaw Review**

7. **Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period – The following comments were received;

- Out of context with the community
- Privacy concerns with the balcony's
- Concerns with infrastructure not being able to accommodate the additional units
- Concerns with height and parcel coverage
- The density is too high for the parcel
- Concerns with parcel drainage

*The following comments were addressed as follows;*

- *The proposed development meets all rules of the land use bylaw, including parking requirements and height.*
- *The proposed development meets councils objective for increasing density in the city.*
- *The location of the balcony's does not go beyond the rear façades of the adjacent dwellings therefore preventing anyone from looking over the sides in to the adjacent rear amenity spaces.*
- *It is responsibility of all parcel owners to ensure they are complying with drainage bylaw for their parcel.*

## **Comments on Relevant City Planning Policies**

### **South Shaganappi Communities Local Area Plan**

*The subject parcel is located in the Neighbourhood Local Area on Map 3 in the South Shaganappi Communities Local Area Pal.*

#### **2.2.1.4 Neighbourhood Connector and Neighbourhood Local**

Neighbourhood Connector and Neighbourhood Local represent the more residentially oriented area of the South Shaganappi Communities. While some commercial and home-based business opportunities exist here, the public space is designed to support low to moderate volumes of pedestrian movement along the street and the built form typically supports privacy and separation for residential uses.

#### ***Policy***

#### **Land Use**

- a. Development in Neighbourhood Connector and Neighbourhood Local areas should:
  - i. be primarily residential uses; and,
  - ii. support a broad range and mix of housing types, unit structures, and forms.
- b. Development in Neighbourhood Connector and Neighbourhood Local areas may include a range of



work-live units or home-based businesses.

#### **Site, Building, and Landscape Design**

In addition to the general site, building, and landscape design policies in Section 2.4, the following policies apply:

- c. Development in Neighbourhood Connector and Neighbourhood Local areas should:
  - i. consider the local built form context;
  - ii. be oriented towards the street;
  - iii. consider shadowing impacts on neighbouring properties and parks; and,
  - iv. provide access to off-street parking and loading areas from the lane.
- d. Entrances or lobbies that provide shared access should be well-marked, be of a width that is consistent with other units along the same frontage, and allow for clear sight lines to and from the building.
- e. Where units are located on the ground floor along lower activity streets or lanes, development should be designed to:
  - i. locate amenity spaces along the lane;
  - ii. provide on-site pedestrian routes along lanes to minimize conflicts with vehicles, particularly near access and service areas; and,
  - iii. provide windows with views to the street or lane.

#### **2.2.1.6 Neighbourhood Local**

Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing heritage assets, established development pattern and access to parks, open space, and other amenities. The public space may include features such as landscaped boulevards and public street trees.

#### **Policy**

##### *Site, Building, and Landscape Design*

- a. Multi-Residential development is only supported in the Neighbourhood Local, Limited Scale areas in a grade-oriented form.

*The proposed development is two semi-detached dwellings with secondary suites in the basements which offers an updated architectural style to the existing streetscape. The subject development proposes a design that aligns with the expected built form of the above noted policy for the area while moderately increasing the density of the parcel.*



**The City of Calgary**  
**Planning and Development**  
**Technical Planning and Bylaw Review**

**Land Use Bylaw 1P2007**

The existing land use for the site is Residential – Grade-Oriented Infill District (R-CG). The R-CG district is intended to accommodate existing residential development, a wide range of grade-oriented development and Secondary Suite and Backyard Suites with new and existing residential development.

A bylaw check of the proposed development identified no bylaw discrepancies. The proposed development meets the intent of the land use district.

**Bylaw Discrepancies**

Regulation	Standard	Provided
None Noted		

**Planning Review**

During the review, the Development Authority considered the rules and intent of the 1P2007 Land Use Bylaw, as well as the appropriateness of the proposed development in the context of the neighbourhood.

The development fits the context of the surrounding streetscape and community by providing a similar main floor height, orientation on the parcel, exterior claddings, and massing, all of which contribute to the development’s fit with the existing context. The design elements noted above respect the intentions of the development encouraged by the Land Use Bylaw 1P2007 and South Shaganappi Local Area Plan, while providing the rationale for approval.

In summary, the proposed development captures all elements of sound planning rationale. This development will contribute positively to the streetscape and the greater neighbourhood. The development will not unduly interfere with the amenities of the neighbourhood or interfere with or affect the use, enjoyment or value of neighbouring parcels of land. The development meets the intent of the Land Use Bylaw 1P2007. As such, the Development Permit is approved, subject to relevant conditions.



**APPLICATION FOR A DEVELOPMENT PERMIT  
LAND USE BYLAW NO 1P2007**

528198874-001

Taken By:

Application Date **Aug 16, 2024****APPLICATION NO DP2024-06020**

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

**Total Fees: \$1,246.00**Cart #: Applicant: **NINES DESIGN**Address: **999 WOODVIEW CR SW**City: **CALGARY, AB, T2W4X5**

Phone:

Contact: **Borjigin, Tubo**Phone: 

Fax:

e-mail: Parcel Address: **2311 MACKAY RD NW**Legal: **4994G1;58;12**L.U.D.: **R-CG**Community: **MONTGOMERY**Sec. Number: **25W** Ward: **07**Description: **New: Semi-detached Dwelling (2 buildings),  
Secondary Suite (4 suites)**Gross Floor Area: 9297.61 feet -  
squared  
Dwelling Units: 4Proposed Development is: **Discretionary**Proposed Use: **Semi-Detached Dwelling  
Secondary Suite**

I agree to receive correspondence via electronic message related to this application.

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning and Development to inactivate and cancel incomplete applications.

Applicant / Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The personal information on this form is being collected under the authority of The Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) and amendments thereto. It will be used for the permit review and inspection processes. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. The name of the applicant and the nature of the permit will be available to the public. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Track your application on-line with **VISTA** Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) **DP2024-06020**   
or call our Planning Support Centre at (403)268-5311.

**SDAB2025-0052**



## LAND TITLE CERTIFICATE

S	LINC	SHORT LEGAL	TITLE NUMBER
	0019 350 834	4994GI;58;12	161 195 156

LEGAL DESCRIPTION  
 PLAN 4994GI  
 BLOCK 58  
 LOT 12  
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 5;2;24;25;W

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 061 181 358

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 195 156	19/08/2016	TRANSFER OF LAND	\$518,000	\$518,000

## OWNERS

WEI QIAN  
 OF 2311 MACKAY ROAD NW  
 CALGARY  
 ALBERTA T3B 1E2

## ENCUMBRANCES, LIENS &amp; INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
4300HF	16/01/1957	RESTRICTIVE COVENANT
921 034 476	18/02/1992	ENCROACHMENT AGREEMENT OVER LOT 12 IN BLOCK 58 ON PLAN 4994 GI FOR BENEFIT OF LOT 11 IN BLOCK 58 ON PLAN 4994 GI
161 161 158	12/07/2016	CAVEAT RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE CITY OF CALGARY.

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTSPAGE 2  
# 161 195 156REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----C/O GENERAL MANAGER  
CORPORATE SERVICES  
12TH FLOOR, MUNICIPAL BUILDING  
800 MACLEOD TRAIL SOUTH EAST  
CALGARY  
ALBERTA  
AGENT - GURPREET DHILLON161 195 157      19/08/2016 MORTGAGE  
MORTGAGEE - THE TORONTO DOMINION BANK.  
500 EDMONTON CITY CENTRE EAST  
10205- 101ST STREET, 5TH FLOOR  
EDMONTON  
ALBERTA T5J5E8  
ORIGINAL PRINCIPAL AMOUNT: \$518,000

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 1 DAY OF JULY,  
2024 AT 03:31 P.M.

ORDER NUMBER: 50942244

CUSTOMER FILE NUMBER: 240877



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**ALBERTA GOVERNMENT SERVICES  
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

**161161158**

ORDER NUMBER: 52483181

**ADVISORY**

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

**CAVEAT****FORBIDDING REGISTRATION****TO THE REGISTRAR OF THE SOUTH ALBERTA LAND REGISTRATION DISTRICT**

Take Notice that **THE CITY OF CALGARY**

in the Province of Alberta

claims a statutory interest under and by virtue of an Encroachment Agreement made in writing between The City of Calgary and **RITA ROSEMARIE BOULET** dated **June 20, 2016** and entered into pursuant to Section 651.2 of the Municipal Government Act (Alberta) (a true copy of which is attached)

PLAN 4994GI

BLOCK 58

LOT 12

EXCEPTING THEREOUT ALL MINES AND MINERALS

being the benefited lands and standing in the register in the name of **RITA ROSEMARIE BOULET** and It forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest unless the instrument or certificate of title, as the case may be, is expressed to be subject to its claim.

It appoints the office of the General Manager, Corporate Services

12th Floor, Municipal Building

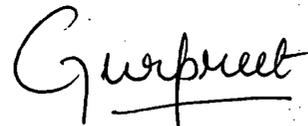
800 Macleod Trail South East

Calgary, Alberta T2P 2M5

as the place at which notice and proceedings relating hereto may be served.

**DATED** on this 28th day of June, 2016, A.D.

By its agent The City of Calgary in  
that behalf

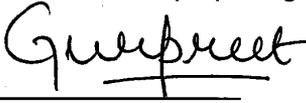


**Gurpreet Dhillon**  
Encroachment Administrator  
The City of Calgary

Canada ) I, **Gurpreet Dhillon**, Encroachment Administrator  
Province of Alberta ) The City of Calgary  
To Wit: ) in the Province of Alberta  
) make oath and say:

- (1) That I am the agent for the above named Caveator
- (2) That I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN at The City of Calgary )  
In the Province of Alberta )

  
) **Gurpreet Dhillon**  
) Encroachment Administrator  
) The City of Calgary

this 28th day of June, 2016, A.D.



Kelly M. Foster  
A Commissioner for Oaths in and for Alberta  
My Commission Expires February 27, 2018

=====

**CAVEAT  
FORBIDDING REGISTRATION**

=====

**THE CITY OF CALGARY**

**-AND-**

**RITA ROSEMARIE BOULET**

REAL ESTATE & DEVELOPMENT SERVICES FILE NO: LEO804- 635675  
2311 MACKAY ROAD NW

THIS AGREEMENT made effective 2016 June 20 between:

**THE CITY OF CALGARY**, a municipal corporation in the Province of Alberta

- and -

**RITA ROSEMARIE BOULET**, of the City of Calgary in the Province of Alberta

## **ENCROACHMENT AGREEMENT**

Definitions

1. In this Agreement:
  - (a) "Agreement" means this encroachment agreement and any amendments, schedules and supplements to it.
  - (b) "City" means the municipal corporation of The City of Calgary.
  - (c) "City Parcel" means the following interest(s) in land as owned by the City:

the road / street right-of-way known as MACKAY ROAD NW AND THE LANE.
  - (d) "Real Estate & Development Services, Manager, Land" means such person or delegate employed by the City and holding the office of Real Estate & Development Services, Manager, Land.
  - (e) "Development" means any structure, building or improvement or repair of a building, constructed or placed on the Owner's Land which extends in, on, over or under the City Parcel.
  - (f) "Encroachment" means that portion of a Development which encroaches in, on, over or under the City Parcel as more particularly dimensioned and further identified by colouring or highlighting or other clear means on the real property report attached to this Agreement.
  - (g) "Owner" means the registered legal owner(s) of the owner's land.

(h) "Owner's Land" means a freehold interest in a parcel of land registered at the South Alberta Land Registration District office ("Land Titles") in the name of the Owner and legally described as:

PLAN 4994GI  
BLOCK 58  
LOT 12  
EXCEPTING THEREOUT ALL MINES AND MINERALS

(Municipally described as 2311 MACKAY ROAD NW)

(i) "notice" or "notify" means a notice in writing sufficiently given by the City to the Owner if personally delivered to the Owner or an occupant of the Owner's Land or if mailed by single registered mail to the Owner's address noted on the Certificate of Title for the Owner's Land.

Consideration & right to maintain

2. In consideration of the sum of:

Fifty two dollars and Fifty (\$52.50) cents

paid to it by **RITA ROSEMARIE BOULET** (such sum having been received satisfactorily by the City) and subject to the terms and conditions of this Agreement, the City gives to the Owner the right, licence and privilege to:

continue the Encroachment subject to a determination that the affected area of the City Parcel is not required for public use and subject to the right of the City to give the Owner thirty (30) days notice to remove the Encroachment in accordance with sub-section 13(1)(0) of the Traffic Safety Act, R.S.A. 2000, c. T-6.

Owner's obligation

3. Throughout the continuance of this Agreement, the Owner will, at its sole cost and expense:

Maintain

(a) **keep, maintain and repair the Encroachment** in good order and condition commensurate with high quality developments of a similar nature, all to the satisfaction of the Real Estate & Development Services, Manager, Land, acting reasonably.

No increase in Encroachment

(b) ensure that the Encroachment is not enlarged, added to, rebuilt or structurally altered except as may be necessary to make it non-encroaching.

Removal

- (c) **remove the Encroachment** if the Development is damaged, destroyed, requires rebuilding or is re-developed to the extent of more than seventy-five (75%) per cent of the value of the Development above its foundation as valued prior to such damage, destruction or rebuilding, such determination to be made by the Real Estate & Development Services, Manager, Land.

Redevelopment

- (d) ensure that any **further development** built on the Owner's Land **will not encroach** in, on, over or under the City Parcel.

Taxes

- (e) promptly **pay when due any additional municipal property taxes** (including without limitation local improvement taxes) that are assessed and levied against the Owner's Land by virtue of the Encroachment. The Owner acknowledges and agrees that the municipal assessment and tax records for the Owner's Lands may be amended to include the Encroachment.

Owner's Non-performance

4.

If the **Owner fails or neglects within thirty (30) days** of the receipt of notice from the Real Estate & Development Services, Manager, Land **to comply with the requirements of this Agreement** for a period of thirty (30) days after notice of non-compliance has been delivered, or without notice in the case of an emergency, the City may (but is not required to):

- (a) perform or cause to be performed the requirements of this Agreement on behalf of and at the Owner's cost and expense. **The Owner will reimburse the City** for all costs, charges, and expenses incurred by the City on behalf of the Owner within ten (10) days of receipt by the Owner of an invoice for them;
- (b) **demolish and remove the Encroachment** on behalf of and at the Owners costs, charges, and expenses and terminate the Owner's rights under this Agreement. The Owner will reimburse the City for all such costs, charges, and expenses incurred by the City for undertaking such work within ten (10) days of receipt by the Owner of an invoice for them;
- (c) pursue any other right or remedy which the City may be entitled to under this Agreement, or in law or equity.

## Indemnity

5. Save and except for the negligent act or wilful misconduct of the City **the Owner shall indemnify the City** and save it harmless from and against all claims, actions, damages, liabilities and expenses in connection with losses of life, personal injury, damage to property, or any other damage, loss or injury **which are based upon, or arise out of or are in any way connected with the Encroachment** and the exercise of the rights and privileges contained in this Agreement, including but not limited to the following:
- (a) suffered or incurred by the Owner or those for whom the Owner is in law responsible;
  - (b) suffered or incurred by the City or those for whom the City is in law responsible (including without limitation any additional costs and expenses incurred by the City in carrying out work on the City Parcel by reason of the Encroachment);
  - (c) damage or expense sustained by the Owner and related to the removal of the Encroachment;
  - (d) made, brought or prosecuted by anyone else.

## Continuing obligations

6. **Any obligation of the Owner to protect the City shall survive the termination** of this Agreement.

## Charge

7. The City shall have a **charge upon the Owner's Land** for any sum that may at any time be payable to the City pursuant to this Agreement and shall be entitled to file a Caveat against the title to the Owner's Land to protect such interest under this Agreement.

## Caveat

8. **The City shall be entitled to file a Caveat** against the certificate of title to the Owner's Land to protect its interest under this Agreement in accordance with section 72 of the *Land Titles Act*, R.S.A. 2000, Chapter L-4.

## No interest in city parcel

9. Notwithstanding sub-section (b) of section 72 of the *Land Titles Act* and in order to comply with section 16 of the *Highway Traffic Act*, the City and the Owner agree that the registration of this Agreement against title to the Owner's Land **does not constitute an interest in land in the City Parcel**.

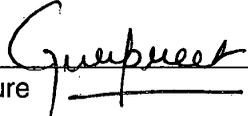
Successors

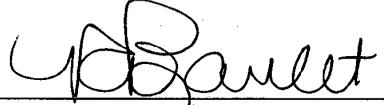
- 10. The Agreement shall be binding upon and enure to the benefit of the City and its successors, licensees and assigns, and the Owner and its successors and assigns.

Severability

- 11. Should part of this Agreement be or become illegal or unenforceable, it will be considered severable from this Agreement and the remainder of this agreement will remain in effect as though the illegal or unenforceable parts had not been included.

IN WITNESS AND TO CONFIRM THIS AGREEMENT AND AS EVIDENCE OF ITS BINDING CONTRACTUAL NATURE, the parties to this Agreement have signed this Agreement before witnesses effective on the day and year noted on the first page.

Witness Signature 

  
 RITA ROSEMARIE BOULET

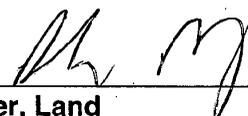
Witness Signature

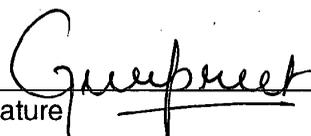
\_\_\_\_\_

Approved	
Bev Fellman	
Gurpreet Dhillon	<i>Go</i>

THE CITY OF CALGARY

Per:

  
 Manager, Land

  
 witness signature

FORM 31

LAND TITLES ACT  
(Sections 151 and 152)

AFFIDAVIT OF EXECUTION

*Guybrush Dhillon*  
I, \_\_\_\_\_, of the City of Calgary, in the Province of Alberta make oath and say:

1. I was personally present and did see **RITA ROSEMARIE BOULET** who is known to me to be the person named in the within (*or annexed*) instrument, duly sign the instrument;  
or

I was personally present and did see **RITA ROSEMARIE BOULET** who, on the basis of the identification provided to me, I believe to be the person named in the within (*or annexed*) instrument, duly sign the instrument;

2. The instrument was signed at the City of Calgary, in the Province of Alberta and I am the subscribing witness thereto;

3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at the City of )  
Calgary in the Province of Alberta )  
this 21<sup>st</sup> day of June 2016 A.D. )  
)  
)  
)  
)

*K. Foster*  
\_\_\_\_\_  
A Commissioner for Oaths in  
and for Alberta

*Guybrush*  
\_\_\_\_\_  
(witness signature)

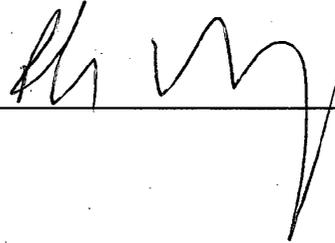
**AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY**

CANADA )  
PROVINCE OF ALBERTA ) I, Richard Colluney, of the City of Calgary, in the  
TO WIT: ) Province of Alberta,

MAKE OATH AND SAY THAT:

- 1. I am the Manager, Land, Real Estate & Development Services for The City of Calgary named in the attached Encroachment Agreement.
- 2. I am authorized on behalf of The City of Calgary to bind The City of Calgary to the terms of this Agreement by affixing my signature thereto.

SWORN BEFORE ME at the City of Calgary, )  
in the Province of Alberta, )  
this 28<sup>th</sup> day of June 2016. )

  
\_\_\_\_\_

  
\_\_\_\_\_

Kelly M. Foster  
A Commissioner for Oaths in and for Alberta  
Commission Expires February 27, 2018

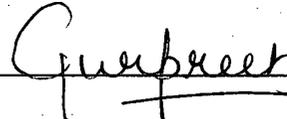
**AFFIDAVIT OF EXECUTION**

CANADA )  
PROVINCE OF ALBERTA ) I, Gurpreet Dhillon, of the City of Calgary, in the  
TO WIT: ) Province of Alberta,

MAKE OATH AND SAY THAT:

- 1. I was personally present and did see Richard Colluney named in the attached instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein.
- 2. The same was executed at the City of Calgary in the Province of Alberta and that I am the subscribing witness thereto.
- 3. I know the said Richard Colluney and he is in my belief of the full age of eighteen years.

SWORN BEFORE ME at the City of Calgary, )  
in the Province of Alberta )  
this 28<sup>th</sup> day of June 2016. )

  
\_\_\_\_\_ )  
Witness )

  
\_\_\_\_\_ )

Kelly M. Foster  
A Commissioner for Oaths in and for Alberta  
Commission Expires February 27, 2018



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Dated: 2016 June 20

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BETWEEN:

THE CITY OF CALGARY

- and -

RITA ROSEMARIE BOULET

---

**ENCROACHMENT  
AGREEMENT**

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GLEND A COLE  
CITY SOLICITOR  
CITY HALL  
CALGARY, ALBERTA  
T2P 2M5  
FAX: (403) 268-4634

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REAL ESTATE &  
DEVELOPMENT SERVICES  
FILE NO. LEO804-635675  
2311 MACKAY ROAD NW



161161158

161161158 REGISTERED 2016 07 12

CAVE - CAVEAT

DOC 1 OF 1 DRR#: D0C2543 ADR/BENIPALO

LINC/S: 0019350834

**ALBERTA GOVERNMENT SERVICES  
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

**921034476**

ORDER NUMBER: 52483181

**ADVISORY**

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BETWEEN:

HILDEGARD SELMA ROBINSON  
and MARJORIE DORIS THOMAS

(hereinafter referred  
to as "the Grantor")

- and -

ALEXANDER J. PAULIS

(hereinafter referred  
to as "the Grantee")

---

ENCROACHMENT AGREEMENT

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M.J. VERSTRATEN PROF. CORP  
106 - 1144 - 29 Avenue N.E  
Calgary, Alberta  
T2E 7P1

File # 7711 MJV

921034476 REGISTERED 1992 02 18  
ENCA - ENCROACHMENT AGREEMENT  
DOC 1 OF 1 DRR#: 1622817 ADR/GVELJI  
I/INC/S: 0019350834 0019350826

I certify that the within instrument  
is duly entered and recorded in the Land  
Titles Office for the Province of Alberta,  
Registration Branch, St. Albert,  
A.D. Registrar  
SALRD



ENCROACHMENT AGREEMENT

THIS AGREEMENT MADE ON THE 7 DAY OF FEBRUARY, 1992

IS BETWEEN:

HILDEGARD SELMA ROBINSON and MARJORIE DORIS THOMAS  
hereinafter called "the Grantor"

- and -

ALEXANDER J. PAULIS  
hereinafter called "the Grantee"

WHEREAS the Grantor is now the registered owner of property in the City of Calgary, in the Province of Alberta, legally known as:

PLAN 4994 GI  
BLOCK 58,  
LOT 12,  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
(hereinafter called Lot 12)

AND WHEREAS the Grantee is entitled to be the registered owner or is the registered owner of the adjoining property in the City of Calgary, in the Province of Alberta, known legally as:

PLAN 4994 GI  
BLOCK 58,  
LOT 11,  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
(hereinafter called Lot 11)

AND WHEREAS the garage on Lot 11 encroaches onto Lot 12 and a portion of the retaining wall also encroaches onto Lot 12:

NOW THEREFORE the parties agree as follows:

1. The Grantor, in consideration of the Grantees covenants herein contained, hereby grants to the Grantee, with respect to the Grantee's garage and south retaining wall, the right to encroach over the common boundary line between Lot 11 and Lot 12 to the extent shown on the attached Real Property Report prepared by Prism Engineering & Surveys Ltd. dated February 4th, 1992.
2. The Grantor grants to the Grantee a perpetual easement over the Grantor's property for the purpose of repairing and maintaining the portions of the garage and retaining wall located on Lot 12 and the Grantee covenants that in doing so, the

EA OVER LOT 12 IN BLK 58 ON PL. 4994 GI  
FOR BENEFIT OF LOT 11 IN BLK 58 ON PL. 4994 GI

selected, the dimensions shown relate to distances measured from the center of the road to the center of the property on 2 1/2 inch scales and are not to be construed as a survey.

Interpretation of the boundary of the property of the City of Calgary, as shown on the attached Real Property Report prepared by Prism Engineering & Surveys Ltd. dated February 4th, 1992.

SCALE 1:200

APPROVED:

*M. Key* M. Key  
Calgary, Alberta  
1. OF PROPERTY

*A. J. Paulis* A. J. Paulis  
Calgary, Alberta

DATE: Feb 11/92

DATE: Feb 11/92

PRISM ENGINEERING & SURVEYS LTD.  
128, 1035 - 32nd Ave. N.E.  
Calgary, Alberta T2E 7C8  
Tel: 291 5534

Grantee shall cause the minimum possible disturbance that is possible to the Grantor's property, and do such maintenance and repairs in a proper and workmanlike manner. Notwithstanding the aforesaid, if the Grantee's garage is totally destroyed, or partially destroyed to an extent greater than 75% of its then replacement value, the encroachment and easement granted in this paragraph and the previous paragraph with respect to the garage shall have no further force and effect to the extent that they apply to the former garage and if the Grantee decides to rebuild the garage, same shall be located on the Grantee's property in accordance with applicable setback and sideyard requirements prescribed by such government authorities as have jurisdiction over such matters. Similarly, if the Grantee reconstructs the portion of the retaining wall which encroaches onto Lot 12, he shall reconstruct the wall in such a manner that it does not encroach onto Lot 12.

3. The Grantee covenants with the Grantor to keep the garage and retaining wall in good repair and condition.

4. No part of the estate in fee simple of Lot 12 upon which the retaining wall or the garage is located shall become vested in the Grantee.

5. The covenants contained herein shall run with the lands save that no covenants herein contained shall be personally binding on either party hereto except while they are registered as the owner's of such property.

6. This Agreement shall enure to the benefit of and be binding upon the heirs, assignees and successors in title of the parties hereto.

7. Any reference to the masculine shall include the feminine, and the singular the plural, and for greater certainty the Grantee's parcel shall be deemed to be the dominant tenement and the Grantor's parcel shall be deemed to be the servient tenement.

SIGNED AND DATED this 7 day of February, 1992.

[Signature]  
WITNESS

R.S. Robinson

[Signature]  
WITNESS

[Signature]

[Signature]  
WITNESS

[Signature]

Attention: please only copies with original signature. (in red)

ADDRESS: 1205 Mc Kay Road N.W.

1 OF 1 PAGES

SCALE 1:200

1/2" = 1' 0" G.I.

1/4" = 3' 0" G.I.

1/8" = 6' 0" G.I.

1/16" = 12' 0" G.I.

1/32" = 24' 0" G.I.

1/64" = 48' 0" G.I.

1/128" = 96' 0" G.I.

1/256" = 192' 0" G.I.

1/512" = 384' 0" G.I.

1/1024" = 768' 0" G.I.

1/2048" = 1536' 0" G.I.

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AFFIDAVIT OF EXECUTION

CANADA )  
 PROVINCE OF ALBERTA ) I, GERALDINE STONEMAN  
 TO WIT: ) of the City of Calgary, in the Province  
 ) Alberta, SECRETARY, MAKE OATH AND SAY:

1. THAT I was personally present and did see ALEXANDER J. PAULIS named in the within Instrument who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein.
2. THAT the same was executed at the City of Calgary, in the Province of Alberta, and that I am the subscribing witness thereto.
3. THAT I know the said ALEXANDER J. PAULIS and he is in my belief the full age of eighteen years.

SWORN TO at the City of Calgary, in the Province of Alberta, this 13 day of FEBRUARY, 1992.

*Geraldine Stoneman*  
 GERALDINE STONEMAN

*Christine Snead*  
 A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF ALBERTA  
 CHRISTINE SNEAD, SECTION 3, JANUARY 29, 1993

Section 20(1) of the Survey Act, R.S.A. 1980, c. S-26, requires that a copy of the original instrument be submitted to the Registrar of Land Titles for registration. The Registrar will not register an instrument unless it is accompanied by a copy of the original instrument. The Registrar will not register an instrument unless it is accompanied by a copy of the original instrument.

ADDRESS: 2315 Mc Kay Road N.W., Calgary, Alberta T2K 1K1

SCALE: 1:200

DATE: Feb 1992

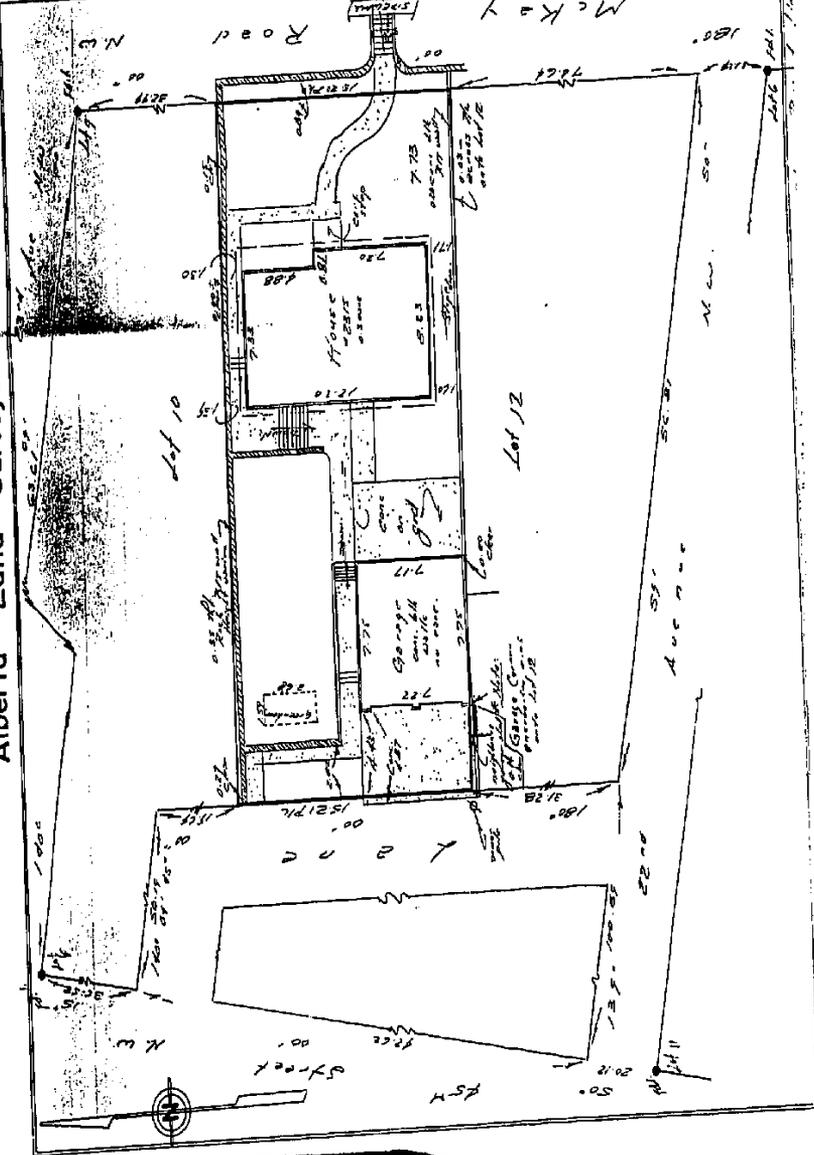
FILE: 72-1-1-1

ENGINEERING & SURVEYS LTD. 126, 1335 - 32nd Ave N.E. Calgary, Alberta T2E 1V6

Date: Feb 1992

Alberta Land Surveyor's Real Property Report

**NOTE.**  
 The dimensions shown relate to distances between specified points. The dimensions shown relate to distances between specified points. The dimensions shown relate to distances between specified points. The dimensions shown relate to distances between specified points.



For your own protection accept only copies with an original signature, (in red)

MUNICIPAL ADDRESS:  
 2315 McKay Road N.W.  
 Calgary, Alberta

DESCRIPTION OF PROPERTY:  
 Lot 11  
 P.A.: 528  
 P.L.: 4994 S.I.

SCALE 1:200

1. Walter J. Moloney, Alberta Land Surveyor do hereby certify that the survey represented by this plan is true and correct and was made under my personal supervision.  
 2. The survey was made in accordance with the Manual of Code.  
 3. The survey was completed on the 21<sup>st</sup> day of Feb. 1982.  
 4. The improvements on shown on this plan are as shown on the boundaries of the subject property except as shown.  
 5. No visible encroachments exist onto the subject property from any improvement shown on an adjacent property.

Dated this 21<sup>st</sup> day of Feb. 1982.

ROBERT CARO SURVEYOR

CLIENT: FRISM SURVEYS LTD  
 128, 935 - 32nd Ave. N.E.  
 Calgary, Alberta T2C 1P8  
 Phone: (403) 291 5530  
 File No: 738-011-1 Date: Feb 1982

Wei Qian

owner(s)  
Wei Qian

contact name  
2311 Mackay Road NW, Calgary AB T3B1E2

contact address



contact phone



City of Calgary  
Planning & Development  
P.O. Box 2100, Stn. M, # 8108  
Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to 2311 Mackay Road NW, Calgary AB T3B1E2  
property address

Please be advised that I, Wei Qian am:  
full name

(select one)

- the owner of the above mentioned property, and that I authorize
- an officer or director of the owner(s) of the above mentioned property, and that I am authorized by that owner to authorize

Nines Design & Visualization Ltd. and/or its Tubo Borjigin  
agent or company name applicant, consultant, contractor (if applicable)

to apply for any and all Demolishing Permit, Development Permit, Building Permit  
permit type

for the above mentioned property.

I further agree to immediately notify The City of Calgary, in writing, of any changes regarding the above information.

July 17, 2024  
date signed

date signed

signature of owner

Wei Qian  
name of owner (printed)

name of owner (printed)

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## Abandoned Well Declaration

Application # \_\_\_\_\_  
for office use only

Site Address: 2311 Mackay Road N.W.

Legal Description: Lot 12, Block 58, Plan 4994 GI

The *Municipal Government Act's Subdivision and Development Regulations (Alberta Regulation 160/2012)* requires developers to identify abandoned oil and gas wells and, where present, to comply with setback requirements as identified in the Energy Resources Conservation Board (ERCB) [Directive 079: Surface Development in Proximity to Abandoned Wells](#).

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiries and a thorough inspection and review.

- Provide a map of the subject parcel showing the presence or absence of abandoned wells.
  - [User Guide to Finding Abandoned Wells on GeoDiscover Alberta's Map Viewer](#)
  - [Abandoned Well Locations on GeoDiscover Alberta's Map Viewer](#)

**NOTE:** The map must show the actual well location, as identified in the field, including the surface coordinates (available on the Abandoned Well Map Viewer or by contacting the ERCB Customer Contact Centre at 1-855-297-8311) and the 5 metre setback established in [ERCB Directive 079](#) in relation to existing or proposed building sites.

- Are there abandoned Oil/Gas wells located within 5 m of the site?  Yes  No  
If you answered 'yes', please answer question 3 and include the well location(s) on the site plan.
- Have you contacted the licensee of the well(s) to confirm the exact location?  Yes  No  
If you answered 'yes', you must have written confirmation included with your application.

Licensee Company Name \_\_\_\_\_ Licensee Contact \_\_\_\_\_

**NOTE:** Where a well is identified, the Development Authority must refer a copy of the application to the Licensee(s) of Record. The referral will include the applicant's contact information.

- Who is submitting the Abandoned Well Declaration for this development?

Applicant  Owner  Builder  Other \_\_\_\_\_

Company Name Nines Design & Visualization Ltd. Contact Person Tubo Borjigin

Address 999 Woodview Crescent SW

Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

5. Will the development result in construction activity within the setback area?  Yes  No  
If you answered 'yes':

- Provide a statement confirming that the abandoned wells will be temporarily marked with on-site identification to prevent contact during construction; and
- Describe what measures will be taken to prevent contact during construction.

**NOTE:** This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

*I, the  owner,  authorized agent,  authorized consultant, state that, to the best of my knowledge, the information provided in this statement is accurate, complete and is based on diligent inquiry and thorough inspection and review of all the documents and other information reasonably available pertaining to the subject property.*

July 26, 2024

Date



Applicant Signature

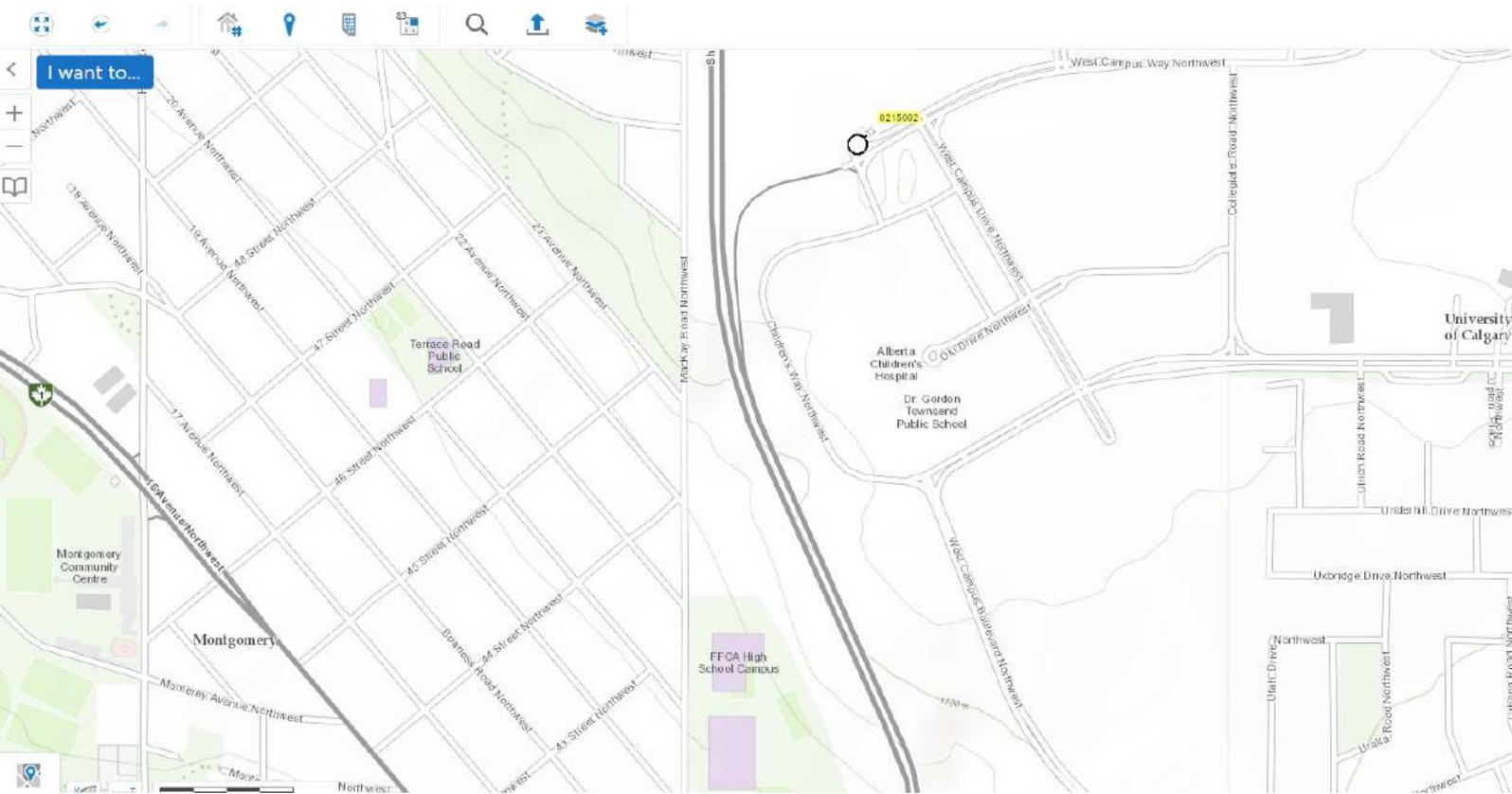
Tubo Borjigin

Applicant Name (Please Print)

Nines Design & Visualization Ltd.

Company Name (Please Print)

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SDAB2025-0052



Site Contamination Statement

Application # \_\_\_\_\_ for office use only

Site Address: 2311 Mackay Road N.W.

Legal Description: Lot 12, Block 58, Plan 4994 G1

The information provided in this disclosure statement will assist the Development, Land Use and Subdivision Authorities in processing planning applications. The Authorities rely on the information provided in this statement to assist in determining the potential for site contamination, which may have been caused by current or historic activities.

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiry and the thorough inspection and review of all documents and other information pertaining to the subject property. Please be aware that further site assessments may be required as part of the review of your application.

- 1. Are you aware of any environmental investigations (audits, assessments, tests, surveys or studies) for this site? [ ] Yes [x] No

If yes, please provide copy(s).

- 2. Are you aware of any environmental requirements associated with any previous planning applications on this site? (i.e. development permit, land use redesign or subdivision) [ ] Yes [x] No

If yes please provided a brief description and the associated development application number(s):

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

- 3. Has there been site remediation or a request for such on the site? [ ] Yes [x] No

If yes, please provide a brief description:

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

4. Are you aware of any regulatory actions, past or current, which have been applied to this site?

Yes  No

Examples include (but are not limited to):

- Environmental Protection Orders
- Reclamation Orders or Certificates
- Control / Stop Orders, fines, tickets or prosecutions
- Violations of environmental statutes, regulations and bylaws
- Administrative penalties and warning letters

If yes, please describe and provide copies of relevant documents:

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5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities (including, but not limited to the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board, Alberta Utilities Commission, Minister of Environment and Parks) or the Calgary Fire Department for activities which may impact the property? (e.g. certificates of approval, storage tank regulations, plant operating permits)

Yes  No

If yes, please describe:

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6. Has there been contact with Alberta Environment or Calgary Regional Health Authority regarding possible contamination on the site?

Yes  No

If yes, please provided a brief description:

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**NOTE:** This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

***I, the  owner,  authorized agent,  authorized consultant, state that, to the best of my knowledge, the information provided in this statement is accurate, complete and is based on diligent inquiry and thorough inspection and review of all the documents and other information reasonably available pertaining to the subject property. I am not aware of any other information that may indicate that the subject property is potentially contaminated.***

July 26, 2024

Date



Applicant Signature

**FOIP DISCLAIMER:** The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Tubo Borjigin

Applicant Name (Please Print)

Nines Design & Visualization Ltd.

Company Name (Please Print)



## Public Tree Disclosure Statement

The City of Calgary Street Bylaw (20M88) and the Tree Protection Bylaw (23M2002) protect trees growing on City (public) land. An approved Tree Protection Plan is required when construction activities occur within 6m of a public tree. More information regarding protecting trees during construction and development is found here. Public trees are required to be shown on plans submitted for this application.

1. Are there public trees on the City lands within six meters of and/or overhanging the development site?  Yes  No

If you answered yes, ensure all trees identified are shown on the submitted plans.

Note: if you are not sure how to determine which trees are yours and which are public, you can:

- Use the [City's tree map](#) (may not be up to date for your property)
- Contact 3-1-1 to put in a "development tree inquiry" to get confirmation from an Urban Forester
- Send inquiries to [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca)

2. Who will be submitting the Tree Protection Plan for this development?

Applicant  Owner  Builder  Other:

If Other: Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

The Tree Protection Plan must be submitted directly to Urban Forestry at [tree.protection@Calgary.ca](mailto:tree.protection@Calgary.ca) following the [Tree Protection Plan Guidelines](#).

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## Climate Resilience Inventory Outline Plan and Land Use

### Purpose

- This form is intended to assist in the evaluation of applications for alignment with the climate policies of the Municipal Development Plan and [Climate Climate Strategy](#).
- Information provided will be used to advance implementation of these policies at The City and inventory current practices.
- While The City encourages innovation and commitment towards meeting these policy requirements, not all applications will be expected to include features which are highlighted below.
- Scale and scope of the project are relevant considerations.
- For a helpful resource to assist in completing this form, refer to the [Climate Resilience Inventory User Guide](#)
- For assistance contact [CPclimate@calgary.ca](mailto:CPclimate@calgary.ca)

### SECTION 1: Application information

Applicant name: Tubo Borjigin	Company name (if applicable): Nines Design & Visualization Ltd.
Email: [REDACTED]	Phone number (during business hours): [REDACTED]
Applicant signature:	



*Correspondence will be sent to only the applicant*

### SECTION 2: Certification

Is the project seeking certification? (e.g. LEED ND, BREEAM Communities)

Yes, indicate type and level:

No, explain why not:

We have no intention to seek Green Building Certification, however, we will incorporate some sustainable measures into our project.

### SECTION 3: Green infrastructure and urban heat mitigation

Describe the green infrastructure and urban heat mitigation features of the proposal including, but not limited to, low impact development (LID), retention of natural assets, innovative stormwater management and wetland design, or other features that would provide environmental services of value to the community. If no green infrastructure elements are proposed, please outline the rationale for not including.

**SECTION 4: Low carbon mobility**

Describe how the proposal will prioritize low-carbon transportation choices (such as transit, wheeling, walking) through provision of infrastructure and amenities (such as weather shelters) and support the adoption of electric vehicles. If no features are proposed, please outline the rationale for not including.

EVSE will be installed in parking stalls.

**SECTION 5: Renewable energy**

Describe how the proposal will encourage the adoption and incorporation of renewable energy generation, district energy systems, and maximization of solar potential for future development. If no features are proposed, please outline the rationale for not including.

Incorporating rain water harvesting system and solar panels will be installed on south facing roof top.

**SECTION 6: Food security**

Describe how the proposal will incorporate opportunities for local food production including, but not limited to, food production spaces (such as community gardens, greenhouses, or orchards), edible landscaping, or designs to maximize solar exposure for private gardens. If none are proposed, please outline the rationale for not including.

Food production trees and raised planters will be provided in a dedicated area.

**SECTION 7: Other features**

Explain any sustainable or resilient design features that are not captured above:

Low water irrigation system will be provided.

**SECTION 8: Issues**

To enable the City to collect information where there may be municipal obstacles to climate resilience outcomes, explain any design features that were considered, but not included, for reasons related to City regulations, standards, or processes

*FOIP DISCLAIMER: The personal information on this form is being collected under the authority of section 5(1) of Bylaw 39M2018 and amendments thereto, as well as section 33(c) of the [FOIP Act](#). This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services.*



*It may also be used to conduct ongoing evaluations of services received from Planning & Development. The name of the applicant and the nature of the permit will be available to the public, as authorized by the FOIP Act. You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by emailing the FOIP Program Administrator for Planning and Development at [plngbldg@calgary.ca](mailto:plngbldg@calgary.ca) or by telephone at (403)268-5311.*



September 24, 2024

NINES DESIGN  
Borjigin, Tubo



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2024-06020**

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than October 24, 2024. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5657 or by email at [Tiffany.Hughes@calgary.ca](mailto:Tiffany.Hughes@calgary.ca).

Sincerely,

**TIFFANY HUGHES**  
Senior Planning Technician



## Detailed Review 1 – Development Permit

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<b>Application Number:</b>	<b>DP2024-06020</b>
<b>Application Description:</b>	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	2311 MACKAY RD NW
<b>Community:</b>	MONTGOMERY
<b>Applicant:</b>	NINES DESIGN
<b>Date DR Sent:</b>	September 24, 2024
<b>Response Due Date:</b>	October 24, 2024
<b>Planning:</b>	TIFFANY HUGHES 403-333-5657 Tiffany.Hughes@calgary.ca
<b>Utility Engineering:</b>	BRAD O'KEEFE Brad.O'keefe@calgary.ca

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## General Comments

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### Development Scope:

The application is for a discretionary Semi-Detached Dwelling (2 buildings), Secondary Suite (4 suites) at 2311 Mackay RD NW in the north west community of Montgomery. The site is surrounded by low density dwellings to the north, south and west with green space to the east. Primary access for adjacent residences along 2311 Mackay RD NW is via the rear lane.

### Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no objection
2. **Parks** – comments provided
3. **Utility Engineering** – comments provided
3. **Public Infrastructure** – comments provided
4. **Ward Councillor** – no comments received
5. **Montgomery Community Association** – provided comments (verbatim)
 

We do not support this application a number of development concerns, first and foremost, 8 units on a mid-block property will inherently have many challenges for those individual residing in one of this units

  - too much density on a single lot. From technical perspective, challenges with following:
  - limited parking (0.5 stall per unit is not feasible regardless of current bylaws - practically it does not work),
  - building massing - too high for adjacent building, will cause shadowing issues, privacy issues, etc,

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

- Limited amenity space - during Covid it was very clear individuals required access to green space, this development eliminates any opportunity for any private amenity space
- In general this development does not fit with existing infrastructure, would suggest the applicant consider a semi-detached dwelling

6. **Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments were received;

- Out of context with the community
- Privacy concerns with the balcony's
- Concerns with infrastructure not being able to accommodate the additional units
- Concerns with height and parcel coverage
- The density is too high for the parcel
- Concerns with parcel drainage

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
338 Projections Into Rear Setback Area	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.	Plans indicate a deck located on top of a private garage which projects into the rear setback area, with a deck 1.1m (-4.9m) from the rear property line.  <i>Relaxation not supported</i>
339 Decks	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that: (a) is a min. of 2.0m in height; (b) is a max. of 3.0m in height; and (c) extends the full depth of the deck.	Plans do not indicate a privacy wall on building 2 decks.  <i>Relaxation not supported</i>
340 Balconies	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that: (a) is a min. of 2.0m in height;	Plans indicate a balcony privacy wall height of 1.23m (-0.77m).  <i>Relaxation not supported</i>
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.	Building 1 has a height of 12.23m (+1.23m).  <i>Relaxation not supported</i>
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (i) the highest geodetic	Plans indicate portions of building locate above the height chamfer cut from both side property lines, when measured from the adjacent building roof peak. Insufficient geodetics have been provided to review 7m from grade at the property line.

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

	<p>elevation of a main residential building on the adjoining parcel; or (ii) 7.0m from grade; measured at the shared property line; and</p> <p>(b) increases at a 45 degree angle to a max of 11.0m measured from grade.</p>	<i>Relaxation not supported</i>
	<p>(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.</p>	<p>Plans indicate a building height of 10.11m (+1.51m) for building 2 beyond 21.95m from the front property line.</p> <p><i>Relaxation not supported</i></p>
535 Building Depth and Separation	<p>(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.</p>	<p>Plans indicate a building depth of 97.02% (32.02%) or 35.49m (+11.69m), where the conditions of (2) have not been met.</p> <p><i>Relaxation not supported</i></p>
	<p>(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: (a) there is more than one main residential building on the parcel; (b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and (c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m</p>	<p>Plans indicate a building separation of 5.66m (-0.84m).</p> <p><i>Relaxation not supported</i></p>
542 Landscaping Requirements	<p>(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.</p>	<p>Plans do not indicate the surface material for portions of the parcel.</p> <p><i>Relaxation not supported</i></p>

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority	Plans do not indicate screening. <i>Relaxation not supported</i>
546.1 Mobility Storage	The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.	Plans indicate 0 (-2) mobility storage lockers. <i>Relaxation not supported</i>

## Prior to Decision Requirements

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The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

### Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.
3. As per the complete application requirement list a Streetscape Drawing is required.
4. Provide Restrictive Covenant, Encroachment Agreement and City Caveat that are registered on the Certificate of Title. Further review may be required.
5. There is a significant grade change from the back of walk to the property line in the public boulevard, in addition to a retaining wall. Notes on the plans state the existing brick retaining wall along the north and concrete retaining wall on the south will remain. Will the retaining wall along Mackay Road remain or be removed? How will this impact the public boulevard and public tree?

Amend the plans to clarify what is occurring with the retaining wall portion along Mackay Road. Provide details on the retaining walls, with dimensions. Provide distance from retaining wall to public tree.

We require a minimum of 3.0m distance for all hard surfaces to public trees.

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

6. The difference in grade from back of public sidewalk, (BOW) to the landing of the central walkway is approximately to 1750mm (30% slope). How will this be achieved without stairs or significant regrading of private and public lands? Note - regrading of public lands/ City boulevard is not permitted.

Amend the plans to clarify the front access from the public sidewalk to Building 1. Provide elevations.

7. The north walkway across the City boulevard will negatively impact the public tree (Tree ID #: T-51194398). We require a redesign of the walkways to preserve the public tree. We suggest the central (north) walkway to city sidewalk, adjust to meet south walkway within private parcel so only one walkway crosses City boulevard.

Amend the plans to redesign the walkway.

8. Site servicing is not indicated. We require a single trench 2m North of South Property Line at approximately the same location of walkway to retain public planting spaces. The planting of trees over service lines is not permitted. Locate the walkway over top the servicing.

Amend the plans to provide the locations and labels for all services and tie-ins.

9. One public tree is noted for removal as well as all public shrubs/vegetation. We do not support the removal of the public tree (Tree ID #: T-51194398). Tree removal may only occur after all other reasonable options have been exhausted.

Amend the plans to retain the Public Tree. Note this on the plans:

- 1) Label the Public tree as: "Public/City tree);
- 2) Label the Public tree as: "To Remain";
- 3) Label the species of Public tree.

You will find the species of Public tree and more info on The City Urban Forestry Public Tree Map website:  
<https://maps.calgary.ca/TreeSchedule/>

### Utility Engineering

10. Amend the plans to:  
 Water Resources - Water Servicing
- a. Indicate an adequate 'water meter area' where the services (50mm and smaller) enter the building. Ensure floor plans show 1 single water meter area per building. (Typically located in a mechanical room in the basement level)

Water meters cannot be placed under stairwells.

## Prior to Release Requirements

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The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

### Planning

11. The Prior to Release Requirements will be finalized at the time of Development Authority decision.

### Utility Engineering

12. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact [Water Resources](#) for additional details. For further information, refer to the following:

[Development Site Servicing Plan Webpage](https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html)

<https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html>

[Development Site Servicing Plans CARL \(requirement list\)](http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

13. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

The off-site levy is based on a 2024 development approval date and on the following:

Development Type:

Existing Single: 1/New Grade: 4

Based on the information above, the estimate is \$12,659.20

Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Calgary Approvals Coordination at 587-215-6525 or email [daniela.paul-gutierrez@calgary.ca](mailto:daniela.paul-gutierrez@calgary.ca)

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

14. The Permanent Conditions will be finalized at the time of Development Authority decision.
15. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
16. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
17. A Development Completion Permit is required prior to the development being occupied.
18. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
19. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3212 for an inspection.
20. No stockpiling or dumping of construction materials is permitted on the adjacent park / open space (MON219) / boulevard.
21. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.
22. Public trees located on the park / open space (MON219) / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
23. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
24. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 4 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

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25. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.

### Utility Engineering

26. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
- the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
  - on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
27. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).

28. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
29. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must

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confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

30. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024. Only certified cheques or bank drafts made payable to the City of Calgary are acceptable. At time of payment, include completed Payment Submission form which was emailed to the applicant.
31. Pursuant to Bylaw 1H2024, off-site levies are applicable.

## Advisory Comments

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The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

### Planning

32. The Advisory Comments will be finalized at the time of Development Authority decision.
33. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
34. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
35. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
36. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
37. A minimum of two trees per unit must be planted on the parcel for a total of four. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 50.0mm; or
  - b. A coniferous tree with a minimum height of 2.0 metres.To satisfy the requirement of two trees, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 85.0mm; or
  - b. A coniferous tree with a minimum height of 4.0 metres.The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.
38. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not

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reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

39. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at [www.calgary.ca](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
40. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
41. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit [www.calgary.ca](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca). Applicant is to apply for tree protection plan prior to demolition.
42. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **\$565.00**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
43. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.
44. Crossing the City setback/right-of-way/boulevard requires the use of anti-compaction practices. These anti-compaction methods must be employed for site access for the duration of the project to ensure protection of the soil from compaction. Anti-compaction measures must be approved by the Urban Forestry technician. Apply via 311.

### Utility Engineering

45. The developer is responsible for ensuring that:
  - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.
  - b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted

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by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.

d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

46. Water connection is available from Mackay RD NW.
47. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
48. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
49. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.
50. Each unit must be individually metered.
51. The applicant must apply for water and sewer connections as per City Standards.
52. Sanitary sewer connection is available from Mackay RD NW.
53. Storm sewer connection is available from Mackay RD NW.
54. The allowable stormwater run-off coefficient shall be 50 L/s/ha.

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

55. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
56. Stormwater emergency escape routes must be to a public roadway.
57. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste  
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>
58. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
59. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

November 4, 2024

**City of Calgary**

**TIFFANY HUGHES**

Senior Planning Technician

[Tiffany.Hughes@calgary.ca](mailto:Tiffany.Hughes@calgary.ca)

Hi Tiffany,

**RE: Written Response (DR)**

**Development Permit Number: DP2024-06020**

I have revised plan to address all Bylaw Discrepancies in your email dated on September 24,2024.

**Bylaw Discrepancies:**

1. 338 Projections Into Rear Setback Area  
Plans indicate a deck located on top of a private garage which projects into the rear setback area, with a deck 1.1m (-4.9m) from the rear property line.
  - The garage and the building 2 have been separated, and the deck no longer exist.
2. 339 Decks  
Plans do not indicate a privacy wall on building 2 decks.
  - The garage and the building 2 have been separated, and the deck no longer exist.
3. 340 Balconies  
Plans indicate a balcony privacy wall height of 1.23m (-0.77m).
  - The privacy wall height has been amended to 2.0m.
  - Page A203.
4. 541 Building Height  
Building 1 has a height of 12.23m (+1.23m).
  - The building height has been lowered by 1 feet and site grading has been checked, the existing grading remain the same along the south side of the building 1, moved the stair to the edge of the building 1.
  - Page A203.
5. 541 Building Height  
Plans indicate portions of building locate above the height chamfer cut from both side property lines, when measured from the adjacent building roof peak. Insufficient geodetics have been provided to review 7m from grade at the property line.
  - The building height has been lowered by 1 feet and site grading has been checked, the existing retaining wall is entirely in adjacent parcel and will be remained, the subject parcel surface is flat with the top of retaining wall and will remain the same along the south property line.



(site picture shown the existing grade is flat with top of retaining wall)

- Most part of grading along the north property line will not be altered so the building height should be within the chamfer.
  - Page A201.
6. 535 Building Depth and Separation  
Plans indicate a building separation of 5.66m (-0.84m).
    - Upper floor cantilevers have been removed, building separation is 6.5m now
  7. 542 Landscaping Requirement  
Plans do not indicate the surface material for portions of the parcel.
    - Surface material have been indicated on landscaping legend.
    - Page A004
  8. 546.3 Waste Recycling and Organics  
Plans do not indicate screening.
    - 1.8m high wood fence provided for screening.
    - Page A003, A004
  9. 546.1 Mobility Storage  
Plans indicate 0 (-2) mobility storage lockers.
    - Provided total number of 8 class-1 bike lockers.
    - Bike locker detail provided in page A301
    - Page A003, A004

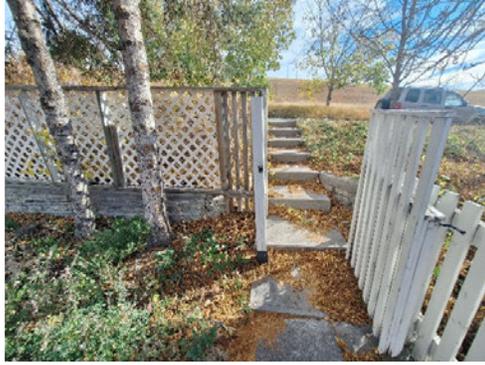
### **Prior to Decision Requirements**

#### **Planning**

1. –
2. –
3. As per the complete application requirement list a Streetscape Drawing is required.
  - Streetscape has been provided on title page.
4. –

5. There is a significant grade change from the back of walk to the property line in the public boulevard, in addition to a retaining wall. Notes on the plans state the existing brick retaining wall along the north and concrete retaining wall on the south will remain. Will the retaining wall along Mackay Road remain or be removed? How will this impact the public boulevard and public tree?

- All existing retaining walls will remain,
- existing concrete steps from public sidewalk to the parcel will remain and connect to proposed concrete walkway,



- there is an additional walkway with same features leading to Building 1 upper units.
- The owner has contacted the Urban forestry, the public tree is in bad shape, and the owner is intending to remove it, please see the public tree picture below.



the small tree with no leaf on it.

6. The difference in grade from back of public sidewalk, (BOW) to the landing of the central walkway is approximately to 1750mm (30% slope). How will this be achieved without stairs or significant regrading of private and public lands? Note - regrading of public lands/ City boulevard is not permitted.

Amend the plans to clarify the front access from the public sidewalk to Building 1. Provide elevations.

- The proposed centre access height difference is like the existing concrete steps, so the new walkway will be the same with it. Please see site picture shown below, elevations have been provided on site plan (there might small error with the survey number)



7. The north walkway across the City boulevard will negatively impact the public tree (Tree ID #: T-51194398). We require a redesign of the walkways to preserve the public tree. We suggest the central (north) walkway to city sidewalk, adjust to meet south walkway within private parcel so only one walkway crosses City boulevard. Amend the plans to redesign the walkway.
  - The owner intending to remove the small public tree as it has bad shape and low value.
  
8. Site servicing is not indicated. We require a single trench 2m North of South Property Line at approximately the same location of walkway to retain public planting spaces. The planting of trees over service lines is not permitted. Locate the walkway over top the servicing. Amend the plans to provide the locations and labels for all services and tie-ins.
  - Service lines have been indicated on site plan, shown in different colours.
  
9. One public tree is noted for removal as well as all public shrubs/vegetation. We do not support the removal of the public tree (Tree ID #: T-51194398). Tree removal may only occur after all other reasonable options have been exhausted. Amend the plans to retain the Public Tree. Note this on the plans:
  - 1) Label the Public tree as: "Public/City tree);
  - 2) Label the Public tree as: "To Remain";
  - 3) Label the species of Public tree.
  - The owner is intended to remove the public tree, he has contacted urban forestry and urban forestry have someone came to the site checked the condition, there is no final decision yet. If it comes to protect the tree, we will amend the plan accordingly.

#### Utility Engineering

1. 1. Amend the plans to:  
Water Resources - Water Servicing

- a. Indicate an adequate 'water meter area' where the services (50mm and smaller) enter the building,
- b. Indicate on floor plans location of water meter area. Typically located in 1 single mechanical area at the basement level.

- [Water meter rooms have been indicated on floor plan and site plan.](#)
- [Page A003/A004/A102](#)

The DSSP plan will be submitted separately.

Hope that all the discrepancies have been addressed.

Thank you,



**Tubo Borjigin**

Nines Deisign & Visualization Ltd.





December 11, 2024

NINES DESIGN  
Borjigin, Tubo



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2024-06020**

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than January 10, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5657 or by email at [Tiffany.Hughes@calgary.ca](mailto:Tiffany.Hughes@calgary.ca).

Sincerely,

**TIFFANY HUGHES**  
Senior Planning Technician



## Detailed Review 2 – Development Permit

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<b>Application Number:</b>	<b>DP2024-06020</b>
<b>Application Description:</b>	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	2311 MACKAY RD NW
<b>Community:</b>	MONTGOMERY
<b>Applicant:</b>	NINES DESIGN
<b>Date DR Sent:</b>	December 11, 2024
<b>Response Due Date:</b>	January 10, 2025
<b>Planning:</b>	TIFFANY HUGHES 403-333-5657 Tiffany.Hughes@calgary.ca
<b>Utility Engineering:</b>	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca

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## General Comments

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### Development Scope:

The application is for a discretionary Semi-Detached Dwelling (2 buildings), Secondary Suite (4 suites) at 2311 Mackay RD NW in the north west community of Montgomery. The site is surrounded by low density dwellings to the north, south and west with green space to the east. Primary access for adjacent residences along 2311 Mackay RD NW is via the rear lane.

### Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no objection
2. **Parks** – comments provided
3. **Utility Engineering** – comments provided
4. **Public Infrastructure** – comments provided
5. **Ward Councillor** – no comments received
6. **Montgomery Community Association** – provided comments (verbatim)  
 We do not support this application a number of development concerns, first and foremost, 8 units on a mid-block property will inherently have many challenges for those individual residing in one of this units  
 - too much density on a single lot. From technical perspective, challenges with following:  
 - limited parking (0.5 stall per unit is not feasible regardless of current bylaws - practically is does not work),

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- building massing - too high for adjacent building, will cause shadowing issues, privacy issues, etc,
  - Limited amenity space - during Covid it was very clear individuals required access to green space, this development eliminates any opportunity for any private amenity space
  - In general this development does not fit with existing infrastructure, would suggest the applicant consider a semi-detached dwelling
7. Notice Posting - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments were received;
- Out of context with the community
  - Privacy concerns with the balcony's
  - Concerns with infrastructure not being able to accommodate the additional units
  - Concerns with height and parcel coverage
  - The density is too high for the parcel
  - Concerns with parcel drainage

Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (i) the highest geodetic elevation of a main residential building on the adjoining parcel; or (ii) 7.0m from grade; measured at the shared property line; and  (b) increases at a 45 degree angle to a max of 11.0m measured from grade.	Plans indicate portions of building locate above the height chamfer cut from both side property lines, when measured from the adjacent building roof peak. Insufficient geodetics have been provided to review 7m from grade at the property line for Building 1.  Geodetics are required at the side property lines, adjacent to the proposed building.  <i>Relaxation not supported</i>
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.	Plans indicate a building height of 8.97m (+0.37m) for building 2 beyond 21.95m from the front property line, on the north facade.  <i>Relaxation not supported</i>
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate a building depth of 77.06% (12.06%) or 28.19m (+4.39m), where the conditions of (2) have not been met.  <i>Relaxation not supported</i>
	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained	Plans indicate a building separation of 6.47m (-0.03m).

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	to the rear of 40.0% parcel depth where: (a) there is more than one main residential building on the parcel; (b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and (c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m	<i>Relaxation not supported</i>
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	Plans do not indicate the surface material for portions of the parcel.  <i>Information needed, further review required</i>
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	Plans do not indicate the height of all proposed retaining walls.  <i>Information needed, further review required</i>
546.1 Mobility Storage	The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.	Plans indicate 0 (-2) mobility storage lockers.  <i>Relaxation not supported</i>

## Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

### Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

listed in this document. Ensure that all plans affected by the revisions are amended accordingly.

2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.
3. Provide Restrictive Covenant, Encroachment Agreement and City Caveat that are registered on the Certificate of Title. Further review may be required.
4. ~~As per the complete application requirement list a Streetscape Drawing is required.~~
5. The difference in grade from back of public sidewalk, (BOW) to the landing of the central walkway is approximately to 1750mm (30% slope). How will this be achieved without stairs or significant regrading of private and public lands? Note - regrading of public lands/ City boulevard is not permitted.

Amend the plans to clarify the front access from the public sidewalk to Building 1. Provide elevations.

#### **DR2**

Not addressed to parks satisfaction. The proposed central walkway would require regrading within public lands which is not permitted. Amend plans to adjust the proposed walkway to meet the existing south walkway within private parcel.

#### **Utility Engineering**

6. Amend the plans to:
  - ~~Water Resources – Water Servicing~~
  - a. ~~Indicate an adequate 'water meter area' where the services (50mm and smaller) enter the building. Ensure floor plans show 1 single water meter area per building. (Typically located in a mechanical room in the basement level)~~

~~Water meters cannot be placed under stairwells.~~

## Prior to Release Requirements

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The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

### Planning

7. The Prior to Release Requirements will be finalized at the time of Development Authority decision.

### Utility Engineering

8. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact [Water Resources](#) for additional details. For further information, refer to the following:

[Development Site Servicing Plan Webpage](https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html)

<https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html>

[Development Site Servicing Plans CARL \(requirement list\)](http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

9. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

The off-site levy is based on a 2024 development approval date and on the following:

Development Type:

Existing Single: 1/New Grade: 4

Based on the information above, the estimate is \$12,659.20

Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Calgary Approvals Coordination at 587-215-6525 or email [daniela.paul-gutierrez@calgary.ca](mailto:daniela.paul-gutierrez@calgary.ca)

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

10. The Permanent Conditions will be finalized at the time of Development Authority decision.
11. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
12. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
13. A Development Completion Permit is required prior to the development being occupied.
14. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
15. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3212 for an inspection.
16. No stockpiling or dumping of construction materials is permitted on the adjacent park / open space (MON219) / boulevard.
17. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.
18. Public trees located on the park / open space (MON219) / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
19. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
20. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 4 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

21. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.
22. The submitted plans indicate that the removal of existing public trees is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) to make arrangements for the letter and compensation.

### Utility Engineering

23. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
24. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

25. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
26. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
27. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024. Only certified cheques or bank drafts made payable to the City of Calgary are acceptable. At time of payment, include completed Payment Submission form which was emailed to the applicant.
28. Pursuant to Bylaw 1H2024, off-site levies are applicable.

## Advisory Comments

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The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

### Planning

29. The Advisory Comments will be finalized at the time of Development Authority decision.
30. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
31. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
32. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
33. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
34. A minimum of two trees per unit must be planted on the parcel for a total of four. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 50.0mm; or
  - b. A coniferous tree with a minimum height of 2.0 metres.To satisfy the requirement of two trees, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 85.0mm; or
  - b. A coniferous tree with a minimum height of 4.0 metres.The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.
35. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not

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reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

36. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at [www.calgary.ca](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
37. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
38. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit [www.calgary.ca](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca). Applicant is to apply for tree protection plan prior to demolition.
39. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **\$565.00**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
40. The submitted plan indicates public tree(s) are to be removed. For each public tree removed with monetary value, compensation includes the value of 1 replacement tree at no additional cost. Planting will occur upon request in the following spring or fall depending on nursery tree availability. Trees are planted in the nearest suitable location pending Line Assignment approval and other required setbacks. Please follow the instructions in your Tree Removal Approval Letter to request your new tree(s).
41. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.
42. Crossing the City setback/right-of-way/boulevard requires the use of anti-compaction practices. These anti-compaction methods must be employed for site access for the duration of the project to ensure protection of the soil from compaction. Anti-compaction measures must be approved by the Urban Forestry technician. Apply via 311.

### Utility Engineering

43. The developer is responsible for ensuring that:

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- a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.
- b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.
- c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.
- d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
- e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

- 44. Water connection is available from Mackay RD NW.
- 45. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
- 46. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
- 47. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.
- 48. Each unit must be individually metered.

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

49. The applicant must apply for water and sewer connections as per City Standards.
50. Sanitary sewer connection is available from Mackay RD NW.
51. Storm sewer connection is available from Mackay RD NW.
52. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
53. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
54. Discharge of roof leaders should be onto grassed or pervious areas to help reduce the volume of runoff. Direct connection of roof leaders to weeping tile or storm sewers is prohibited. Roof leaders are to be directed to the ground that is graded away from the building and must not discharge within 2.0m of a road right-of-way.
55. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
56. Stormwater emergency escape routes must be to a public roadway.
57. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste  
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>
58. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
59. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

February 6, 2025

**City of Calgary**

**TIFFANY HUGHES**

Senior Planning Technician

[Tiffany.Hughes@calgary.ca](mailto:Tiffany.Hughes@calgary.ca)

Hi Tiffany,

**RE: Written Response (DR3)**

**Development Permit Number: DP2024-06020**

I have revised plan to address all Bylaw Discrepancies in your email dated on January 17,2025.

**Bylaw Discrepancies:**

1. 541 Building Heights  
Plans indicate portions of building 1 above the height chamfer cut from the south side property line.
  - Building 1 second floor ceiling height reduced by 1 foot, and the whole building has been sunk down by 1 foot.
  - Page A003, A201
  
2. 542 Landscaping Requirement  
Plans do not indicate the surface material for portions of the parcel.
  - The surface material between the retaining wall and the side property line to the north is grass.
  - Page A004
  
3. 342 Retaining Walls  
Plans indicate retaining walls 1.2m in height.  
The retaining wall height has been adjusted to 1.15m.
  - Page A203
  
4. 13(90.3) Mobility Storage Locker  
(a) has a door with a minimum width of 0.9m that has direct access to grade;  
  
(d) has a minimum height of 1.8m
  - Mobility storages plan has been provided
  - Page A301

**Prior to Decision Requirements**

**Planning**

1. –
2. –

3. Provide Restrictive Covenant, Encroachment Agreement and City Caveat that are registered on the Certificate of Title. Further review may be required.  
[Restrictive Covenant, Encroachment Agreement have been attached to resubmission.](#)
4. –
5. –
6. The Proposed Tree Planting Schedule inaccurately lists Blue spruce (T27) as deciduous, Pin cherry (T26) as coniferous, and Amur maple (T24) a coniferous.
  - [Planting schedule has been corrected.](#)
  - [Page A004](#)

**Prior to Release Requirements**

**Planning**

- 7.

**Utility Engineering**

8. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.  
[the DSSP will be submitted separately.](#)
9. –

Hope that all the discrepancies have been addressed.

Thank you,



**Tubo Borjigin**

Nines Deisign & Visualization Ltd.



December 26, 2024

**City of Calgary**

**TIFFANY HUGHES**

Senior Planning Technician

[Tiffany.Hughes@calgary.ca](mailto:Tiffany.Hughes@calgary.ca)

Hi Tiffany,

**RE: Written Response (DR)**

**Development Permit Number: DP2024-06020**

I have revised plan to address all Bylaw Discrepancies in your email dated on December 11,2024.

**Bylaw Discrepancies:**

1. 541 Building Heights  
Geodetics are required at the side property lines, adjacent to the proposed building.
  - [Geodetic elevations are provided on site plan.](#)
  - [Page A003](#)

Plans indicate a building height of 8.97m (+0.37m) for building 2 beyond 21.95m from the front property line, on the north facade.

  - [Grading between building 2 and garage has been adjusted,](#)
  - [New retaining wall moved to aligned with garage.](#)
  - [Page A202, A203](#)
2. 535 Building Depth and Separation  
Plans indicate a building separation of 6.47m (-0.03m).
  - [Building 2 has been moved westward by 0.03m.](#)
  - [Page A003.](#)
3. 542 Landscaping Requirement  
Plans do not indicate the surface material for portions of the parcel.
  - [Surface material have been updated on landscaping legend.](#)
  - [Page A004](#)
4. 342 Retaining Walls  
Plans do not indicate the height of all proposed retaining walls.
  - [Existing retaining walls and proposed retaining walls hights have been indicated on site plan.](#)
  - [Page A003](#)
5. 546.1 Mobility Storage  
Plans indicate 0 (-2) mobility storage lockers.

- Mobility storages (2) have been provided
- Page A003 & A004

### **Prior to Decision Requirements**

#### **Planning**

1. –
2. –
3. Provide Restrictive Covenant, Encroachment Agreement and City Caveat that are registered on the Certificate of Title. Further review may be required.  
[Restrictive Covenant, Encroachment Agreement have been attached to resubmission.](#)
4. –
5. The difference in grade from back of public sidewalk, (BOW) to the landing of the central walkway is approximately to 1750mm (30% slope). How will this be achieved without stairs or significant regrading of private and public lands?  
Note - regrading of public lands/ City boulevard is not permitted.  
Amend the plans to clarify the front access from the public sidewalk to Building 1. Provide elevations.  
DR2  
Not addressed to parks satisfaction. The proposed central walkway would require regrading within public lands which is not permitted. Amend plans to adjust the proposed walkway to meet the existing south walkway within private parcel.
  - [Proposed walkway \(stair\) has been removed, Unit 1&2 entry way connected to existing stair and walkway.](#)
  - [Page A003 & A004](#)

### **Prior to Release Requirements**

#### **Planning**

7.

#### **Utility Engineering**

8. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.  
[the DSSP will be submitted separately.](#)

9. –

Hope that all the discrepancies have been addressed.

Thank you,



**Tubo Borjigin**

Nines Deisign & Visualization Ltd.





January 17, 2025

NINES DESIGN  
Borjigin, Tubo



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2024-06020**

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than February 16, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5657 or by email at [Tiffany.Hughes@calgary.ca](mailto:Tiffany.Hughes@calgary.ca).

Sincerely,

**TIFFANY HUGHES**  
Senior Planning Technician



## Detailed Review 3 – Development Permit

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<b>Application Number:</b>	<b>DP2024-06020</b>
<b>Application Description:</b>	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	2311 MACKAY RD NW
<b>Community:</b>	MONTGOMERY
<b>Applicant:</b>	NINES DESIGN
<b>Date DR Sent:</b>	January 17, 2025
<b>Response Due Date:</b>	February 16, 2025
<b>Planning:</b>	TIFFANY HUGHES 403-333-5657 Tiffany.Hughes@calgary.ca
<b>Utility Engineering:</b>	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca

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## General Comments

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### Development Scope:

The application is for a discretionary Semi-Detached Dwelling (2 buildings), Secondary Suite (4 suites) at 2311 Mackay RD NW in the north west community of Montgomery. The site is surrounded by low density dwellings to the north, south and west with green space to the east. Primary access for adjacent residences along 2311 Mackay RD NW is via the rear lane.

### Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no objection
2. **Parks** – comments provided
3. **Utility Engineering** – comments provided
4. **Public Infrastructure** – comments provided
5. **Ward Councillor** – no comments received
6. **Montgomery Community Association** – provided comments (verbatim)

We do not support this application a number of development concerns, first and foremost, 8 units on a mid-block property will inherently have many challenges for those individual residing in one of this units

- too much density on a single lot. From technical perspective, challenges with following:

- limited parking (0.5 stall per unit is not feasible regardless of current bylaws - practically is does not work),
- building massing - too high for adjacent building, will cause shadowing issues, privacy issues, etc,

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

- Limited amenity space - during Covid it was very clear individuals required access to green space, this development eliminates any opportunity for any private amenity space
- In general this development does not fit with existing infrastructure, would suggest the applicant consider a semi-detached dwelling

7. **Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments were received;

- Out of context with the community
- Privacy concerns with the balcony's
- Concerns with infrastructure not being able to accommodate the additional units
- Concerns with height and parcel coverage
- The density is too high for the parcel
- Concerns with parcel drainage

Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (i) 7.0m from grade; measured at the shared property line; and (ii) 7.0m from grade; measured at the shared property line; and	Plans indicate portions of building 1 above the height chamfer cut from the south side property line.  <i>Relaxation not supported</i>  
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls,	Plans do not indicate the surface material for portions of the parcel.  <i>Include information, further review required</i>

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

	garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	Plans indicate retaining walls 1.2m in height. <i>Relaxation not supported</i>
13(90.3) Mobility Storage Locker	(a) has a door with a minimum width of 0.9m that has direct access to grade;	Plans do not indicate. <i>Include information, further review required</i>
	(d) has a minimum height of 1.8m	Plans do not indicate. <i>Include information, further review required</i>

## Prior to Decision Requirements

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The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

### Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.
3. Provide Restrictive Covenant, Encroachment Agreement and City Caveat that are registered on the Certificate of Title. Further review may be required.
4. ~~As per the complete application requirement list a Streetscape Drawing is required.~~
5. ~~The difference in grade from back of public sidewalk, (BOW) to the landing of the central walkway is approximately to 1750mm (30% slope). How will this be achieved without stairs or significant regrading of private and public lands? Note—regrading of public lands/ City boulevard is not permitted.~~

~~Amend the plans to clarify the front access from the public sidewalk to Building 1. Provide elevations.~~

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**DR2**

~~Not addressed to parks satisfaction. The proposed central walkway would require regrading within public lands which is not permitted. Amend plans to adjust the proposed walkway to meet the existing south walkway within private parcel.~~

6. The Proposed Tree Planting Schedule inaccurately lists Blue spruce (T27) as deciduous, Pin cherry (T26) as coniferous, and Amur maple (T24) as coniferous. Amend the plans to provide an accurate classification.

**Utility Engineering**

7. Amend the plans to:  
Water Resources – Water Servicing
  - a. ~~Indicate an adequate 'water meter area' where the services (50mm and smaller) enter the building. Ensure floor plans show 1 single water meter area per building. (Typically located in a mechanical room in the basement level)~~  
  
~~Water meters cannot be placed under stairwells.~~

## Prior to Release Requirements

---

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

### Planning

8. The Prior to Release Requirements will be finalized at the time of Development Authority decision.

### Utility Engineering

9. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact [Water Resources](#) for additional details. For further information, refer to the following:

[Development Site Servicing Plan Webpage](https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html)

<https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html>

[Development Site Servicing Plans CARL \(requirement list\)](http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

10. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

The off-site levy is based on a 2025 development approval date and on the following:

Development Type:

Existing Single: 1/New Grade: 4

Based on the information above, the estimate is \$13,226.00

Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Calgary Approvals Coordination at 587-215-6525 or email [daniela.paul-gutierrez@calgary.ca](mailto:daniela.paul-gutierrez@calgary.ca)

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

11. The Permanent Conditions will be finalized at the time of Development Authority decision.
12. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
13. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
14. A Development Completion Permit is required prior to the development being occupied.
15. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
16. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3212 for an inspection.
17. No stockpiling or dumping of construction materials is permitted on the adjacent park / open space (MON219) / boulevard.
18. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.
19. Public trees located on the park / open space (MON219) / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
20. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
21. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 4 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

22. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.
23. The submitted plans indicate that the removal of existing public trees is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) to make arrangements for the letter and compensation.

### Utility Engineering

24. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
25. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).

26. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
27. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
28. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024. Only certified cheques or bank drafts made payable to the City of Calgary are acceptable. At time of payment, include completed Payment Submission form which was emailed to the applicant.
29. Pursuant to Bylaw 1H2024, off-site levies are applicable.

## Advisory Comments

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The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

### Planning

30. The Advisory Comments will be finalized at the time of Development Authority decision.
31. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
32. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
33. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
34. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
35. A minimum of two trees per unit must be planted on the parcel for a total of four. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 50.0mm; or
  - b. A coniferous tree with a minimum height of 2.0 metres.To satisfy the requirement of two trees, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 85.0mm; or
  - b. A coniferous tree with a minimum height of 4.0 metres.The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.
36. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not

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reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

37. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at [www.calgary.ca](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
38. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
39. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit [www.calgary.ca](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca). Applicant is to apply for tree protection plan prior to demolition.
40. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **\$565.00**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
41. The submitted plan indicates public tree(s) are to be removed. For each public tree removed with monetary value, compensation includes the value of 1 replacement tree at no additional cost. Planting will occur upon request in the following spring or fall depending on nursery tree availability. Trees are planted in the nearest suitable location pending Line Assignment approval and other required setbacks. Please follow the instructions in your Tree Removal Approval Letter to request your new tree(s).
42. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.
43. Crossing the City setback/right-of-way/boulevard requires the use of anti-compaction practices. These anti-compaction methods must be employed for site access for the duration of the project to ensure protection of the soil from compaction. Anti-compaction measures must be approved by the Urban Forestry technician. Apply via 311.

### Utility Engineering

44. The developer is responsible for ensuring that:

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- a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.
- b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.
- c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.
- d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
- e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

- 45. Water connection is available from Mackay RD NW.
- 46. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
- 47. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
- 48. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.
- 49. Each unit must be individually metered.

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50. The applicant must apply for water and sewer connections as per City Standards.
51. Sanitary sewer connection is available from Mackay RD NW.
52. Storm sewer connection is available from Mackay RD NW.
53. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
54. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
55. Discharge of roof leaders should be onto grassed or pervious areas to help reduce the volume of runoff. Direct connection of roof leaders to weeping tile or storm sewers is prohibited. Roof leaders are to be directed to the ground that is graded away from the building and must not discharge within 2.0m of a road right-of-way.
56. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
57. Stormwater emergency escape routes must be to a public roadway.
58. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste  
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>
59. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
60. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

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February 18, 2025

NINES DESIGN  
Borjigin, Tubo



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2024-06020**

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than March 20, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5657 or by email at [Tiffany.Hughes@calgary.ca](mailto:Tiffany.Hughes@calgary.ca).

Sincerely,

**TIFFANY HUGHES**  
Senior Planning Technician



## Detailed Review 4 – Development Permit

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<b>Application Number:</b>	<b>DP2024-06020</b>
<b>Application Description:</b>	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	2311 MACKAY RD NW
<b>Community:</b>	MONTGOMERY
<b>Applicant:</b>	NINES DESIGN
<b>Date DR Sent:</b>	February 18, 2025
<b>Response Due Date:</b>	March 20, 2025
<b>Planning:</b>	TIFFANY HUGHES 403-333-5657 Tiffany.Hughes@calgary.ca
<b>Utility Engineering:</b>	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca

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## General Comments

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### Development Scope:

The application is for a discretionary Semi-Detached Dwelling (2 buildings), Secondary Suite (4 suites) at 2311 Mackay RD NW in the north west community of Montgomery. The site is surrounded by low density dwellings to the north, south and west with green space to the east. Primary access for adjacent residences along 2311 Mackay RD NW is via the rear lane.

### Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no objection
2. **Parks** – comments provided
3. **Utility Engineering** – comments provided
4. **Public Infrastructure** – comments provided
5. **Ward Councillor** – no comments received
6. **Montgomery Community Association** – provided comments (verbatim)

We do not support this application a number of development concerns, first and foremost, 8 units on a mid-block property will inherently have many challenges for those individual residing in one of this units

- too much density on a single lot. From technical perspective, challenges with following:

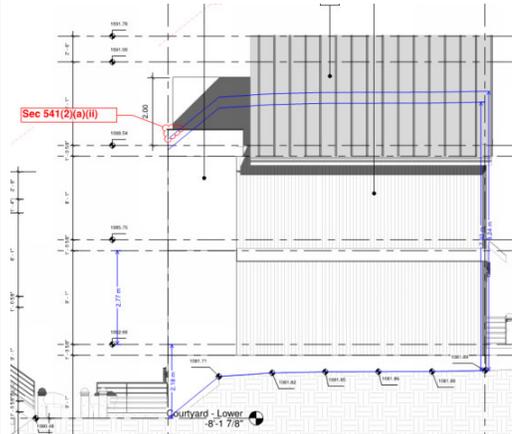
- limited parking (0.5 stall per unit is not feasible regardless of current bylaws - practically is does not work),
- building massing - too high for adjacent building, will cause shadowing issues, privacy issues, etc,

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- Limited amenity space - during Covid it was very clear individuals required access to green space, this development eliminates any opportunity for any private amenity space
- In general this development does not fit with existing infrastructure, would suggest the applicant consider a semi-detached dwelling

**7. Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments were received;

- Out of context with the community
- Privacy concerns with the balcony's
- Concerns with infrastructure not being able to accommodate the additional units
- Concerns with height and parcel coverage
- The density is too high for the parcel
- Concerns with parcel drainage

Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (ii) 7.0m from grade; measured at the shared property line;	Plans indicate portions of building 1 above the height chamfer cut from the south side property line. 

## Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

### Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements

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listed in this document. Ensure that all plans affected by the revisions are amended accordingly.

2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.
3. ~~Provide Restrictive Covenant, Encroachment Agreement and City Caveat that are registered on the Certificate of Title. Further review may be required.~~
4. ~~As per the complete application requirement list a Streetscape Drawing is required.~~
5. ~~The difference in grade from back of public sidewalk, (BOW) to the landing of the central walkway is approximately to 1750mm (30% slope). How will this be achieved without stairs or significant regrading of private and public lands? Note—regrading of public lands/ City boulevard is not permitted.~~

~~Amend the plans to clarify the front access from the public sidewalk to Building 1. Provide elevations.~~

#### **DR2**

~~Not addressed to parks satisfaction. The proposed central walkway would require regrading within public lands which is not permitted. Amend plans to adjust the proposed walkway to meet the existing south walkway within private parcel.~~

6. The Proposed Tree Planting Schedule inaccurately lists Blue spruce (T27) as deciduous, Pin cherry (T26) as coniferous, and Amur maple (T24) as coniferous. Amend the plans to provide an accurate classification.

### **Utility Engineering**

7. Amend the plans to:
  - ~~Water Resources—Water Servicing~~
  - a. ~~Indicate an adequate 'water meter area' where the services (50mm and smaller) enter the building. Ensure floor plans show 1 single water meter area per building. (Typically located in a mechanical room in the basement level)~~

~~Water meters cannot be placed under stairwells.~~

## Prior to Release Requirements

---

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

### Planning

8. The Prior to Release Requirements will be finalized at the time of Development Authority decision.

### Utility Engineering

9. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact [Water Resources](#) for additional details. For further information, refer to the following:

[Development Site Servicing Plan Webpage](https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html)

<https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html>

[Development Site Servicing Plans CARL \(requirement list\)](http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

10. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

The off-site levy is based on a 2025 development approval date and on the following:

Development Type:

Existing Single: 1/New Grade: 4

Based on the information above, the estimate is \$13,226.00

Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Calgary Approvals Coordination at 587-215-6525 or email [daniela.paul-gutierrez@calgary.ca](mailto:daniela.paul-gutierrez@calgary.ca)

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

11. The Permanent Conditions will be finalized at the time of Development Authority decision.
12. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
13. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
14. A Development Completion Permit is required prior to the development being occupied.
15. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
16. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3212 for an inspection.
17. No stockpiling or dumping of construction materials is permitted on the adjacent park / open space (MON219) / boulevard.
18. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.
19. Public trees located on the park / open space (MON219) / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
20. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
21. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 4 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

22. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.
23. The submitted plans indicate that the removal of existing public trees is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) to make arrangements for the letter and compensation.

### Utility Engineering

24. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
25. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).

26. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
27. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
28. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024. Only certified cheques or bank drafts made payable to the City of Calgary are acceptable. At time of payment, include completed Payment Submission form which was emailed to the applicant.
29. Pursuant to Bylaw 1H2024, off-site levies are applicable.

## Advisory Comments

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The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

### Planning

30. The Advisory Comments will be finalized at the time of Development Authority decision.
31. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
32. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
33. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
34. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
35. A minimum of two trees per unit must be planted on the parcel for a total of four. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 50.0mm; or
  - b. A coniferous tree with a minimum height of 2.0 metres.To satisfy the requirement of two trees, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 85.0mm; or
  - b. A coniferous tree with a minimum height of 4.0 metres.The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.
36. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not

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reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

37. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at [www.calgary.ca](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
38. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
39. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit [www.calgary.ca](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca). Applicant is to apply for tree protection plan prior to demolition.
40. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **\$565.00**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
41. The submitted plan indicates public tree(s) are to be removed. For each public tree removed with monetary value, compensation includes the value of 1 replacement tree at no additional cost. Planting will occur upon request in the following spring or fall depending on nursery tree availability. Trees are planted in the nearest suitable location pending Line Assignment approval and other required setbacks. Please follow the instructions in your Tree Removal Approval Letter to request your new tree(s).
42. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.
43. Crossing the City setback/right-of-way/boulevard requires the use of anti-compaction practices. These anti-compaction methods must be employed for site access for the duration of the project to ensure protection of the soil from compaction. Anti-compaction measures must be approved by the Urban Forestry technician. Apply via 311.

### Utility Engineering

44. The developer is responsible for ensuring that:

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- a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.
- b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.
- c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.
- d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
- e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

45. Water connection is available from Mackay RD NW.
46. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
47. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
48. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.
49. Each unit must be individually metered.

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50. The applicant must apply for water and sewer connections as per City Standards.
51. Sanitary sewer connection is available from Mackay RD NW.
52. Storm sewer connection is available from Mackay RD NW.
53. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
54. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
55. Discharge of roof leaders should be onto grassed or pervious areas to help reduce the volume of runoff. Direct connection of roof leaders to weeping tile or storm sewers is prohibited. Roof leaders are to be directed to the ground that is graded away from the building and must not discharge within 2.0m of a road right-of-way.
56. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
57. Stormwater emergency escape routes must be to a public roadway.
58. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste  
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>
59. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
60. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

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February 19, 2025

**City of Calgary**

**TIFFANY HUGHES**

Senior Planning Technician

[Tiffany.Hughes@calgary.ca](mailto:Tiffany.Hughes@calgary.ca)

Hi Tiffany,

**RE: Written Response (DR4)**

**Development Permit Number: DP2024-06020**

I have revised plan to address all Bylaw Discrepancies in your email dated on February 18,2025.

**Bylaw Discrepancies:**

1. 541 Building Heights  
Plans indicate portions of building 1 above the height chamfer cut from the south side property line.
  - Moved proposed stair northward by 0.76m, the building will be within the height chamfer.
  - Page A003, A004, A201

**Prior to Decision Requirements**

**Planning**

6. The Proposed Tree Planting Schedule inaccurately lists Blue spruce (T27) as deciduous, Pin cherry (T26) as coniferous, and Amur maple (T24) a coniferous.
  - Planting schedule has been corrected.
  - (T27)Deciduous – Pin Cherry;(T26)Coniferous – Blue Spruce;(T24)Coniferous – Blue Spruce
  - Page A004

Hope that all the discrepancies have been addressed.

Thank you,



**Tubo Borjigin**

Nines Deisign & Visualization Ltd.





## Communities

0.5 Parking Rate

 Other Areas of the City Within 600.0m of Existing LRT or BRT Bus Stop**A**

- Acadia
- Albert Park / Ridsson Heights
- Altadore

**B**

- Banff Trail
- Bankview
- Bayview
- Bel-aire
- Beltline
- Bonavista Downs
- Bowness
- Braeside
- Brentwood
- Bridgeland / Riverside
- Britannia

**C**

- Cambrian Heights
- Canyon Meadows
- Capitol Hill
- Charleswood
- Chinatown

**D**

- Dalhousie
- Downtown Commercial Core
- Downtown Commercial Core
- Downtown East Village
- Downtown West End

**E**

- Eagle Ridge
- Eau Claire
- Elbow Park
- Elboya
- Erlton

**F**

- Fairview
- Forest Heights
- Forest Lawn

**G**

- Garrison Green
- Garrison Woods
- Glamorgan
- Glenbrook
- Glendale

- Hillhurst
- Hounsfeld Heights / Briar Hill
- Huntington Hills

**I**

- Inglewood

**K**

- Kelvin Grove
- Killarney / Glengarry
- Kingsland

**L**

- Lake Bonavista
- Lakeview
- Lincoln Park
- Lower Mount Royal

**M**

- Manchester
- Maple Ridge
- Marlborough
- Mayfair
- Mayland Heights
- Meadowlark Park

**N**

- North Glenmore Park
- North Haven
- North Haven Upper

**O**

- Oakridge
- Ogden

**P**

- Palliser
- Parkdale
- Parkhill
- Point McKay
- Pump Hill

**Q**

- Queens Park Village

**R**

- Ramsay
- Renfrew
- Richmond
- Rideau Park
- Rosedale
- Rosemont

- Chinook Park
- Cliff Bungalow
- Collingwood
- Crescent Heights
- Currie Barracks

- Greenview
- H**
- Haysboro
- Highland Park
- Highwood

- Mission
- Montgomery
- Mount Pleasant

- Rosscarrock
- Roxboro
- Rutland Park

**S**

- Scarborough
- Shaganappi
- South Calgary
- Southview
- Southwood
- Spruce Cliff
- St. Andrews Heights
- Sunalta
- Sunalta West
- Sunnyside

**T**

- Thorncliffe
- Tuxedo Park

**U**

- University District
- University Heights
- Upper Mount Royal

**V**

- Varsity
- Vista Heights

**W**

- West Hillhurst
- Westgate
- Wildwood
- Willow Park
- Windsor Park
- Winston Heights / Mountview

Part 4 A to Z Use and Use Rules			D.P. #	20
Section / Use	Type	Requirements	Evalu	
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	C	N/C
		(vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;	C	N/C
170.2 Contextual Semi-detached Dwelling	Compulsory	(i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C
187 Duplex Dwelling	Compulsory	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;	C	N/C
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	C	N/C
		(ii) where one façade of each Dwelling Unit directly faces a public street;	C	N/C
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	C	N/C
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	C	N/C
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	C	N/C
295 Secondary Suite	Compulsory	(iii) is self-contained and located within a Dwelling Unit;	C	N/C
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	C	N/C
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C
319 Townhouse	Compulsory	(i) comprising three or more Dwelling Units;	C	N/C
		(ii) where each Dwelling Unit has a separate direct entry from grade;	C	N/C
		(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C
		(iv) that does not include a Rowhouse Building;	C	N/C



**Residential - Grade-Oriented Infill (R-CG) District**

D.P. # 2024-06020

Rule	Requirements		Notes	Evaluation			
				Provided/Variance			
<b>Secondary Suites</b>	If applicable please refer to Secondary Suites Form			See Attached	N/A	N/I	
<b>537 Building Setback from Front Property line</b>	The minimum building setback from a front property line is 3.0m		East	3.00		0.00	
<b>334 Projections into Setback Areas</b>	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.			C	N/C	N/A	N/I
<b>336 Projections Into Front Setback Area</b>	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.		East eaves	0.63		0.03	
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:	(a) they provide access to the main floor or lower level of the building; and		C	N/C	N/A	N/I
		(b) the area of a landing does not exceed 2.5m <sup>2</sup>		2.18		-0.32	
				2.18		-0.32	
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:			N/A			
	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;			C	N/C	N/A	N/I
		(b) the setback of the porch from the front property line is not less than the minimum setback in the district;		C	N/C	N/A	N/I
		(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m <sup>2</sup> ; and			Porch Height (m)		N/A
				Landing Area (m <sup>2</sup> )			
(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.			C	N/C	N/A	N/I	
(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).			N/A				
<b>335 Length of Portions of a Building in Setback Areas (Front)</b>	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>		PROVIDE LENGTH AND % VALUES	%	Length	%	Length
	1st st		X 40% =	N/A			
	2nd st		X 40% =				
	(2) The max. length of an individual projection into any setback area is 3.1m			N/A			
(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m			North BLD 1	1.24		0.04	
			North BLD 2	1.24		0.04	
			South BLD 1	1.20		0.00	
			South BLD 2	1.20		0.00	
				N/A			
				N/A			
(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:	(a) 1.2m; or						
	(b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.			N/A			

539 Building Setback from Side Property Line	There is no requirement for a building setback from a property line upon which a party wall is located.		Applies		N/A	N/I
	(4) The minimum building setback from a side property line may be reduced to a zero setback where:	(a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 1.2m private maintenance easement.	Applies		N/A	N/I
	(5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.		Applies		N/A	N/I
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m		N/A			
	(7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;	N/A			
		(b) that provides unrestricted vehicle access to the rear of the parcel.	Applies		N/A	N/I
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m		N/A			
(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.		Applies		N/A	N/I	
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.		N/A			
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,		N/A			
	(a) for a Semi-detached Dwelling, only where the side setback area is on the streets side of a corner parcel; and		C	N/C	N/A	N/I
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;	C	N/C	N/A	N/I
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or	C	N/C	N/A	N/I
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.	C	N/C	N/A	N/I
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.		N/A			
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.		C	N/C	N/A	N/I
	(3) Eaves may project a max. of 0.6m into any side setback area.		North BLD 1	0.28	-0.32	
			South BLD 2	0.31	-0.29	
(5) Landings, ramps other than wheelchair ramps	(a) they provide access to the main floor or lower level of the building;	C	N/C	N/A	N/I	
	(b) the area of a landing does not exceed 2.5m <sup>2</sup>	N/A				
	(c) the area of any portion of a landing that projects into the	N/A				

Page 14	land stairs may project in a side setback area provided:	side setback area does not exceed 1.8m <sup>2</sup>						
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and			C	N/C	N/A	N/I
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear			C	N/C	N/A	N/I
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:			N/A				
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.			N/A				
(9) Balconies and decks must not project into any side setback area;			C	N/C	N/A	N/I		
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>		PROVIDE LENGTH AND % VALUES	%	Length	%	Length	
	1st st		X 40% =	N/A				
	2nd st		X 40% =					
	__st		X 40% =					
	__st		X 40% =					
(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>				N/A				
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m				N/A			
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m		West	9.09	7.89			
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.				N/A			
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;			N/A			
		(b) does not exceed 75.0m <sup>2</sup> in gross floor area for each Dwelling Unit located on the parcel.	Unit 1		N/A			
			Unit 2		N/A			
		(c) has no part that is located closer than 0.60m to the rear property line; and			N/A			
	(d) has no eave closer than 0.6m to a side property line.			N/A				
(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.		Rear Side Side		N/A				
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>		PROVIDE LENGTH AND % VALUES	%	Length	%	Length	
	1st st		X 40% =	N/A				
	2nd st		X 40% =					
	(2) The max. length of an individual projection into any setback area is 3.1 m.				N/A			
(2) The height of a	(a) 1.5 m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a			N/A				



541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.		BLD 2	complies	#VALUE!			
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the maximum building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or	see cover sheet	C	N/C	N/A	N/I
			(ii) 7.0m from grade; measured at the shared property line; and	BLD 2 okay				
		(b) increases at a 45 degree angle to a max of 11.0m measured from grade.						
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m							
	Prim. Bldg Crnr 1	Prim. Bldg Crnr 2	Geo 9.5m Above Avrge Grade					
	Prim. Bldg Crnr 3	Prim. Bldg Crnr 4	Geo 8.6m Above Avrge Grade					
		X 75% =				Percentage (%)		
	Max. Area	Max. Area allowed at 9.5m				Area(m <sup>2</sup> )		
					N/A			
(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.			North	8.97	0.37			
			South	8.56	-0.04			
Height Required Beyond 21.95 m and Rear Property Line								
16.04	16.90	36.58						
C.A.B. #1	C.A.B. #2	Parcel Depth						
349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.		no mech shown	N/A				
531 Parcel Width	The minimum parcel width is 7.5m for a parcel containing a Duplex Dwelling			N/A				
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m			6.40	2.20			
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.			77.06%	12.06%			
	65%	x	36.58 Parcel Depth	=	23.80 Max Bldg Depth			
						Building Depth (m)		
						28.19	4.39	
		(a) there is more than one main residential building on the parcel;				2	1	
		(b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and				Number of Units within First 60.0% of Parcel Depth		
			36.58 Parcel Depth (m)			2	0	
			21.95 40% / 60.0% Parcel Depth (m)					
			4 Total Number of Units					
			2 Required Number of Units in Front 60.0%					
(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: <i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY</i>								
	(c) where the minimum separation distance of the							

Page contained within rear 60.0%; otherwise see subsection (1).		(e) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m		6.47	-0.03
529 Density	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(a) 50.0 per cent parcel depth; or [ ] Parcel Depth (b) the building depth of the main residential building on the adjoining parcel; [ ] C.A.B. Building Depth whichever is closer to the rear property line. 3.0m Building Side Setback Required beyond 0.00 m and the rear property line	Side Setback Dimension (m) N/A	Subsection (b) Applies	
For parcels designated R-CG use this calculation:					
365 Exempt Addition	The maximum density for parcels designated R-CG District is 75 units per hectare. 75 U.P.H.	557.46 (m2) 0.0557460 (ha) = 4.00 Units	Units U.P.H.	4 71.75	0 -3.25
For multi-residential parcels reverting to low density uses in section 573, use the density maximum for that multi-residential district:					
339.1 Porches (must meet all requirements to be exempt)	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and: (i) the front property line; or (ii) the side property line on the street side of a corner parcel; (b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and (c) there is no enclosed floor area or balcony located directly above the roof of the porch.	Units U.P.H.	N/A N/A N/A N/A	N/A N/A N/A N/A
(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit		(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare; (b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare		Applies Applies	Does Not Apply Does Not Apply

534 Parcel Coverage	single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	than 50 units per hectare;							
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or					Applies	Does Not Apply	
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.					Applies	Does Not Apply	
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m <sup>2</sup> where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and					Applies	Does Not Apply	
		(b) 19.0m <sup>2</sup> for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.					Applies	Does Not Apply	
	(4) For all other uses, the maximum parcel coverage is 45.0%						Applies	Does Not Apply	
	Determine correct percentage of parcel coverage and input values below						%	%	
	60.0%	4 557.46 Parcel Area (m <sup>2</sup> )	Number of Units	Required Stalls	334.48 Max. Coverage	=	56.29%	-3.71%	
	Parcel Coverage Totals						m <sup>2</sup>	m <sup>2</sup>	
		BLD 1	BLD 2	Garage(s)	Other	Total			
	119.50	119.50	71.93	2.87	313.80	313.80	-20.68		
Accessory Building	If applicable please refer to Accessory Residential Building Form					See Attached	N/A	N/I	
542 Landscaping Requirements <i>Applies with 3 or more units</i>	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	small areas not noted by north pl				C	N/C	N/A	N/I
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.					C	N/C	N/A	N/I
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.					C	N/C	N/A	N/I
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.					C	N/C	N/A	N/I
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.					Percentage (%)			
		216.53	Landscaped Area (m <sup>2</sup> )			44.91%	14.91%		
						Area (m <sup>2</sup> )			
						97.24	32.28		
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.					C	N/C	Low H2O Irrig.	N/I
	(9) Mechanical systems or equipment that are located outside of a building must be screened.				no mech shown	C	N/C	N/A	N/I
(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;				Calliper (mm)				
	4 # Provided				60.00	0.00			
	(b) a coniferous tree has a minimum height of 2.0m				Height (m)				
	2 # Provided				2.00	0.00			



342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.		retaining wall has a top and bottom geodetic. Elevation drawings are limited in details, some walls not noted as existing or proposed.	C	N/C	N/A	N/I															
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.			C	N/C	N/A	N/I															
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.			C	N/C	N/A	N/I															
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.			C	N/C	N/A	N/I															
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.			C	N/C	N/A	N/I															
540.1 Fences <i>Note: Only apply fence rules to proposed fences</i>	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.			C	N/C	N/A	N/I															
343 Fences <i>Note: Only apply fence rules to proposed fences</i>	The height of a fence above grade at any point along a fence line must not exceed:	(b) 2.0m in all other cases, and		C	N/C	N/A	N/I															
		(c) 2.5m at the highest point of a gate that is not more than 2.5m in length.		C	N/C	N/A	N/I															
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.			C	N/C	N/A	N/I															
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority  <i>*Note: Applies when there are 3 or more Units</i>			FM Discretion		N/A	N/I															
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.			<i>*See Communities Tab to Adjust Parking Rate</i>																		
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.																					
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 100px;"><b>8</b></td> <td><b>Number of Units</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td><b>Stalls Within a Private Garage</b></td> <td style="text-align: center;"><b>4</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td><b>Stalls provided on Parking Pad</b></td> <td style="text-align: center;"><b>0</b></td> <td></td> <td></td> <td></td> </tr> </table>			<b>8</b>	<b>Number of Units</b>						<b>Stalls Within a Private Garage</b>	<b>4</b>					<b>Stalls provided on Parking Pad</b>	<b>0</b>				Parking Rate: <b>0.50</b> Stall per Unit & Suite
<b>8</b>	<b>Number of Units</b>																					
	<b>Stalls Within a Private Garage</b>	<b>4</b>																				
	<b>Stalls provided on Parking Pad</b>	<b>0</b>																				
546.1 Mobility Storage	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.			Applies	N/A	N/I																
	The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.  <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="text-align: center; width: 100px;"><b>4</b></td><td><b>Number of Units</b></td></tr></table>		<b>4</b>	<b>Number of Units</b>		<b>0</b>	<b>-2</b>															
<b>4</b>	<b>Number of Units</b>																					
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.			Applies	N/A	N/I																
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.			<b>4</b>	<b>0</b>																	

	4	Number of Units					
<b>13(90.3) Mobility Storage Locker</b>	(a) has a door with a minimum width of 0.9m that has direct access to grade;			N/A			
	(b) has a minimum length of 2.8m;			N/A			
	(c) has a minimum width of 1.2m;			N/A			
	(d) has a minimum height of 1.8m			N/A			
<b>122 Standards for Motor Vehicle Parking Stalls</b>	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling			C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other			C	N/C	N/A	N/I
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.				C	N/C	N/A

Page 19		Accessory Residential Building			D.P. # 2024-06020					
Rule	Requirements			Notes		Evaluation				
						Provided/Variance				
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or				N/A				
		(b) 0.6m from a side or rear property line in all other cases.		South		2.30	1.70			
				west		1.10	0.50			
				North		1.20	0.60			
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m <sup>2</sup>				C	N/C	N/A	N/I	
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or				C	N/C	N/A	N/I	
	(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and				C	N/C	N/A	N/I	
		(ii) include a 0.60m eave and footing encroachment easement.				C	N/C	N/A	N/I	
	(3) An Accessory Residential Building must not be located in the actual front setback area.					C	N/C	N/A	N/I	
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.					C	N/C	N/A	N/I	
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m <sup>2</sup> or more and a main residential building or a building containing a Secondary Suite is 1.0m					C	N/C	N/A	N/I	
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;				3.58		-1.02		
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; and				2.79		-0.21		
		(c) one storey,				C	N/C	N/A	N/I	
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;				C	N/C	N/A	N/I
(ii) does not have windows;					C	N/C	N/A	N/I		
(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.					N/A					
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.					C	N/C	N/A	N/I	
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.					C	N/C	N/A	N/I	
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.					C	N/C	N/A	N/I	
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:		(i) the building coverage of the main residential buildings; or			C	N/C	N/A	N/I
				(ii) 75.0m <sup>2</sup> for each Dwelling Unit located on the parcel; and			Unit 1	complies	#VALUE!	
					Unit 2					
					Unit 3					
					Unit 4					

Page 20		Secondary Suite - R-CG		D.P. # 2024-06020				
Rule	Requirements			Evaluation				
				Notes	Provided/Variance			
<b>Note: Remember to check any applicable district rules</b>								
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.				C	N/C	N/A	N/I
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m <sup>2</sup> :	(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or			N/A			
		(b) when located on a parcel with a parcel width less than 13.0m.			N/A			
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.				Applies		N/A	N/I
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;			351(2.1) applies	N/A			

<b>354 Accessory Suite - Density</b>	(1) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit.		C	N/C	N/A	N/I
	(1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit.		C	N/C	N/A	N/I
	(3) A Secondary Suite or a Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan.		C	N/C	N/A	N/I
<b>Additional Notes</b>						





**Residential - Grade-Oriented Infill (R-CG) District**

D.P. # 2024-06020

Rule	Requirements			Notes	Evaluation			
					Provided/Variance			
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or	BLD 2 okay South over, north ok	C	N/C	N/A	N/I
			(ii) 7.0m from grade; measured at the shared property line; and					
		(b) increases at a 45 degree angle to a max of 11.0m measured from grade.						
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.				C	N/C	N/A	N/I
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.				C	N/C	N/A	N/I
13(90.3) Mobility Storage Locker	(a) has a door with a minimum width of 0.9m that has direct access to grade;					0.91		0.01
	(b) has a minimum length of 2.8m;					2.80		0.00
	(c) has a minimum width of 1.2m;					1.20		0.00
	(d) has a minimum height of 1.8m					2.03		0.23



Page 3 Residential - Grade-Oriented Infill (R-CG) District			D.P. # 2024-06020						
Rule	Requirements			Evaluation					
				Notes	Provided/Variance				
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or	BLD 2 okay	C	N/C	N/A	N/I	
			(ii) 7.0m from grade; measured at the shared property line; and	BLD 1 okay					
		(b) increases at a 45 degree angle to a max of 11.0m measured from grade.							

FILE: DP 2025-06020

DATE RECEIVED: February 20, 2025

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
None Noted.		

**SDAB2025-0052**



**Re: DP2024-06020 COMPLETENESS REVIEW - 2311 MACKAY RD NW**

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Dear Applicant,

I am the file manager who will be leading the review of your development permit application.

A review of your application has been undertaken and it has been determined that your application is a complete application. A comprehensive review is now underwa

For more information about the development permit process please visit [www.calgary.ca/dpprocess](http://www.calgary.ca/dpprocess).

Please track your application, using your Job Access Code (JAC) [REDACTED] at [www.calgary.ca/vista](http://www.calgary.ca/vista).

Should you have any questions or concerns, please contact me at your convenience.

Regards,

TIFFANY HUGHES  
Senior Planning Technician  
[Tiffany.Hughes@calgary.ca](mailto:Tiffany.Hughes@calgary.ca)  
403-333-5657  
[www.calgary.ca/PDMap](http://www.calgary.ca/PDMap)



ENMAX Power Corporation  
141 – 50 Avenue SE  
Calgary, AB T2G 4S7  
Tel (403) 514-3000  
enmax.com

2024-09-11

**File No: DP2024-06020**

**Location: 2311 MACKAY RD NW**

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2024-08-30 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

Pursuant to Section 225(1) of Part 17 of the *OHS Code*, anyone working near overhead powerlines must maintain safe limits of approach as provided in Schedule 4, Table 1 of the *OHS Code* or Table 1 in the *AEUC*. Anyone excavating must contact Utilities Safety Partners for locations of all buried facilities. All contractors, prime or sub (excavating company) must contact [hotdigs@enmax.com](mailto:hotdigs@enmax.com) to obtain a permission letter prior to disturbing the ground within 2 metres of any ENMAX underground facility. As a condition of this no-conflict letter, and despite any existence of a permit, the applicant must contact EPC [Lineinspection@enmax.com](mailto:Lineinspection@enmax.com) or call (403) 514-3117 prior to the commencement of any construction where any workers or equipment will be within 7.0m of existing overhead EPC facilities. If EPC is contacted in accordance with the above, no construction work shall be commenced thereafter unless and until EPC determines the minimum safe limit of approach distance in relation to the overhead facilities present at the project site.

**\*\*NOTE:** This letter provided by ENMAX Power Corporation is intended for information purposes only and is not in any manner intended to nor shall be construed to derogate from applicant's obligations to follow any applicable law. The provision of this no-conflict letter is not a representation that work will meet any legislative or regulatory obligations. This no-conflict letter is provided as of the date first note above – the applicant is still required to perform their own due diligence prior to any development activities and resolve any conflicts (new or existing) at the Developer's sole expense. ENMAX expressly disclaims any liability related to applicant's responsibility to comply with such laws and regulations and ENMAX's required setbacks.

If you require any additional information regarding this Development Permit, please contact the Project Administrator at [EPC\\_Permits@enmax.com](mailto:EPC_Permits@enmax.com). **For new services inquiries, please contact ENMAX GetConnected at [GetConnected@enmax.com](mailto:GetConnected@enmax.com).**

Sincerely,

Marcelo Singson P.Eng  
Distribution Engineering

QR Code for ENMAX Ground  
Disturbance Guidelines



Samnick, Cyrille

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**From:** Moran, Jolene C.  
**Sent:** Friday, November 15, 2024 11:46 AM  
**To:** Ruzycky, Zenon; Hughes, Tiffany L.  
**Cc:** Brown, Tavis S.  
**Subject:** DP2024-6020 public tree ID #: T-51194398

Hello Zenon and Tiffany,

Good day. I am reaching out on DP2024-6020 and the public tree (T-51194398). The applicant has intention to remove this tree. They stated in their DR response letter, they contacted UF and the tree is in their words "low value, bad shape, small and no leaf". They provided a picture. Maybe this picture is in the fall, after all the leaves have dropped...?

I am reaching out to inquire if in fact this applicant has contacted our UF team on this tree? Is UF supportive of this tree's removal?

DR response from applicant:

- The owner has contacted the Urban forestry, the public tree is in bad shape, and the owner is intending to remove it, please see the public tree picture below.



the small tree with no leaf on it.

Thank you,  
Regards,  
Jolene

Jolene Moran  
Open Spaces / Parks Team

"We partner with you to build a great City, through service, time and quality."

***In the spirit of reconciliation, we acknowledge that we live, work and play on the traditional territories of the Blackfoot Confederacy (Siksika, Kainai, Piikani), the Tsuut'ina, the Îyâxe Nakoda Nations, the Métis Nation (Region 3), and all people who make their homes in the Treaty 7 region of Southern Alberta.***

## Comment Summary



Permit #: DP2024-06020  
Address: 2311 MACKAY RD NW  
Job Description: New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites - basement), Accessory Residential Building (garage)

---

Name:	Lila Mickelson	Created Date:	September 4, 2024
Phone:		Circulation Referee:	N
Email:		Number:	531790204
Address:	4607 Montana Drive NW		
Overall:	In opposition of this application		

### Area of Concern

Building (massing, façade, height, shadowing, etc.)  
Parking or loading zones  
Landscaping plans  
Environmental preservation  
Privacy considerations  
Garbage and recycling facility locations  
Site layout

### General Comment

The development plans depict space for 8 garbage bins when a minimum of 12 are required for 4 suites. There will be insufficient back alley space for both garage access and garbage pick-up, creating congestion and safety issues. The size (height and extension of the structures to the property lines) is out of context for the community and significantly removes sunlight exposure and privacy for neighbouring properties. While the plans depict landscaping on the north side (approximately 4ft of grass) of the structures, there will be insufficient sunlight for grass to grow and homeowners will not bother to maintain such small spaces as soft landscape. This area should be considered concrete/rock because that's what will likely be put there in a short time. Parking is also an issue with this being on a hillside, with the roadway being rather narrow (2 vehicles can't pass when one vehicle is parked on the side of the road) and regularly used by school busses ....R2 perhaps, but R4 (really R8) is overbuilt!

### Attachments

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Name:	Janice MacCallum	Created Date:	September 9, 2024
Phone:		Circulation Referee:	N
Email:		Number:	533003497
Address:	4508 22 Ave NW		
Overall:	In opposition of this application		

### Area of Concern

Building (massing, façade, height, shadowing, etc.)  
Parking or loading zones  
Landscaping plans  
Environmental preservation  
Privacy considerations  
Site layout

**General Comment**

This proposed development is not compatible in size or massing with the rest of the community. It is in total 8 units on a single family lot amidst a neighbourhood of single family dwellings. It is situated on a hill which further accentuates its height.

Balconies on the rear will result in overlooking issues for neighbouring houses. As the lane is angled, the houses across the lane present a side yard view, not a driveway view.

Parking is inadequate as there is an allocation for 4 parking spots in an 8 unit complex. There is no access to public transit at this location which means the residents will have to rely on street parking which is already in short supply.

I have to also question whether the infrastructure will accommodate 8 extra units on 1 lot when we already have difficulty supporting the existing density in Montgomery. This area was built in the 50's and populated with small single family bungalows. The increased density must be putting stress on the existing water and sewer.

The density of this development will drastically affect the quality of life for us and for our neighbours (beside and across the lane) with parking issues, noise issues and privacy issues. This community is a quiet area of mostly single family dwellings with young families and this excess density will undoubtedly change this community. It will also open the door to more of these developments.

**Attachments**

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Name:	Jennifer Zwicker	Created Date:	September 10, 2024
Phone:	[REDACTED] [REDACTED].ca	Number:	[REDACTED] 533340043
Address:	2319 MacKay Rd NW		
Overall:	In opposition of this application		

**Area of Concern**

- Building (massing, façade, height, shadowing, etc.)
- Access/accessibility (vehicle, pedestrian, cycling)
- Parking or loading zones
- Privacy considerations
- Site layout

**General Comment**

I am writing to formally oppose the redevelopment permit application for the proposed project at 2311 MacKay Rd NW in Calgary. I have read a number of my neighbour's detailed submissions and am in support of their arguments and concerns. It's hard for me to understand how these plans have made it to this stage given how out of place this development would be for this block and the community.

While redevelopment can be beneficial, this particular proposal raises several significant concerns. The planned development is an unreasonable use of the property, especially considering the existing inadequacies of the surrounding infrastructure.

1. Inappropriate Scale for the Property: The proposed development's height and the full utilization of the property, leaving no greenspace, are disproportionate to its size and current use. Such a development would disrupt the neighborhood's balance and character, impacting surrounding properties with substantial privacy and shading issues. The scale of the project appears incompatible with the existing area.
2. Strain on Aging Infrastructure: The current infrastructure, including the back alley, water systems, and sewer lines, is already under strain. Introducing 8 livable units to a site that was previously a single-family dwelling will exacerbate these issues. The back alley is particularly problematic, frequently requiring repairs due to use and water drainage issues. Will the city address this with a pavement upgrade, and will the associated costs be passed on to residents? This redevelopment would place additional stress on the already overloaded sewer and water systems.
3. Insufficient Infrastructure Planning and Parking: The development lacks adequate planning for its impact on existing

houses and the community. Street parking is already a challenge due to the influx of vehicles from the Alberta Children's Hospital and Foothills Hospital. Recent construction for a new school has further strained available parking. With 8 units, there could be 8 to 16 or more additional vehicles needing parking in already congested streets, exacerbating the current issues.

Given these concerns and the very detailed concerns raised by my neighbours this redevelopment permit should not be approved. The proposed development is out of place for the community and could set a concerning precedent. It is crucial that any new development in Calgary is aligned with the needs and character of the community, supported by adequate infrastructure.

Thank you for your attention to this matter. I am available for further discussion and would appreciate any opportunity to provide additional input.

**Attachments**

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Name:	Leaha and Greg Owen	Created Date:	September 11, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	533382048
Address:	2315 Mackay Rd NW		
Overall:	In opposition of this application		

**Area of Concern**

- Building (massing, façade, height, shadowing, etc.)
- Parking or loading zones
- Environmental preservation
- Garbage and recycling facility locations
- Site layout
- Other

**General Comment**

Please see attached letter.

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2024-06020 2311 Mackay Rd NW.docx](#)

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Name:	Scott Maw	Created Date:	September 11, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	s [REDACTED]	Number:	533620754
Address:	4504 22 Ave NW		
Overall:	In opposition of this application		

**Area of Concern**

- Building (massing, façade, height, shadowing, etc.)
- Access/accessibility (vehicle, pedestrian, cycling)
- Parking or loading zones
- Garbage and recycling facility locations

**Strengths / Challenges**

Parking for 8 units on a previously R1 lot will be very limited. There doesn't appear to be a plan for more than two garages. Street parking is already close to maximum capacity.

Water draining from the property looks to be towards / in the lane way. This lane way is sloped and composed of gravel that does and will quickly erode out into the street creating difficult and potentially dangerous conditions for those driving / walking / biking in the lane way.

With 8 units, will there be 8 sets of garbage / Recycling / Green bins? What is the plan for where these will be stored, placed, and managed. There simply is not enough room in the lane way for this many bins.

**Property Impact**

Our triangular shaped lot is in a low position in relation to this proposed development. Additionally, the proposed development is planned to be raised to an even higher level. This may significantly reduce the effectiveness of the solar panels on the roof of our house and garage. Additionally, raising the property will significantly affect the amount of direct sunlight our yard and outdoor living space receive throughout the morning hours.

**Community Impact**

This project appears to be attempting to manage growth and change. However, 8 units is simply too many in a tight area where parking, space, access, are already limited. Suggestion is to reduce to two dwellings with secondary suites in each. This accomplishes the goal of densification in a reasonable way without over crowding and over stressing the available area.

**Surrounding Impact**

See above comments regarding affects of proposed development. Parking, height, number of units.

**General Comment**

Sewage is also a concern for this property. We believe sewage for the address in the proposed development is meant to be sent out via lines on McKay road. With the grade of this property sloping significantly away from McKay road, what is the planned mechanism for pumping sewage? And is this a viable solution for this many units?

Additionally, with 8 units, will there be a condo board of sorts to maintain the property? Or will the inhabitants form their own association to ensure that this property is maintained and well kept? How will mail be delivered? Does this potentially affect the delivery of mail to our door by Canada post? Or will Canada post potentially change how mail is delivered in our community?

We are in support of densification. However, we feel that 8 units is too many for this property, and for this block of Montgomery to sustain. As an alternative we suggest two units with secondary suites would create a viable solution, while still addressing growth.

**Attachments**

Name:	Kristina Groves	Created Date:	September 11, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	533621260
Address:	4504 22 Avenue NW		
Overall:	In opposition of this application		

**Area of Concern**

- Building (massing, façade, height, shadowing, etc.)
- Access/accessibility (vehicle, pedestrian, cycling)
- Parking or loading zones
- Landscaping plans
- Privacy considerations
- Garbage and recycling facility locations
- Site layout

**Strengths / Challenges**

I appreciate the densification and, to a degree, support the increase in number of units. However, going from 1 to 8 units is excessive and completely out of context for the lot and the neighbourhood, and will drastically change the two blocks on which it encroaches. The blanket re-zoning bylaw, while well-intentioned to address the housing crisis, surely did not intend to impose such overwhelming change and impact to surrounding properties in what has historically been a quiet, single-family neighbourhood. The reason we chose to live here was because it was zoned R-1, with some neighbouring blocks zoned at R-2 and R-4. We can accept that a duplex or fourplex is a reasonable accommodation, but 8 units is quite simply insane. Major challenges are drainage into the alley, which is already a huge problem due to several massive new homes draining directly into the alley, causing extensive damage every time it rains, insufficient parking, waste bins, and loss of privacy.

**Property Impact**

This project will affect the enjoyment of our property because it will tower over our yard, which is across the alley and

downslope. The plan for this lot includes 8 units, vastly increased from one, which is currently set back far enough from our property line to provide some privacy. It will also likely reduce generation from our solar panels at certain times of the year, which is a negative impact that should be avoided. This project will also vastly increase traffic in the back alley but doesn't provide enough parking.

**Community Impact**

This project does not match our community goals. A better fit to manage growth and change would be a duplex with secondary suites for a maximum of four units. Ensure adequate parking. Require drainage to remain within property lines and not into the alley. Reduce the building height of the rear dwellings to better match the surrounding properties. Honour setbacks so that the entire lot is not covered. Basically scale back the development as a happy medium between the need for densification and the value and enjoyment of existing homes. 1 to 4 is okay, 1 to 8 is not okay.

**Surrounding Impact**

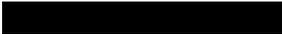
This project will tower over all surrounding dwellings due to increased building height and the levelling of the rear dwellings with the front dwellings, with the result being wiping out any privacy we have in our yard. The plans for parking are vastly inadequate and the number of proposed units on what has historically been an R-1 lot is excessive beyond imagination. While I truly understand the need to densify and add housing stock to the city, this proposed plan seems to me to be a massive overreach that exploits the blanket re-zoning bylaw for maximum personal gain. I'm not a NIMBY, but I also built a house here with my family that was intended to be in a quiet single-family neighbourhood & this development will transform the block to the extent that I anticipate a decrease in property values. I urge the City of Calgary to consider the impacts not only to our home but all of the surrounding properties, and honour the feedback received to modify the proposed development accordingly.

**General Comment**

Major concerns include drainage into the alley, which is already a huge problem due to several massive new homes draining directly into the alley (and not on their properties) causing extensive damage every time it rains (the alley becomes impassable with loose gravel and sand deposited at the end of the alley regularly); 8 units times 3 waste bins per unit equals 24 waste bins in the alley, which is absurd. This development is essentially a small apartment building and should have communal waste bins - where are you going to put those? The height of the dwellings along the alley does not follow the natural slope of the lot and therefore will tower over our yard and eliminate any privacy. This will also impede solar generation from our rooftop solar system, which was a major investment. Final major concern is parking, as inadequate parking spaces are provided and will lead to overcrowding of street parking.

**Attachments**

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Name:	Montgomery Community Association - Planning	Created Date:	September 17, 2024
Phone:		Circulation Referee:	N
Email:		Number:	534977437
Address:	Montgomery		
Overall:	In opposition of this application		

**Area of Concern**

- Building (massing, façade, height, shadowing, etc.)
- Parking or loading zones
- Landscaping plans
- Environmental preservation
- Privacy considerations
- Garbage and recycling facility locations
- Site layout

**General Comment**

We do not support this application a number of development concerns, first and foremost, 8 units on a mid-block property will inherently have many challenges for those individual residing in one of this units - too much density on a single lot. From technical perspective, challenges with following:

- limited parking (0.5 stall per unit is not feasible regardless of current bylaws - practically is does not work),
- building massing - too high for adjacent building, will cause shadowing issues, privacy issues, etc,
- Limited amenity space - during Covid it was very clear individuals required access to green space, this development

eliminates any opportunity for any private amenity space

- In general this development does not fit with existing infrastructure, would suggest the applicant consider a semi-detached dwelling

## Attachments

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Name:	Enmax	Created Date:	September 20, 2024
Phone:		Circulation Referee:	Y
Email:	EPC_Permits@enmax.com	Number:	535808682
Address:	Circulation Referee No Address		
Overall:	Neither in support nor in opposition of this application		

## Area of Concern

Building (massing, façade, height, shadowing, etc.)

## General Comment

No conflict with existing Enmax facilities.

## Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2024-06020-Reply Letter-2024-09-11.pdf](#)

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Name:	Amarpreet Singh	Created Date:	October 14, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	540739957
Address:	2307 Mackay RD NW		
Overall:	In opposition of this application		

## Area of Concern

Building (massing, façade, height, shadowing, etc.)

Parking or loading zones

Landscaping plans

Privacy considerations

## Strengths / Challenges

This development is immediately to the north of my property. I am building a single-family detached home on my property. Most of the houses here are single-family. I am generally in favour of densification, and I would be supportive of a duplex on this lot, which could be built with a step down design. The front elevation is decent. The rear building is not, and will be an eye soar if approved as is.

## Property Impact

This project will certainly affect the use and enjoyment of my property. Privacy is a major concern with the 3rd-floor Patios of the front building having a line of sight into my backyard and with the front {east side} windows and south side window of the rear building also able to see into my backyard and into the living areas, bedrooms etc. of my house. The lot has a steep gradient and I am on the lower side of this project, and no retaining wall is being proposed on the south side. I hope a Geotechnical report is being sought to determine the bearing capacity of the land.

The rear building itself has inferior aesthetics {all stucco with no other material used to soften the appearance} and some elements of the front building should be added to it.

Given the steep hillside and proposed density, parking will be a major concern in the area.

## Surrounding Impact

The project should have more and better landscaping in place, especially trees on the south side.

**Samnick, Cyrille**

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**From:** Leaha Owen [REDACTED] >  
**Sent:** Wednesday, September 11, 2024 8:38 AM  
**To:** Hughes, Tiffany L.; Wong, Terry K.; WARD7; planning; Manager MCA  
**Cc:** Greg Owen  
**Subject:** [External] DP2024-06020 Address 2311 Mackay Rd NW  
**Attachments:** DP2024-06020 2311 Mackay Rd NW.docx

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Good Morning Tiffany, Councillor Wong, and MCA,

Attached you will find our response submission opposing the proposed 8 unit DP2024-06020 for the property next door to our RC-1 developed home.

We would like to be kept informed and involved as this proposed development progresses through the city processes.

The best way to communicate with us is through email at the addresses I included above for myself and my husband.

Respectfully,

Leaha & Greg Owen  
Owners 2315 Mackay Rd NW

September 9, 2024

DP2024-06020

Address: 2311 Mackay Rd NW, Montgomery, Calgary, AB

Attn: Tiffany Hughes

Phone: (403) 333-5657

Email: [tiffany.hughes@calgary.ca](mailto:tiffany.hughes@calgary.ca)

---

Hello Ms Hughes,

I am writing regarding the proposed plan. I have carefully reviewed the plans, spoken with our neighbours, and reviewed some of the documents they are submitting. I share all their concerns and for the sake of brevity will not repeat the breadth of these points.

I moved into 2319 MacKay Road 4 years ago to start my family. My wife and I specifically bought in this block because of the single-family dwelling status. I have been against the blanket rezoning and unthoughtful policies that the city has enacted. I live in a ward represented by a councillor who did as our community asked, and voted against the plan for city-wide rezoning.

Now I will be impacted by the construction of the proposed maximum-density unit, built of course to the minimum code standards. This will affect many things as my neighbours Leah and Greg Owen have pointed out, it is against the spirit of the community, against local planning, and not supported by existing infrastructure.

For the sake of brevity, I will not reiterate what I know my neighbours have already brought up. I will specifically point out just one issue regarding our back laneway, which washes out regularly due to the oversized houses the city approved on 23<sup>rd</sup> Ave, which absorb very little water into their lots and dump the water into the gravel laneway to drain down the hill. For the last 6 months, there have been two 10-inch ruts running down the laneway making it un-usable without a 4x4. Every year this happens, getting worse with each additional rebuild. The proposed development plan aims to build an even larger structure with no consideration for water drainage (there are only a few square feet where water can be absorbed on the whole property!), so all this water will just be pushed into the laneway further exacerbating the drainage. As I understand, this is against the city bylaws and the design cannot simply push all the water into the laneway. I understand that most developers fail to address this issue. Given the issues with the laneway, this needs to be addressed with a revised plan. Where will the water go when we receive 3 inches of rain in 3 hours?

Overall, I find this plan to be driven by the greed of the developers, and the current owner, and the greed of the city – changing their policies to capture federal funding, and this is done under the guise of a housing crisis – created by government policies of mass immigration. This is a terrible location for high-density housing. Perhaps the city should stay focused on delivering basic infrastructure like water, as opposed to incentivizing apartment-level density housing without consideration for the previous thoughtful local planning.

Please halt this development based on the extensive issues raised.

Regards,

Ethan MacDonald

September 9, 2024

DP2024-06020      Address: 2311 Mackay Rd NW, Montgomery, Calgary, AB

Attn: Tiffany Hughes    Phone: (403) 333-5657      Email: [tiffany.hughes@calgary.ca](mailto:tiffany.hughes@calgary.ca)

---

We are the impacted owners of 2315 Mackay Rd NW and after our review we have the following concerns, as well as extended community evolution context to submit.

We have lived in Montgomery for 26 years and owned/developed 4 separate homes here in this period. My husband and I have been actively involved in the Community Association, CBE school parent council, stopped closure of Terrace Road Elementary twice, build parks and playgrounds, worked on beautification projects, helped establish the Montgomery community garden, organized countless community fund raisers (several million dollars to date), built outdoor skating rinks, supported revitalization initiatives, attended most City Planning open meetings (South Shaganappi, Main Streets – Bowness Rd and 16<sup>th</sup> Ave plans, ARP and Planning sessions, etc) and raised our kids to be engaged and active community participants.

Our homes for the first 18 years were on 17 Ave NW which is now in the redeveloping Main Streets catchment area and ideal for the intense densification targets this DP application presents. In 2016 we moved from this newly established ARP densification zone to an R-1 property at 2315 Mackay Rd, at the same time as the current owner of 2311 Mackay Rd. We set about rehabilitating our property which includes one of the first registered laneway suites in Montgomery. Back when the process required us to present to City Council for the Land Use Change R-1 to RC-1. We respectfully engaged with all our neighbours during this project to ensure harmony on our block as we redeveloped.

**Block development context:**

Over the last 8 years since moving to Mackay Rd we have watched this entire city block redevelop and each owner work to legalize existing suites, others have demolished and redeveloped their entire properties, and we have collectively invested millions. There are only 15 (originally 14, one lot subdivided) properties and owners on our city block and the hillside topography make each home site unique and impactful to the next.

In the last 8 years 11 of these 15 homes have been sold then either fully redeveloped, extensively rehabilitated and/or carefully maintained by the new owners (chart below). The other 4 owners are longer established residents, 3 who have redeveloped and built custom homes, and the 4<sup>th</sup> is a 3<sup>rd</sup> and 4<sup>th</sup> generation family in their maternal grandmothers’ home which has been lovingly upgraded and maintained.

If this block was to be densified for apartment scale intensity, the last 8 years was the opportunity to incentivize this. There has been significant investment by 14 owners for long term single-family and single suite living on this block.

Property Address	Changes	Sale Year	City Reference Numbers
4502 22 Ave NW  *long term residents*	3 <sup>rd</sup> and 4 <sup>th</sup> generation family in 1953 home. Complete lifecycle renovation completed to extend lifespan of home. Well maintained and upholds community standards. Grandfathered suite.  **house has required foundation remediations to address hill drainage. Owners have invested heavily**	N/A	N/A
2307 Mackay Rd	Original home had unregistered suite for decades. RC-1 zoning changes approved after City Council vote on May 14 for RCG blanket rezoning.  **Approved for single detached dwelling, a garage and a backyard suite above garage**	2022	DP 2024-00234 Approved May 23, 2024

# 166

<b>2311 Mackay Rd</b> <b>HOME IN REVIEW</b>	Legalized suite(s) registered and upgraded 2019, prior unregistered suites for decades.	2016	DP 2024-06020 current DP for review
2315 Mackay Rd NW  *Our home*	Rehabilitated original home and large addition to include new garage, breezeway, and laneway suite. R-1 to RC-1 rezoning July 3 <sup>rd</sup> , 2017. Single family home and one tenant in laneway suite.	2016	LOC 2017-0076 BP 2018-04263
2319 Mackay Rd NW	Prior owner had unregistered suite for decades. Current single-family owners have rehabilitated and upgraded home for long term single-family ownership. Intentionally purchased an R-1 home.	2019	N/A
4503 23 Ave NW	Single-family neglected home demolished in 2018 and a single-family home build to replace. This home allows for proper drainage, positioned for neighbour privacy, and integrates with surrounding neighbourhood.	2017	BP 2018-01142
4507 23 Ave NW	Single-family neglected home demolished in 2021 and a single-family home build to replace. This home allows for proper drainage, positioned for neighbour privacy, and integrates with surrounding neighbourhood.	2020	BP 2021-02560
4511 23 Ave NW *long term residents*	Current single-family custom home built in 1985 is well maintained and improves community standards. Integrates with surrounding neighbourhood.	N/A	N/A
4515 23 Ave NW <i>Recently subdivided From 2322 45 St NW</i>	Single-family neglected home demolished and subdivided into two 25' lots. Two single-family homes build to replace. These homes allow for proper drainage, positioned for neighbour privacy and integrates with surrounding neighbourhood.	2020	BP2023-06264
2322 45 St NW Subdivided lot	As above.	2020	BP2023-04966
4520 22 Ave NW	Original neglected home demolished and custom modern single-family home built in 2019.	2018	
4516 22 Ave NW	1952 original home with suite. Well maintained.	2017	
4512 22 Ave NW	1964 Single-family home beautifully renovated and well maintained. Foundation impacted by slope pressure, remediation and stabilization work completed by previous owner.	2017	
4508 22 Ave NW  *long term residents*	Single-family home. Owners demolished original home and custom built this home in 2000 which is well maintained and improves community standards. Integrates with surrounding neighbourhood.	N/A	
4504 22 Ave NW  *long term residents*	Single-family home. Owners demolished and redeveloped unique lot in 2013 to an award-winning sustainability design, small eco footprint and their forever family home. This home is well maintained and improves community standards.	N/A	

## Densification, Parking & Paving:

The densification of 8 units on this lot is too intense for the context of the neighbouring properties that have all been redeveloped in the last 8 years. This continuous block redevelopment is as current as the next-door south neighbour to this proposed DP, whose RC-1 redevelopment zoning DP plans were passed after the City Council

blanket RCG zoning was approved. When building sustainable communities, there must be full consideration for the existing developments and owner investment surrounding isolated proposed intensified densification.

For wider community context, densification at this level is higher than the Victoria Gardens apartment complexes at 4812 and 4820 17 Ave NW. This development was built in 2010 replacing 5 previously single-family 50' lots (similar to the one lot in this DP). There are 34 units at this development, or 6.8 units per original lot and sits well within the Main Streets zone where higher densities belong. The developer was required to provide 40 off street paved parking stalls for these 34 units, more than one per unit. Development application requests further from these Main Streets amenities should not have higher densities or lower parking requirements.

The Notables apartment building on Bowness Main Streets was also built in 2010 on 5 original single-family 50' lots. It has street level commercial and three floors of 54 mixed size apartment units. This is one of the highest Montgomery anchoring density developments at 10.8 residential units per original 50' lot. It also includes underground parking and storage lockers for the owners, tenants, and businesses.

The Victoria Gardens and the Notable's apartment building developers were both required to pave the associated back lanes in Montgomery. If our laneway is to accommodate developments with similar density to the Main Streets designated zone we need the same infrastructure investment from the city and developers. The same paving and off-street parking requirements need to apply to this proposed development plan.

Montgomery has been through multiple and extensive densification, rezoning and civic lead processes for longer than we have been residents. We support the revitalization and well-designed development investments in our community. These changes when done right improve everyone's quality of life.

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#### **Bylaw 41P2014**

*...provide a transition of land use intensities with the highest generally in proximity to the transit station and lowest further from the station;*

2311 Mackay Rd NW is 800 meters walking distance to the BRT stop on Bowness Rd and 900 meters walking distance to the BRT stop in University District. This would require a rate of parking stalls at 1.0 stalls per unit or suite not 0.5 stalls.

This property is also 2.7 km walking distance to the 3 nearest LRT stations: Brentwood, University and Banff Trail.

This property does not fall within the 600 meter proximity to BRT connections or LRT stations to warrant such the 0.5 parking stall relaxation per unit and suite. This redevelopment plans need to provide 1.0 off-street stalls per unit and suite.

floor structures creating a mid block plateau. By filling in the existing front yard and raising the original main floor elevation to the newly proposed height eliminates this natural terraced cascade within the block.

The city block that will be impacted by this mid-block development sits on a natural escarpment; with wildlife corridors, drainage and stability considerations. This is a unique block that needs careful planning.

This plateau creation by raising the south lots' main floor elevation to meet the north lots' main floor elevation is not in keeping with the natural terraced hillside of the Shaganappi escarpment that our homes are built within. If approved these new structures will sit like an island above all the other homes on this block of 4 homes and change the natural flow between properties.

These elevation changes also make the proposed development tower over and excessively shade the two neighbouring north lots. When this could be minimized by building from the original existing elevation heights.

These proposed plans also substantially push the footprint of the house to the front edge of the property line not in keeping with the rest of the 4 homes that make up this block.

We understand the sewer connection depth limitations under Mackay Rd do not accommodate a 9' basement redevelopment. However, these pre-existing infrastructure limitations should limit what can be built within the block design of the original lot terraces and cascading topography.

## **Bylaw 41P2014, 19P2017(b)**

*b. Multi-residential developments should:*

- i. **integrate with the surrounding neighbourhood;***
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The laneway is equally steep and requires constant monitoring and seasonal repairs by the City of Calgary Road Department. This lane is snow plowed and sanded weekly in the winter to maintain access and consistent waste services. The lane needs constant seasonal grading and gravel filling which creates a large delta of silt on 22 Ave which can be a hazard for cyclists, pedestrians and motorists.

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The intense change in lot coverage combined with the dramatic elevation changes will result in a higher volume of drainage impacting neighbours and infrastructure. Has an impact study been done on the slope, drainage and design impacts of this proposed DP? Is there a city plan to address elevation planning and future changes for the 4 Mackay Rd properties on this block or will these be developed individually?

## **Errors on Plans:**

The survey of 2311 Mackay Rd NW for this DP was completed on July 10, 2024, and does not accurately reflect the structures or the finishes (metal roof and siding, T & G cedar, Hardie board not vinyl) at 2315 Mackay Rd NW. Without our property accurately reflected you cannot fully understand the impacts of this proposed development.

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reflected in any of the consideration for this DP2024-06020, despite this lot now being prepared for demolition. In less than a 4-month difference between proposed DP plans the lot density differences are alarming. We need to ensure that as per the Bylaw 41P2014, 19P2017 (b) above, this proposed design integrates with the surrounding neighbourhood.

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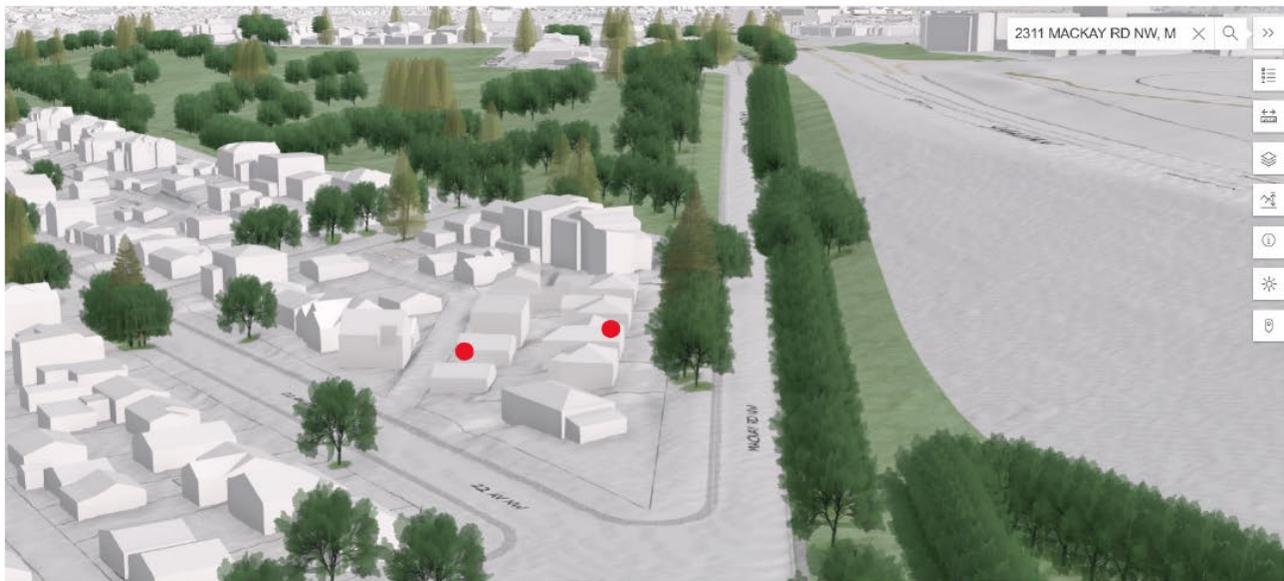
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Slope elevations and topography impacts to drainage, infrastructure and neighbours.



Current setbacks and cascaded home elevations.

Mid block massing and elevation matching uphill site not integrating.

#### Proposed solutions:

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Keeping the cascading front elevations and lane elevations terraced with neighbouring properties. A less severe loss of front yard and greenspace on the property. Maximum of two distinct owners and titles for the redevelopment.

Respectfully,

Leaha and Greg Owen

September 9, 2024

DP2024-06020      Address: 2311 Mackay Rd NW, Montgomery, Calgary, AB

Attn: Tiffany Hughes    Phone: (403) 333-5657      Email: [tiffany.hughes@calgary.ca](mailto:tiffany.hughes@calgary.ca)

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We are the impacted owners of 2315 Mackay Rd NW and after our review we have the following concerns, as well as extended community evolution context to submit.

We have lived in Montgomery for 26 years and owned/developed 4 separate homes here in this period. My husband and I have been actively involved in the Community Association, CBE school parent council, stopped closure of Terrace Road Elementary twice, build parks and playgrounds, worked on beautification projects, helped establish the Montgomery community garden, organized countless community fund raisers (several million dollars to date), built outdoor skating rinks, supported revitalization initiatives, attended most City Planning open meetings (South Shaganappi, Main Streets – Bowness Rd and 16<sup>th</sup> Ave plans, ARP and Planning sessions, etc) and raised our kids to be engaged and active community participants.

Our homes for the first 18 years were on 17 Ave NW which is now in the redeveloping Main Streets catchment area and ideal for the intense densification targets this DP application presents. In 2016 we moved from this newly established ARP densification zone to an R-1 property at 2315 Mackay Rd, at the same time as the current owner of 2311 Mackay Rd. We set about rehabilitating our property which includes one of the first registered laneway suites in Montgomery. Back when the process required us to present to City Council for the Land Use Change R-1 to RC-1. We respectfully engaged with all our neighbours during this project to ensure harmony on our block as we redeveloped.

**Block development context:**

Over the last 8 years since moving to Mackay Rd we have watched this entire city block redevelop and each owner work to legalize existing suites, others have demolished and redeveloped their entire properties, and we have collectively invested millions. There are only 15 (originally 14, one lot subdivided) properties and owners on our city block and the hillside topography make each home site unique and impactful to the next.

In the last 8 years 11 of these 15 homes have been sold then either fully redeveloped, extensively rehabilitated and/or carefully maintained by the new owners (chart below). The other 4 owners are longer established residents, 3 who have redeveloped and built custom homes, and the 4<sup>th</sup> is a 3<sup>rd</sup> and 4<sup>th</sup> generation family in their maternal grandmothers’ home which has been lovingly upgraded and maintained.

If this block was to be densified for apartment scale intensity, the last 8 years was the opportunity to incentivize this. There has been significant investment by 14 owners for long term single-family and single suite living on this block.

Property Address	Changes	Sale Year	City Reference Numbers
4502 22 Ave NW  *long term residents*	3 <sup>rd</sup> and 4 <sup>th</sup> generation family in 1953 home. Complete lifecycle renovation completed to extend lifespan of home. Well maintained and upholds community standards. Grandfathered suite.  **house has required foundation remediations to address hill drainage. Owners have invested heavily**	N/A	N/A
2307 Mackay Rd	Original home had unregistered suite for decades. RC-1 zoning changes approved after City Council vote on May 14 for RCG blanket rezoning.  **Approved for single detached dwelling, a garage and a backyard suite above garage**	2022	DP 2024-00234 Approved May 23, 2024

<b>2311 Mackay Rd</b> <b>HOME IN REVIEW</b>	Legalized suite(s) registered and upgraded 2019, prior unregistered suites for decades.	2016	DP 2024-06020 current DP for review
2315 Mackay Rd NW  *Our home*	Rehabilitated original home and large addition to include new garage, breezeway, and laneway suite. R-1 to RC-1 rezoning July 3 <sup>rd</sup> , 2017. Single family home and one tenant in laneway suite.	2016	LOC 2017-0076 BP 2018-04263
2319 Mackay Rd NW	Prior owner had unregistered suite for decades. Current single-family owners have rehabilitated and upgraded home for long term single-family ownership. Intentionally purchased an R-1 home.	2019	N/A
4503 23 Ave NW	Single-family neglected home demolished in 2018 and a single-family home build to replace. This home allows for proper drainage, positioned for neighbour privacy, and integrates with surrounding neighbourhood.	2017	BP 2018-01142
4507 23 Ave NW	Single-family neglected home demolished in 2021 and a single-family home build to replace. This home allows for proper drainage, positioned for neighbour privacy, and integrates with surrounding neighbourhood.	2020	BP 2021-02560
4511 23 Ave NW *long term residents*	Current single-family custom home built in 1985 is well maintained and improves community standards. Integrates with surrounding neighbourhood.	N/A	N/A
4515 23 Ave NW <i>Recently subdivided From 2322 45 St NW</i>	Single-family neglected home demolished and subdivided into two 25' lots. Two single-family homes build to replace. These homes allow for proper drainage, positioned for neighbour privacy and integrates with surrounding neighbourhood.	2020	BP2023-06264
2322 45 St NW Subdivided lot	As above.	2020	BP2023-04966
4520 22 Ave NW	Original neglected home demolished and custom modern single-family home built in 2019.	2018	
4516 22 Ave NW	1952 original home with suite. Well maintained.	2017	
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**Infrastructure:**

As the first owners on our block to build a laneway suite one of the design hurdles we encountered was the sewer connection for our laneway suite. The topography challenges of our block meant an uphill sewer connection and the solution for us was a lift station at the back of our property which grinds, pumps and drains through or main homes existing waste stack. If a sewer trunk line is built up the laneway from 22 Ave to accommodate this proposed DP, it should be built up the complete length of the alleyway allowing for the longstanding alleyway infrastructure and safety issues to be resolved and then paved over. Can you confirm how will these back 4 units connect to the city sewer system?

While there are solar panels on the rooftop of buildings 1 and 2 of this DP the mass of this design will impact the future planning and investment, we have made to add solar to our rooftop and breezeway structures. We will have added costs and a considerable redesign to adjust for the structural shading impact.

There is an Enmax transformer on the laneway power pole on the NW corner of this property is this under considered for upgrading or relocation. Is there high voltage clearance from Enmax for the amenity spaces on the back 2 upper laneway units? These power lines have tripped and sparked 3 times in the last 8 years, where we have had to call the fire department and Enmax for resets and safety checks. Is there sufficient power grid availability for the proposed 8 units, at 100 amps or more per unit, and EV cars in the future? This is aging infrastructure.

Summers in Calgary have intensified, and A/C previously was a luxury not a necessity. Given the density and volume design, plus full south lot exposure A/C units will be needed for these 8 units and suites. These A/C units are not shown on the plans. The noise from 4 or 8 A/C units would be excessive if not designed or considered properly.

The mechanical systems needed for 8 separate living units are extensive and this will task the aging infrastructure on our block. Enmax and ATCO need access to read meters and this should not be done through neighbouring properties. Please show these designs and locations.

In 2015 and 2016 these impacted homes were placed on alternate water supply while the water lift system and iron treatment issues were improved for the homes at the top of our community along Montalban Crescent and Drive. There were additional repairs done to this in 2017 and it continues to cause issues for the homeowners uphill in Montgomery. Tying this proposed development into this water supply would increase the demand on this system impacting us all and potentially leave us on temporary water supply for another extended period. Currently there are only 4 homes from this Mackay Rd block that are connected to this city water supply infrastructure, and this 8-unit development is a dramatic demand increase.

There are 8 garbage bins in the drawings provided, this is not the current city standards for homes and suites. The minimum is 3 per home (garbage, recycle and compost) x8 would total 24 bins. If shared bins between units and suites the least number is 3 of each kind totalling 12 bins. These plans do not adequately address efficient waste management at site.

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**Topography and Elevation:**

These proposed DP plans do not include a streetscape, so please refer to the two photos on page 7 to view the terraced lots and impacts to neighbouring properties. What is not obvious to a cursory plan review is that the proposed DP is lifting the house and garage elevations to match the uphill current homes main level and garage

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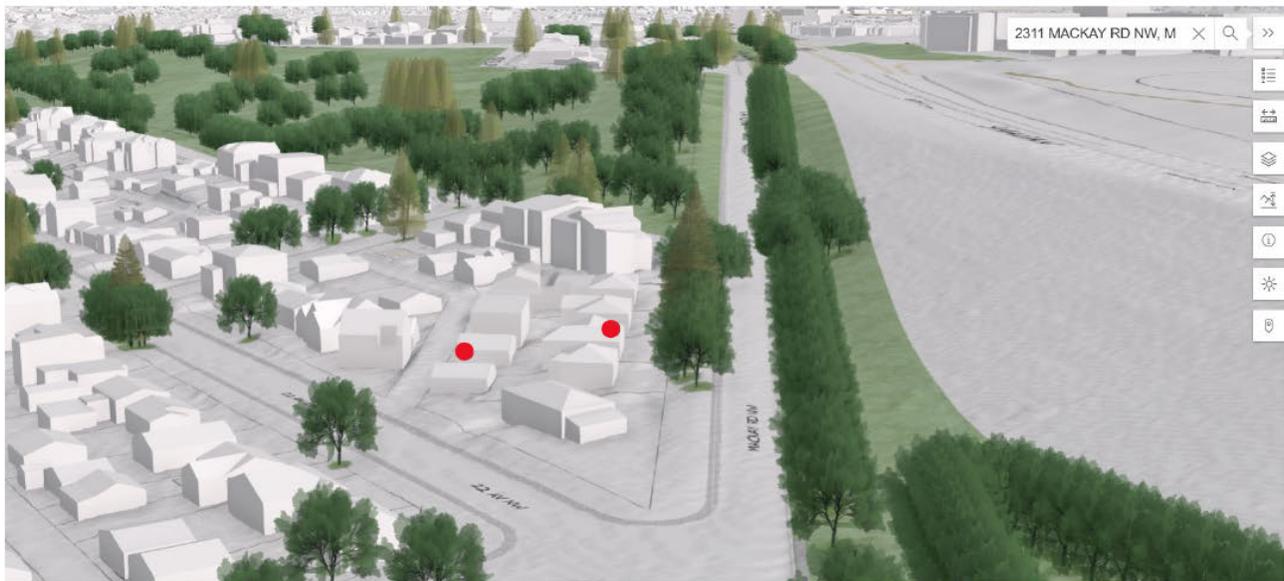
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**From:** [tubo@nines-design.com](mailto:tubo@nines-design.com)  
**To:** [Calgary SDAB Info](#)  
**Cc:** [rgrol](mailto:rgrol); [petergianclpm@gmail.com](mailto:petergianclpm@gmail.com)  
**Subject:** [External] SDAB2025-0052 ( DP2024-06020 at 2311 Mackay Rd NW)  
**Date:** Monday, May 19, 2025 4:42:16 PM  
**Attachments:** [Outdoor 2025-0052.png](#)

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To whom it may concern,

Our firm is the Applicant of development permit DP2024-06020, which is the subject of appeal SDAB2025-0052 (Mackay Road NW) The appeal is scheduled for a Procedural and Jurisdictional hearing on May 25. Please be advised that Mr. Rick Grol (cc-ed) has been retained as our agent/representative respect to the appeal and application. Mr. Grol (cc-ed) and I will attend the Procedural and Jurisdictional hearing.

Kind regards,



**Tubo Borjigin**  
Nines Deisign & Visualization Ltd.

[tubo@nines-design.com](mailto:tubo@nines-design.com)  
(403)-988-0482

# MACKAY 2311

ISSUED FOR DEVELOPMENT PERMIT

**AMENDED DRAWINGS**  
 DP No. DP2024-06020 Date Received 03-07-2025  
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

**MUNICIPAL ADDRESS**

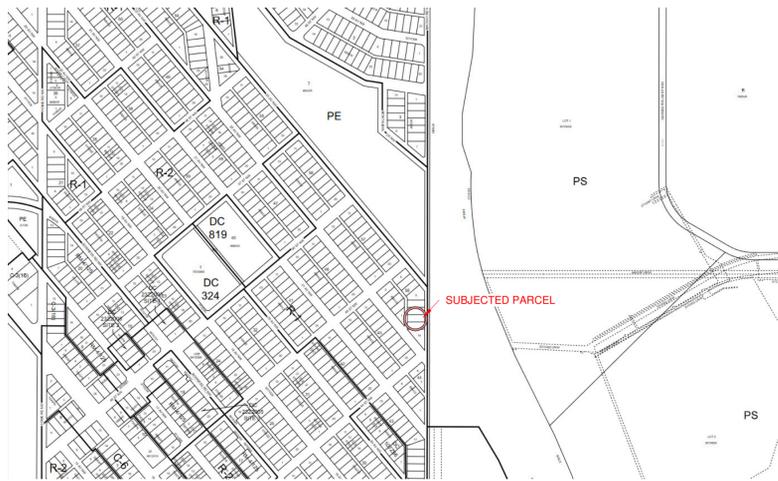
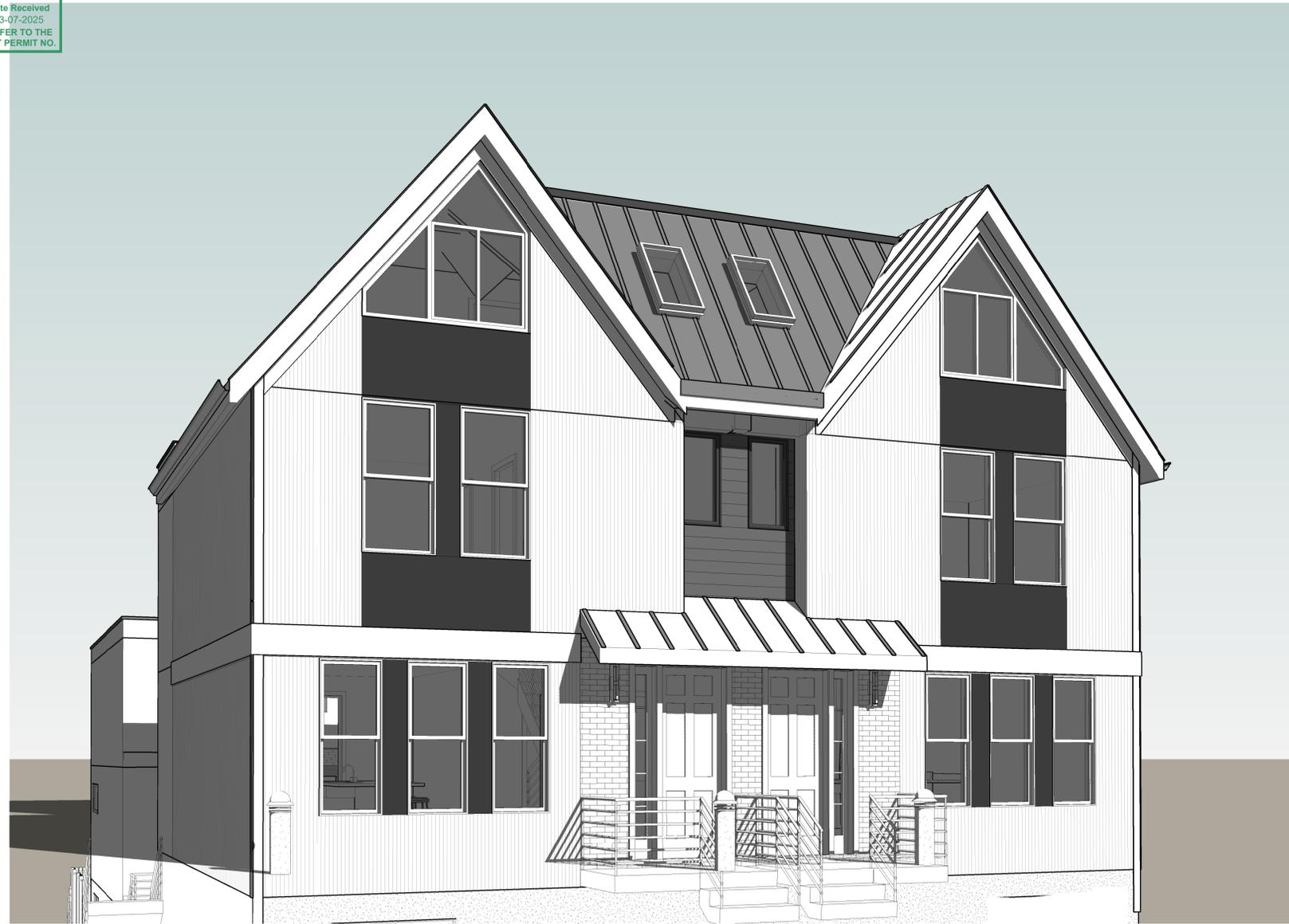
2311 Mackay Road N.W., CALGARY, AB

**LEGAL DESCRIPTION**

LOT 12, BLOCK 58, PLAN 4994 GI

**LAND USE DESIGNATION**

R-CG, RESIDENTIAL - GRADE-ORIENTED INFILL



LUB CONTEXT



AERIAL CONTEXT



4 Street Scape  
 1/16" = 1'-0"

DATE	No.	REVISION	BY

PROJECT  
**Mackay 2311**

2311 Mackay Road N.W., Calgary, AB

CLIENT  
 Owner

PROGRESS	DP
SCALE	As indicated
DRAWN	TB
CHECKED	LM
FILE	20240609
DATE	2025-02-19 9:36:52 PM

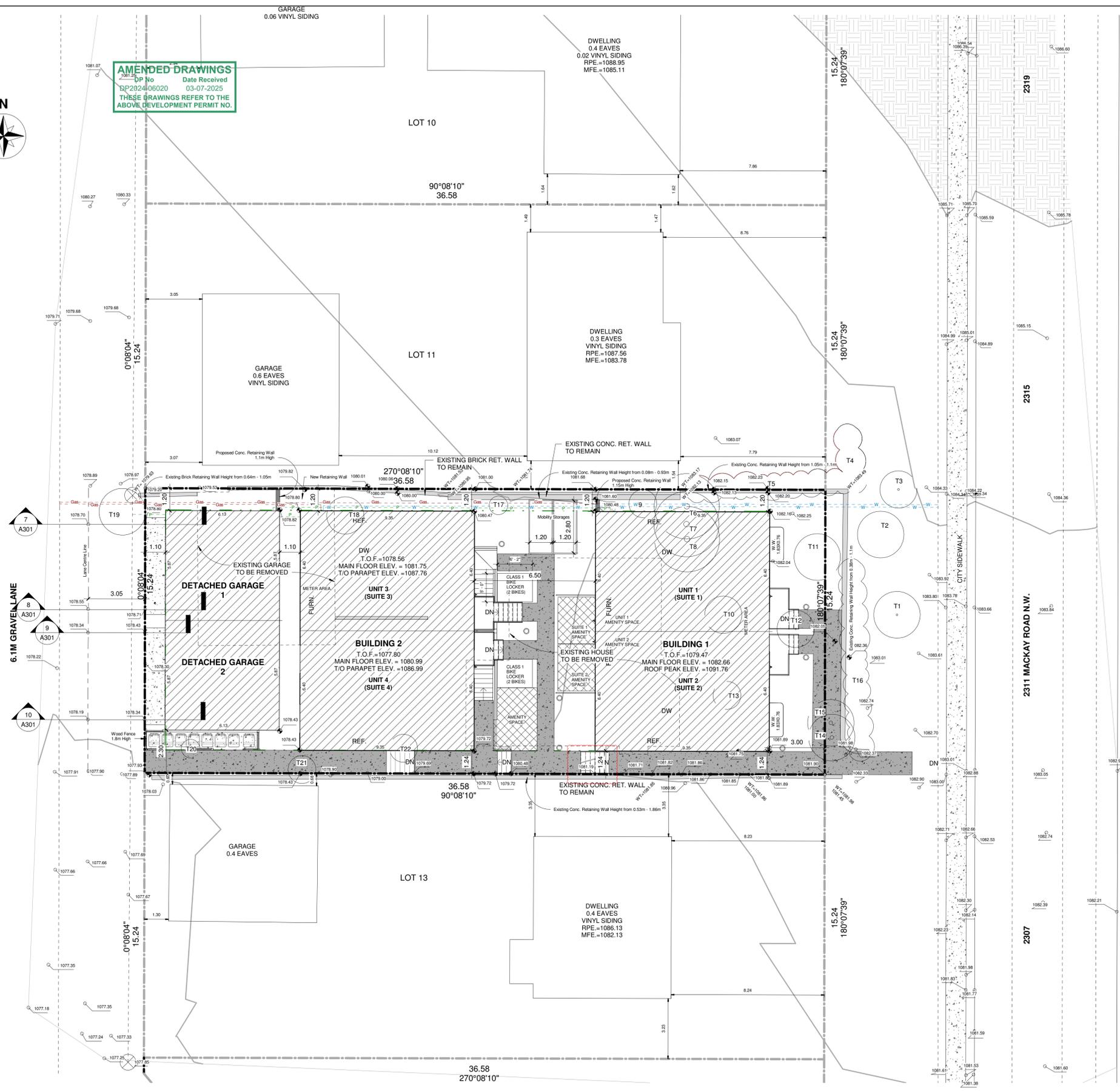
Title Page

A001

**SITE INFORMATION**

<b>MUNICIPAL ADDRESS</b>	
2311 Mackay Road N.W.	
<b>LEGAL DESCRIPTION</b>	
LOT 12, BLOCK 58, PLAN 4994 GI	
<b>LAND USE DESIGNATION</b>	
R-CG	
<b>PARCEL AREA</b>	
557.46 M2 (6000.47 FT <sup>2</sup> ).	
<b>PROPOSED DENSITY</b>	
72.72 Unit/Ha	
<b>PROPOSED PARCEL COVERAGE</b>	
55.82%	

UNIT 1	FT <sup>2</sup>	M <sup>2</sup>
MAIN FLOOR	644.88	59.91
SECOND FLOOR	570.66	53.01
THIRD FLOOR	341.7	31.74
ABOVE GROUND	1557.24	144.67
SUITE 1		
BASEMENT	644.88	59.91
<b>UNIT 2</b>		
MAIN FLOOR	644.88	59.91
SECOND FLOOR	570.66	53.01
THIRD FLOOR	341.7	31.74
ABOVE GROUND	1557.24	144.67
SUITE 1		
BASEMENT	644.88	59.91
<b>UNIT 3</b>		
MAIN FLOOR	643.56	59.79
SECOND FLOOR	575.5	53.46
ABOVE GROUND	1219.06	113.25
SUITE 1		
BASEMENT	643.56	59.79
<b>UNIT 4</b>		
MAIN FLOOR	643.56	59.79
SECOND FLOOR	575.5	53.46
ABOVE GROUND	1219.06	113.25
SUITE 1		
BASEMENT	643.56	59.79



1 Site/Block Plan  
1 : 100



Feb 19, 2025	4	Revision 4	
Dec 26	2	Revision 2	
DATE	No.	REVISION	BY

**Mackay 2311**

PROJECT

CLIENT  
Owner

PROGRESS	DP
SCALE	As indicated
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FILE	20240609
DATE	2025-02-19 9:36:53 PM

Site/Block Plan

A003

2311 Mackay Road N.W., Calgary, AB

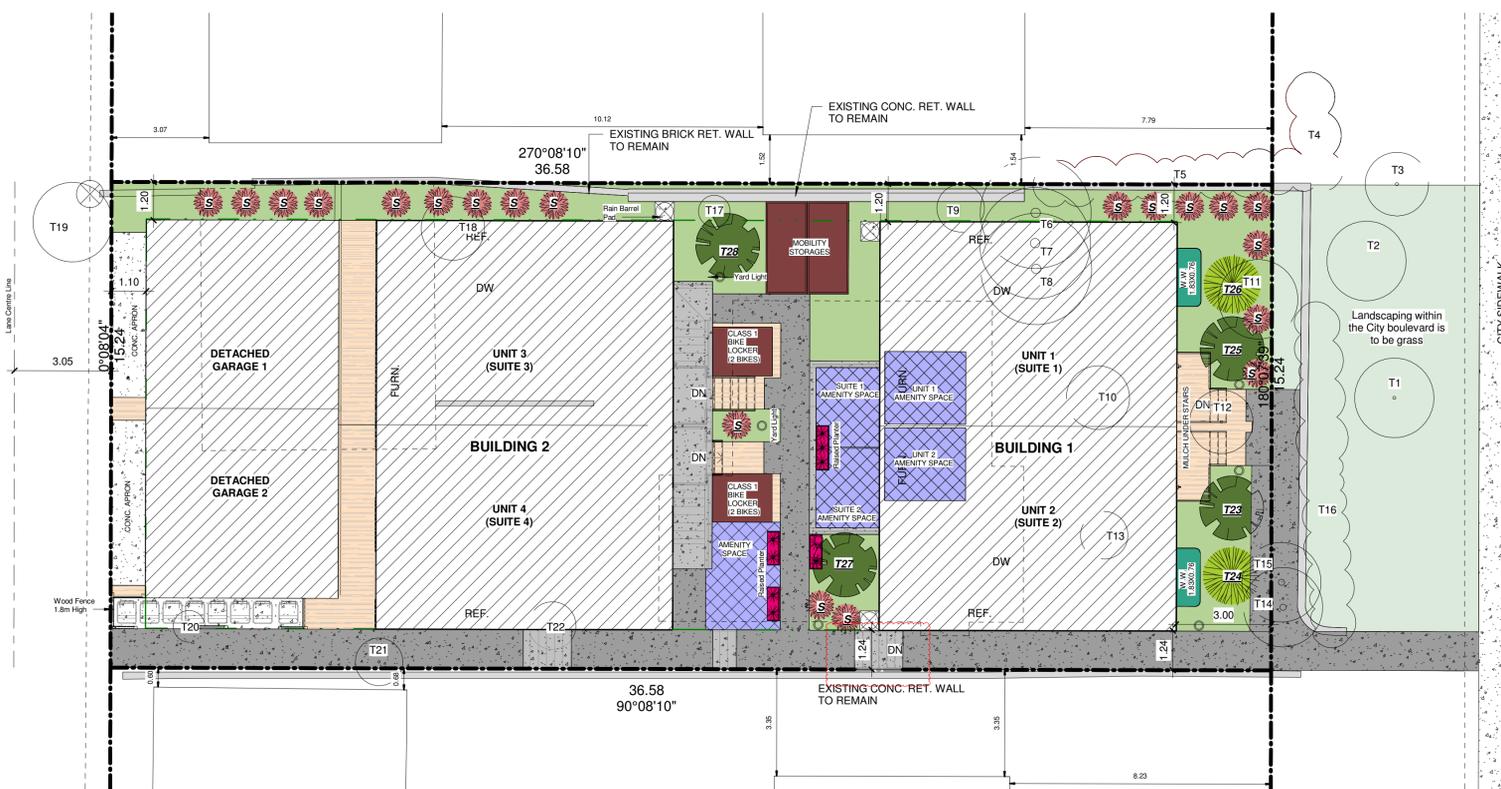


**AMENDED DRAWINGS**  
 DP No: DP2024-06020 Date Received: 03-07-2025  
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

**PLANTING SCHEDULE**

PROPOSED TREE							
#	SPECIES	CALIPER	CANOPY	HEIGHT	STATUS	AMOUNT	COMMENTS
S	SHRUB	0.15m	0.6m	0.5m	PROPOSED	20	JUNIPERUS PROCUMBENS
T23	DECIDUOUS	60mm	2m	3m	PROPOSED	1	AMUR MAPLE
T24	CONIFEROUS	50mm	2m	2m	PROPOSED	1	BLUE SPRUCE
T25	DECIDUOUS	75mm	2m	3m	PROPOSED	1	PIN CHERRY
T26	CONIFEROUS	50mm	2m	2m	PROPOSED	1	BLUE SPRUCE
T27	DECIDUOUS	60mm	2m	3m	PROPOSED	1	PIN CHERRY
T28	DECIDUOUS	75mm	2m	2m	PROPOSED	1	AMUR MAPLE

EXISTING TREES							
#	SPECIES	CALIPER(±)	CANOPY(±)	HEIGHT(±)	STATUS	COMMENTS	
T1	DECIDUOUS	0.1m	2.5m	2.0m	REMOVED	IN CITY PROPERTY	
T2	BUSH		2.0m	2.5m	REMOVED	IN CITY PROPERTY	
T3	DECIDUOUS	0.1m	2.0m	2.5m	REMOVED	IN CITY PROPERTY	
T4	BUSH		1.5m	1.5m	RETAINED	IN CITY PROPERTY	
T5	BUSH		1.5m	1.5m	REMOVED	ON PROPERTY LINE	
T6	CONIFEROUS	0.3m	3.5m	16.0m	REMOVED	IN SUBJECT PROPERTY	
T7	CONIFEROUS	0.3m	3.5m	16.0m	REMOVED	IN SUBJECT PROPERTY	
T8	CONIFEROUS	0.3m	3.5m	16.0m	REMOVED	IN SUBJECT PROPERTY	
T9	BUSH		1.5m	1.7m	REMOVED	IN SUBJECT PROPERTY	
T10	BUSH		2.0m	2.0m	REMOVED	IN SUBJECT PROPERTY	
T11	BUSH		2.5m	4.5m	REMOVED	ON PROPERTY LINE	
T12	DECIDUOUS	0.08m	2.0m	3.5m	REMOVED	IN SUBJECT PROPERTY	
T13	BUSH		1.5m	1.7m	REMOVED	IN SUBJECT PROPERTY	
T14	CONIFEROUS	0.2m	2.5m	8.0m	REMOVED	IN CITY PROPERTY	
T15	CONIFEROUS	0.2m	2.5m	8.0m	REMOVED	IN CITY PROPERTY	
T16	BUSH		1.5m	1.5m	REMOVED	IN CITY PROPERTY	
T17	BUSH		1.0m	1.8m	REMOVED	IN SUBJECT PROPERTY	
T18	BUSH		2.0m	2.0m	REMOVED	IN SUBJECT PROPERTY	
T19	BUSH		2.5m	3.5m	REMOVED	IN CITY PROPERTY	
T20	BUSH		1.0m	1.7m	REMOVED	IN SUBJECT PROPERTY	
T21	DECIDUOUS	0.08m	1.5m	4.5m	REMOVED	IN SUBJECT PROPERTY	
T22	BUSH		1.5m	3.0m	REMOVED	IN SUBJECT PROPERTY	



6 Trees and 20 Shrubs Provided.

**SITE INFORMATION**

Parcel Area: 557.46 m<sup>2</sup> (6000.47 FT<sup>2</sup>).  
 Building Foot Print: 327.92 m<sup>2</sup> (3529.72 ft<sup>2</sup>)  
 Landscaping Area: 212.67 m<sup>2</sup> (2289.13 ft<sup>2</sup>)

- All soft surface landscaping provided with low water irrigation system.
- City boulevard between property line and back of walk to be grass.
- An Urban Forestry (UF) Technician must be onsite to mitigate possible root damage to adjacent Public trees during deep service excavation and walkway installation. Contact Urban Forestry via 311 to make arrangements for onsite meeting. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
- Solar PV panels will be installed on flat roof of Building 1, and Building 2 roof top.

Feb 19, 2025	4	Revision 4	
Feb 4, 2025	3	Revision 3	
DATE	No.	REVISION	BY

PROJECT  
**Mackay 2311**

CLIENT  
**Owner**

PROGRESS	DP
SCALE	As indicated
DRAWN	Author
CHECKED	Checker
FILE	20240609
DATE	2025-02-19 9:36:54 PM

**Landscaping Plan**

**A004**

2311 Mackay Road N.W., Calgary, AB



**AMENDED DRAWINGS**  
 DP No. DP2024-06020 Date Received 03-07-2025  
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



DATE	No.	REVISION	BY

**PROJECT**  
**Mackay 2311**  
 2311 Mackay Road N.W., Calgary, AB

**CLIENT**  
 Owner

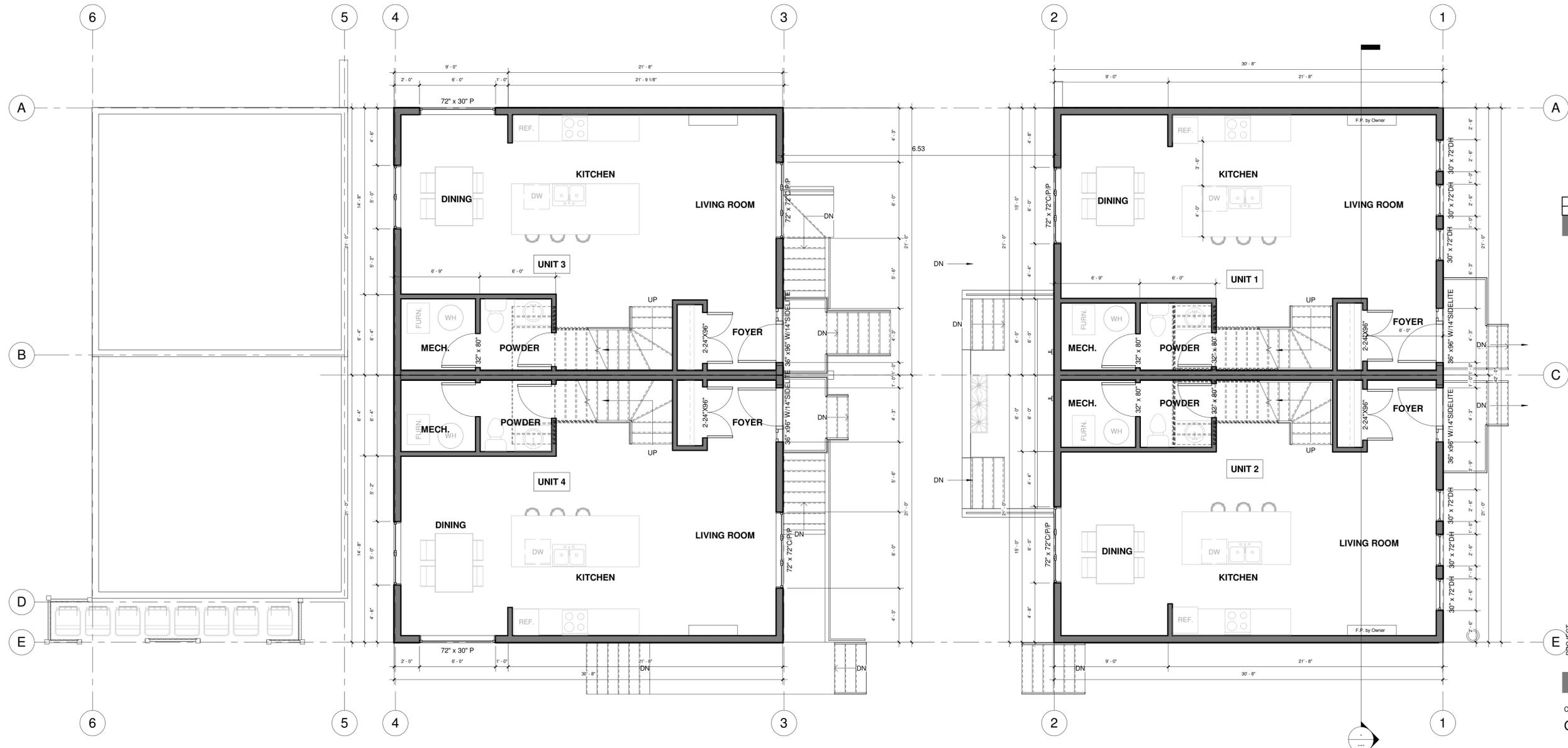
PROGRESS	DP
SCALE	1/4" = 1'-0"
DRAWN	TB
CHECKED	LM
FILE	20240609
DATE	2025-02-19 9:36:54 PM

② B1 Basement Floor  
 1/4" = 1'-0"

**Basement Plan**  
 A102



**AMENDED DRAWINGS**  
 DP No. DP2024-06020 Date Received 03-07-2025  
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



DATE	No.	REVISION	BY

**PROJECT**  
 Mackay 2311  
 2311 Mackay Road N.W., Calgary, AB

CLIENT  
Owner

PROGRESS DP

SCALE 1/4" = 1'-0"

DRAWN	TB	CHECKED	LM
FILE	20240609		
DATE	2025-02-19 9:36:55 PM		

1 B1 Main Floor  
 1/4" = 1'-0"

Main Floor Plan  
 A103



**AMENDED DRAWINGS**  
 DP No.      Date Received  
 DP2024-06020      03-07-2025  
 THESE DRAWINGS REFER TO THE  
 ABOVE DEVELOPMENT PERMIT NO.



1 B1 Second Floor  
 1/4" = 1'-0"

DATE	No.	REVISION	BY

PROJECT  
**Mackay 2311**

2311 Mackay Road N.W., Calgary, AB

CLIENT  
 Owner

PROGRESS	DP
SCALE	1/4" = 1'-0"
DRAWN	TB      CHECKED      LM
FILE	20240609
DATE	2025-02-19 9:36:56 PM

Second Floor Plan

A104



**AMENDED DRAWINGS**  
 DP No: DP2024-06020  
 Date Received: 03-07-2025  
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



1 B1 Third Floor Plan  
 1/4" = 1'-0"

DATE	No.	REVISION	BY

PROJECT  
**Mackay 2311**  
 2311 Mackay Road N.W., Calgary, AB

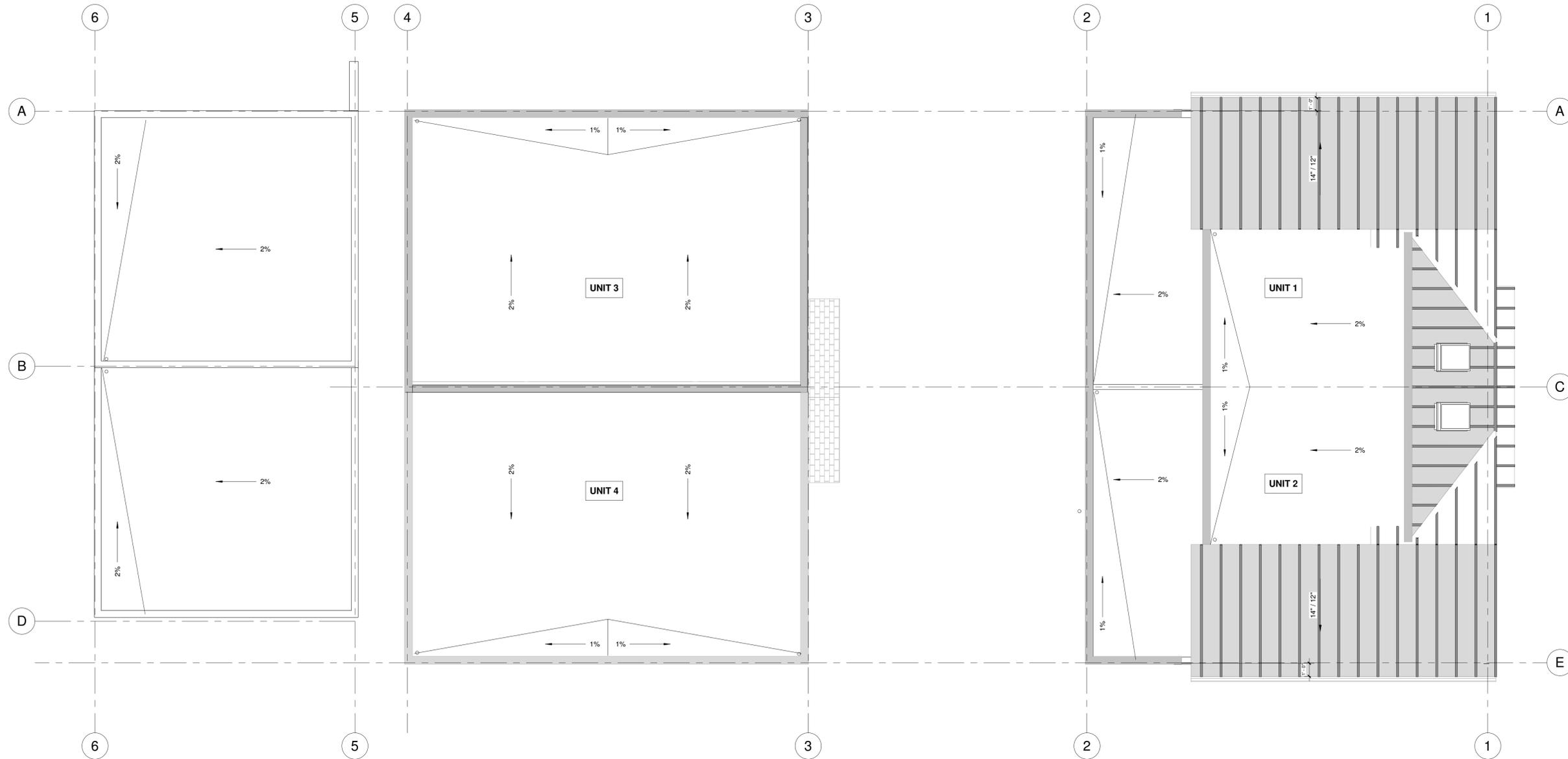
CLIENT  
 Owner

PROGRESS	DP
SCALE	1/4" = 1'-0"
DRAWN	TB
CHECKED	LM
FILE	20240609
DATE	2025-02-19 9:36:56 PM

Third Floor Plan  
 A105



**AMENDED DRAWINGS**  
 DP No. DP2024-06020 Date Received 03-07-2025  
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



DATE	No.	REVISION	BY

PROJECT  
**Mackay 2311**  
 2311 Mackay Road N.W., Calgary, AB

CLIENT  
 Owner

PROGRESS	DP
SCALE	1/4" = 1'-0"
DRAWN	Author
CHECKED	Checker
FILE	20240609
DATE	2025-02-19 9:36:57 PM

1 Roof Plan  
 1/4" = 1'-0"

Roof Plan

A106

**AMENDED DRAWINGS**  
 DP No. Date Received  
 DP2024-06020 03-07-2025  
 THESE DRAWINGS REFER TO THE  
 ABOVE DEVELOPMENT PERMIT NO.



DATE	No.	REVISION	BY

PROJECT  
**Mackay 2311**  
 2311 Mackay Road N.W., Calgary, AB

CLIENT  
 Owner

PROGRESS		DP
SCALE	1/4" = 1'-0"	
DRAWN	Author	CHECKED Checker
FILE	20240609	
DATE	2025-02-19 9:36:58 PM	

**MATERIAL LEGEND**

<b>M1</b> METAL ROOF	<b>M5</b> BRICK VENEER - REDISH
<b>M2</b> VERTICAL HARDIE SIDING - WHITE	<b>M6</b> STUCCO - LIGHT GREY
<b>M3</b> HORIZONTAL HARDIE SIDING - DARK GREY	<b>M7</b> PARGING
<b>M4</b> HARDIE PANEL - DARK GREY	

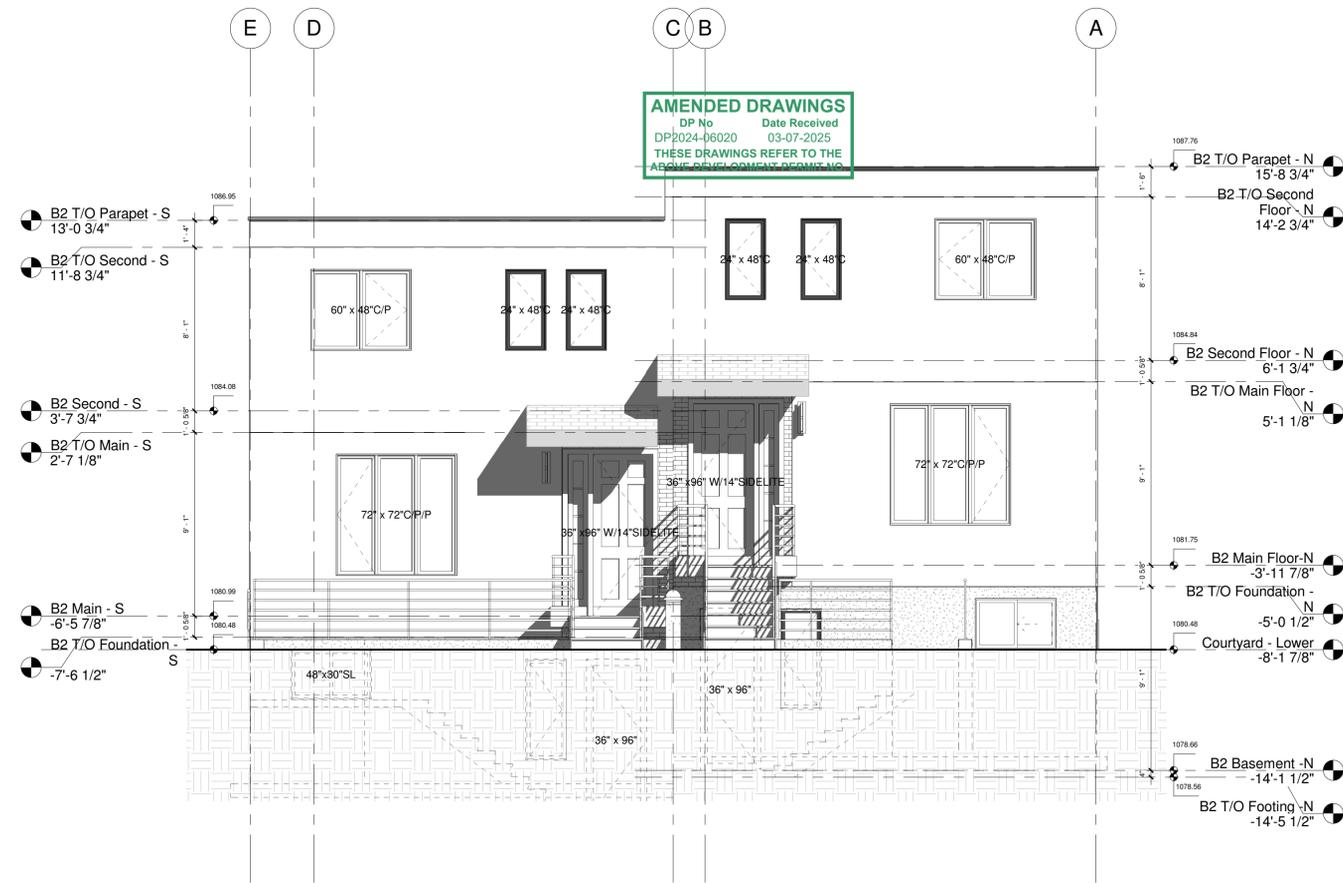
**B1 East & West Elevations**  
 A201



**AMENDED DRAWINGS**  
 DP No: DP2024-06020 Date Received: 03-07-2025  
 THESE DRAWINGS REFER TO THE ABOVE DRAWING NUMBER ONLY.

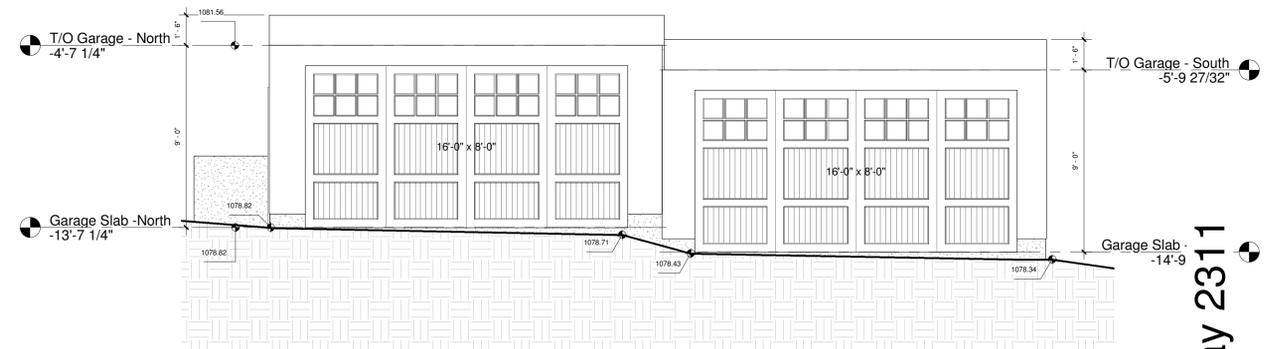
**MATERIAL LEGEND**

- M1** METAL ROOF
- M2** VERTICAL HARDIE SIDING - WHITE
- M3** HORIZONTAL HARDIE SIDING - DARK GREY
- M4** HARDIE PANEL - DARK GREY
- M5** BRICK VENEER - REDISH
- M6** STUCCO - LIGHT GREY
- M7** PAVING

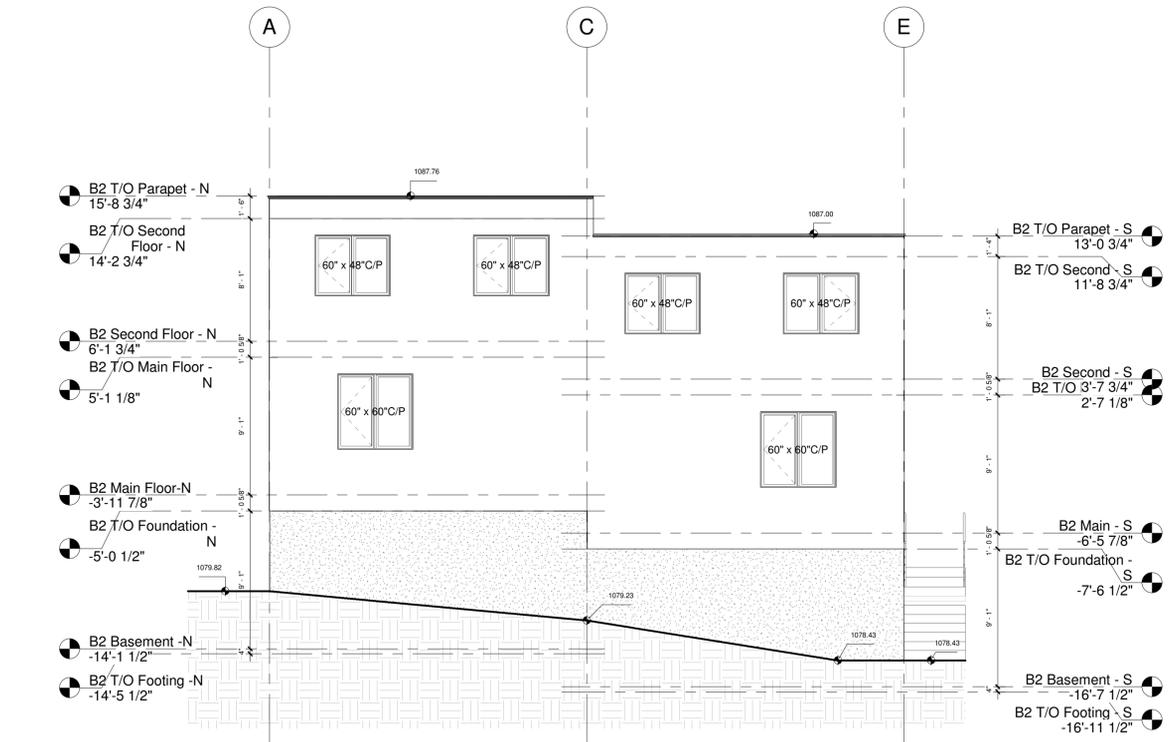


Dec 26	2	Revision 2	
DATE	No.	REVISION	BY

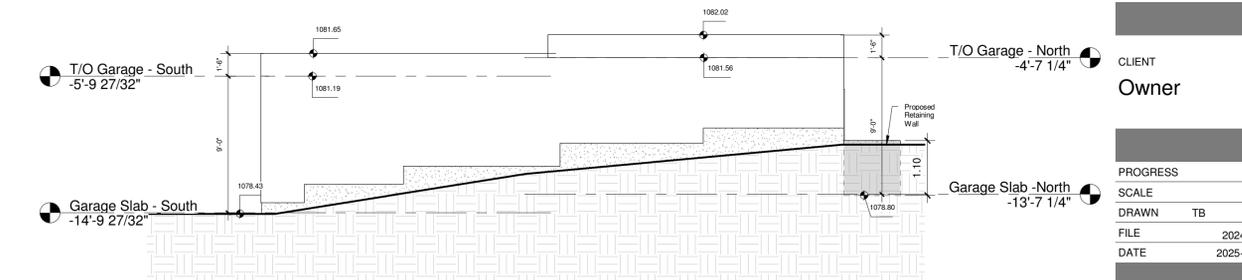
1 Building 2 East Elevation  
 1/4" = 1'-0"



4 Garage West Elevation  
 1/4" = 1'-0"



2 Building 2 West Elevation  
 3/16" = 1'-0"



3 Garage East Elevation  
 3/16" = 1'-0"

PROJECT  
**Mackay 2311**

CLIENT  
 Owner

PROGRESS	DP
SCALE	As indicated
DRAWN	TB
CHECKED	LM
FILE	20240609
DATE	2025-02-19 9:37:00 PM

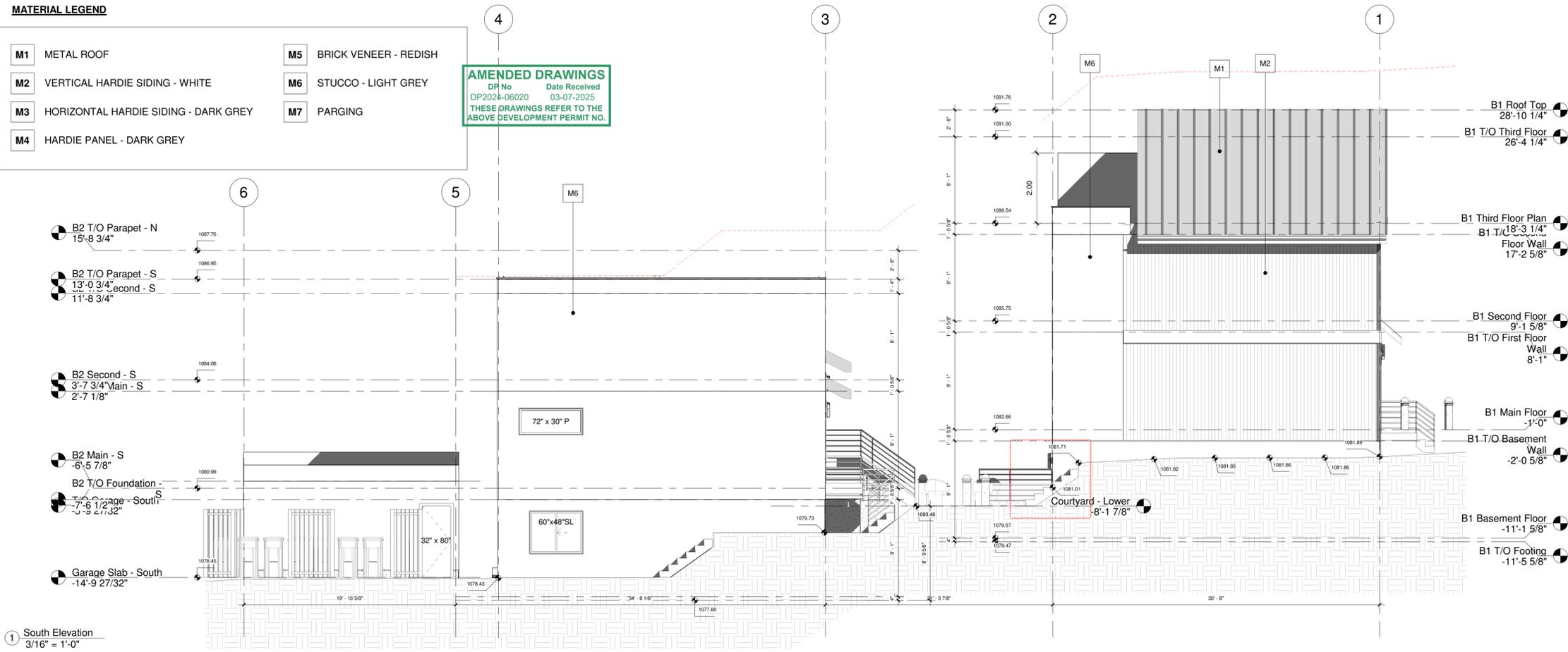
**B2 East & West Elevation**  
 A202

2311 Mackay Road N.W., Calgary, AB

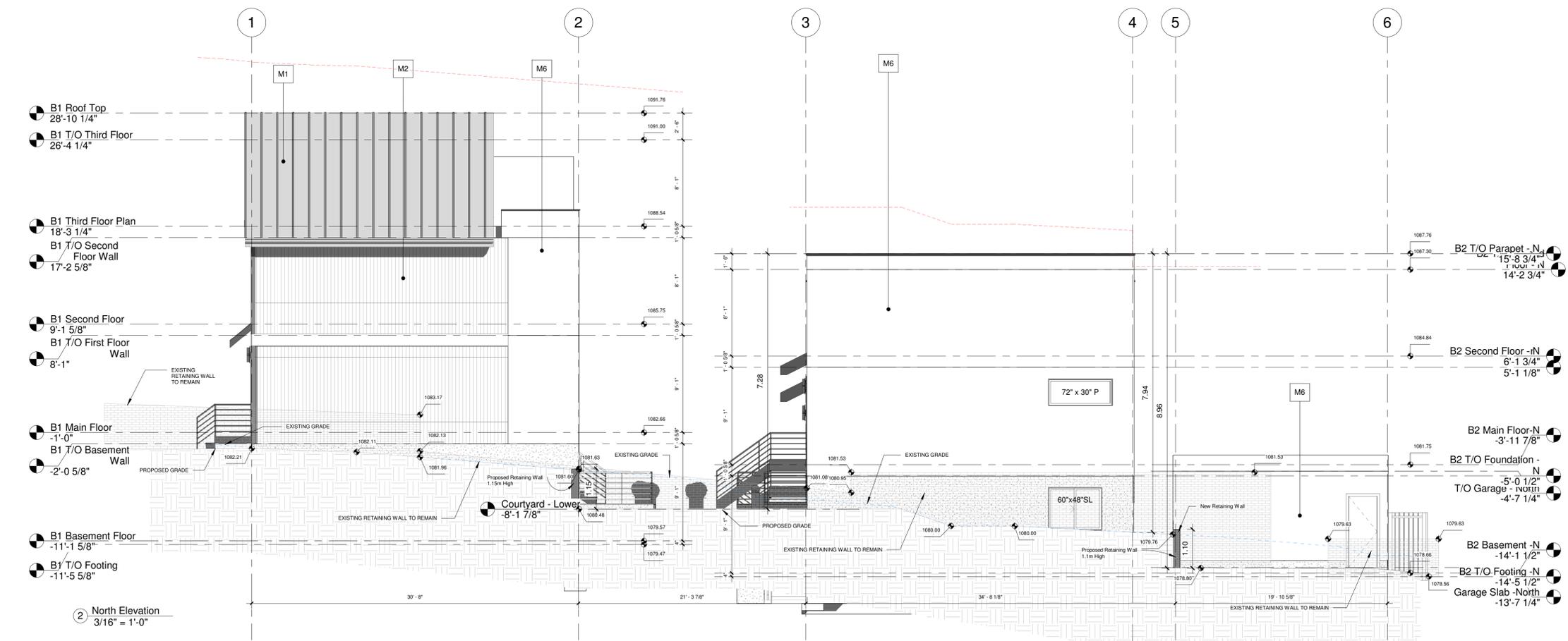
**MATERIAL LEGEND**

- M1** METAL ROOF
- M2** VERTICAL HARDIE SIDING - WHITE
- M3** HORIZONTAL HARDIE SIDING - DARK GREY
- M4** HARDIE PANEL - DARK GREY
- M5** BRICK VENEER - REDISH
- M6** STUCCO - LIGHT GREY
- M7** PARGING

**AMENDED DRAWINGS**  
 DP No: DP2024-06020  
 Date Received: 03-07-2025  
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1 South Elevation  
 3/16" = 1'-0"



2 North Elevation  
 3/16" = 1'-0"



DATE	No.	REVISION	BY
Feb 19, 2025	4	Revision 4	
Feb 4, 2025	3	Revision 3	
Dec 26	2	Revision 2	

PROJECT  
**Mackay 2311**

CLIENT  
 Owner

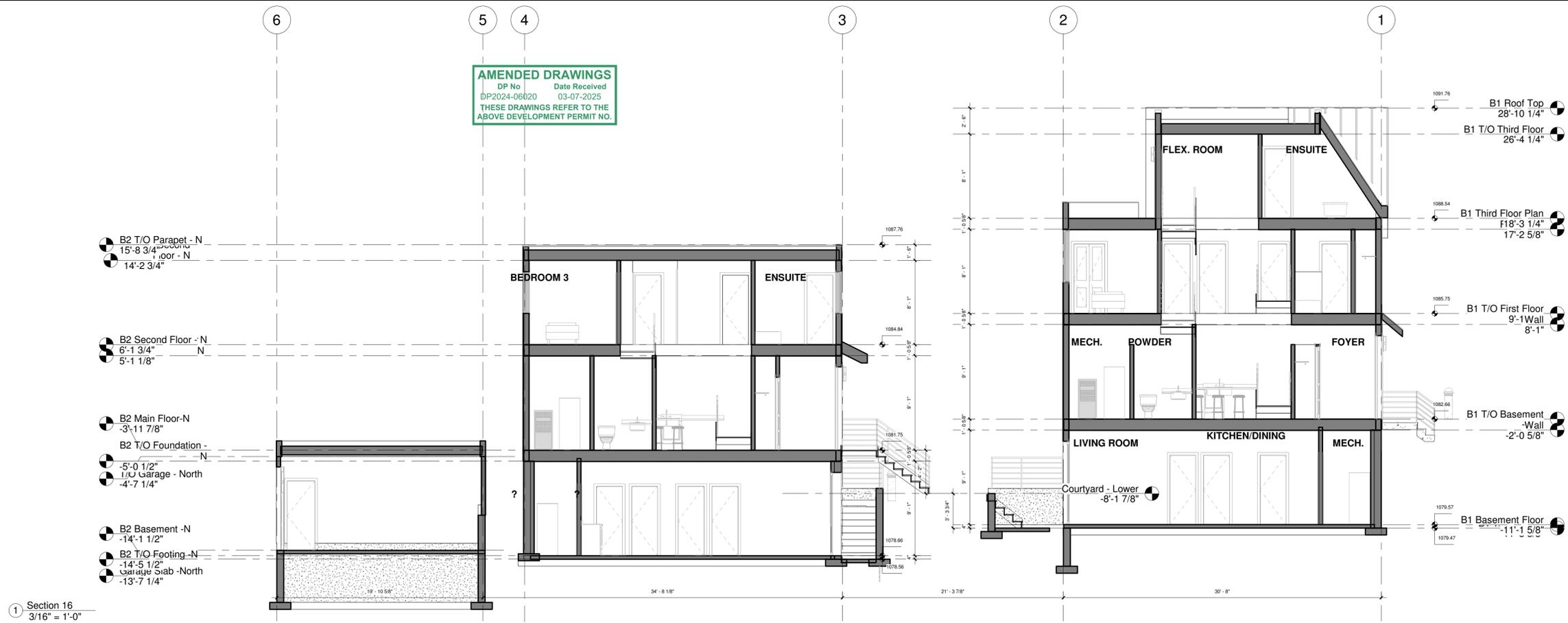
PROGRESS	DP
SCALE	3/16" = 1'-0"
DRAWN	TB
CHECKED	LM
FILE	20240609
DATE	2025-02-19 9:37:03 PM

South & North Elevations  
**A203**

2311 Mackay Road N.W., Calgary, AB

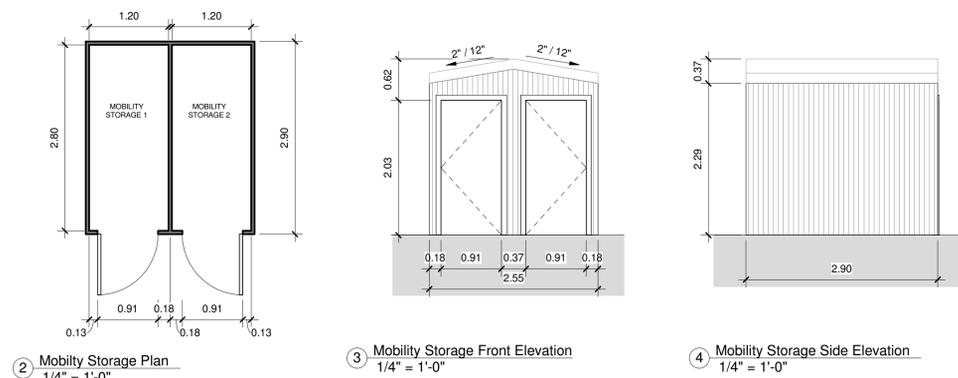
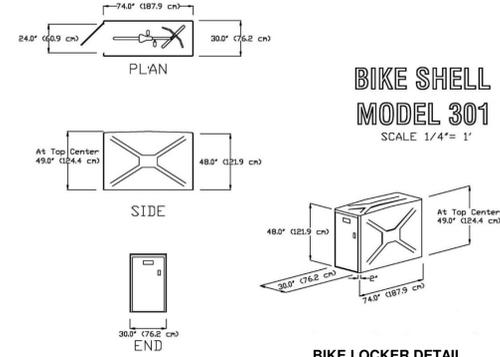


**AMENDED DRAWINGS**  
 DP No: DP2024-06020 Date Received: 03-07-2025  
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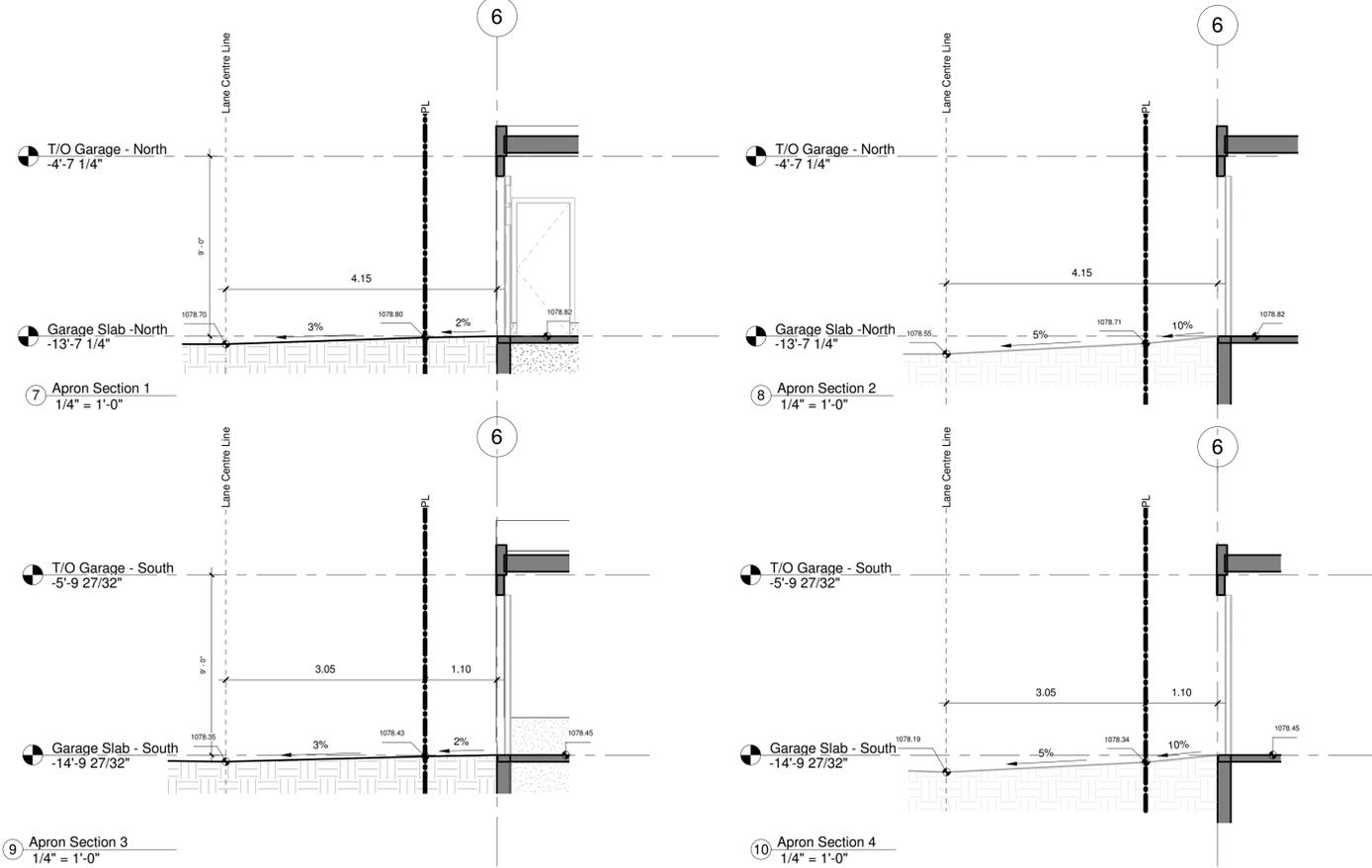


1 Section 16  
 3/16" = 1'-0"

Feb 4, 2025	3	Revision 3	
DATE	No.	REVISION	BY



2 Mobility Storage Plan 1/4" = 1'-0"  
 3 Mobility Storage Front Elevation 1/4" = 1'-0"  
 4 Mobility Storage Side Elevation 1/4" = 1'-0"



7 Apron Section 1 1/4" = 1'-0"  
 8 Apron Section 2 1/4" = 1'-0"  
 9 Apron Section 3 1/4" = 1'-0"  
 10 Apron Section 4 1/4" = 1'-0"

PROJECT  
**Mackay 2311**

CLIENT  
 Owner

PROGRESS	DP
SCALE	As indicated
DRAWN	Author
CHECKED	Checker
FILE	20240609
DATE	2025-02-19 9:37:04 PM

Building Section  
**A301**

2311 Mackay Road N.W., Calgary, AB