

REPORT TO THE SUBDIVISION AND  
DEVELOPMENT APPEAL BOARD

<b>DATE:</b> September 05, 2024	<b>APPEAL NO.:</b> SDAB2024-0047 <b>FILE NO.:</b> DP2024-02914
<b>APPEAL BY:</b> Doug Perry	
<b>FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a</b>  <b>Relaxation: driveway (access from Elbow DR SW)</b>  <b>was refused at <u>10907 Elbow Drive SW.</u></b>	<b>LAND USE DESIGNATION: H-GO</b>  <b>Discretionary</b>
<b>COMMUNITY OF:</b> Southwood	<b>DATE OF DECISION:</b> July 26, 2024
<b>APPLICANT(S):</b> Douglas Perry	<b>OWNER(S):</b> Douglas Perry

**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]	10907 Elbow Drive SW
Development Permit/Subdivision Application/File Number [required]	DP2024-02914
Name of Appellant [required]	Doug Perry
Agent Name (if applicable)	Joshua Paul
Street Address [required]	10907 Elbow Drive SW
hdnFullAddress	10907 Elbow Drive SW Calgary AB T2W 1G5
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2W 1G5
Residential Phone # [required]	(403) 560-2716
Business Phone #	
Email Address [required]	dgperry10@gmail.com

## APPEAL AGAINST

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

Development Permit Refusal

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

Please see attached PDF.

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

Estimated Presentation Time 30

Will you be using an agent/legal counsel? [required] No

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] No

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 2024-08-12 16:33:06 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](https://calgary.ca/sdab)

Phone: (403) 268-5312

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

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Doug Perry  
10907 Elbow Drive SW  
403.560.2716  
Dgperry10@gmail.com

## Subdivision and Development Appeal Board

Re: 10907 Elbow Drive – Driveway Development Permit Refusal

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Dear Recipient,

I've submitted a development application to add a driveway to my home which has been denied by the City of Calgary mobility engineers, firstly via email, then officially on July 26<sup>th</sup>, 2024.

My original application was denied via email due to my street being considered an Arterial road. After looking into this, I've learned that the road in front of my house is considered a Collector (Livable or Local) Road per the City of Calgary information bulletin and Complete Streets Guide. I brought this forward to the mobility engineer and my agent, to which the mobility engineer brought forward additional arguments as stated in the Refusal dated July 26<sup>th</sup>, 2024.

From my research, the project is within all of the development specifications, network design guidelines and speed limitations to follow this classification; also further supported as I am in the 30km/hr zone as well. The only bylaw that is working against me is that fewer than 50% of the homes on my front facing block have driveways. I've estimated that there are around 100 driveways going north to Glenmore on Elbow drive, not including lane access roads, on properties that have the same or similar characteristics to my home. This clearly shows how common it is to have a driveway on a property like mine even if my front facing block does not meet this criteria, therefore I believe this bylaw should not be absolute and shouldn't be considered in this case.

I've noticed a big emphasis on aesthetics of the property, streetscape, and overall look of the lot when reviewing these applications. There are individuals in this neighborhood that completely agree with this motivation, myself included, which is why we are buying these older homes that need work and putting a lot of hard work and money into them to improve the appeal of the individual property and neighborhood as a whole. This driveway would create a more attractive and more functional space, while helping bring out the full potential of the property. I fully support improving the overall community and environment in Southwood and believe that this project is a step towards achieving that goal.

Adding a driveway to my home would also really help clean up the parking situation in our back alley and make it safer and less congested by having the ability to utilize the front of my property. Vehicles are currently parking on the alley road which makes it difficult to pass others or have bigger vehicles in the alley. A driveway would also allow better access for my aging parents who will be partially living with me. I strongly believe the addition of a driveway would not affect any other citizen in my neighborhood or otherwise, while on the other hand providing a huge benefit to my family and my neighbors. I would really appreciate another look at a driveway relaxation to improve our neighborhood and my family's quality of life.

Sincerely,



Doug Perry



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# Development Authority Appeal Response

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**Appeal Number:** SDAB2024-0047

**Development Permit Number:** DP2024-02914

**Address:** 10907 Elbow Dr SW

**Description:** Relaxation: driveway (access from Elbow DR SW)

**Land Use:** Housing – Grade Oriented (H-GO)

**Community:** Southwood

**Identified Appeal Body:**

Subdivision and Development Appeal Board (SDAB)

**Development Authority Attendance:** No

**Use:** Discretionary

**Notice Posted:** Not Required

**Public Response(s) Received?** No

**Applicable Planning Policies:**

- Municipal Development Plan

**Bylaw Relaxations:**

The development requires the following Land Use Bylaw relaxations:

Bylaw Requirement	Provided
341 (6) In the Developed Area a driveway accessing a street must not be constructed, altered or replaced except where: (a) it is located on a laneless parcel; (b) it is located on a laned parcel and 50.0 per cent or more parcels on the same block face have an existing driveway accessing a street; or (c) there is a legally existing driveway that is not being relocated or widened	Plans indicate the parcel is laned, less than 50.0% on the same block face have an existing driveway (9%) and there is no legally existing driveway. Block face – 11 parcels, 1 has an existing driveway.

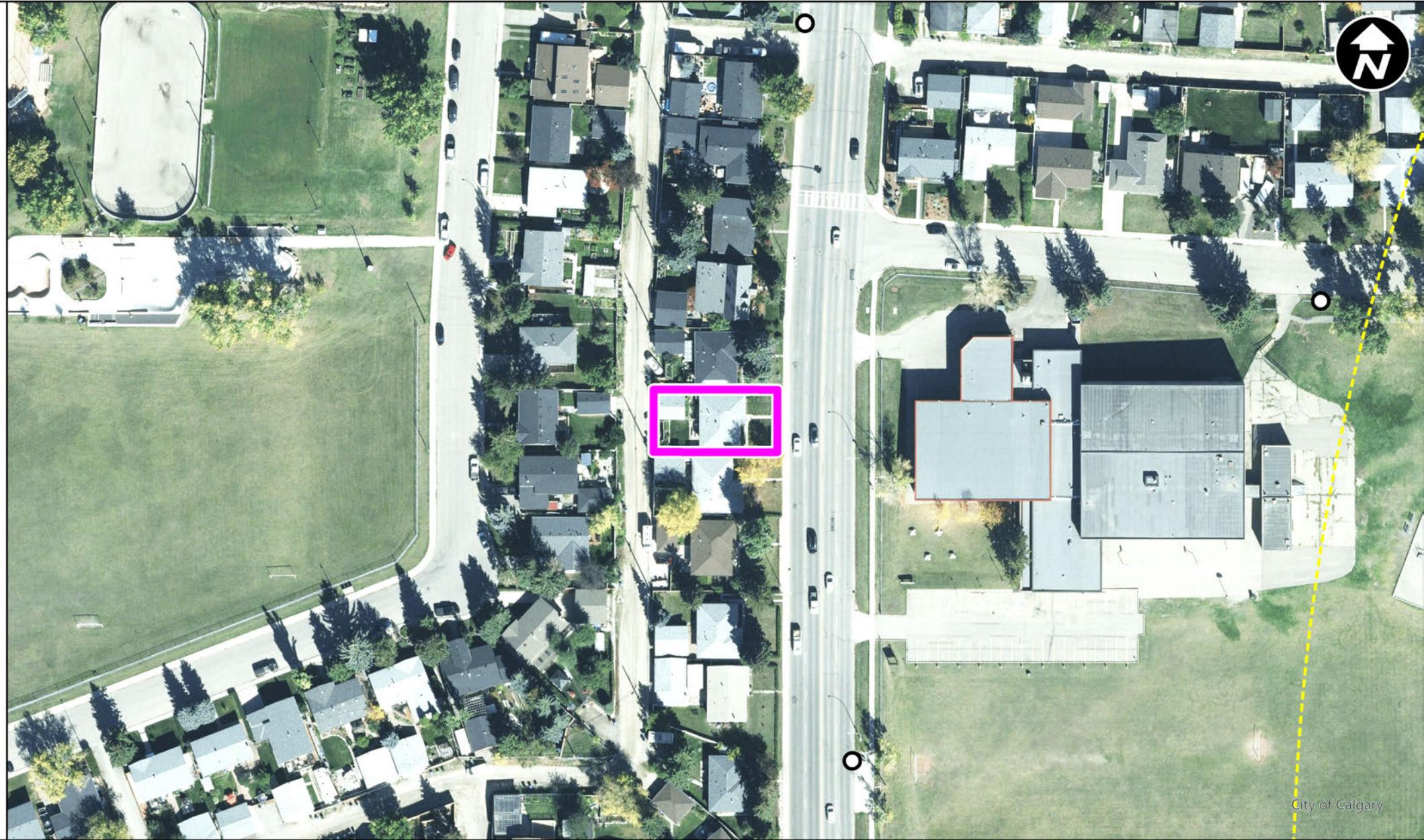
**Additional Factors, Considerations, and/or Rationale:**

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

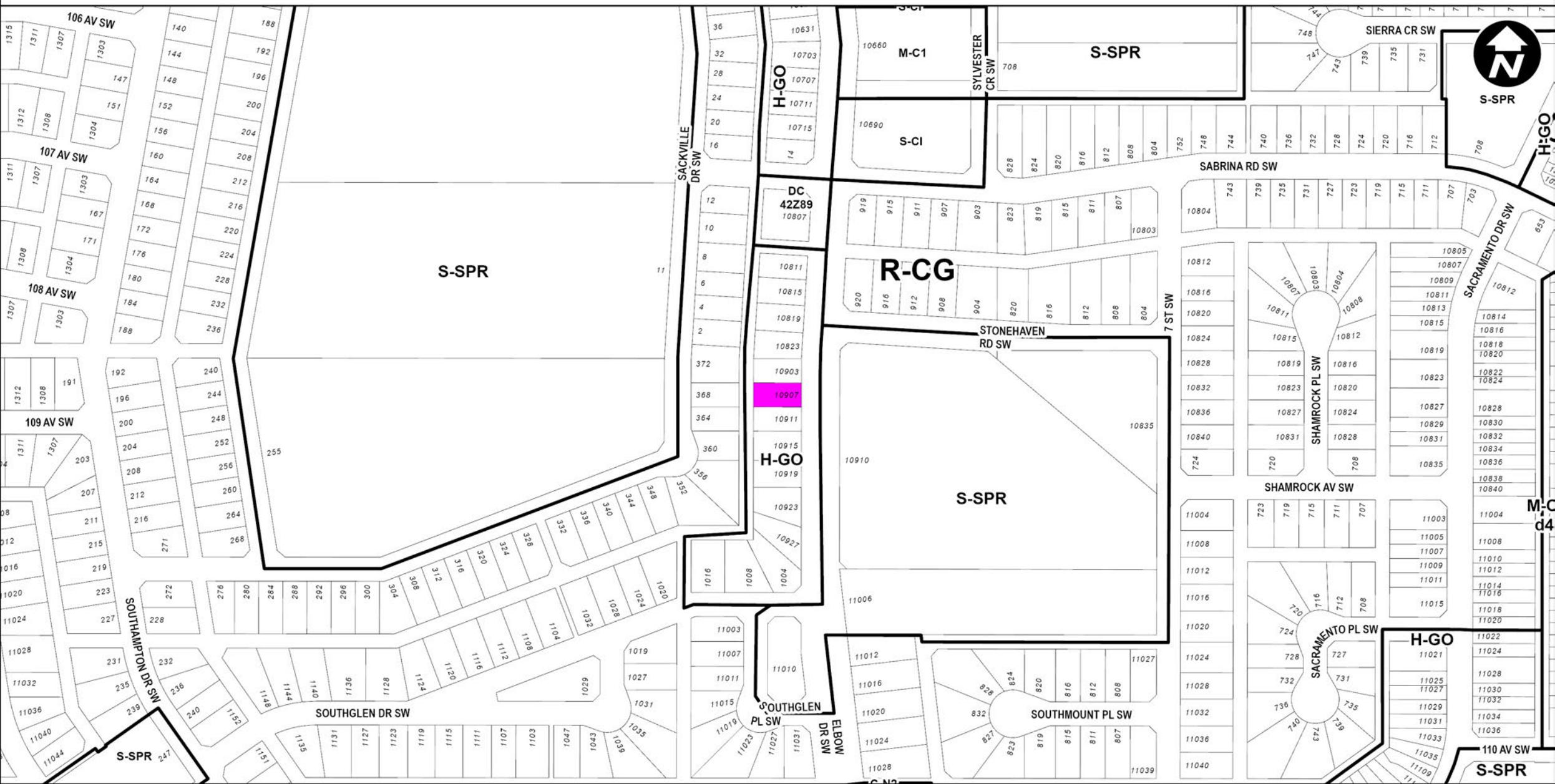


# Site Context SDAB2024-0047

- 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

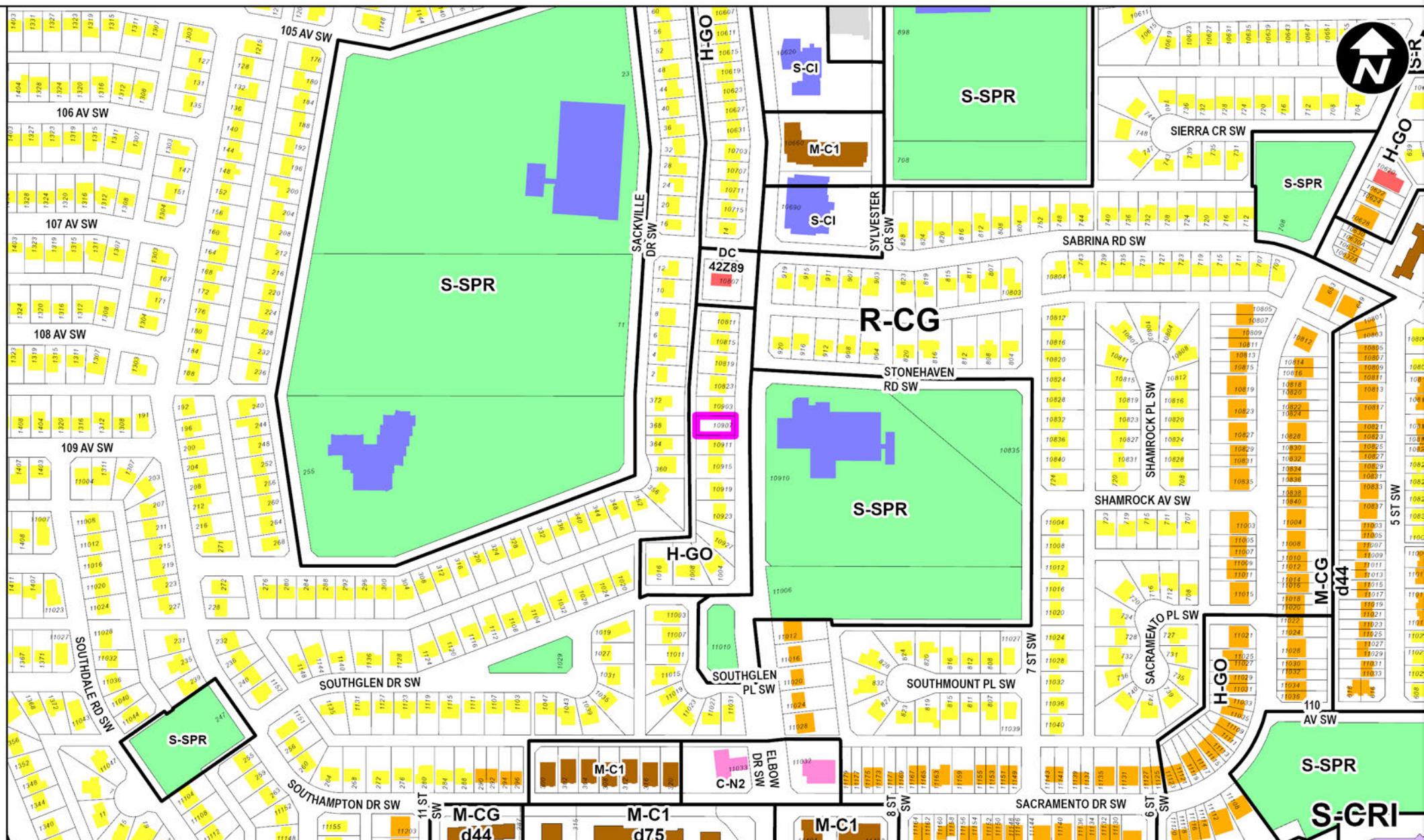


# Land Use Districts SDAB2024-0047



# Surrounding Land Use SDAB2024-0047

- Subject Site
- Single Detached Dwelling
- Semi-Detached/Duplex Dwelling
- Rowhouse/Multi-Residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks & Openspace
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Public Service





July 26, 2024

PERRY, DOUGLAS



**RE: Notification of Decision for DP2024-02914**  
**Subject: Relaxation: driveway (access from Elbow DR SW)**  
**Address: 10907 ELBOW DR SW**

This is your notification of the decision by the Development Authority to refuse the above noted Development Permit application on July 26, 2024. Attached are the Reasons for Refusal.

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.

Should you have any questions or concerns, please contact me at (587) 225-2842 or by email at [Joshua.Paul@calgary.ca](mailto:Joshua.Paul@calgary.ca).

Sincerely,

JOSHUA PAUL  
Senior Planning Technician  
Planning and Development



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

**10907 ELBOW DR SW**

Community: **Southwood**

L.U.D.:**R-C1**

and legally described as:

**5319JK;17;25**

**VOID**

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

**Relaxation: driveway (Access from Elbow DR SW)**

**REFUSED**

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: **July 26, 2024**

Development Authority: **Michele Yakemchuk**

File Manager: **Joshua Paul**

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

**This permit will not be valid if development has not commenced by:**

**This is NOT a Building Permit**

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. For 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: **PERRY, DOUGLAS**  
Address: **10907 ELBOW DR SW**  
City: **CALGARY, AB, T2W 1G5**  
Phone: **[REDACTED]**



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

**DP2024-02914**

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**Complete Address and Legal Description listing for Development Permit DP2024-02914**

<b>Address Type</b>	<b>Address</b>	<b>Legal Description</b>
Building	10907 ELBOW DR SW	
Parcel	10907 ELBOW DR SW	<b>5319JK;17;25</b>

## Reasons for Refusal for DP2024-02914

The Reasons for Refusal document is intended to provide a short summary of the development permit review and analysis. Attached to this document is supporting information about the application process and review.

### Proposed Use

The application seeks approval for a new driveway, at 10907 Elbow DR SW in the community of Southwood. The parcel is designated Residential - Contextual One Dwelling (R-C1) District under Land Use Bylaw 1P2007. Single Detached Dwelling is a discretionary use in this district.

### Planning Review and Analysis

During the review, the Development Authority considered the Land Use Bylaw rules, the professional opinion of the City's Mobility Engineer, and the potential impact of the proposed development on the surrounding properties and neighbourhood.

The application proposes a concrete driveway accessing Elbow DR SW. A driveway refers to the area on a private parcel that may be used for parking on the property and a driveway crossing refers to the paved area between the road right-of-way and the property line. The driveway, located in the northeast corner of the parcel, is approximately 4.2 metres wide by 6.7 metres long when measured to the front property line. The driveway crossing will include a 1.28-metre paved area and a sidewalk. The driveway will accommodate one parking stall. Currently, parking is provided in a detached garage accessed from the lane.

Developed communities like Southwood have specific Land Use Bylaw requirements for new driveways. The subject parcel does not meet the bylaw criteria, as fewer than 50% of the houses along the same block face have front driveways (1 out of 11, 9%), the parcel is laned, and it does not have a legally existing driveway.

Mobility Engineering reviewed the application and expressed opposition towards the proposal, emphasizing that no direct vehicular access is permitted to or from Elbow DR.

The bylaw intends to preserve and enhance the residential community streetscape in a laned subdivision. It is anticipated that driveways accessing the site will be located at the rear of the property and accessed from the lane. Additional access points reduce safety for pedestrians, and driveways adversely impact the visual character of the street frontage when the original parcel design did not intend on accommodating a driveway.

The proposed front driveway conflicts with Section 35 of the Bylaw and will have negative impacts. Negative impacts include interrupting the pedestrian and vehicle environment, removing the front yard's green space, and affecting the overall look of the lot and streetscape. Driveways may also disrupt the pedestrian environment, creating a potential conflict between vehicles and pedestrians. As well, replacing the front yard amenity space with concrete may have a negative impact on the overall look of the lot and streetscape as it removes soft landscaping and potential locations for private and public trees.

In evaluating the application, the Development Authority believes that approving this application would result in a development that is out of character for the neighbourhood.

### Decision

For the above noted reasons, this application is refused.

*M. Yakemchuk*  
 Michele Yakemchuk, Development Authority

July 26, 2024  
 Date

## Attachments for DP2024-02914

### Site and Context

The subject site is an interior parcel on the west side of the street and is accessible from the lane. The block face spans from Sackville DR SW to Southglen DR SW and comprises of 11 parcels, only 1 has access to Elbow DR SW. (10815 has the driveway) This side of the road has a sidewalk and a straight curb. The street does not accommodate street parking as there are two drive lanes. The neighbouring parcels are residential, and St. Stephen is on the east side of Elbow DR.



### Process

Notice Posting	Notice Posting was not required as per section 27 of the Land Use Bylaw.
Circulation	<p>Mobility Engineering – Transportation – No support</p> <ul style="list-style-type: none"> <li>No direct vehicular access or front driveways shall be permitted to or from Elbow DR</li> <li>Site is located near the arterial section of Elbow DR which is transition from Arterial Road to a collector road, area treated as an arterial road for access management.</li> <li>St. Stephen School is located on the east side of Elbow DR SW</li> <li>Bus route #37 runs along Elbow DR.</li> <li>Elbow Dr. SW is planned for future 5A Cyclist route.</li> <li>Driveways create unnecessary conflict points between vehicles and pedestrians that affect vulnerable road users.</li> </ul>
Public Responses	No comments for this application were received.
Bylaw Review	The application does not comply with the bylaw.

## Key Land Use Bylaw Rules

### Discretionary Use Development Permit Application

**35** When making a decision on a development permit for a discretionary use the Development Authority must take into account:

- (a) any plans and policies affecting the parcel;
- (b) the purpose statements in the applicable land use district;
- (c) the appropriateness of the location and parcel for the proposed development;
- (d) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
- (g) access, parking and transportation requirements;
- (h) vehicle and pedestrian circulation within the parcel;
- (j) sound planning principles

### Discretionary Use That Does Not Comply

**36** The **Development Authority** may approve a **development permit** application for a **discretionary use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the **Development Authority**:

- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties;

### Driveways

**341 (6)** In the **Developed Area** a driveway accessing a **street** must not be constructed, altered or replaced except where:

- (b) it is located on a **laned parcel** and 50.0 per cent or more **parcels** on the same block face have an existing driveway accessing a **street**;

## Bylaw Relaxations

Bylaw Requirement	Provided	Relaxation	
341 (6) In the Developed Area driveway accessing a street must not be constructed, altered or replaced except where: (b) it is located on a laned parcel and 50.0% or more parcels on the same block face have an existing driveway accessing a street.	1 of 11 parcels	-5	100%



**Re: DP2024-02914 COMPLETENESS REVIEW - 10907 ELBOW DR SW**

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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) DP2024-02914-70729, at [www.calgary.ca/vista](http://www.calgary.ca/vista).

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

Regards,

JOSHUA PAUL  
Senior Planning Technician  
[Joshua.Paul@calgary.ca](mailto:Joshua.Paul@calgary.ca)  
(587) 225-2842  
[www.calgary.ca/PDMap](http://www.calgary.ca/PDMap)



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

501470729-001  
Taken By:

Application Date **Apr 25, 2024**

**APPLICATION NO DP2024-02914**

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: \$550.00**

**Cart #:**

**Applicant: PERRY, DOUGLAS**  
**Address: 10907 ELBOW DR SW**  
**City: CALGARY, AB, T2W 1G5**  
**Phone: [REDACTED]**

**Parcel Address: 10907 ELBOW DR SW**  
**Legal: 5319JK;17;25**  
**Building Address: 10907 ELBOW DR SW**  
**Legal:**

**L.U.D.: R-C1**

**Community: SOUTHWOOD**  
**Sec. Number: 16S Ward: 11**

**Description: Relaxation: Single Detached Dwelling (driveway) - less than 50% front access driveways**

**Proposed Development is: Discretionary**  
**Proposed Use: Single Detached Dwelling**

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.





PERRY, DOUGLAS



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2024-02914**

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 June 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 (587) 225-2842 or by email at [Joshua.Paul@calgary.ca](mailto:Joshua.Paul@calgary.ca).

Sincerely,

**JOSHUA PAUL**  
Senior Planning Technician



## Detailed Review 1 – Development Permit

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<b>Application Number:</b>	<b>DP2024-02914</b>
<b>Application Description:</b>	Relaxation: driveway (front access) - access from 10907 Elbow DR SW
<b>Land Use District:</b>	Residential - Contextual One Dwelling
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	10907 ELBOW DR SW
<b>Community:</b>	SOUTHWOOD
<b>Applicant:</b>	PERRY, DOUGLAS
<b>Date DR Sent:</b>	May 23, 2024
<b>Response Due Date:</b>	June 24, 2024
<b>Planning:</b>	JOSHUA PAUL (587) 225-2842 Joshua.Paul@calgary.ca
<b>Mobility Engineering:</b>	IRIS YE 403-268-1657 Iris.Ye@calgary.ca

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## General Comments

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In General, the proposed front drive way located 10907 Elbow Dr SW is not supported. After circulation to our mobility engineers they have restricted access to elbow dr. Review the following requirements and conditions and respond accordingly

## 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. The development, as proposed, is not supported for the following reasons:
  - Reference issues/rationale elsewhere in the Detailed Review, including policy section and Prior to Decision issues.

Indicate, in writing, the manner in which the application will proceed:

(A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.

(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

OR

(C) **Amend** the application to address all prior to decision conditions of this detailed review (DR).

If option (C) is pursued, the last day to respond to the detailed review is thirty days from the date the detailed review was issued (see cover page of detailed review for exact date).

### **Mobility Engineering**

2. No direct vehicular access or front driveways shall be permitted to or from Elbow Dr.

A refuse of this DP is suggested, so partial DP application fee can be refunded.

## Permanent Conditions

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The following permanent conditions shall apply:

### **Mobility Engineering**

3. No direct vehicular access is permitted to or from Elbow Dr SW.

## 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.

### Mobility Engineering

4. The locations and design of driveways must be approved by Transportation Planning. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to [spam@calgary.ca](mailto:spam@calgary.ca)

Morning Iris,

I'd like to understand a bit more about Arterial streets. There are currently driveways and alley access on my facing block on Elbow so this rule doesn't apply to our street. Is it only for new applicants after a certain date? There are many older homes that are being remodeled and updated on our street and a driveway would really help clean up the parking situation in our back alley and make it safer, as well as allow better access for my aging parents who will be living with me.

I would really appreciate another look at a potential driveway here as I believe it benefits my family and neighbours immensely.

Thank you for your consideration!

Doug

On Mon, Jun 3, 2024 at 2:11 PM Ye, Iris <[Iris.Ye@calgary.ca](mailto:Iris.Ye@calgary.ca)> wrote:

Hi Joshua,

Please refer to our standard, Elbow Drive is arterial road, and access to residential properties is not permitted.

## Arterial Streets

### Definition and Design Elements

DAILY TRAFFIC VOLUME (vehicles/day)	NUMBER OF LANES	RIGHT-OF-WAY REQUIREMENT
20,000 – 35,000	4 or 6	36.0 m / 46.0m

### FUNCTION

- To expedite the movement of vehicles between communities and major destinations
- To serve the adjacent commercial lands and to collect and distribute traffic from Skeletal Roads to other street types or directly to traffic destinations
- High priority for autos, goods movement, transit and cycling modes
- Arterial Streets make up much of the Primary Transit Network and Truck Route Network

### ACCESS CONDITIONS

Industrial Properties	Permitted	<ul style="list-style-type: none"><li>• Direct access is only available to abutting commercial and industrial properties subject to traffic and design conditions and is generally restricted to right turns in and out</li><li>• Intersections may be grade separated when warranted</li><li>• At grade intersections should be channelized to provide proper control of the turning movements</li><li>• Arterial Streets may intersect with Skeletal Roads, other Arterial streets, Liveable streets, Primary Collector Streets, Collector Streets and Industrial Streets</li></ul>
Commercial Properties	Permitted	
Multi-Residential Properties	Not permitted	
Residential Properties	Not permitted	
Lane (Alley)	Not permitted	

<b>Arterial Streets</b>		<i>Definition and Design</i>
<b>DAILY TRAFFIC VOLUME (vehicles/day)</b>	<b>NUMBER OF LANES</b>	
20,000 – 35,000	4 or 6	
<b>FUNCTION</b>		
<ul style="list-style-type: none"> <li>• To expedite the movement of vehicles between communities and major destinations</li> <li>• To serve the adjacent commercial lands and to collect and distribute traffic from Ske directly to traffic destinations</li> <li>• High priority for autos, goods movement, transit and cycling modes</li> <li>• Arterial Streets make up much of the Primary Transit Network and Truck Route Network</li> </ul>		
<b>ACCESS CONDITIONS</b>		
Industrial Properties	Permitted	<ul style="list-style-type: none"> <li>• Direct access is only</li> </ul>

Regards!

Iris

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**From:** Paul, Joshua <[Joshua.Paul@calgary.ca](mailto:Joshua.Paul@calgary.ca)>  
**Sent:** Thursday, May 30, 2024 3:14 PM  
**To:** Ye, Iris <[Iris.Ye@calgary.ca](mailto:Iris.Ye@calgary.ca)>; [REDACTED]  
**Subject:** RE: DP2024-02914 Detail Review - 10907 ELBOW DR SW

Hi Iris

I was speaking with Douglas about this application, and he just wanted some more clarification of why the driveway cannot be supported. I

Thank you

**Joshua Paul, BDT**

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services Community Planning

**T** 587-225-2842 | **E** [Joshua.paul@calgary.ca](mailto:Joshua.paul@calgary.ca)

Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community.

The City of Calgary

Planning & Development | Mail Code #8108

3rd Floor, Municipal Building - 800 Macleod Tr. S.E.

P.O. Box 2100, Station M, Calgary AB T2P 2M5



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**From:** [Joshua.Paul@calgary.ca](mailto:Joshua.Paul@calgary.ca) <[Joshua.Paul@calgary.ca](mailto:Joshua.Paul@calgary.ca)>

**Sent:** Thursday, May 23, 2024 10:50 AM

**To:** [REDACTED]

**Cc:** Paul, Joshua <[Joshua.Paul@calgary.ca](mailto:Joshua.Paul@calgary.ca)>

**Subject:** DP2024-02914 Detail Review - 10907 ELBOW DR SW



Re: [External] Re: DP2024-02914 Detail Review - 10907 ELBOW DR SW



Pirela, Carlos

To Ye, Iris; Doug Perry

Cc Paul, Joshua

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [⋮](#)

Fri 6/7/2024 10:44 AM

If there are problems with how this message is displayed, click here to view it in a web browser.  
[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Doug,

I support Iris's position on not supporting the relaxation.

Further to the reasons she provided below which are all applicable and correctly applied, as per the the City of Calgary Complete Street Policy, driveways and curb cuts decrease walkability and accessibility for the community and create significant tripping hazard for pedestrians, while also creating unnecessary conflict points between vehicles and pedestrians that affect vulnerable road users.

Note that while some driveways may currently exist in your block from residential homes, those will be required to be removed at the time of redevelopment.

Hope you have a great weekend.

Cheers,

**Carlos Pirela, P.Eng. MBA** (He/Him)

Mobility Generalist

Development Engineering | Community Planning

The City of Calgary | Mail code: 8037

403.312.6719

*Proudly Serving A Great City*



## Samnick, Cyrille

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**From:** Ye, Iris  
**Sent:** Thursday, June 6, 2024 12:02 PM  
**To:** Doug Perry; Pirela, Carlos  
**Cc:** Paul, Joshua  
**Subject:** RE: [External] Re: DP2024-02914 Detail Review - 10907 ELBOW DR SW  
**Attachments:** [External] Re: DP2024-02914 Detail Review - 10907 ELBOW DR SW

Hi Doug,

Your site is located just a little north from the arterial section of Elbow Dr. SW, which is transition from Arterial Road to a collector road, so it is still treated as an arterial road for access management. The other reasons I am not supporting the relaxation are as follows:

- St. Stephone Scholl is located on the east side of Elbow Dr. SW,
- Bus route #37 runs along Elbow DR.
- Elbow Dr. SW is planned for future 5A Cyclist route.

I have escalated your request to my senior engineer, and please wait for his suggestion.

Regards!

Iris

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**From:** Ye, Iris  
**Sent:** Thursday, June 6, 2024 9:49 AM  
**To:** Pirela, Carlos <Carlos.Pirela@calgary.ca>  
**Cc:** Doug Perry <[REDACTED]>  
**Subject:** RE: [External] Re: DP2024-02914 Detail Review - 10907 ELBOW DR SW

Hi Carlos,

Can you please have a look on the request from Doug? I doesn't support the relaxation of our driveway standards on Arterial for this case.

Regards!

Iris

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**From:** Doug Perry <[REDACTED]>  
**Sent:** Wednesday, June 5, 2024 7:52 AM  
**To:** Ye, Iris <Iris.Ye@calgary.ca>  
**Subject:** [External] Re: DP2024-02914 Detail Review - 10907 ELBOW DR SW

**This Message Is From an External Sender**

This message came from outside your organization.

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Dear Applicant,

The detailed review for your development permit has been completed and we require additional information before we are able to proceed to a decision. Please see the attached Detailed Review document for details.

This email contains the following information:

DETAILED REVIEW

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

For status updates and more information on your specific development permit please visit [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap).

Please contact me if you have any questions or concerns about your development permit.

Regards,

JOSHUA PAUL  
Senior Planning Technician  
[Joshua.Paul@calgary.ca](mailto:Joshua.Paul@calgary.ca)  
(587) 225-2842  
[www.calgary.ca/PDMap](http://www.calgary.ca/PDMap)

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This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

--

**Doug Perry**

**Primary Locate Report**

Alberta One-Call  
Ticket #:

**20240802740**

**Large Project Ticket Type valid for 60 days,  
all other Ticket Types are valid for 30 days!**

LOCATE MARKS ARE APPROXIMATE ONLY. HAND EXCAVATION IS REQUIRED WITHIN ONE (1) METER OF LOCATION MARKS. LOCATE SLIP MUST REMAIN WITH MACHINE OPERATOR (EXCAVATOR) DURING OPERATION ON THE JOB SITE AT ALL TIMES.

Locatorbase.net Ticket  
Alberta One Call  
Calgary City LAC  
Calgary  
Ticket No.: 20240802740 HOMEOWNER (REGULAR) ORIGINAL

# of Parties Located  1  2  3  4  5  6

Locate to be Completed by : Mar 28, 24  
Contractor : Homeowner  
Contact : Doug Perry Phone: (403)560-2716  
Alt. Contact: Doug Perry Phone: (403)560-2716  
Caller Email: dgperry10@gmail.com

**ENMAX (RED)**  
 PRIMARY CABLES  
 SECONDARY CABLES  
 DIRECT BURIED  
 CABLES IN DUCT  
 EL COMM  
 EMPTY DUCT  
 NO LOCATE

**ATCO GAS (YELLOW)**  
 SERVICE MAIN  
 MANHOLES / CB  
 ABANDON  
 PVC \*  
 NO LOCATE

City: Calgary Prov: Alberta  
Address: 10907 Elbow Dr SW

**ATCO PIPELINE (YELLOW)**  
 HP FACILITIES  
 LOCATED VIA. GPS  
 NO LOCATE

Additional Info: Location can be on the south side of the path to the front door as well if the north side doesn't work.//Paving//Grading  
AGSCLGSO TELYCLGR CLC EMAXDU  
Area Marked: N  
SW-16-23-01-W5

**CITY OF CALGARY (RED/ORANGE)**  
 STREET LIGHT  
 TRAFFIC CONTROL  
 LRT RIGHT OF WAY  
 CITY I.T. FIBRE \*  
 EL.COMM. SAFETY  
 CAMERA \*  
 SECONDARY CABLES  
 NO LOCATE

**TELUS (ORANGE)**  
 DIRECT BURIED  
 CABLES IN DUCT  
 EMPTY DUCT  
 FIBRE (F.O.T.S.) \*  
 ABANDONED  
 NO LOCATE

Type of Work: Driveway  
Depth: 0.3-1 m Exc. Size: 39 sq m  
Type of Property: Urban, Pvt., Pub., Res.  
Work Being Done For: Other, Other  
SW,S16,T23,R1,M5 Sequence Num: 152  
Station Codes: CLC  
District Codes: CLC

**CITY OF CALGARY WATER SERVICES (BLUE/GREEN)**  
 WATER VALVE / MH/CB/FH  
 WATER / SAN. / STM MAIN  
 LOCATED VIA. GPS  
 NO LOCATE

Transmit Date: Feb 20, 24 Time: 4:45 PM Op: BYDP Web

Locator's Name : (Please Print)  
Miranda Gerrish  
Date : Mar 28 2024 Arrival : 11:15 AM Departure : 12:15 PM  
Company : Homeowner  
Accepted By :  
**\* HIGH PROFILE FACILITY PROCEDURES \* (SEE STICKER)**

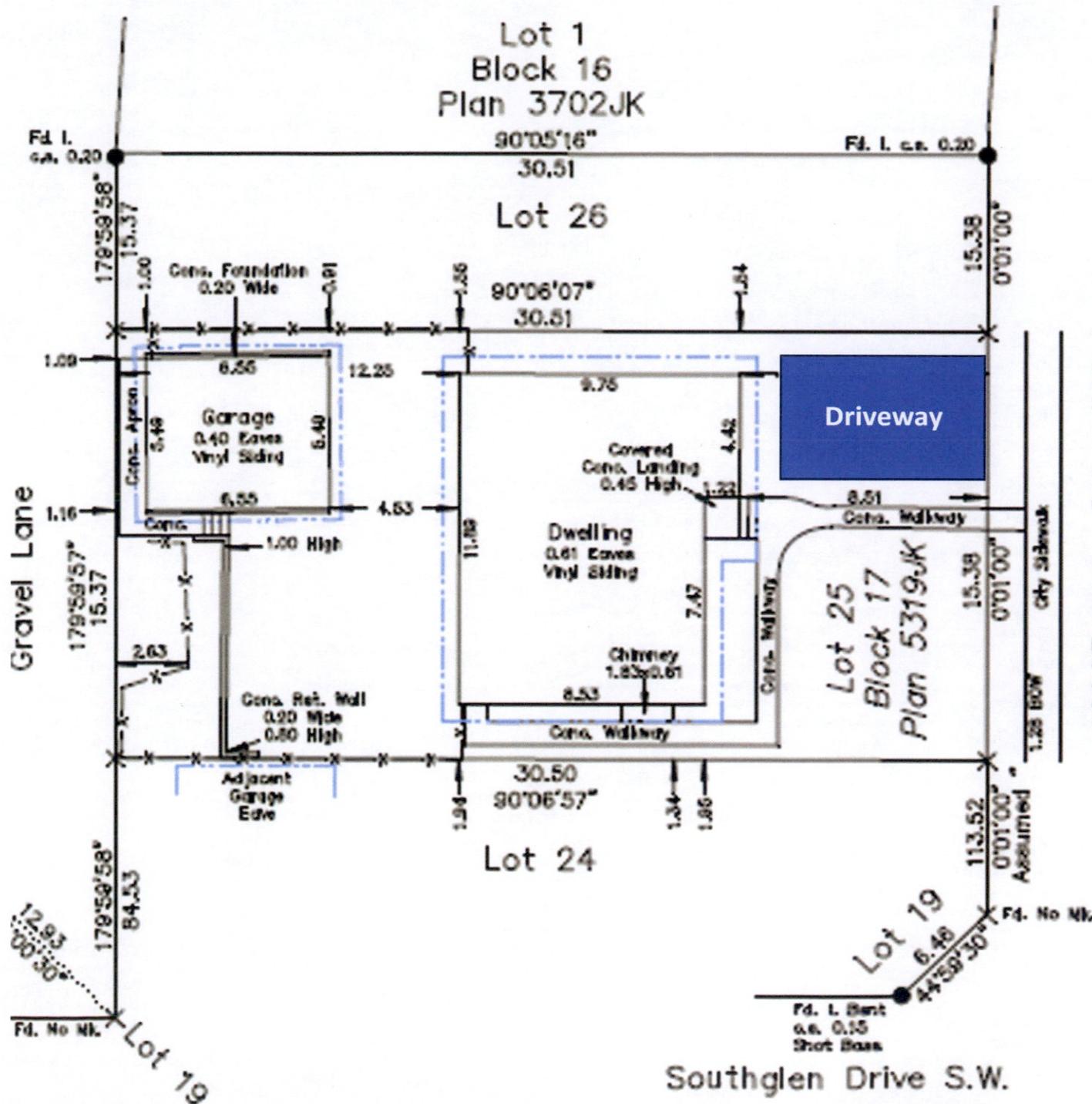
*Field sketch and Located Area shown on Auxiliary Locate Report(s)*

Work Area has been REDUCED as per :

**SKETCH LEGEND :**

TELUS / Comm	Building Line — B/L —	Vault	Water Curb Cock	TELUS Fibre
CITY I.T.	Road Edge — RE —	Transformer	Power Vault	FOTS
FOTS / Fibre	Property Line — P/L —	Manhole	Electrical Apparatus	CITY I.T.
Duct / Conduit	Lot Line — L/L —	Catch Basin	CONFLICT - MUST HAND EXPOSE	F C
Elec / Power	Curb — Curb —	Pole	Power Streetlight	HIGH PRESSURE GAS
Pwr / Tel Comm	Railway	Streetlight	Power Secondary	
IP Gas	Measurement	Gas Stub	Power Primary	
MP Gas	Tree	Hand Hole	Traffic Controller Box	
HP Gas	Work Area	Hydrant	Traffic Detector	
Water	North Direction	Switch Cubicle	Traffic Line Work	
Sewer	Pedestal	Pull Box	Traffic Line ABND	
Fence	Gas Valve	Streetlight with Pedestal		
Guardrail	Water Valve	Anchor		

IF THERE ARE ANY CONCERNS WITH THIS LOCATE, PLEASE CONTACT THE CALGARY LOCATE REPORTING SERVICE AT: 403-245-7252 MONDAY - FRIDAY 7:30AM - 4:00PM



**Finish Material of Driveway**  
Concrete

**Dimension length of Driveway**  
22 feet

**Dimension width of Driveway**  
Throat- 14 feet  
Flare- approx. 18 feet ?

**Dimension Distance to adjoining driveways**  
How much? How do you calculate?  
No adjacent driveways.  
Next driveway is 3 houses down.

\* Not considered a major road network per City of Calgary

10907 Elbow Drive S.W.

→ Curb cut  
- multiple permits = less \$ ?