

REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

DATE: November 28, 2024	APPEAL NO.: SDAB2024-0072 FILE NO.: DP2024-04849
APPEAL BY: Kelly Dangerfield	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Semi-Detached Dwelling, Secondary Suite (2, basement of each unit), Accessory Residential Building (garage) was approved at <u>2708 1 Avenue NW.</u>	LAND USE DESIGNATION: R-CG Discretionary
COMMUNITY OF: West Hillhurst	DATE OF DECISION: October 07, 2024
APPLICANT: John Trinh & Associates	OWNERS: MHD Mazen Haffar

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: 4th 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] 2708 1 AV NW

Development Permit/Subdivision Application/File Number [required] DP2024-04849

Name of Appellant [required] Kelly Dangerfield

Agent Name (if applicable)

Street Address [required] 2716 1 Ave NW

hdnFullAddress 2716 1 Ave NW Calgary AB T2N 0C6

City [required] Calgary

Province [required] Alberta

Postal Code [required] T2N 0C6

Residential Phone # [required] (403) 282-8360

Business Phone # (403) 880-5237

Email Address [required] kellyandkurt@shaw.ca

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 rea-
sons [required]

Please see attached

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

Estimated Presentation Time

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

Unknown

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 hear-
ing? [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

2024-10-30 13:56:02 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

Phone: (403) 268-5312

Email: info@calgarysdab.ca

1. Restrictive Covenant: The proposed development is in violation of the existing RC which allows for single family dwellings only (6247AB – order number 51474856)
2. Removal of Old Tree: There is a very old and large tree at the front of the property that is home for many birds species and squirrels.
3. Neighborhood Character and Aesthetics/Incompatibility with existing homes: The proposed multi-family dwelling does not align with the architectural style and scale of surrounding homes. The proposed 3 story development is out of character, massive and insensitive to the homes on the block and surrounding properties.
4. Shadowing Effects/Loss of Sunlight: The proposed tall structures will cast extensive shadows on adjacent and neighbouring properties, reducing natural light.

Canadian Planning Principle: Sustainable planning encourages urban agriculture and access to natural light. Developments should avoid negatively impacting these community assets.

5. Privacy Invasion/Overlooking: The design includes 3 stories with direct sightlines into neighboring yards and homes, leading to a significant loss of privacy for residents.

Canadian Planning Principle: Respect for privacy is essential in community planning.
Developments should be designed to minimize intrusion into neighboring properties.

6. Insufficient Parking Allocation: The proposed development has 4 parking spots for 4 units which creates a significant parking shortfall.
7. Parking Impact: Vehicles currently parked along 1st Ave restrict visibility. The additional on-street parking resulting from the increased density of the new development will intensify this issue.
8. Increased Obstruction: The proposed building's setback is close to the sidewalk, obstructing visibility and increasing risks to children, pedestrians, and vehicular traffic. Building set backs on the street need to be preserved to maintain sight lines
9. Insufficient Bin Storage/Potential Obstructions: Where will the 12 bins for recycling, compost, and garbage be stored, the alley is narrow and multiple bins left along the lane will obstruct vehicle movement and reduce safety in the alleyway.
10. Fire Safety Risks: The minimal spacing between building and existing home increases the risk of fire spreading rapidly between structures.

Conclusion

For the reasons outlined above, the proposed development is in violation of the existing restrictive covenant, negatively impacts the quality of life for existing residents, disrupts the neighborhood's character, and fails to adequately address parking. It appears that none of the concerns raised by neighbours during the permit application process were considered.

From: [Kelly and Kurt](#)
To: [Calgary SDAB Info](#)
Subject: [External] Appeal - DP2021-04849 -> SDAB2024-0072
Date: Tuesday, November 19, 2024 1:07:01 PM
Attachments: [RC 2700 Block 2 NW photo.pdf](#)
[RC 2700 Block 2 NW photo.docx](#)
[Development permit DP2021-04849 Appeal.docx](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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

To whom it may concern,

Please find additional documentation for appeal of DP2024-04849

Kind Regards,
Kelly Dangerfield

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**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

6247AB .

ORDER NUMBER: 51474856

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.

32073

J.P.C.

CANADA
PROVINCE OF ALBERTA
TO WIT:
United States of
America
State of Kansas

I, Joel B. Chamberlain
of the City of Canton
in the State of Kansas U.S. 4/10/10
make oath and say: Merchant

1. THAT I was personally present and did see William Shaw
Laura D. Shaw named in the within instrument, who is
personally known to me to be the person named therein, duly
sign, seal and execute the same for the purposes named therein.
2. THAT the same was executed at the City of Canton, in
the State of Kansas, aforesaid, and that I am the subscri-
-ing witness thereto.
3. THAT I know the said William Shaw & Laura D. Shaw
and he is in my belief of the full age of twenty-one years.

J.P.C.

SWORN before me at the
City of Canton
of Kansas in the Province
of Alberta, this Twenty-fourth
March A.D. 1910

Joel B. Chamberlain

J. J. Rieker
Notary Public
My commission expires Oct. 5 - 1912

CANADA
PROVINCE OF ALBERTA

I, Samuel M. Karlovich
of the City of Calgary
in the province of Alberta, Agent
make oath and say:—

1. THAT I am an authorized agent for the Transvaal and know the lands
in the within transfer mentioned.
2. THAT the value of the lands therein mentioned and
described, and thereby transferred, together with all
buildings and improvements thereon, is, in my opinion, the
sum of one thousand Dollars and no more.

SWORN to at the City of Calgary,)
in the province of Alberta,
this 22nd day of
April A. D. 1910
before me)

John H. Macdonald

S. M. Karlovich

A Commissioner in and for the Province of Alberta.

" THE LAND TITLES ACT "
T R A N S F E R O F L A N D .

We, WILLIAM SCOTT and SAMUEL M. HARTONET, both of the City of Calgary, in the Province of Alberta, Agents, hereinafter called the Transferors, being registered owners of an estate in fee simple, subject, however, to such encumbrances, liens and interests as are notified by memorandum underwritten, in all that certain tract of land situate in the Province of Alberta, and being composed of Lots *one (1) to Ten (10)*

Inclusive
in Block *Three (3)*, according to a plan of Sub-division of part of the South East Quarter of Section Nineteen (19), in Township Twenty-four (24), Range One (1), West of the Fifth Meridian, of record in the Land Titles Office for the South Alberta Land Registration District as Plan "PARKDALE CALGARY 331 A.B." do hereby in consideration of the sum of

one Thousand (\$1000.00) — $\frac{41}{100}$ Dollars

paid to us by *William Shaw, Farmer & Laura D Shaw*
wife of William Shaw named members of the Town
of Capton in the State of Kansas U.S.A. in the Province of
Alberta, hereinafter called the Transferees

(the receipt of which sum we hereby acknowledge) transfer to the said *William Shaw & Laura D Shaw* in equal *undivided half interest* all our estate and interest in the said piece of land.

The said Transferees for himself, his executors, administrators and assigns, hereby covenants and agrees with the Transferors, their executors, administrators and assigns, that he will not erect, or use, or cause, or suffer or permit to be erected on the said land any mercantile or business building: That he will not erect, or cause, or suffer or permit to be erected on the said land any dwelling

-2-

that shall cost less than Eight Hundred (800) Dollars: That he will not erect, or cause, or suffer or permit to be erected on less than Two of the aforesaid lots more than one such dwelling house, and further that any such house or dwelling that shall be erected or placed on the aforesaid lots shall be placed at least Twenty feet from the Street or Avenue at the front and rear of the said lots, and will also insert similar covenants to the above in all Agreements for sale and transfers made by them for resale of the land or any part thereof:

IN WITNESS WHEREOF we have hereunto subscribed our names, and the Transferee has hereto set his hand and seal in token of his acceptance of this Transfer on the terms and conditions herein mentioned and contained, this *Fifteenth* day of *February* A.D. 191*0*

SIGNED by the said William Scott and Samuel M. Hartnoff, as Transferors, in the presence of:

W. Scott
.....
S. M. Hartnoff
.....
Transferors

Laura Galbraith

and SIGNED, SEALED and DELIVERED by the said *Wm Shaw & Laura D Shaw* as Transferee, in the presence of:

Wm Shaw

John B. Campbell

Laura D Shaw
.....
Transferee

-3-

C A N A D A)
 PROVINCE OF ALBERTA)
 TO WIT:)

I, *Laura Galbraith*
 of the City of Calgary, in the
 Province of Alberta, *Stenographer*
 make oath and say:-

1. THAT I was personally present and did see William Scott and Samuel M. Hartnott, named in the within Instrument, who are personally known to me to be the persons 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, aforesaid, and that I am the subscribing witness thereto.

3. THAT I know the said William Scott and Samuel M. Hartnott, and they are in my belief of the full age of twenty-one years.

SWORN before me at the City
 of Calgary, in the Province of
 Alberta, this *Fifteenth*
 day of *February* A.D. 1910)

John Macpherson
 A Commissioner in and for
 in the Province of Alberta.

Laura Galbraith



Development Authority Appeal Response

Appeal Number: SDAB2024-0072

Development Permit Number: DP2024-04849

Address: 2708 1 AV NW

Description: New: Semi-Detached Dwelling, Secondary Suite (2, basement of each unit), Accessory Residential Building (garage)

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

Community: West Hillhurst

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

Use: Discretionary

Notice Posted: Completed as per Bylaw

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

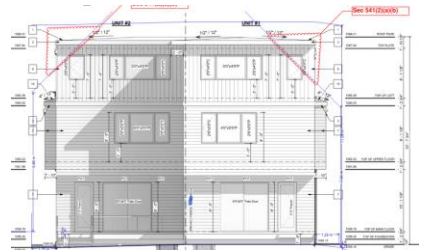
Applicable Planning Policies:

- Municipal Development Plan
- The Low Density Residential Guidelines for Established Communities (Infill Guidelines)

Bylaw Relaxations:

The development requires the following Land Use Bylaw relaxations:

Regulation	Standard	Provided
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; (b) is a max. of 3.0m in height; and (c) extends the full depth of the balcony.	Plans do not indicate a privacy wall for the west balcony.
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,	Plans indicate portions of building above the height chamfer cuts from both side property lines. Red

	<p>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</p> <p>(b) increases at a 45-degree angle to a max of 11.0m measured from grade.</p>	<p>circled areas require the relaxation.</p> 
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Additional Factors, Considerations, and/or Rationale:

1. Please refer to the Reasons for Approval document.
2. In response to the Notice of Appeal:
 - a. The Development Authority's jurisdiction is limited to the authority granted under the Municipal Government Act, its associated regulations, and the Land Use Bylaw. The Development Authority does not have the jurisdiction to enforce or determine the validity of a restrictive covenant or other private contracts through planning approvals. The Development Authority's decision will be based on the appropriateness of the proposal based on an evaluation against Council approved policies and bylaws.
 - b. Removal of private trees is at the discretion of the property owner.
 - c. For this development, section 542(2) of the Land Use Bylaw applies for the landscaping requirements. Landscaping for the parcel is addressed through conditions and, as per section 346.1 (b), it must be provided on the parcel within 12 months of the issuance of a development completion permit.

Condition:

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.*

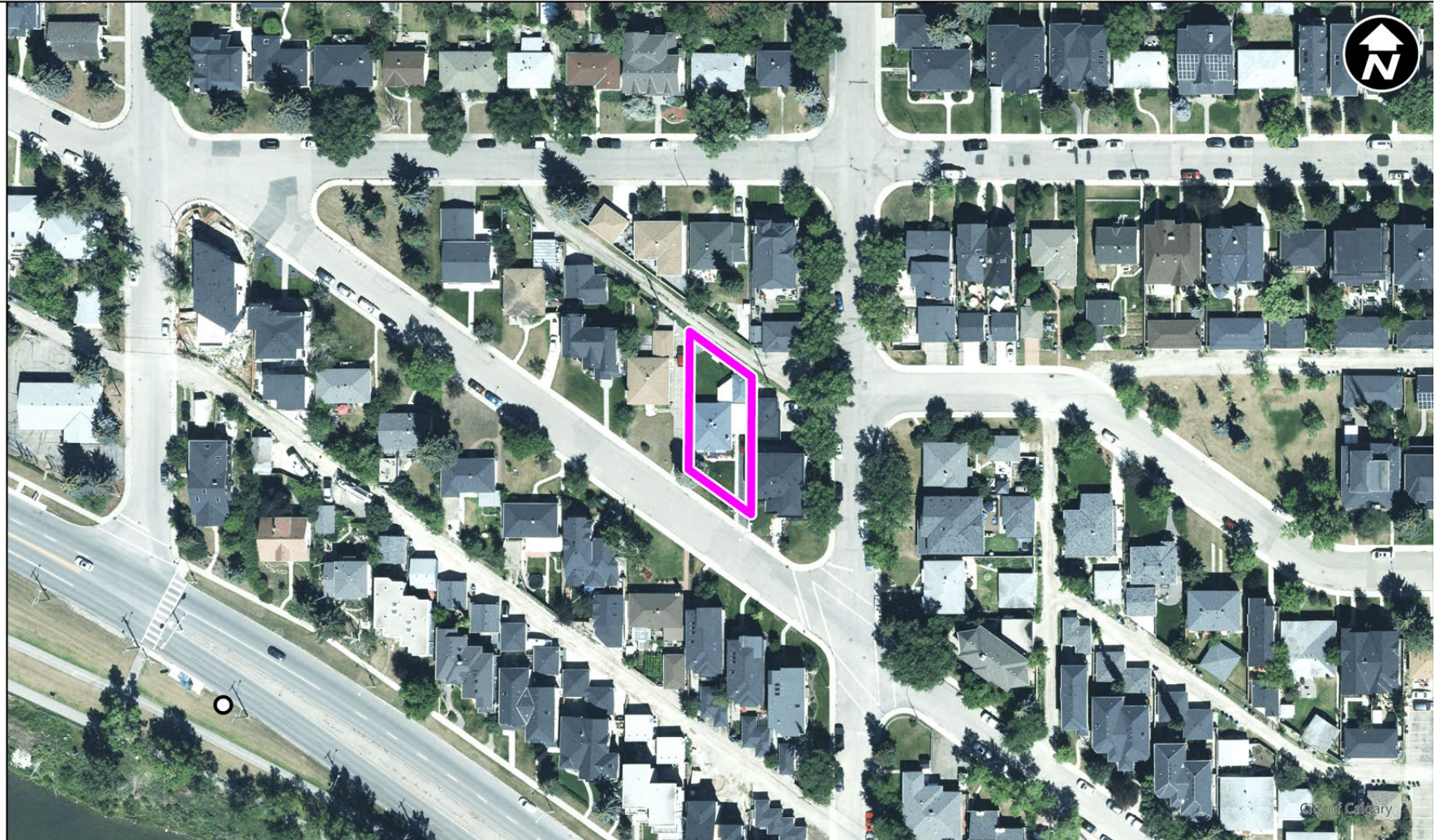
The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

- d. The development has a minimal privacy impact on adjacent parcels. Windows are strategically placed to face away from neighbouring yards, preserving their privacy. The rear patio is close to the ground to limit overlooking. There are no second-floor windows on the side facades that extend beyond the adjacent building to the west. The small windows on the east elevation's second floor and above are designed only for sunlight, not for viewing outside.

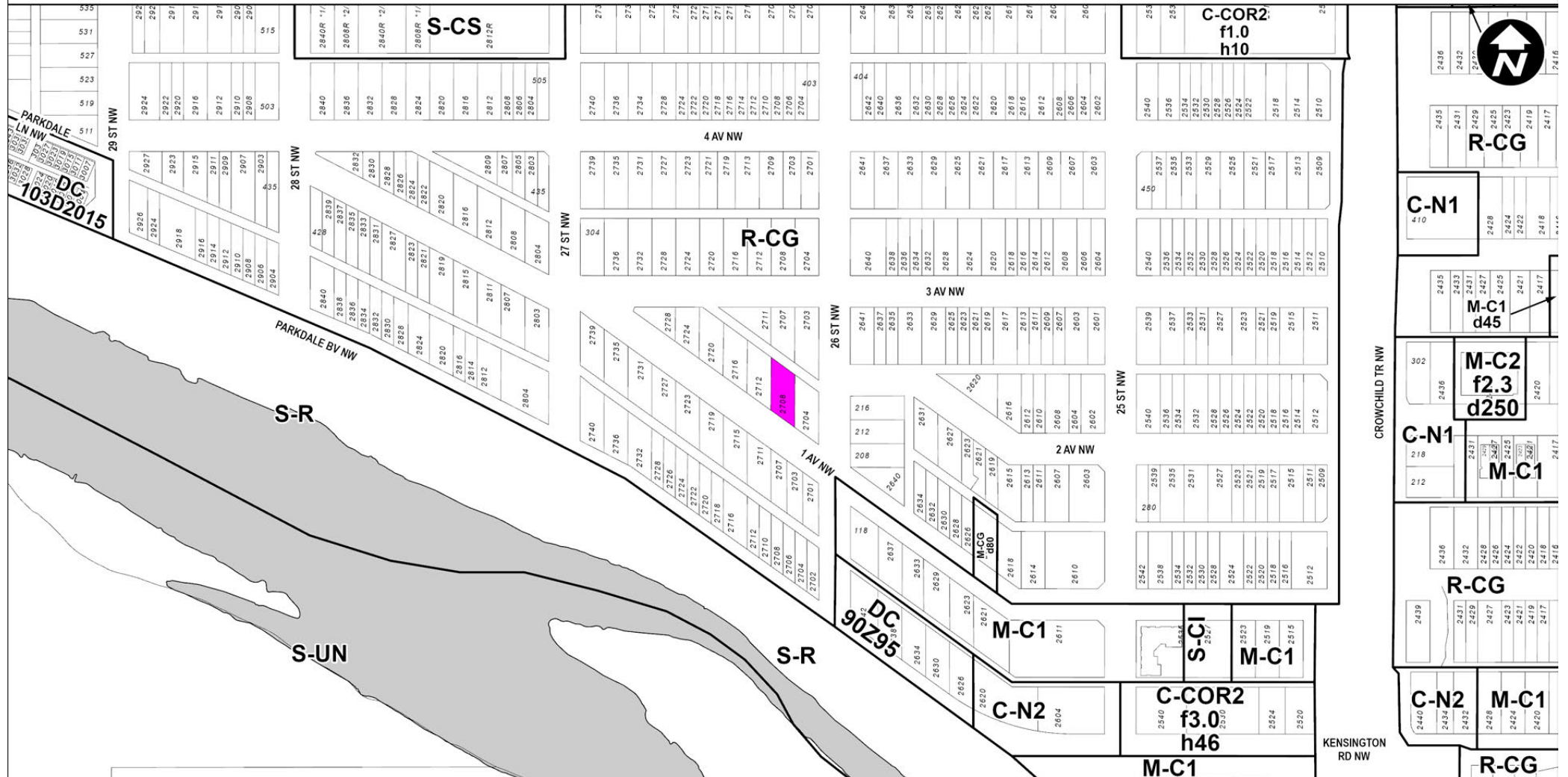
- e. The rear detached garage will accommodate four motor vehicles. The required parking for the development is two motor vehicle parking stalls. [LUB s. 546 (2)]
 - f. There are no storage requirements for waste, recycling and organic bins that apply to low-density residential developments of less than three units. (LUB s.546.3) A secondary suite is considered part of and secondary to a Dwelling Unit. [LUB s. 295 (a)(v)] Unit means a Dwelling Unit or a Live Work Unit. (LUB s. 137)
 - g. The Municipal Development Plan (MDP) identifies the subject parcel within the Inner City land use typology on the Urban Structure map. MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit. The MDP promotes housing diversity and choice through the following policies:
 - i. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing (MDP 2.2.5.a)
 - ii. Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities. (MDP 2.2.5.b)
 - iii. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
 - A mix of housing types and tenures, including single detached, ground oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium and higher-density and mixed-use residential developments.
 - A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types (MDP 2.3.1.a)
3. The Development Authority may provide additional materials prior to the merits hearing.

Site Context SDAB2024-0072

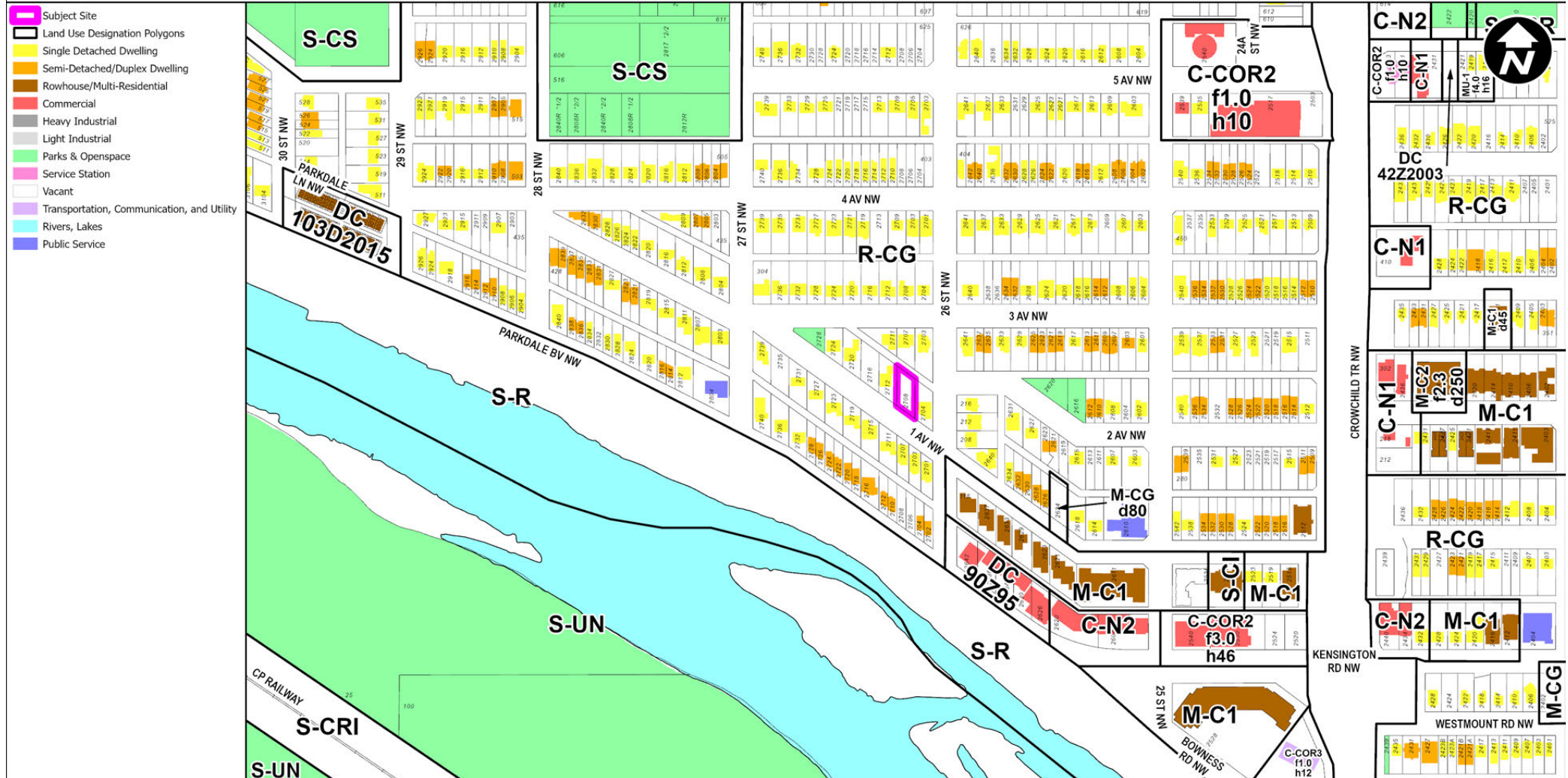
-  Subject Site
 600m buffer from LRT Station
 City Limits
- LRT Stations
-  Blue
 -  Blue/Red (Downtown)
 -  Red
 -  Green (Future)
- LRT Line
-  Blue
 -  Blue/Red
 -  Red
- Max BRT Stops
-  MAX Orange
 -  MAX Purple
 -  MAX Teal
 -  MAX Yellow
 -  MAX Multi
 -  Bus Stop



Land Use Districts SDAB2024-0072



Surrounding Land Use SDAB2024-0072



SDAB2024-0072



October 10, 2024

JOHN TRINH & ASSOCIATES



Dear Applicant:

RE: Notification of Decision: DP2024-04849

Subject: New: Semi-Detached Dwelling, Secondary Suite (2, basement of each unit), Accessory Residential Building (garage)

Address: 2708 1 AV NW

This is your notification of decision by the Development Authority to approve the above noted application on October 7, 2024.

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 October 7, 2026 or the development permit shall cease to be valid. The decision will be advertised beginning October 10, 2024 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight October 31, 2024. 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 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 403-333-5548 or by email at Anthony.Pirri@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Anthony Pirri
Senior Planning Technician
Planning and Development
Attachment(s)



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

DP2024-04849

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

2708 1 AV NW

Community: **West Hillhurst**

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

and legally described as:

331AB;3;3,4

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

New: Semi-Detached Dwelling, Secondary Suite (2, basement of each unit), 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: **October 7, 2024**

Development Authority: **Marie K Rupert**

File Manager: **Anthony Pirri**

Release Date: _____

This permit will not be valid if development has not commenced by: October 07, 2026

This Development Permit was advertised on: **October 10, 2024**

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: **JOHN TRINH & ASSOCIATES**

Address: **1039 20 AV SE**

City: **CALGARY, AB, T2G 1M7**

Phone: [REDACTED]



DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2024-04849

Complete Address and Legal Description listing for Development Permit DP2024-04849

Address Type	Address	Legal Description
Building	2708 1 AV NW	
Parcel	2708 1 AV NW	331AB;3;3,4



Conditions of Approval – Development Permit

Application Number:	DP2024-04849
Application Description:	New: Semi-Detached Dwelling, Secondary Suite (2, basement of each unit), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	2708 1 AV NW
Community:	WEST HILLHURST
Applicant:	JOHN TRINH & ASSOCIATES
Planning:	ANTHONY PIRRI 403-333-5548 Anthony.Pirri@calgary.ca

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

1. Remit a performance security deposit (certified cheque, bank draft) of \$9250 for the removal and rehabilitation of the existing driveway crossing(s) on 1 AV NW within the public right-of-way.

The attached document outlines the process for providing the security deposit, scheduling of work, responsibility for damages and requesting a refund, if applicable.

Engineering

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 2024 development approval date and on the following:

Development Type:
Existing Single: 1/New Semi: 2

Based on the information above, the estimate is \$6,771.20

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

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

Permanent Conditions

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

Engineering

7. 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.

Advisory Comments

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

8. 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.
9. 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.
10. 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.
11. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
12. 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.
13. 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.

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

Page 4 of 5

Property owners must evaluate whether this development is in compliance with any documents registered on title.



Reasons for Approval for DP2024-04849

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 with basement suites in each dwelling and Accessory Residential Buildings (garage) at 2708 1 AV in the northwest community of West Hillhurst. The site is surrounded by a combination of Single and Semi-detached Dwellings to the north, east, south and west. Primary access for adjacent residences along Bowness RD NW is via the rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – Comments provided:
 - No conflict present.
2. **Ward Councillor** – Comments provided:
 - Provided no comments.
3. **West Hillhurst Community Association** – Comments provided:



The City of Calgary
Development & Subdivision Application Services
Planning and Development Services

The West Hillhurst Board of Directors is concerned with the number of new developments that have not adhered to the City's tree requirements for new homes bylaw. Roughly forty recent developments have not complied with the tree requirements for new homes.

<https://www.calgary.ca/development/home-building/new-home-trees.html>

Under Land Use Bylaw 5 section 346.1, trees are to be planted within one year of home completion and maintained for a minimum of two years. This is a complaint driven system with no follow up to enforce the bylaw. A development inspector has explained that complaints filed more than 24 months after completion are dismissed.

The City's website does not mention a time limit on complaints or how and where to file them. Neglecting to enforce the City's tree planting bylaw directly undermines the objectives of the City's climate emergency declaration.

Given how widespread the violations have been, we request that the bylaw be amended in such a way as to ensure that compliance is specifically shown to be the responsibility of City staff, perhaps through a developer bond or scheduled inspection, rather than limited to citizen complaints.

4. As per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following concerns were submitted:
- Comment (1) of support.
 - Parking
 - Property value of adjacent building reduced.
 - Height
 - Development does not comply with Restrictive Covenant.
 - Front setback
 - Architectural design does not compliment existing context.
 - Privacy
 - Parcel coverage / over built.

The above comments were addressed by the following:

- There are no City Trees proposed to be removed. In addition the development has been conditioned for the minimum required planting.
- The proposed onsite parking complies with the Land Use Bylaw, amendments were not requested.
- No supportive information was provided to indicate that the proposed development would affect (increase or decrease) adjacent parcels property values.
- The overall height of the development complies with the Land Use Bylaw, relaxation for the side chamfer is supported and planning rational has been provided in the Planning Overview below.
- The City of Calgary does not enforce restrictive covenants on title, amendments were not requested based on restrictive covenants.



The City of Calgary

Development & Subdivision Application Services
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- The front setback complies with the Land Use Bylaw, amendments were not requested.
- In the opinion of the Development Authority the proposed architectural appearance of the development is consistent with the existing context of the area and greater West Hillhurst community.
- The proposed development will have limited privacy impact on adjacent building. The third floor balcony is located on the front façade of the building off the public realm where privacy is not possible to protect. The development has a rear lane with rear accessing garages providing additional separation from adjacent parcels to the rear limiting overlooking. There are no windows along the west façade that project beyond the rearmost façade of the west adjacent building. Along the east elevation the windows located on the second floor and above are small in size and are only intended to allow for sunlight penetration into the building and not to view out of.
- The proposed parcel coverage complies with the Land Use Bylaw, amendments were not requested.

Comments on Relevant City Policies

Area Redevelopment Plan (ARP)

The community in which the subject parcel is located does not have an applicable Area Redevelopment Plan

Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines):

The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines) were approved by City Council in May 1993. The Guidelines provide a comprehensive package of information to guide the development of low density residential housing in Established Communities. They are intended to apply to Single Detached Dwellings, Semi-detached Dwellings and Duplexes requiring a development permit. A map showing the Established Communities is included in Appendix 1.

4.2 Context:

New development should be designed in a manner which is responsive to the local context.

The development fits the context of the surrounding streetscape and community by providing a similar main floor height, front porch, similar building setbacks and orientation on the parcel. Exterior claddings, building height, multiple window treatments, and massing are all responsive to the local context.

4.3 Parcel Layout:



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4.3.1 Building Setback from Front Property Line (Front Setback)

The setbacks of new development should respect the established street pattern.

The dwelling is well situated on the parcel maintaining the established street pattern and thus limiting its visual impact on the existing dwellings. All proposed setbacks comply with or exceed the Land Use Bylaw minimums.

4.3.3 Building Setback from Side Property Line (Side Setback)

One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

The development will provide one side setback that is free and clear of projections to allow unobstructed access to the rear of the parcel. The importance of this policy is to allow pedestrian access for everyday use and in the scenario where emergency services need to access.

4.3.4 Building Setback from Rear Property Line (Rear Setback)

The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

The development has a rear detached garage that will accommodate the parking of four motor vehicles. The rear detached garage maintains the street pattern.

4.3.5 Parcel coverage

Parcel coverage for new development should include all proposed and future accessory buildings.

The proposed parcel coverage is below the Land Use Bylaw maximum allowable parcel coverage. The rear detached garage was included in the parcel coverage calculation.

4.3.6 Parking

Two on-site parking spaces should be provided for each new dwelling unit.

The development will have a rear detached garage accessing the rear lane which is consistent with the existing context of the area. The rear detached garage will accommodate parking of four motor vehicles onsite further reducing the need for, and congestion of, street parking.

4.4 Building Mass:

New development should respect the existing scale and massing of its immediate surroundings.

The development respects the existing scale and massing of its immediate surroundings. The massing of the building has been reduced by providing vertical and horizontal front facade staggering, and variety of exterior claddings. Multiple window treatments, compliant parcel coverage, contextually similar main floor heights and building height contribute to the dwelling's fit with the immediate surroundings.

4.5 Privacy:

4.5.1 Placement of Windows/second storey balconies

The privacy of adjacent residences should be respected.



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Planning and Development Services

The development will have minimal privacy impact upon the adjacent parcels, as windows have been carefully placed and oriented to face away from the neighbouring yards to protect their privacy. The rear patio is located near grade limiting possible overlooking and privacy impact. There are no windows located on the second floor side facades that are located beyond the rearmost façade of the adjacent building to the west. Along the east elevation the windows located on the second floor and above are small in size are only intended to allow for sunlight penetration and not to view out of.

4.5.2 Entry treatment/entrances

The principal entry should be clearly identifiable from the street and located in a manner which respects the privacy of the neighbours.

The primary entrance is clearly identifiable from the street and appropriately located to ensure privacy while providing a safe, street-friendly appearance.

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, and a wide range of grade-oriented development. The district provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

A bylaw check of the proposed development identified bylaw discrepancies which are highlighted in the chart below. These discrepancies do 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 proposed development meets the intent of the land use district.

Bylaw Discrepancies		
Regulation	Standard	Provided
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; (b) is a max. of 3.0m in height; and (c) extends the full depth of the balcony.	Plans do not indicate a privacy wall for the west balcony.
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	Plans indicate portions of building above the height chamfer cuts from both side property lines.



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	<p>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</p> <p>(b) increases at a 45 degree angle to a max of 11.0m measured from grade.</p>	
--	---	--

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 development in the context of the neighbourhood. The Semi-detached Dwelling with basement Secondary Suites, and Accessory Residential Buildings (garage) requests relaxation of the Bylaw rules for the following discrepancies.

The development requires relaxation for the east unit not having a privacy wall along the west portion of the balcony along the common wall. Due to the shape of the parcel the Semi-detached Dwelling is required to have a significant amount of unit staggering to situate the building on the parcel to allow for a more usable lot. Since the staggering is so significant it has placed the east unit over 4.5m ahead of the west unit. With this much unit staggering it is the opinion of the Development Authority that a privacy wall would not provide for more privacy. Further, a privacy wall may increase the massing impact of the third floor.

The development requires relaxation for building height chamfer on the sides of the building, only the upper portion of the third floor is within the height chamfer. The overall height of the development comply with the Land Use Bylaw. The development has reduced overall massing impact by providing significant unit staggering, third floors are setback from the foremost front facade, cladding variations, and multiple window treatments. All of which reduce the massing of the building. The adjacent dwelling to the west has a significant setback from the common property line providing additional separation and limiting shadowing impact.

In summary, the proposed Semi-detached Dwelling with basement Secondary Suites, and Accessory Residential Buildings (garage) captures all elements of sound planning rationale referenced from the Infill Guidelines through parcel layout, building massing and privacy. West Hillhurst is a neighbourhood in transition that has seen significant residential redevelopment in recent years. The area is a mix of housing types, varied built forms of both new and older housing stock. This contextually sensitive 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. The development meets the intent of the Land Use Bylaw, Infill Guidelines, and the guidelines pertaining to discretionary infill developments. As such, the Development Permit is approved, subject to relevant conditions.



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

517813685-001
Taken By:

Application Date **Jul 2, 2024**

APPLICATION NO DP2024-04849

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: \$0.00

Cart #:

Applicant: JOHN TRINH & ASSOCIATES

Address: 1039 20 AV SE

City: CALGARY, AB, T2G 1M7

Phone:

Parcel Address: 2708 1 AV NW

Legal: 331AB;3;3,4

Building Address: 2708 1 AV NW

Legal:

L.U.D.: R-C2

Community: WEST HILLHURST

Sec. Number: 19C Ward: 07

Description: New: Semi-Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage)

**Gross Floor Area: 5088 feet - squared
Dwelling Units: 2**

Proposed Development is: Discretionary

Proposed Use: Accessory Residential Building

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



1

/ 1



DP2024-04849-1

SDAB2024-0072

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

6247AB .

ORDER NUMBER: 51474856

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.

6247, AB

DATED 191

RG 34

SCOTT & HARTONET

to-

Shaw et al

26572

TRANSFER OF LAND

Ref W 122

1017

AB

16

25

25-1

25-13

~~CANADA~~
~~PROVINCE OF ALBERTA~~
 TO WIT:

United States of
 America
 State of Kansas

I, Joel B. Chamberlain
 of the Town of Condon
 in the State of Kansas U.S. 4/10/10
 make oath and say: Merchant

1. THAT I personally present and did see William Shaw
Laura D. Shaw named in the within instrument, who is
 personally known to me to be the person named therein, duly
 sign, seal and execute the same for the purposes named therein.

2. THAT the same was executed at the Town of Condon, in
 the State of Kansas, aforesaid, and that I am the subscri-
 -ing witness thereto.

3. THAT I know the said William Shaw & Laura D. Shaw
 and he is in my belief of the full age of twenty-one years.

SWORN before me at the
Town of Condon in the State
of Kansas this twentieth
day of March A.D. 1910

J. J. Rieker
 Notary Public
 My commission expires Oct. 5 - 1912

CANADA
 PROVINCE OF ALBERTA

I, Samuel M. Karlovich
 of the City of Calgary
 in the province of Alberta, Agent
 make oath and say:—

1. THAT I am an authorized agent for the Transvaal and know the lands
 in the within transfer mentioned.

2. THAT the value of the lands therein mentioned and
 described, and thereby transferred, together with all
 buildings and improvements thereon, is, in my opinion, the
 sum of one thousand Dollars and no more.

SWORN to at the City of Calgary,)
 in the province of Alberta,
 this 22nd day of
April A. D. 1910
 before me)

John H. Stacey

A Commissioner in and for the Province of Alberta.

" THE LAND TITLES ACT "
T R A N S F E R O F L A N D .

We, WILLIAM SCOTT and SAMUEL M. HARTROFT, both of the City of Calgary, in the Province of Alberta, Agents, hereinafter called the Transferors, being registered owners of an estate in fee simple, subject, however, to such encumbrances, liens and interests as are notified by memorandum underwritten, in all that certain tract of land situate in the Province of Alberta, and being composed of Lots *one (1) to Ten (10)*

Inclusive
in Block *Three (3)*, according to a plan of Sub-division of part of the South East Quarter of Section Nineteen (19), in Township Twenty-four (24), Range One (1), West of the Fifth Meridian, of record in the Land Titles Office for the South Alberta Land Registration District as Plan "PARKDALE CALGARY 331 A.B." do hereby in consideration of the sum of

one Thousand (\$1000.00) — $\frac{41}{100}$ Dollars

paid to us by *William Shaw, Farmer & Laura D Shaw*
wife of William Shaw named ~~members~~ of the Town
of Capton in the State of Kansas U.S.A. in the Province of
Alberta, hereinafter called the Transferees

(the receipt of which sum we hereby acknowledge) transfer to the said *William Shaw & Laura D Shaw* in equal *undivided half interest* all our estate and interest in the said piece of land.

The said Transferees for himself, his executors, administrators and assigns, hereby covenants and agrees with the Transferors, their executors, administrators and assigns, that he will not erect, or use, or cause, or suffer or permit to be erected on the said land any mercantile or business building: That he will not erect, or cause, or suffer or permit to be erected on the said land any dwelling

-2-

that shall cost less than Eight Hundred (800) Dollars: That he will not erect, or cause, or suffer or permit to be erected on less than Two of the aforesaid lots more than one such dwelling house, and further that any such house or dwelling that shall be erected or placed on the aforesaid lots shall be placed at least Twenty feet from the Street or Avenue at the front and rear of the said lots, and will also insert similar covenants to the above in all Agreements for sale and transfers made by them for resale of the land or any part thereof:

IN WITNESS WHEREOF we have hereunto subscribed our names, and the Transferee has hereto set his hand and seal in token of his acceptance of this Transfer on the terms and conditions herein mentioned and contained, this *Fifteenth* day of *February* A.D. 191*0*

SIGNED by the said William Scott and Samuel M. Hartnoff, as Transferors, in the presence of:

W. Scott
.....
S. M. Hartnoff
.....
Transferors

Laura Galbraith

and SIGNED, SEALED and DELIVERED by the said *Wm Shaw & Laura D Shaw* as Transferee, in the presence of:

Wm Shaw

Jos. B. Campbell

Laura D Shaw
.....
Transferee

-3-

C A N A D A)
 PROVINCE OF ALBERTA)
 TO WIT:)

I, *Laura Galbraith*
 of the City of Calgary, in the
 Province of Alberta, *Stenographer*
 make oath and say:-

1. THAT I was personally present and did see William Scott and Samuel M. Hartnott, named in the within Instrument, who are personally known to me to be the persons 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, aforesaid, and that I am the subscribing witness thereto.

3. THAT I know the said William Scott and Samuel M. Hartnott, and they are in my belief of the full age of twenty-one years.

SWORN before me at the City
 of Calgary, in the Province of
 Alberta, this *Fifteenth*
 day of *February* A.D. 1910)

John Macgregor
 A Commissioner in and for
 in the province of Alberta.

Laura Galbraith



LAND TITLE CERTIFICATE

B

LINC

0020 945 862

SHORT LEGAL

331AB;3;3,4

TITLE NUMBER

221 038 580

LEGAL DESCRIPTION

PLAN 331AB

BLOCK 3

LOTS 3 AND 4

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;1;24;19;SE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 071 262 866

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

221 038 580	24/02/2022	AFFIDAVIT OF SURVIVING JOINT TENANT		
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OWNERS

DIANE GAIL ROBERTS
OF 2708 - 1 AVE NW
CALGARY
ALBERTA T2N 0C6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
6247AB	25/04/1910	RESTRICTIVE COVENANT

TOTAL INSTRUMENTS: 001

(CONTINUED)

PAGE 2
221 038 580

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,
2023 AT 10:59 A.M.

ORDER NUMBER: 46996524

CUSTOMER FILE NUMBER: Richter



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).

SDAB2024-0072

Date 2024-07-02

The City of Calgary
Development & Building Approvals
PO Box 2100, Station M (#8108)
Calgary AB T2P 2M5

Subject: 2708 1 Ave NW (property address)
186-24 (project name, if applicable)
Mhd Mazen Haffar (registered owner(s) as on land title)

Please be advised that, as owner(s) of the above mentioned property, I/we authorize

JOHN TRINH (agent name) and/or it's

JOHN TRINH & ASSOCIATES INC (applicant, consultant, contractor)

to apply for any and all DEVELOPMENT AND BUILDING, DEMO PERMITS (permit type) for the above mentioned property.

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

Date signed 2024/7/02 (yyyy/mm/dd)

Contact name Mhd Mazen Haffar

Contact address 2708 1 Ave NW, T2N 0C6, Calgary, AB, Canada

Contact phone number(s) [REDACTED]

Contact email [REDACTED]

Authorized signature of owner (print) Mhd Mazen Haffar

(sign) 

Front View



Rear View



Left Parcel



Right Parcel



SDAB2024-0072



Abandoned Well Declaration

Application # _____
for office use only

Site Address: _____

Legal Description: _____

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.

1. 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.

2. 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.

3. 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.

4. Who is submitting the Abandoned Well Declaration for this development?

☒ Applicant ☐ Owner ☐ Builder ☐ Other _____

Company Name John Trinh & Associates Inc. Contact Person John

Address _____

Phone _____ Cell Phone _____ Email _____

5. Will the development result in construction activity within the setback area?
If you answered 'yes':

☐ Yes ☒ No

- 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.

Date

Applicant Signature

John Trinh

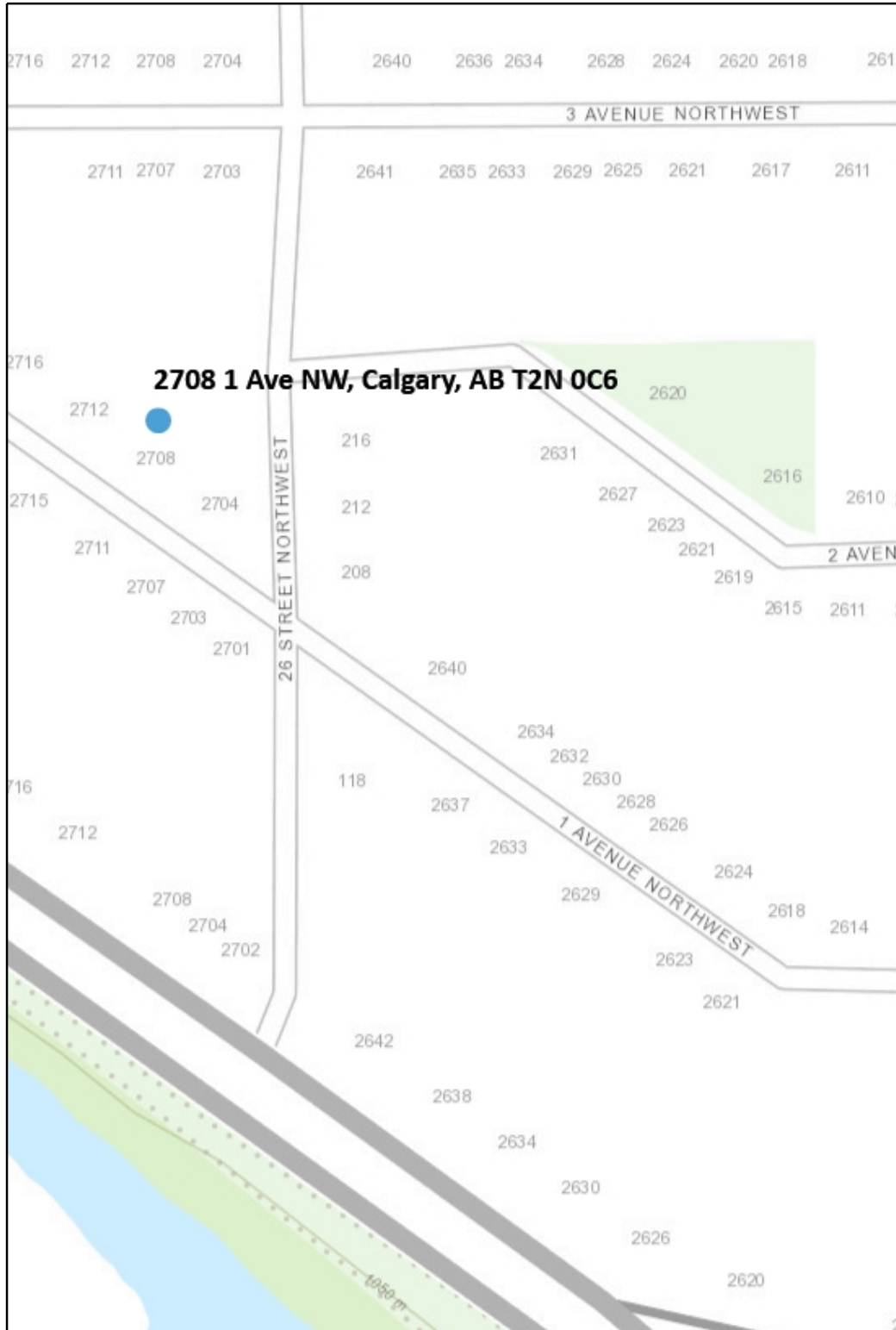
Applicant Name (Please Print)

John Trinh & Associates Inc.

Company Name (Please Print)

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. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Map Results



Legend

- ◇ Abandoned Wells (Large Scale)
- Abandoned_Well_Revised (Large Scale)
- Abandoned_Well_Loc_Pointer
- ATS v4_1 Alberta Provincial Boundaries
- Citations

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While every effort is made to ensure data from this site is accurate and current, the Government of Alberta is not liable for any loss or damage arising from the possession, publication, or use of, that data. This information is provided "as is" without warranty.

Tuesday, July 02, 2024 12:47:54 -06:00

0.1 0.06 0.1 Kilometers

Map Scale: 1: 2,257



Alberta Government
GeoDiscover Alberta

SDAB2024-0072



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

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 following the [Tree Protection Plan Guidelines](#).

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.



Site Contamination Statement

Application # _____
for office use only

Site Address: _____

Legal Description: _____

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 ☒ 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 ☐ 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 ☐ 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:

5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities 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:

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

☐ Yes ☒ No

If yes, please provide a brief description:

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.

Date



Applicant Signature

JOHN TRINH

Applicant Name (Please Print)

Company Name (Please Print)

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.

SDAB2024-0072



JOHN TRINH & ASSOCIATES



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-04849

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 . 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 403-333-5548 or by email at Anthony.Pirri@calgary.ca.

Sincerely,

Click or tap here to enter text.

Click or tap here to enter text.



Detailed Review 1 – Development Permit

Application Number:	DP2024-04849
Application Description:	New: Semi-Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	2708 1 AV NW
Community:	WEST HILLHURST
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	
Response Due Date:	
Planning:	ANTHONY PIRRI 403-333-5548 Anthony.Pirri@calgary.ca

General Comments

Development Scope:

The application is for a discretionary Semi-detached Dwelling with basement suites in each dwelling and Accessory Residential Building (garage) at 2708 1 AV in the northwest community of West Hillhurst. The site is surrounded by a combination of Single and Semi-detached Dwellings to the north, east, south and west. Primary access for adjacent residences along Bowness RD NW is via the rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – Comments provided:
 - No conflict present.
2. **Ward Councillor** – Comments provided:
 - Provided no comments.
3. **West Hillhurst Community Association** – Comments provided:

The West Hillhurst Board of Directors is concerned with the number of new developments that have not adhered to the City's tree requirements for new homes bylaw. Roughly forty recent developments have not complied with the tree requirements for new homes.

<https://www.calgary.ca/development/home-building/new-home-trees.html>

Under Land Use Bylaw 5 section 346.1, trees are to be planted within one year of home completion and maintained for a minimum of two years. This is a complaint driven system with no follow up to enforce the bylaw. A development inspector has explained that complaints filed more than 24 months after completion are dismissed.

The City's website does not mention a time limit on complaints or how and where to file them. Neglecting to enforce the City's tree planting bylaw directly undermines the objectives of the City's climate emergency declaration.

Given how widespread the violations have been, we request that the bylaw be amended in such a way as to ensure that compliance is specifically shown to be the responsibility of City staff, perhaps through a developer bond or scheduled inspection, rather than limited to citizen complaints.

4. As per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following concerns were submitted:
 - "Looks awesome! can't wait to have it in the neighborhood!"

Comments on Relevant City Policies

Area Redevelopment Plan (ARP)

The community in which the subject parcel is located does not have an applicable Area Redevelopment Plan.

Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines):

The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines) were approved by City Council in May 1993. The Guidelines provide a comprehensive package of information to guide the development of low density residential housing in Established Communities. They are intended to apply to Single Detached Dwellings, Semi-detached Dwellings and Duplexes requiring a development permit. A map showing the Established Communities is included in Appendix 1.

4.2 Context:

New development should be designed in a manner which is responsive to the local context.

4.3 Parcel Layout:

4.3.1 Building Setback from Front Property Line (Front Setback)

The setbacks of new development should respect the established street pattern.

4.3.3 Building Setback from Side Property Line (Side Setback)

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

One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

4.3.4 Building Setback from Rear Property Line (Rear Setback)

The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

4.3.5 Parcel coverage

Parcel coverage for new development should include all proposed and future accessory buildings.

4.3.6 Parking

Two on-site parking spaces should be provided for each new dwelling unit.

4.4 Building Mass:

New development should respect the existing scale and massing of its immediate surroundings.

4.5 Privacy:

4.5.1 Placement of Windows/second storey balconies

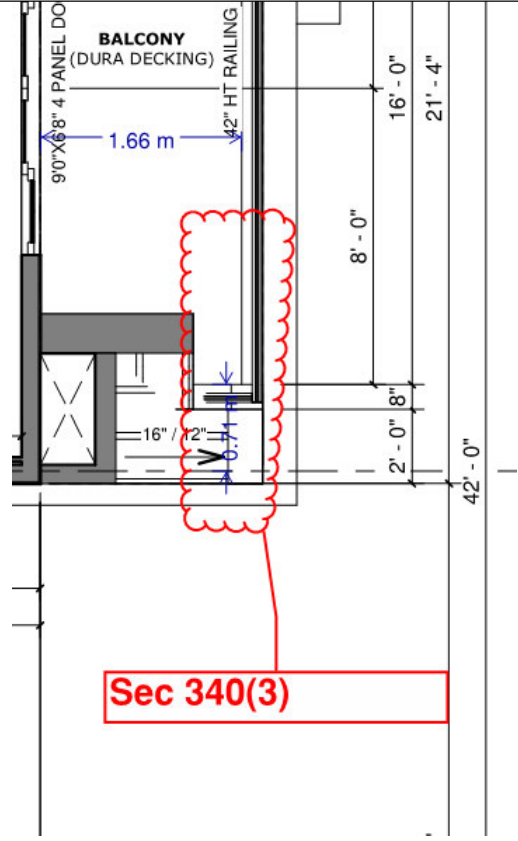
The privacy of adjacent residences should be respected.

4.5.2 Entry treatment/entrances

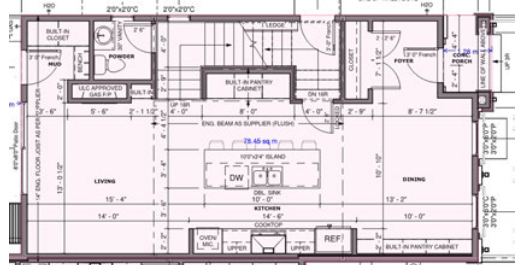
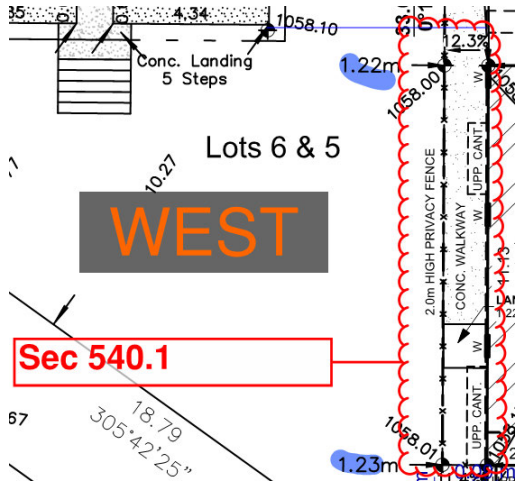
The principal entry should be clearly identifiable from the street and located in a manner which respects the privacy of the neighbours.

Bylaw Discrepancies		
Regulation	Standard	Provided
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; (b) is a max. of 3.0m in height; and (c) extends the full depth of the balcony.	Plans do not indicate a privacy wall for the west balcony.

Track your application on-line with VISTA. Go to: 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>BALCONY (DURA DECKING)</p> <p>9'0"X6'8" 4 PANEL DO</p> <p>1.66 m</p> <p>42" HT RAILING</p> <p>16'-0"</p> <p>21'-4"</p> <p>8'-0"</p> <p>2'-0"</p> <p>42'-0"</p> <p>Sec 340(3)</p> <p><i>Relaxation maybe supported, action not required.</i></p>
541 Building Height	<p>(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</p> <p>(b) increases at a 45 degree angle to a max of 11.0m measured from grade.</p>	<p>Plans indicate portions of building above the height chamfer cuts from both side property lines.</p> <p>4 SOFFIT - WOOD GRAIN 8 HORIZONTAL HARDIE BOARD SIDING - WHITE 11 B</p> <p>HARDIE BOARD SIDING - BLACK 9 HARDIE BOARD & BATTEN 12 B</p> <p>Sec 541(2)(a)(b)</p> <p>UNIT #2</p> <p>2'-0"</p> <p>7'-0"</p> <p>7'-0"</p> <p>50"x40"P</p> <p>26"x40"C</p> <p>26"x40"C</p> <p>26"x40"C</p> <p>Sec 541(2)(a)(b)</p> <p>#1</p> <p>1068.41 ROOF PEAK</p> <p>1067.84 TOP PLATE</p> <p>3'-0"</p> <p>7'-0"</p> <p>7'-0"</p> <p>3'-0"</p> <p>26"x40"P</p> <p>26"x40"C</p> <p>26"x40"C</p> <p>26"x40"C</p> <p>15</p> <p>1465.28</p> <p>TOP OF FOOT</p>

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

		<i>Relaxation maybe supported, action not required.</i>
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a 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: (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;	<p>Plans indicate the east parcel has a parcel coverage of 45.26% (+0.26%), or 115.63m² (+0.65m²).</p>  <p><i>Relaxation will not be supported, action not required.</i></p>
540.1 Fences	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.	<p>Plans indicate a fence height greater than 1.2m beyond the adjacent main residential building.</p>  <p><i>Relaxation will not be supported, action required.</i></p>

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

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

1. Upload a complete set of the amended plans in PDF format, into the ePermit system. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly, including all issues outlined in the Bylaw Discrepancies and Relevant City Policies.
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. The applicant shall indicate and note the existing curb cut to be rehabilitated.

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

4. The Prior to Release Requirements will be finalized at the time of Development Authority decision.
5. Remit a performance security deposit (certified cheque, bank draft) of \$9250 for the removal and rehabilitation of the existing driveway crossing(s) on 1 AV NW within the public right-of-way.

The attached document outlines the process for providing the security deposit, scheduling of work, responsibility for damages and requesting a refund, if applicable.

Engineering

6. 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 Semi: 2

Based on the information above, the estimate is \$6,771.20

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

7. The Permanent Conditions will be finalized at the time of Development Authority decision.
8. 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.
9. 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.
10. A Development Completion Permit is required prior to the development being occupied.
11. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

Engineering

12. 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.

Advisory Comments

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

13. The Advisory Comments will be finalized at the time of Development Authority decision.
14. 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.
15. 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.
16. 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.
17. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
18. 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.

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

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19. 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.

JOHN TRINH & ASSOCIATES
Design - Drafting - Planning

222 - 17 Ave SE
Calgary, AB, T2G 1H4
Phone ()

Tuesday, September 10, 2024

RE: DTR #1
Attention: ANTHONY PIRRI

Detailed Review 1 – Development Permit

Application Number:	DP2024-04849
Application Description:	New: Semi-Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	2708 1 AV NW
Community:	WEST HILLHURST
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	
Response Due Date:	
Planning:	ANTHONY PIRRI 403-333-5548 Anthony.Pirri@calgary.ca

General Comments

Development Scope:

The application is for a discretionary Semi-detached Dwelling with basement suites in each dwelling and Accessory Residential Building (garage) at 2708 1 AV in the northwest community of West Hillhurst. The site is surrounded by a combination of Single and Semi-detached Dwellings to the north, east, south and west. Primary access for adjacent residences along Bowness RD NW is via the rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – Comments provided:
 - No conflict present.
2. **Ward Councillor** – Comments provided:
 - Provided no comments.
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The West Hillhurst Board of Directors is concerned with the number of new developments that have not adhered to the City's tree requirements for new homes bylaw. Roughly forty recent developments have not complied with the tree requirements for new homes.

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The City's website does not mention a time limit on complaints or how and where to file them. Neglecting to enforce the City's tree planting bylaw directly undermines the objectives of the City's climate emergency declaration.

Given how widespread the violations have been, we request that the bylaw be amended in such a way as to ensure that compliance is specifically shown to be the responsibility of City staff, perhaps through a developer bond or scheduled inspection, rather than limited to citizen complaints.

RESPONSE: Thank you for bringing this to our attention. We will promptly plan for the necessary trees to ensure that we meet the requirements.

4. As per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following concerns were submitted:

- "Looks awesome! can't wait to have it in the neighborhood!"

Comments on Relevant City Policies

Area Redevelopment Plan (ARP)

The community in which the subject parcel is located does not have an applicable Area Redevelopment Plan.

Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines):

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4.2 Context:

New development should be designed in a manner which is responsive to the local context.

4.3 Parcel Layout:

4.3.1 Building Setback from Front Property Line (Front Setback)

The setbacks of new development should respect the established street pattern.

4.3.3 Building Setback from Side Property Line (Side Setback)

One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

4.3.4 Building Setback from Rear Property Line (Rear Setback)

The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

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Parcel coverage for new development should include all proposed and future accessory buildings.

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Two on-site parking spaces should be provided for each new dwelling unit.

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New development should respect the existing scale and massing of its immediate surroundings.

4.5 Privacy:

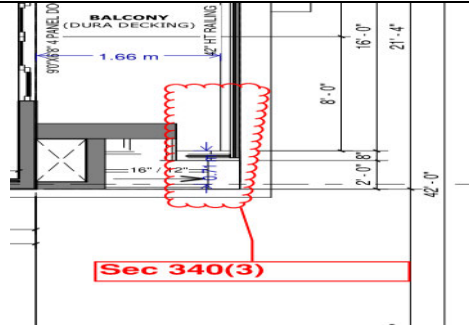
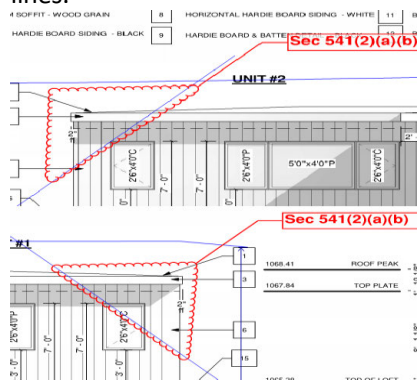
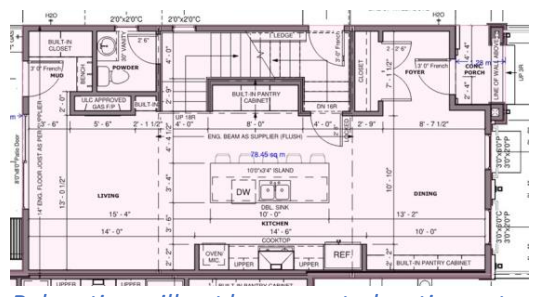
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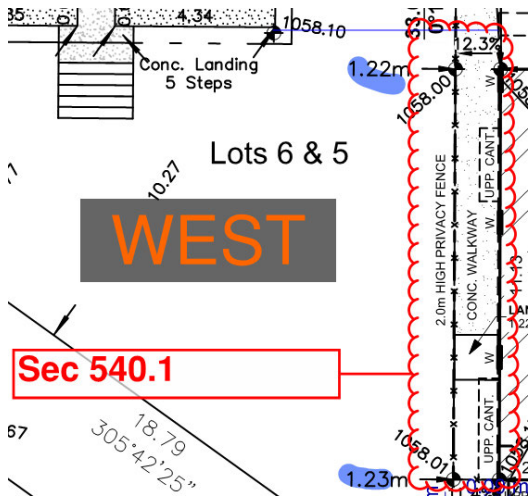
The privacy of adjacent residences should be respected.

4.5.2 Entry treatment/entrances

The principal entry should be clearly identifiable from the street and located in a manner which respects the privacy of the neighbours.

Bylaw Discrepancies		
Regulation	Standard	Provided
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; (b) is a max. of 3.0m in height; and (c) extends the full depth of the balcony.	Plans do not indicate a privacy wall for the west balcony.

		 <p>Sec 340(3)</p> <p><i>Relaxation maybe supported, action not required.</i></p> <p>RESPONSE: Acknowledged, relaxation is required.</p>
541 Building Height	<p>(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</p> <p>(b) increases at a 45 degree angle to a max of 11.0m measured from grade.</p>	<p>Plans indicate portions of building above the height chamfer cuts from both side property lines.</p>  <p>Sec 541(2)(a)(b)</p> <p><i>Relaxation maybe supported, action not required.</i></p> <p>RESPONSE: Acknowledged, relaxation is required.</p>
534 Parcel Coverage	<p>(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a 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: (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;</p>	<p>Plans indicate the east parcel has a parcel coverage of 45.26% (+0.26%), or 115.63m² (+0.65m²).</p>  <p><i>Relaxation will not be supported, action not required.</i></p> <p>RESPONSE: Plans have been amended to comply.</p>

<p>540.1 Fences</p>	<p>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.</p>	<p>Plans indicate a fence height greater than 1.2m beyond the adjacent main residential building.</p>  <p>Relaxation will not be supported, action required.</p> <p>RESPONSE: Plans have been amended to comply.</p>
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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. Upload a complete set of the amended plans in PDF format, into the ePermit system. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly, including all issues outlined in the Bylaw Discrepancies and Relevant City Policies.
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. The applicant shall indicate and note the existing curb cut to be rehabilitated.
RESPONSE: Required note have been added to the plan (S01 & S03)

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

4. The Prior to Release Requirements will be finalized at the time of Development Authority decision.
5. Remit a performance security deposit (certified cheque, bank draft) of \$9250 for the removal and rehabilitation of the existing driveway crossing(s) on 1 AV NW within the public right-of-way.

The attached document outlines the process for providing the security deposit, scheduling of work, responsibility for damages and requesting a refund, if applicable.

Engineering

6. 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 Semi: 2

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

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Permanent Conditions

The following permanent conditions shall apply:

Planning

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8. 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.
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11. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

Engineering

12. 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.

Advisory Comments

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

13. The Advisory Comments will be finalized at the time of Development Authority decision.
14. 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.
15. 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.

16. 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.
17. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
18. 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.
19. 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.

Page 2 Residential - Grade-Oriented Infill (R-CG) District						D.P. #		2024-04849				
Rule	Requirements					Evaluation						
						Provided/Variance						
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the building façade to which it is attached.					unit 2		1.66	-0.19			
						Unit 1		1.60	-0.25			
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²							N/A				
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and						N/A				
		(b) must not be located between the foremost front façade of the main residential building and front property line.								C	N/C	N/A
	(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;				0.94		-1.06	
					(b) is a max. of 3.0m in height; and				0.94		-2.06	
					(c) extends the full depth of the balcony.				C	N/C	N/A	N/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 elevation of a main residential building on the adjoining parcel; or	both sides		C	N/C	N/A	N/I		
				(ii) 7.0m from grade; measured at the shared property line; and	CAB for east, grade for west							
			(b) increases at a 45 degree angle to a max of 11.0m measured from grade.									
339.1 Porches <i>(must meet all requirements to be exempt)</i>	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				C	N/C	N/A	N/I		
			(ii) the side property line on the street side of a corner parcel;				C	N/C	N/A	N/I		
		(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	N/C	N/A	N/I	
								C	N/C	N/A	N/I	
								C	N/C	N/A	N/I	
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.						C	N/C	N/A	N/I	
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a 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:		(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;				Applies		Does Not Apply			
			(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		Does Not Apply			
			(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) 21.0m² 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) 19.0m² 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		
	East Lot	Determine correct percentage of parcel coverage and input values below							%		%	
		1		Number of Units								
255.50												
45.0%		Parcel Area (m²)		minus Required Stalls		= 114.98		Max. Coverage				
							44.94%		-0.06%			
Parcel Coverage Totals												

	House	Proj. > 1.0m	Garage(s)	Other	Total	m		m	
	77.63		37.18		114.81	114.81		-0.17	
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

FILE: DP2024-04849

DATE RECEIVED: September 13, 2024

Bylaw Discrepancies		
Regulation	Standard	Provided
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; (b) is a max. of 3.0m in height; and (c) extends the full depth of the balcony.	Plans do not indicate a privacy wall for the west balcony.
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 above the height chamfer cuts from both side property lines.
Permitted Contextual Use Rules		
Regulation	Standard	Provided
NOT APPLICABLE		



Re: DP2024-04849 COMPLETENESS REVIEW - 2708 1 AV NW

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.

Please track your application, using your Job Access Code (JAC) DP2024-04849-13685, at www.calgary.ca/vista.

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

Regards,

ANTHONY PIRRI
Senior Planning Technician
Anthony.Pirri@calgary.ca
403-333-5548
www.calgary.ca/PDMap



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

August 14, 2024

File No: DP2024-04849

Location: 2708 1 AV NW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated July 24, 2024 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 Section 10 Overhead System (Table 7) and Section 12 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 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 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.

This letter is intended for information purposes only and is not in any manner intended to nor shall be construed to derogate from the 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 noted above – the applicant is still required to perform its 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 additional information regarding this Development Permit, please contact the Project Administrator at EPC_Permits@enmax.com. **For inquiries relating to new services, please contact ENMAX GetConnected at GetConnected@enmax.com.**

QR Code for ENMAX Ground
Disturbance Guidelines

Sincerely,

Rodel Santiago P.Eng
Standard and Equipment





West Hillhurst Community Association

June 19, 2023

Re: Treeless Homes in Hillhurst and West Hillhurst

Dear Councillor Wong,

The West Hillhurst Board of Directors is concerned with the number of new developments that have not adhered to the City's tree requirements for new homes bylaw. Roughly forty recent developments have not complied with the tree requirements for new homes.

<https://www.calgary.ca/development/home-building/new-home-trees.html>

Under Land Use Bylaw 5 section 346.1, trees are to be planted within one year of home completion and maintained for a minimum of two years. This is a complaint driven system with no follow up to enforce the bylaw. A development inspector has explained that complaints filed more than 24 months after completion are dismissed.

The City's website does not mention a time limit on complaints or how and where to file them. Neglecting to enforce the City's tree planting bylaw directly undermines the objectives of the City's climate emergency declaration.

Given how widespread the violations have been, we request that the bylaw be amended in such a way as to ensure that compliance is specifically shown to be the responsibility of City staff, perhaps through a developer bond or scheduled inspection, rather than limited to citizen complaints.

Thank you for your assistance,

WHCA Board of Directors

Comment Summary



Permit #: DP2024-04849
 Address: 2708 1 AV NW
 Job Description: New: Semi-Detached Dwelling, Secondary Suite (2, basement of each unit), Accessory Residential Building (garage)

Name:	Erin Daniel	Created Date:	August 2, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	524816521
Address:	2719 1 Ave Nw		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Parking or loading zones
 Environmental preservation

General Comment

There is a very old and large tree on the property that is the home for many bird species and would be tragic to see it go.

The building set backs on the street need to be preserved to maintain the integrity and sight lines of the street.

There are no 3 story homes on the street and therefore this one will be out of place.

Attachments

Name:	Kelly and Kurt Dangerfield	Created Date:	August 2, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	524938440
Address:	2716 1 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
 Landscaping plans
 Privacy considerations

General Comment

1. The building set backs on the street need to be preserved to maintain the integrity and sight lines of the street.
2. There is a very old and large tree on the property that is the home for different species and it would be terrible to see it go.
3. There are no 3 story homes on the street, therefore this one will be out of place. In addition the architecture

does not blend in with the rest of the street.

4. There is a high volume of traffic especially during rush hour on Parkdale Blvd (one block South), when traffic is congested commuters detour onto 27th Street and 1st Avenue and the city of Calgary police department has re-routed traffic onto the street to keep traffic moving. The present single-family dwellings on both sides of 27 Street and 1 Avenue already have vehicles parked in front of each home. The project will significantly increase the number of vehicles on the roadside which will impede traffic.

5. There are a number of families with small children on the street, the current project decreases visibility (property so close to the street) and increases traffic raising safety concerns.

6. The purposed of restrictive covenant is to ensure that the property values for all residents stay at a desirable level, the neighboring homes do not want a duplex and secondary suites (4 units total)

Attachments

Name:	Kristin Bryksa	Created Date:	August 2, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	524951016
Address:	2703 3 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

Privacy considerations

Strengths / Challenges

We are STRONGLY OPPOSED to the development of a multi-family, multi-structure home as proposed for this property. Not only do multi-family dwellings decrease the value of the single-family homes that are in this neighborhood, but they also make room for a large amount of people and vehicles on too small of a lot.

The size of the structure also does not fit with the current architecture and development on the street. We are located on the backside of this property and privacy is a significant issue. A 3-story structure will impede on the privacy of not only our back yard but also on the backside rooms of our home. The visibility the 3rd story of this structure will have into our property is indecent. We will lose privacy to our patio, kitchen and master suite, if not more.

Property Impact

This proposed property will negatively affect our property and others.

As mentioned in the previous question, privacy is our main issue. This house is too tall for surrounding dwellings on all sides. It will impede on the privacy of many of the properties that surround the development, which is a nuisance, and frankly it's disrespectful to families on the street that have existing bungalows or have built new homes in a courteous manner. We will become more aware that our backyard and personal space is being looked upon by those across the alley. That isn't how I want myself or my kids to live. We should be able to feel free in our home and yard.

Parking is also going to be an issue for owners and visitors as small lots are overcrowded by too many families for the lot & street size. The garage appears to be for one family per house. That means the other two families will need to find parking elsewhere. As overcrowding begins, parking and grievances begin.

Community Impact

A two-story single-family home or at the very least, a side-by-side with no basement suite would be preferred.

Building oversized, multi-family homes on a lot size that can't afford the number of people or size of structure, does not make for a great community, a connected city or good urban design. It creates overcrowding and strife. There is no prosperity for the existing residences, rather only for specific districts of the economy.

Surrounding Impact

As mentioned previously, there are multiple negative factors about adding a 3-story, multi-family home at this intended location. Mainly quality of life, privacy, the dynamic of the existing neighborhood and the peace that the current residents desire. We specifically chose to build in West Hillhurst due to its low-density, aesthetics, and peaceful surroundings. It's not full of traffic or people and we'd like to maintain the charm it currently has.

If this type of building mentality continues, the city's decisions will ultimately force existing families out of the neighborhoods, and potentially the city they originally chose to build a life in.

Attachments

Name:	WHCA Planning Committee	Created Date:	August 9, 2024
Phone:		Circulation Referee:	N
Email:	whcaplanningcommittee@gmail.com	Number:	526554678
Address:	1940 6 Ave NW		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

Landscaping plans
Environmental preservation

General Comment

New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored as per the City's tree requirements for new homes bylaw:
<https://www.calgary.ca/development/home-building/new-home-trees.html>

Please see the attached letter regarding treeless homes in West Hillhurst.

The applicant should consider water drainage issues on this parcel.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - West Hillhurst Treeless Homes .docx \(2\).pdf](#)

Name:	ENMAX Power	Created Date:	August 14, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	527619658
Address:	141-50 Ave SE, Calgary, AB, T2G 4S7		
Overall:	In support of this application		

Area of Concern

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

General Comment

No conflict

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2024-04849_ENMAX Letter_08-14-2024.pdf](#)

Name:	Kelly Dangerfield	Created Date:	August 29, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	530835829
Address:	2716 1 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
 Privacy considerations

General Comment

Additional documentation to comments previously submitted, the attached RC covers the 5 houses shown in the blue square in the second attachment.

The purpose of an RC is to ensure that property values for all residents stay at a desirable level, which means enforcing restrictions. The community and neighbouring homes do not want to have duplex or fourplex as the restrictive covenant specifies a single family dwelling. Previous duplex development permits have been denied due to the existing RC.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - RC - 2700 block 1 Ave NW.pdf](#)

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - RC - 2700 block 1 Ave NW - photo.docx](#)

Name:	Meggie Thieu	Created Date:	September 10, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	533317929
Address:	2704- first 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
 Privacy considerations
 Site layout

Strengths / Challenges

Bad idea

Property Impact

Yes and a lot, too crowded , yes I moved in this neighborhood just because the zoning for single family only , and we paid the value of 1.5 million to purchase this house in this area , now the decision of a 4 plex will reduce the value of the houses surrounding it and even rental suites units in it causing the parkings (already lot of people who do not live in the neighborhood came to park around our house everyday to take the bus here to downtown) ¿ we don't see that is a good idea for a 4 plex to be built next to us and don't want it at all for the peaceful we have right now . We send here attach a restrictive covenant here for this street that I found ¿ about the single family only allow on this block. Please take this into consideration and no support from us for this rezoning.

Surrounding Impact

Parkings limited, noise and crowded with the rental suites, too much

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Diane's RC.pdf](#)

Name:	Uy Quyen Do	Created Date:	September 10, 2024
Phone:	4039787796	Circulation Referee:	N
Email:	quyenudo@gmail.com	Number:	533323122
Address:	2704 1 Ave NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Landscaping plans
Other

General Comment

In accordance with the Land Title Transfer dated February 15, 1910 there was a restriction on building multiple housing unit on this lot (see attached PDF).

Currently, there are all detached single-family homes in our block. The type of housing being proposed is simply not in keeping with the character of our neighbourhood. The increase in population leads to increased traffic, noise pollution, and parking shortages.

I am deeply concerned about the impact this development would have on property values in this block.

I strongly urge you to reconsider this proposed housing development. While I recognize the need for more "affordable" housing development, I believe that this project is not the right fit for our neighbourhood.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 19100210 Land Title Transfer.pdf](#)

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

6247AB .

ORDER NUMBER: 51474856

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.

6247, AB

DATED 191

RG 34

SCOTT & HARTONET

to-

Shaw et al

26572

TRANSFER OF LAND

Ref W 122

1017

AB

16

25

25-1

25-3

J.B.C. 1
 CANADA
 PROVINCE OF ALBERTA
 TO WIT:
 United States of
 America
 State of Kansas

-4-
 I, Joel B. Chamberlain
 of the Town of Condon
 in the State of Kansas U.S. 4/10/10
 make oath and say: Merchant

1. THAT I was personally present and did see William Shaw
Laura D. Shaw named in the within instrument, who is
 personally known to me to be the person named therein, duly
 sign, seal and execute the same for the purposes named therein.

2. THAT the same was executed at the Town of Condon, in
 the State of Kansas, aforesaid, and that I am the subscri-
 -ing witness thereto.

3. THAT I know the said William Shaw & Laura D. Shaw
 and he is in my belief of the full age of twenty-one years.

SWORN before me at the
Town of Condon in the State
of Kansas this Twenty-fourth
day of March A.D. 1910

J. J. Rieker
 Notary Public
 My commission expires Oct. 5 - 1912

CANADA
 PROVINCE OF ALBERTA

I, Samuel M. Karstoft
 of the City of Calgary
 in the province of Alberta, Agent
 make oath and say:-

1. THAT I am an authorized agent for the Transvaal and know the lands
 in the within transfer mentioned.

2. THAT the value of the lands therein mentioned and
 described, and thereby transferred, together with all
 buildings and improvements thereon, is, in my opinion, the
 sum of one thousand Dollars and no more.

SWORN to at the City of Calgary,)
 in the province of Alberta,
 this 22nd day of
April A. D. 1910
 before me)

John H. Stacey

A Commissioner in and for the Province of Alberta.

" THE LAND TITLES ACT "
T R A N S F E R O F L A N D .

We, WILLIAM SCOTT and SAMUEL M. HARTROFT, both of the City of Calgary, in the Province of Alberta, Agents, hereinafter called the Transferors, being registered owners of an estate in fee simple, subject, however, to such encumbrances, liens and interests as are notified by memorandum underwritten, in all that certain tract of land situate in the Province of Alberta, and being composed of Lots *one (1) to Ten (10)*

Inclusive
in Block *Three (3)*, according to a plan of Sub-division of part of the South East Quarter of Section Nineteen (19), in Township Twenty-four (24), Range One (1), West of the Fifth Meridian, of record in the Land Titles Office for the South Alberta Land Registration District as Plan "PARKDALE CALGARY 331 A.B." do hereby in consideration of the sum of

one Thousand (\$1000.00) — $\frac{41}{100}$ Dollars

paid to us by *William Shaw, Farmer & Laura D Shaw*
wife of William Shaw named ~~members~~ of the Town
of Capton in the State of Kansas U.S.A. in the Province of
Alberta, hereinafter called the Transferees

(the receipt of which sum we hereby acknowledge) transfer to the said *William Shaw & Laura D Shaw* in equal *undivided half interest* all our estate and interest in the said piece of land.

The said Transferees for himself, his executors, administrators and assigns, hereby covenants and agrees with the Transferors, their executors, administrators and assigns, that he will not erect, or use, or cause, or suffer or permit to be erected on the said land any mercantile or business building: That he will not erect, or cause, or suffer or permit to be erected on the said land any dwelling

-2-

that shall cost less than Eight Hundred (800) Dollars: That he will not erect, or cause, or suffer or permit to be erected on less than Two of the aforesaid lots more than one such dwelling house, and further that any such house or dwelling that shall be erected or placed on the aforesaid lots shall be placed at least Twenty feet from the Street or Avenue at the front and rear of the said lots, and will also insert similar covenants to the above in all Agreements for sale and transfers made by them for resale of the land or any part thereof:

IN WITNESS WHEREOF we have hereunto subscribed our names, and the Transferee has hereto set his hand and seal in token of his acceptance of this Transfer on the terms and conditions herein mentioned and contained, this *Fifteenth* day of *February* A.D. 191*0*

SIGNED by the said William Scott and Samuel M. Hartnoff, as Transferors, in the presence of:

W. Scott
.....
S. M. Hartnoff
.....
Transferors

Laura Galbraith

and SIGNED, SEALED and DELIVERED by the said *Wm Shaw & Laura D Shaw* as Transferee, in the presence of:

Wm Shaw

Jos. B. Campbell

Laura D Shaw
.....
Transferee

-3-

C A N A D A)
 PROVINCE OF ALBERTA)
 TO WIT:)

I, *Laura Galbraith*
 of the City of Calgary, in the
 Province of Alberta, *Stenographer*
 make oath and say:-

1. THAT I was personally present and did see William Scott and Samuel M. Hartnott, named in the within Instrument, who are personally known to me to be the persons 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, aforesaid, and that I am the subscribing witness thereto.

3. THAT I know the said William Scott and Samuel M. Hartnott, and they are in my belief of the full age of twenty-one years.

SWORN before me at the City
 of Calgary, in the Province of
 Alberta, this *Fifteenth*
 day of *February* A.D. 1910)

John Macgregor
 A Commissioner in and for
 in the Province of Alberta.

Laura Galbraith



Samnick, Cyrille

From: Meggie Thieu <[REDACTED]>
Sent: Tuesday, September 10, 2024 7:06 PM
To: Pirri, Anthony
Subject: [External] 2708- 1 AVE NW application for new development DP2024-04849
Attachments: Diane's RC.pdf; IMG_4995.heic

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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Dear Anthony

My name is Meggie Thieu, I am the owner of 2704- 1 AVE NW, next door to the above property . I just came back from holiday and hearing about this new application for 4 plex on this site next to us. We definitely are not support this as we purchased our existing house for quite a lot of money because of the unique area and single family zoning only in here , although there are people who are not living in the block but came here every day to park their cars around our house sometime block our driveway too and we did called to clear these a couple times. So the idea of having a 4 plex build will cause the value of our house going down, the more parking problems (already existed) with those basement suites more noise and rentals with tenants in and out Those affects our quality of life we are looking for ans paid. Also we attached here what we found about the restrictive covenant on our block as I understand Justin" single family allowed" . Please see into it and take into your consideration. I hope to hear from you soon. Thanks and have a great day.
Meggie Thieu

Sent from my iPhone

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

6247AB .

ORDER NUMBER: 51474856

ADVISORY

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6247, AB

DATED

191

RG 34

SCOTT & HARTONET

to-

Shaw et al

26572

TRANSFER OF LAND

Ref W 122

1017

AB

16

25

25-1

2003

J.P.C.

CANADA
PROVINCE OF ALBERTA
TO WIT:

United States of
America
State of Kansas

I, Joel B. Chamberlain
of the City of Canton
in the State of Kansas U.S.A.
do hereby make oath and say: Merchant

1. THAT I personally present and did see William Shaw
Laura D. Shaw named in the within instrument, who is
personally known to me to be the person named therein, duly
sign, seal and execute the same for the purposes named therein.
2. THAT the same was executed at the City of Canton, in
the State of Kansas, aforesaid, and that I am the subscri-
-ing witness thereto.
3. THAT I know the said William Shaw & Laura D. Shaw
and he is in my belief of the full age of twenty-one years.

J.P.C.

SWORN before me at the
City of Canton
of Kansas in the Province
of Alberta, this Twenty-fourth
March A.D. 1910

Joel B. Chamberlain

J. J. Rieker
Notary Public
My Comm. expires Oct. 5 - 1912

CANADA
PROVINCE OF ALBERTA

I, Samuel M. Karlovich
of the City of Calgary
in the province of Alberta, Agent
do hereby make oath and say:—

1. THAT I am authorized agent for the Transvaal and know the lands
in the within transfer mentioned.
2. THAT the value of the lands therein mentioned and
described, and thereby transferred, together with all
buildings and improvements thereon, is, in my opinion, the
sum of one thousand Dollars and no more.

SWORN to at the City of Calgary,)
in the province of Alberta,)
this 22nd day of)
April A. D. 1910
before me)

John H. Stacey

S. M. Karlovich

A Commissioner in and for the Province of Alberta.

" THE LAND TITLES ACT "
T R A N S F E R O F L A N D .

We, WILLIAM SCOTT and SAMUEL M. HARTROFT, both of the City of Calgary, in the Province of Alberta, Agents, hereinafter called the Transferors, being registered owners of an estate in fee simple, subject, however, to such encumbrances, liens and interests as are notified by memorandum underwritten, in all that certain tract of land situate in the Province of Alberta, and being composed of Lots *one (1) to Ten (10)*

Including
in Block *Three (3)*, according to a plan of Sub-division of part of the South East Quarter of Section Nineteen (19), in Township Twenty-four (24), Range One (1), West of the Fifth Meridian, of record in the Land Titles Office for the South Alberta Land Registration District as Plan "PARKDALE CALGARY 331 A.B." do hereby in consideration of the sum of

one Thousand (\$1000.00) — $\frac{41}{100}$ Dollars

paid to us by *William Shaw, Farmer & Laura D Shaw*
wife of William Shaw named ~~members~~ of the Town
of Capton in the State of Kansas U.S.A. in the Province of
Alberta, hereinafter called the Transferees

(the receipt of which sum we hereby acknowledge) transfer to the said *William Shaw & Laura D Shaw* in equal *undivided half interest* all our estate and interest in the said piece of land.

The said Transferees for himself, his executors, administrators and assigns, hereby covenants and agrees with the Transferors, their executors, administrators and assigns, that he will not erect, or use, or cause, or suffer or permit to be erected on the said land any mercantile or business building: That he will not erect, or cause, or suffer or permit to be erected on the said land any dwelling

-2-

that shall cost less than Eight Hundred (800) Dollars: That he will not erect, or cause, or suffer or permit to be erected on less than Two of the aforesaid lots more than one such dwelling house, and further that any such house or dwelling that shall be erected or placed on the aforesaid lots shall be placed at least Twenty feet from the Street or Avenue at the front and rear of the said lots, and will also insert similar covenants to the above in all Agreements for sale and transfers made by them for resale of the land or any part thereof:

IN WITNESS WHEREOF we have hereunto subscribed our names, and the Transferee has hereto set his hand and seal in token of his acceptance of this Transfer on the terms and conditions herein mentioned and contained, this *Fifteenth* day of *February* A.D. 191*0*

SIGNED by the said William Scott and Samuel M. Hartnoff, as Transferors, in the presence of:

W. Scott
.....
S. M. Hartnoff
.....
Transferors

Laura Galbraith

and SIGNED, SEALED and DELIVERED by the said *Wm Shaw & Laura D Shaw* as Transferee, in the presence of:

Wm Shaw

Jos. B. Campbell

Laura D Shaw
.....
Transferee

-3-

C A N A D A)
 PROVINCE OF ALBERTA)
 TO WIT:)

I, *Laura Galbraith*
 of the City of Calgary, in the
 Province of Alberta, *Stenographer*
 make oath and say:-

1. THAT I was personally present and did see William Scott and Samuel M. Hartnott, named in the within Instrument, who are personally known to me to be the persons named therein, duly sign, and execute the same for the purposes named therein.

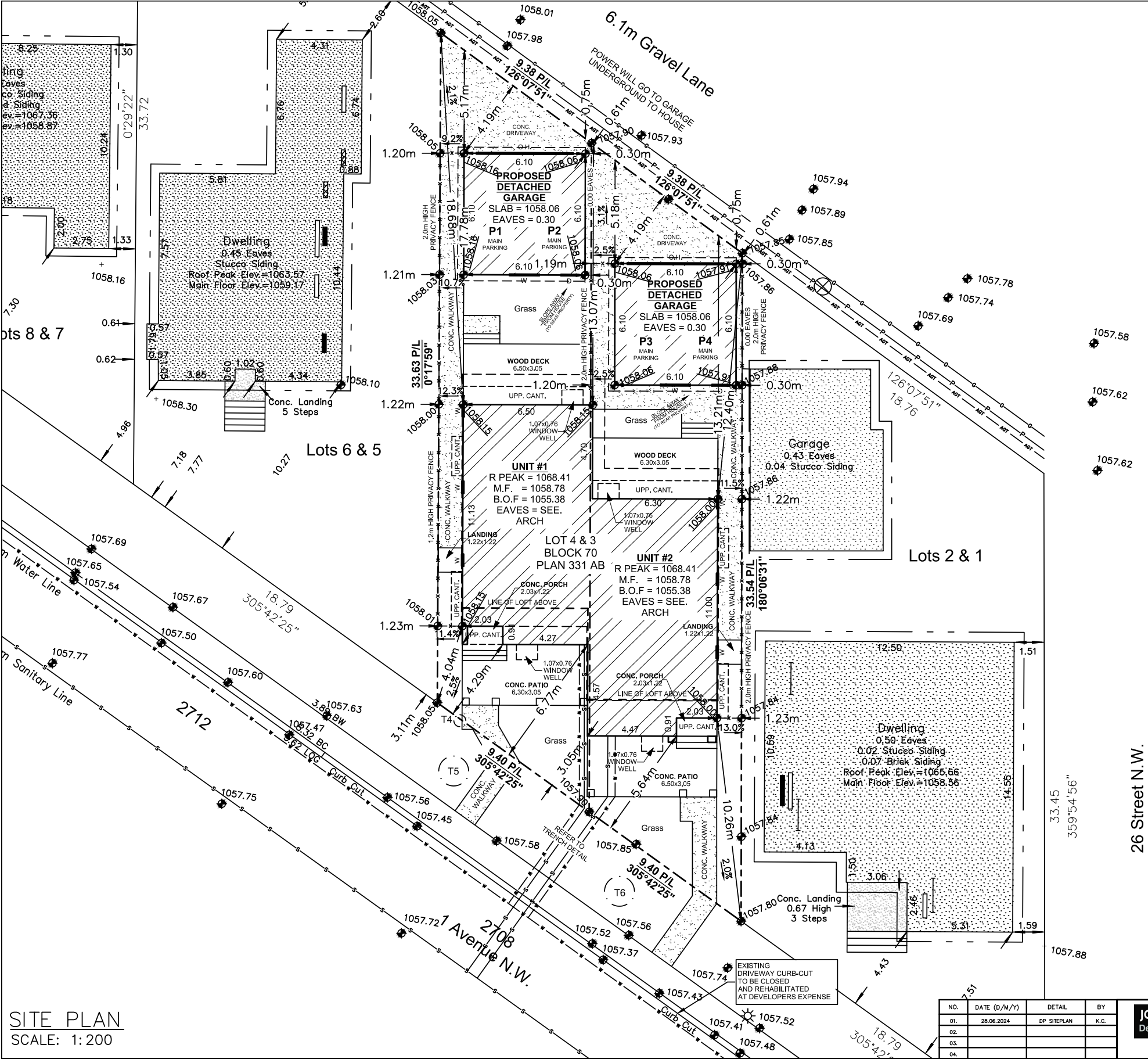
2. THAT the same was executed at the City of Calgary, in the province of Alberta, aforesaid, and that I am the subscribing witness thereto.

3. THAT I know the said William Scott and Samuel M. Hartnott, and they are in my belief of the full age of twenty-one years.

SWORN before me at the City
 of Calgary, in the Province of
 Alberta, this *Fifteenth*
 day of *February* A.D. 1910)

Laura Galbraith
John MacFarlane
 A Commissioner in and for
 in the Province of Alberta.





SITE PLAN

LEGEND

- ELEVATIONS ARE SHOWN THUS: \bullet = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.
- THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:
- \blacksquare ----- denotes Calculation points
 - ∇ ----- denotes Water Valve
 - \diamond ----- denotes Gas Valve
 - \odot ----- denotes Manhole
 - \odot ----- denotes Tree
 - \bullet ----- denotes Power Pole
 - \triangle ----- denotes Sign
 - \odot ----- denotes Light Standard
 - $-X-X-$ denotes Fence
 - $-S-$ denotes Sanitary Line
 - $-ST-$ denotes Storm Line
 - $-W-$ denotes Water Line
 - $-G-$ denotes Gas Line
 - $-E-$ denotes Electrical Line
 - $-A.G.T-$ denotes A.G.T Line
 - $-U.R.W.-$ denotes Utility Right of Way Line
 - $-P.L.-$ denotes Property Line
 - \square ----- denotes Door
 - \square ----- denotes Main Floor Windows
 - \square ----- denotes Second Floor Windows
 - \square ----- denotes Basement Floor Windows
 - \square ----- denotes Shed Hatch
 - \square ----- denotes Detached Garage Hatch
 - \square ----- denotes Main Building Hatch
 - \square ----- denotes Concrete and Asphalt Hatch
 - \square ----- denotes Wood Hatch

'Cant.' denotes Cantilevers
'Enc.' denotes Encroach(es)
'BW' denotes Back of Walkway
'BOW' denotes Bottom of Wall

'Conc.' denotes Concrete
'Ret.' denotes Retaining
'BC' denotes Back of Curb
'TOW' denotes Top of Wall

Disclaimer
The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records, service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R-C2 Residential
Contextual One/Two Dwelling

SCALE 1: 200

LEGAL DESCRIPTION:

Lots 4 & 3
Block 70
Plan 331 AB

MUNICIPAL ADDRESS:

2708 - 1 Avenue N.W.
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)	LOT COVERAGE DETAIL: (UNIT #1)	LOT COVERAGE DETAIL: (UNIT #2)
LOT SIZE: 511.655 SQ M HOUSE SIZE: 150.520 SQ M COVERED PORCH: 3.484 SQ M CANT.: 0.000 SQ M GARAGE: 74.322 SQ M WING WALL: 0.480 SQ M	LOT SIZE: 256.153 SQ M HOUSE SIZE: 75.670 SQ M COVERED PORCH: 1.858 SQ M CANT.: 0.000 SQ M GARAGE: 37.161 SQ M WING WALL: 0.000 SQ M	LOT SIZE: 255.502 SQ M HOUSE SIZE: 74.851 SQ M COVERED PORCH: 1.858 SQ M CANT.: 0.000 SQ M GARAGE: 37.161 SQ M WING WALL: 0.248 SQ M
= 228,806/511.655 = 44.72%	= 114,689/256.153 = 44.77%	= 114,118/255.502 = 44.66%

SITE PLAN
SCALE: 1: 200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	28.06.2024	DP SITEPLAN	K.C.
02.			
03.			
04.			

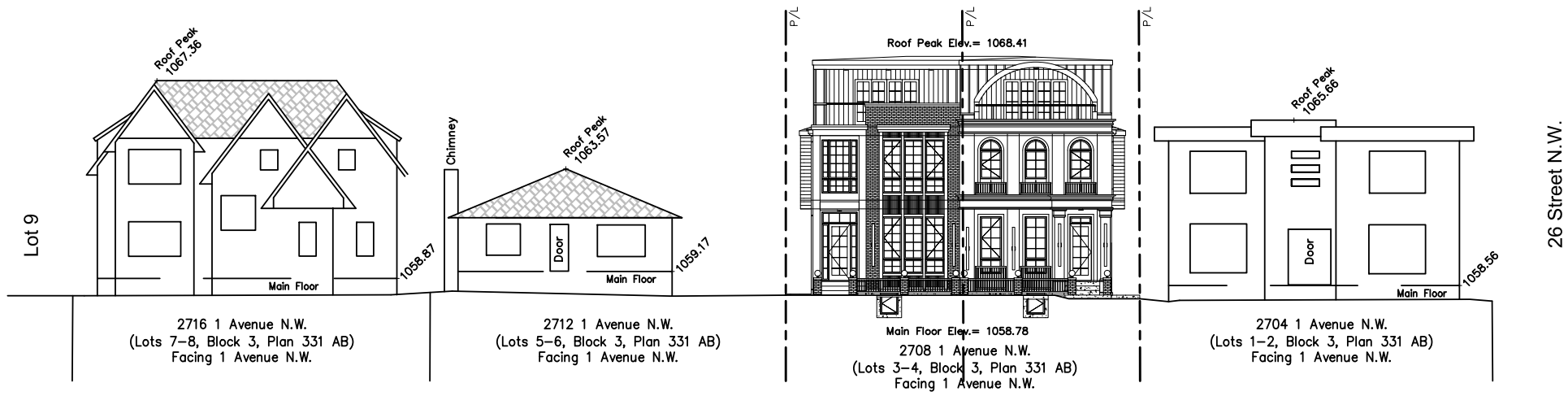
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PROJECT NAME AND ADDRESS:
2708 - 1 Ave N.W.
Calgary, Alberta
Lots 4 & 3
Block 70
Plan 331 AB

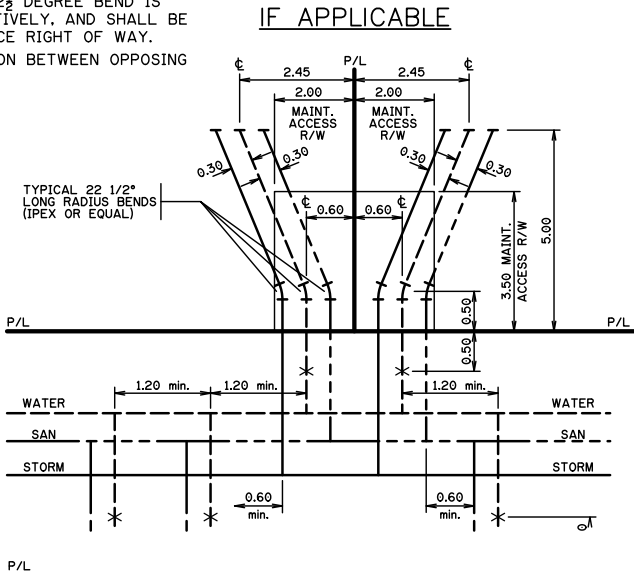
PROJECT:
Semi-Detached
DATE:
June 28, 2024

SCALE:
1: 200
DIVISION NUMBER:
S 01



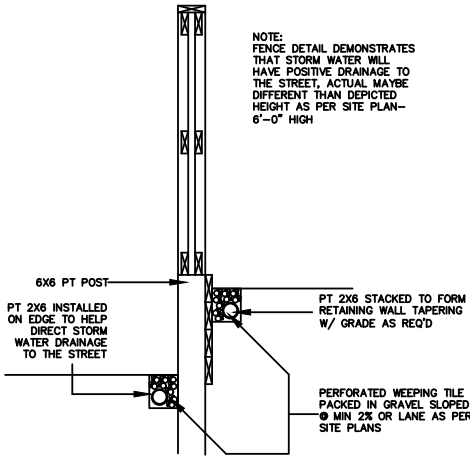
STREETSCAPE
SCALE: 1:200

- NOTES:
1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
 2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
 3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
 4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
 5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
 6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
 7. THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22½ DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
 8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL
SCALE: 1:200

IF APPLICABLE



FENCE SECTION DETAIL
SCALE: NTS

SEMI-DETACHED SQFT:

	UNIT #1	UNIT #2
BASEMENT	834.50 SQ FT	825.89 SQ FT
MAIN FLOOR	814.50 SQ FT	805.89 SQ FT
UPPER FLOOR	925.92 SQ FT	917.31 SQ FT
LOFT FLOOR	771.50 SQ FT	762.89 SQ FT
TOTAL AREA	2511.92 SQ FT	2486.09 SQ FT

TREE SCHEDULE:

Tree No.	Variety	Calliper (±)	Canopy (±)	Height (±)	Location	Disposition
T1	Bush	—	1.50	1.80	In Subject Property	To Be Removed
T2	Bush	—	1.50	1.80	In Subject Property	To Be Removed
T3	Bush	—	1.50	1.60	In Subject Property	To Be Removed
T4	Coniferous Tree	0.60	4.00	14.00	On Property Line	To Be Removed
T5	Bush	—	1.50	1.50	In City Property	To Stay
T6	Bush	—	1.50	1.60	In City Property	To Stay

NO.	DATE (D/M/Y)	DETAIL	BY
01.	28.06.2024	DP SITEPLAN	K.C.
02.			
03.			
04.			

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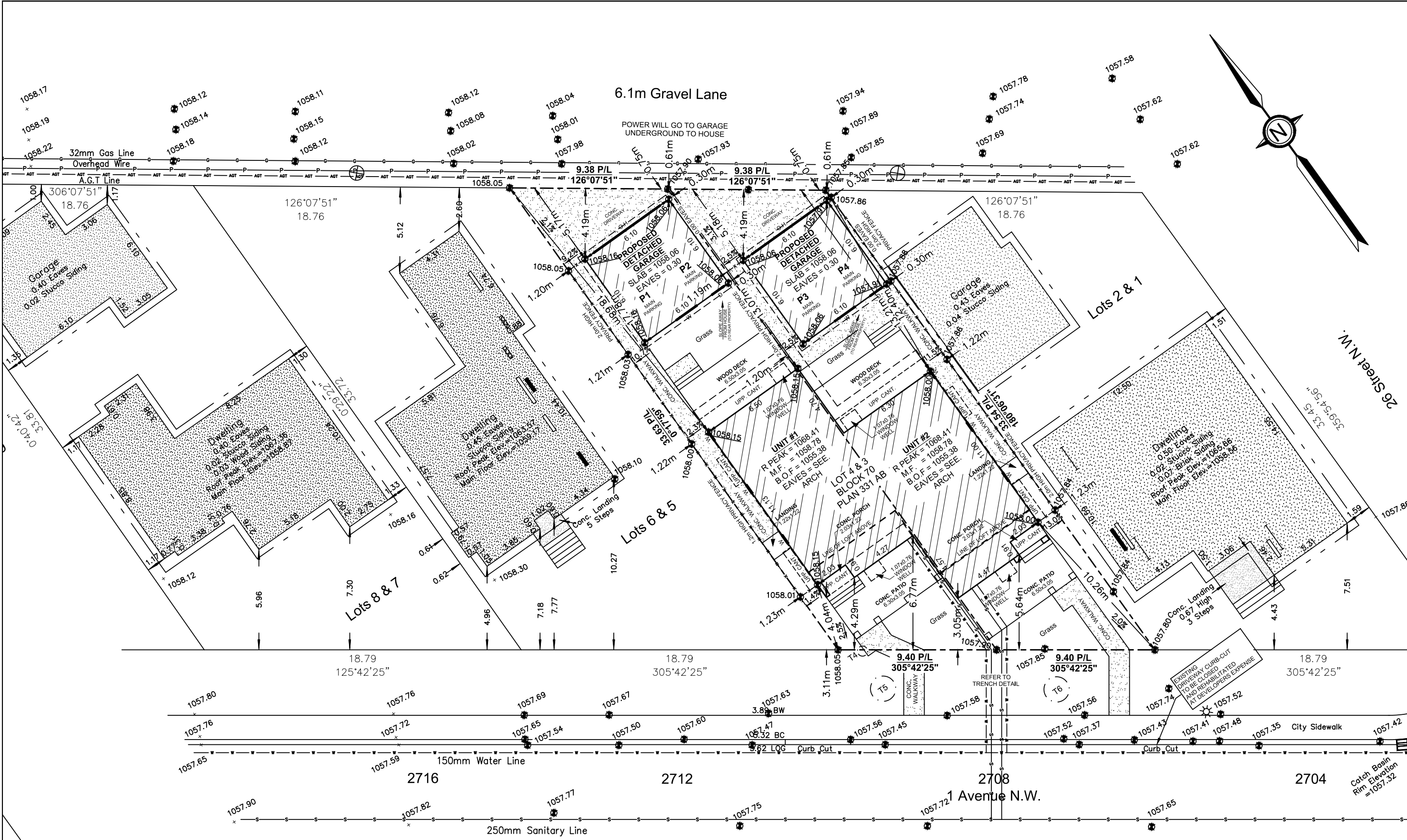
PROJECT NAME AND ADDRESS:
2708 — 1 Ave N.W.
Calgary, Alberta
Lots 4 & 3
Block 70
Plan 331 AB

PROJECT:
Semi-Detached

DATE:
June 28, 2024

SCALE:
AS SHOWN

DIVISION NUMBER
S 02



BLOCK PLAN
SCALE: 1: 250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	28.06.2024	DP SITEPLAN	K.C.
02.			
03.			
04.			

JOHN TRINH & ASSOCIATES Design Drafting Planning Permits www.johntrinh.ca - 403.472.8184		PROJECT NAME AND ADDRESS: 2708 - 1 Ave N.W. Calgary, Alberta Lots 4 & 3 Block 70 Plan 331 AB	PROJECT: Semi-Detached DATE: June 28, 2024	SCALE: 1: 250 DIVISION S NUMBER 03
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SDAB2024-0072



LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Loft Floor Plan
A-1.5	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Right Elevation
A-2.3	Left Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Section

PROJECT NOTES:			

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL
OTHER APPLICABLE CONSULTANT DRAWINGS.
CONTRACTOR IS TO CONFIRM AND COORDINATE ALL
DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT
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ALL FRAMING, ELECTRICAL ROUGH-IN
AND PLUMBING ROUGH-IN NEEDS TO BE
CONFIRMED BY TRADES/CONTRACTOR
AND HOME OWNER. ANY ISSUE NEEDS TO
BE NOTIFIED TO THE DESIGNER TO BE
RESOLVED BEFORE PROCEEDING

ISSUES:			
NO.	DATE(D/M/Y)	DETAIL	BY
01.	28.06.24	DP PLANS	K.C.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PERMISSION

ALL WORK MUST COMPLY WITH THE MOST
RECENT EDITION OF THE ALBERTA
BUILDING CODE AND ANY OTHER
GOVERNING AUTHORITIES.

PROJECT:	SEMI DETACHED
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STATUS:	-
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SIGNATURES:	X _____
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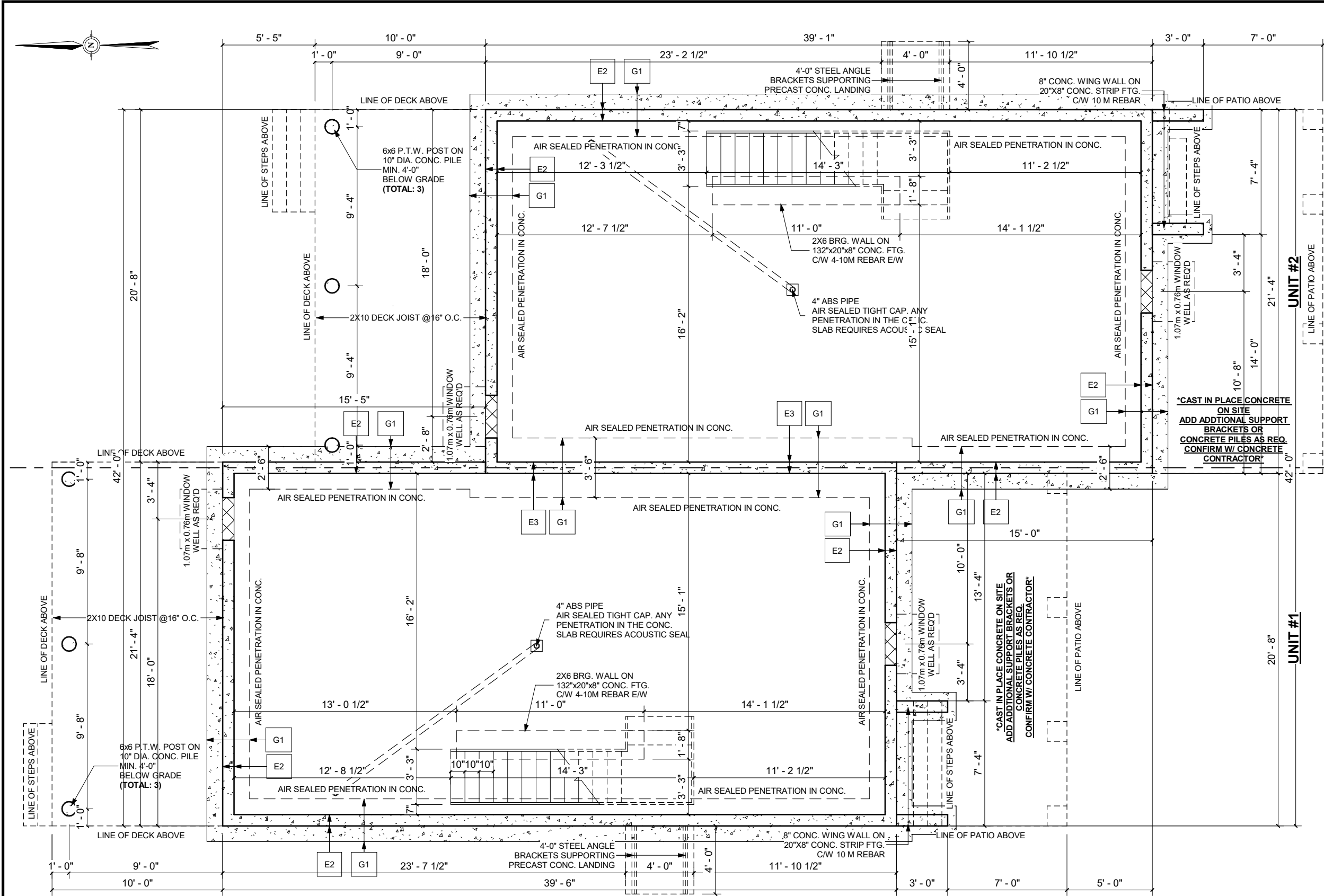
PRINTED: 2024-09-10 10:04:23 AM

PROJECT NAME:
2708 - 1st Ave N.W.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	#186-24

SCALE:	SHEET:
AS SHOWN	A-0.0

FLOOR AREA - UNIT #1	
BASEMENT	= 834.50 SQ. FT.
MAIN	= 814.50 SQ. FT.
UPPER	= 925.92 SQ. FT.
LOFT	= 771.50 SQ.FT.
TOTAL	= 2511.92 SQ. FT.
FLOOR AREA - UNIT #2	
BASEMENT	= 825.89 SQ. FT.
MAIN	= 805.89 SQ. FT.
UPPER	= 917.31 SQ. FT.
LOFT	= 762.89 SQ.FT.
TOTAL	= 2486.09 SQ. FT.



PROJECT NOTES:

FOR RADON PIPE SIZE: THE CODE IS NOT SPECIFIC ON THE TYPE OF PIPE THAT MAY BE USED, ONLY ON THE DIMENSION OF NOT LESS THAN 100MM (4")

DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION. JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.

ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	28.06.24	DP PLANS	K.C.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:
SEMI DETACHED

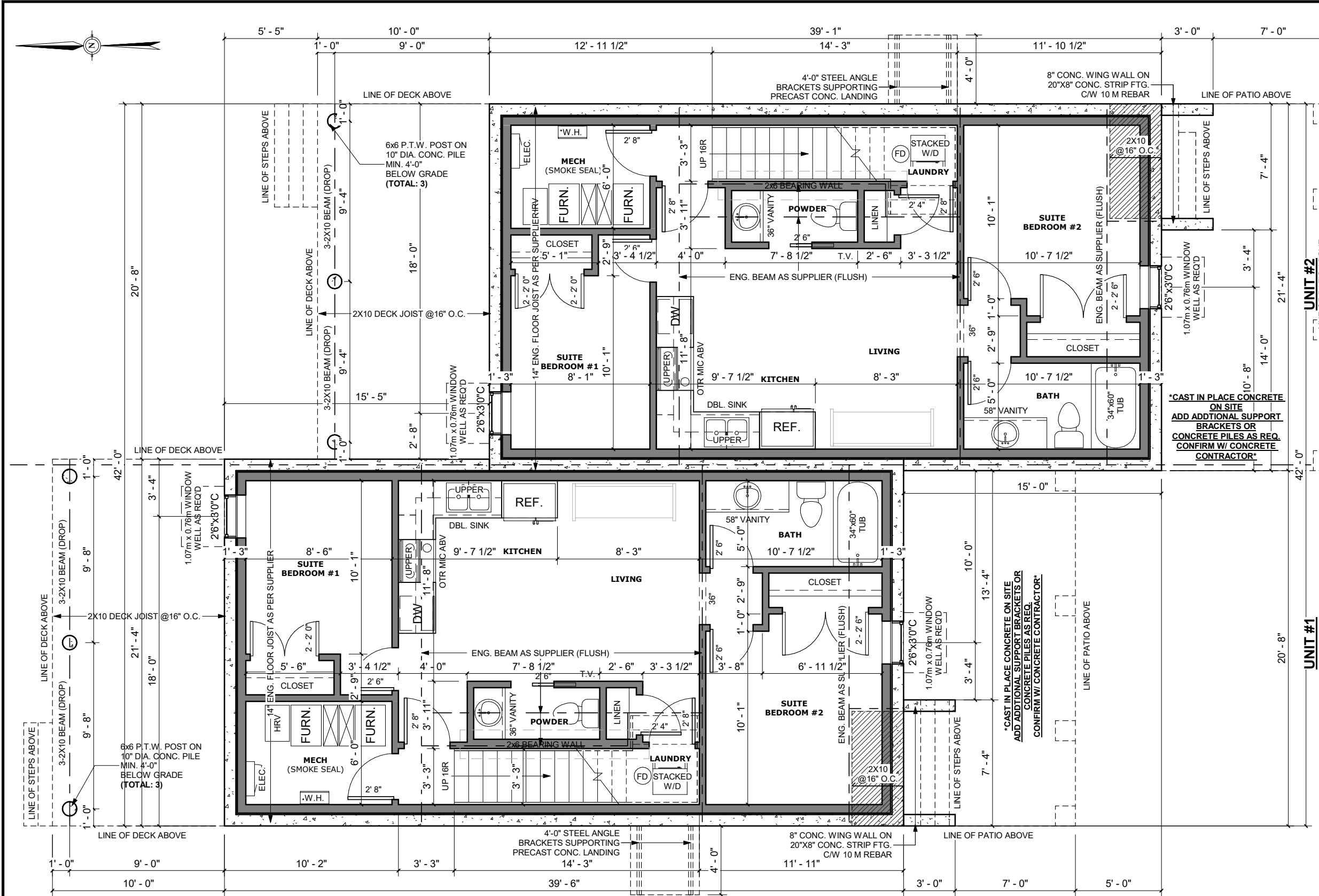
STATUS:
-

SIGNATURES:
X

PRINTED: 2024-09-10 10:04:23 AM

PROJECT NAME:
2708 - 1st Ave N.W.
CALGARY, ALBERTA

DESIGNER: JT	JOB #: #186-24
SCALE: AS SHOWN	SHEET: A-1.0



PROJECT NOTES:

BASEMENT FLOOR AREA
UNIT #1: 834.50 SQ. FT.
UNIT #2: 825.89 SQ. FT.

WITH LIFE BREATH RNC 205 HEAT RECOVERY VENTILATION
(SEE SPEC. FOR DETAILS A-4.3)

- ENSURE HEADROOM AT ELEC. PANEL IS MIN 6'-6" AND HAS 39" CLEARANCE
- EXACT FURNACE & HWT LOCATION & ORIENTATION TO BE DETERMINE BY HEATING CONTRACTOR. RADON PIPING LOCATION TBD ON SITE.
- LENOX FURNACE WITH AFUE Rating of 95% - 98.7%
- BRADFORD WATER HEATER WITH 0.67-0.70 ENERGY STAR RATING AND 70-80 RECOVERY EFFICIENCY

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ISSUES:

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01.	28.06.24	DP PLANS	K.C.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES: X

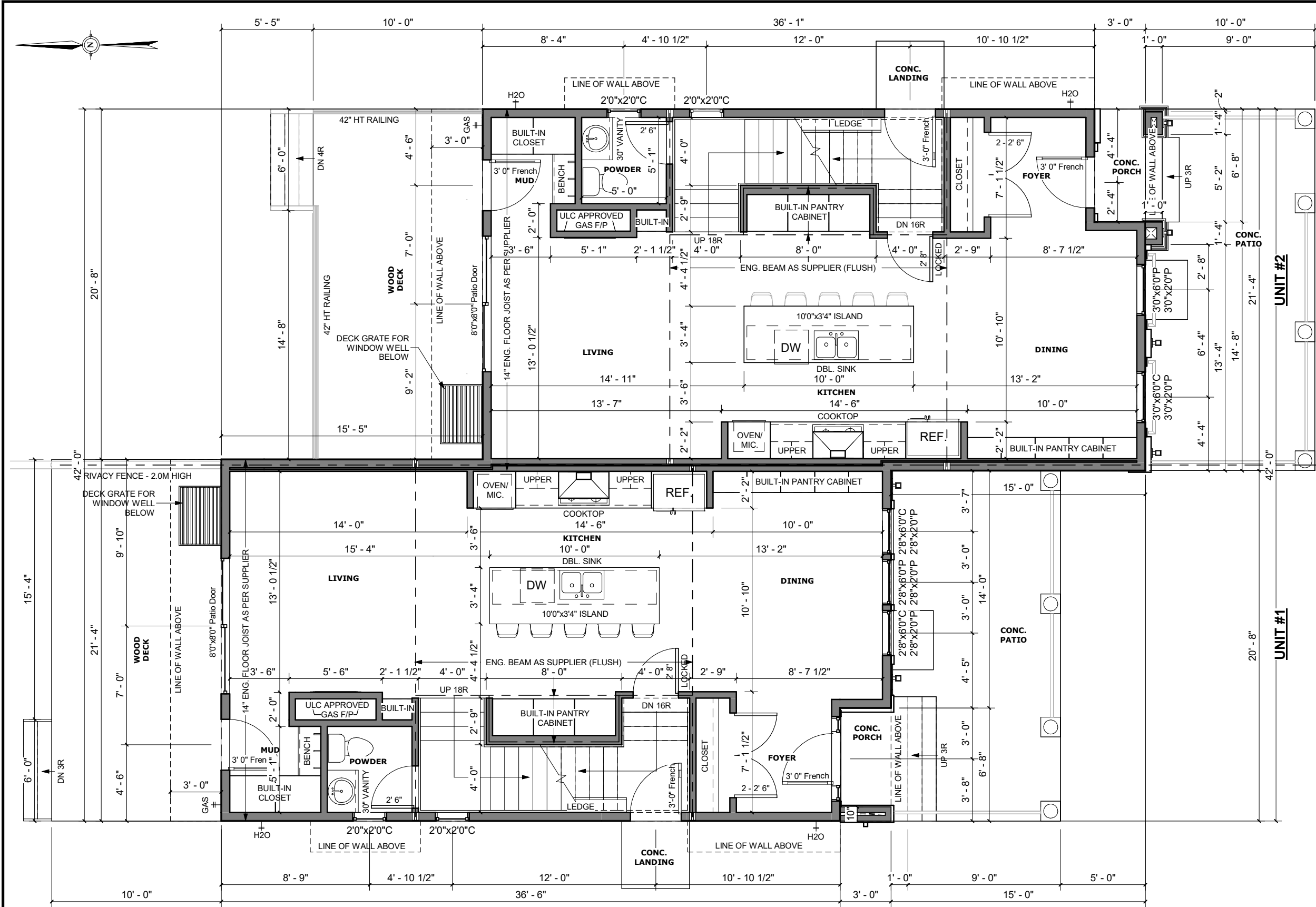
PRINTED: 2024-09-10 10:04:24 AM

PROJECT NAME: 2708 - 1st Ave N.W. CALGARY, ALBERTA

DESIGNER: JT	JOB #: #186-24
SCALE: AS SHOWN	SHEET: A-1.1

BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

9'-0" BASEMENT FLOOR



PROJECT NOTES:

MAIN FLOOR AREA
UNIT #1: 814.50 SQ. FT.
UNIT #2: 805.89 SQ. FT.

SPRAY FOAM NOTES: CCMC#14140-L
-2LBS SPRAY FOAM INSULATION TO BE USED OF RIM JOISTS
-FRAME TOP OF MAIN FLOOR WINDOWS TO MATCH HEIGHT OF EXT DOOR AND TRANSOM UNLESS NOTED
-ALL SIDEYARD CANTILEVERS MUST BE DRYWALLED W/ 5/8 DRYWALL & NON-VENTING SOFFIT ON UNDERSIDE, NAILING PATTERN TO BE 6" OC ON PERIMETER AND 8" OC IN THE FIELD-GALVANISED NAILS TO BE USED

DO NOT SCALE DRAWINGS.
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	28.06.24	DP PLANS	K.C.
02.	-	-	-
03.	-	-	-
04.	-	-	-
05.	-	-	-

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PROJECT: SEMI DETACHED

STATUS: -

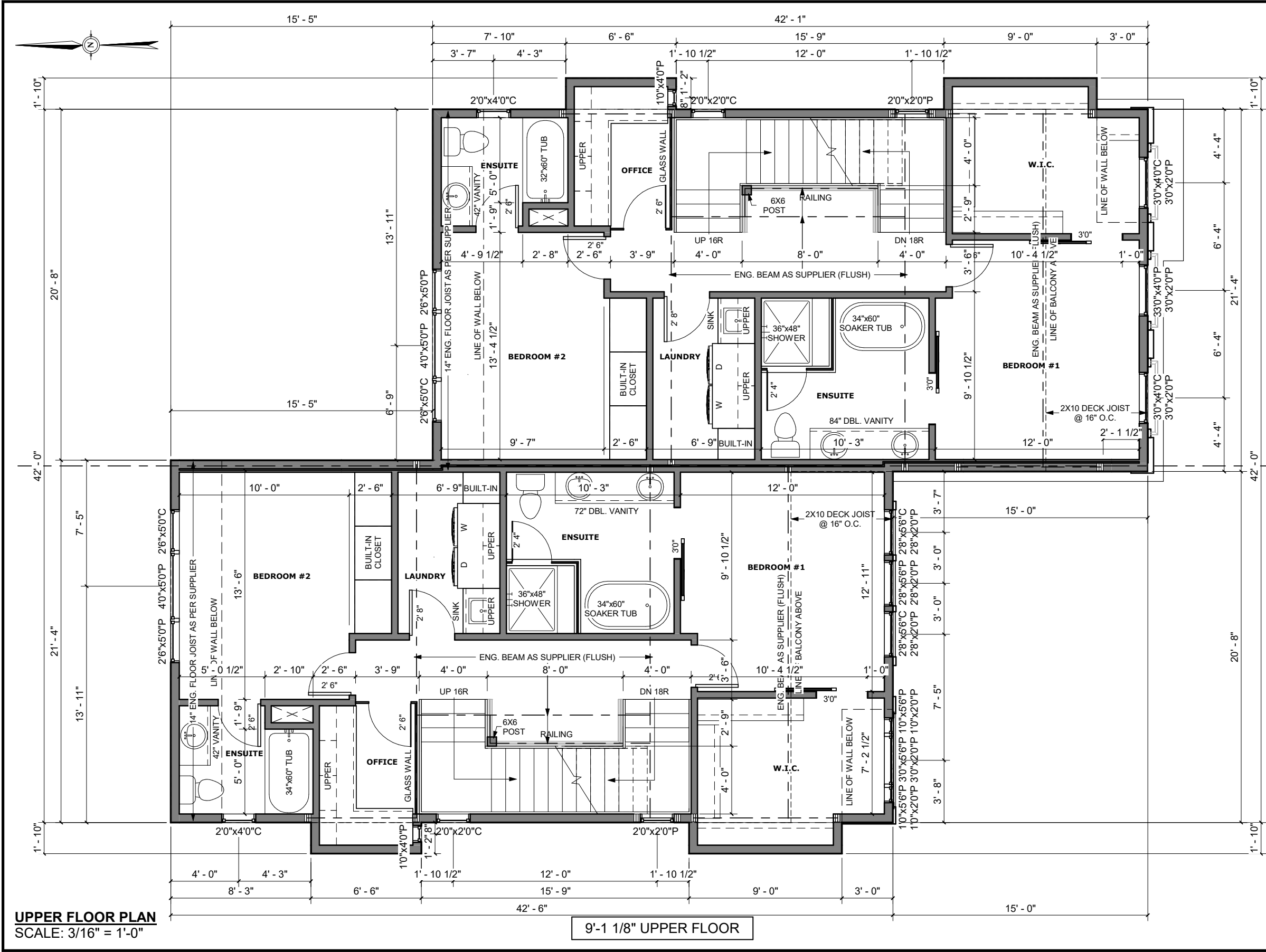
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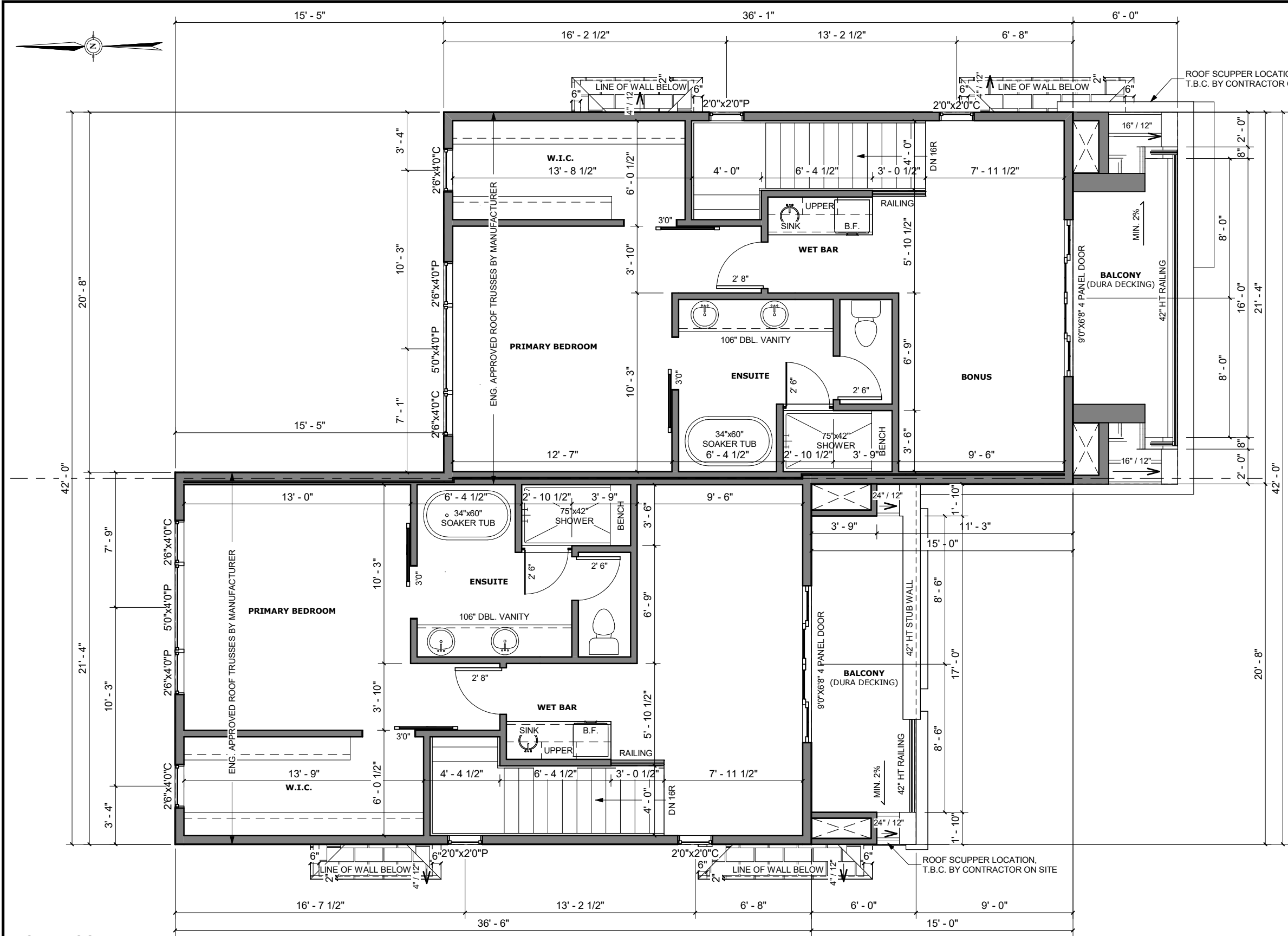
PRINTED: 2024-09-10 10:04:24 AM

PROJECT NAME:
2708 - 1st Ave N.W.
CALGARY, ALBERTA

DESIGNER: JT	JOB #: #186-24
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SCALE: AS SHOWN	SHEET: A-1.2
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PROJECT NOTES:

LOFT FLOOR AREA
UNIT #1: 771.50 SQ. FT.
UNIT #2: 762.89 SQ. FT.

SPRAY FOAM NOTES: CCMC#14140-L
-2LBS SPRAY FOAM INSULATION TO BE USED OF RIM JOISTS
-FRAME TOP OF MAIN FLOOR WINDOWS TO MATCH HEIGHT OF EXT DOOR AND TRANSOM UNLESS NOTED
-ALL SIDEYARD CANTILEVERS MUST BE DRYWALLED W/ 5/8 DRYWALL & NON-VENTING SOFFIT ON UNDERSIDE, NAILING PATTERN TO BE 6" OC ON PERIMETER AND 8" OC IN THE FIELD-GALVANISED NAILS TO BE USED

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	28.06.24	DP PLANS	K.C.
02.	--	--	--
03.	--	--	--
04.	--	--	--
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PROJECT: SEMI DETACHED

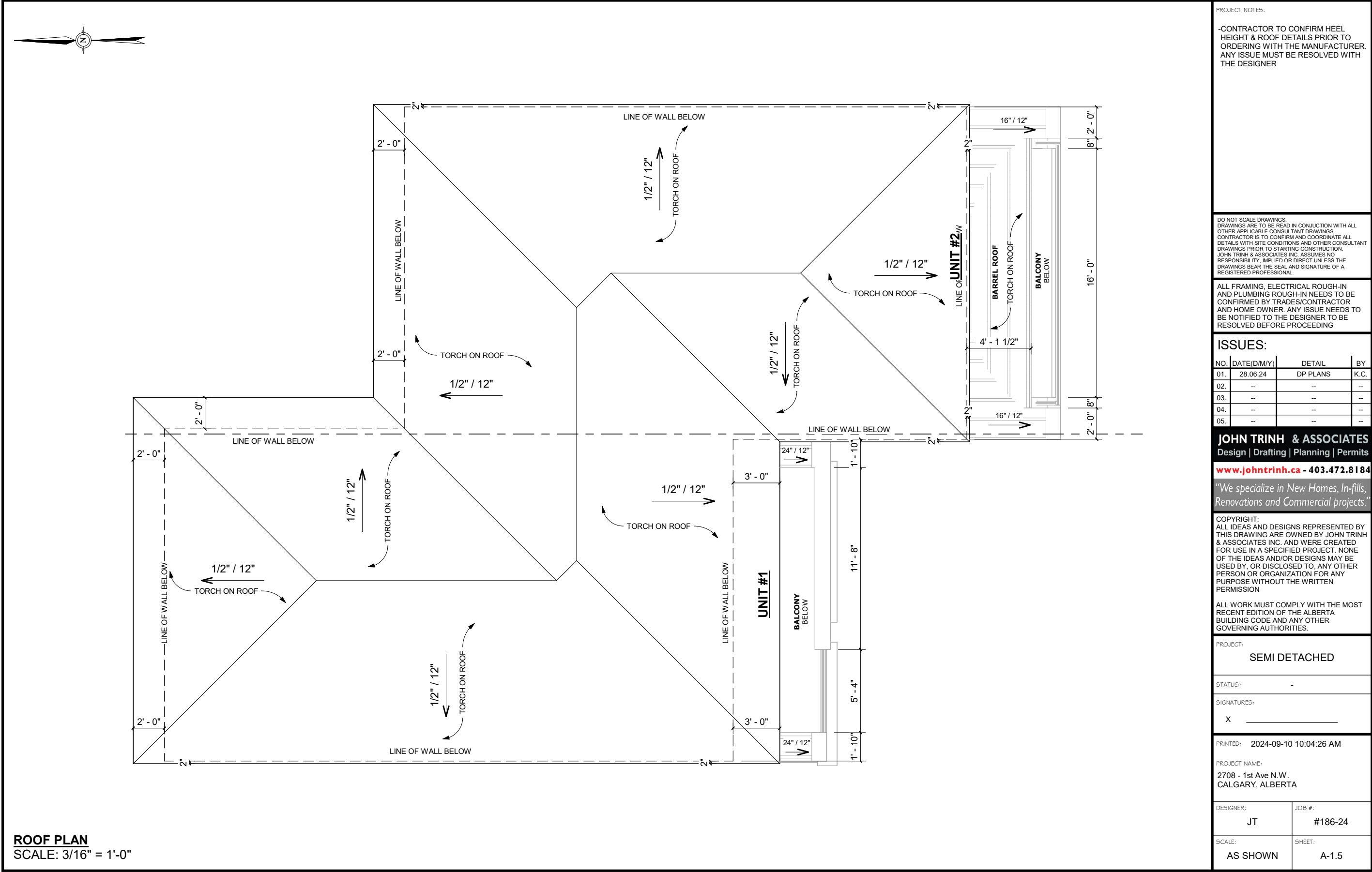
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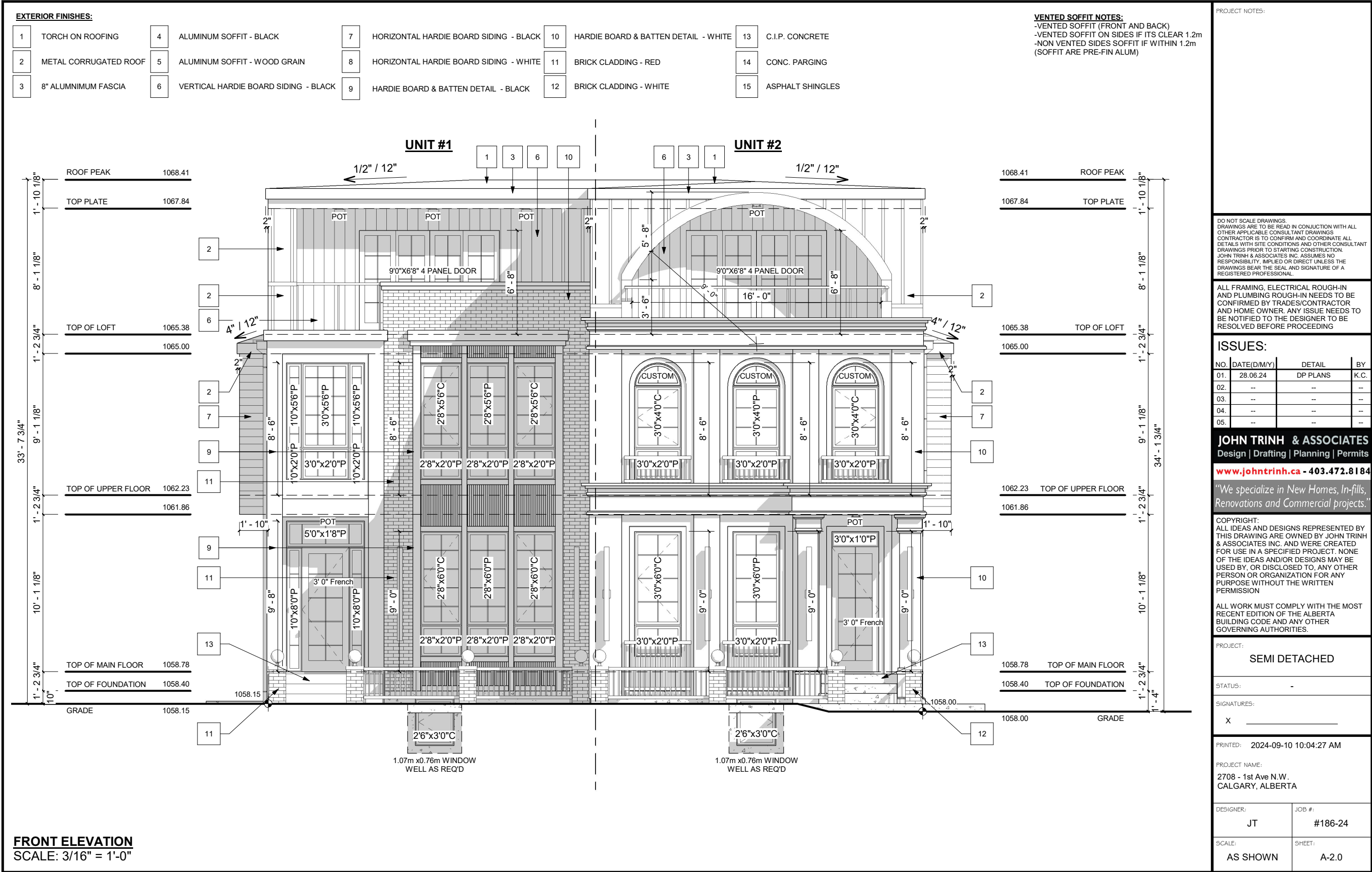
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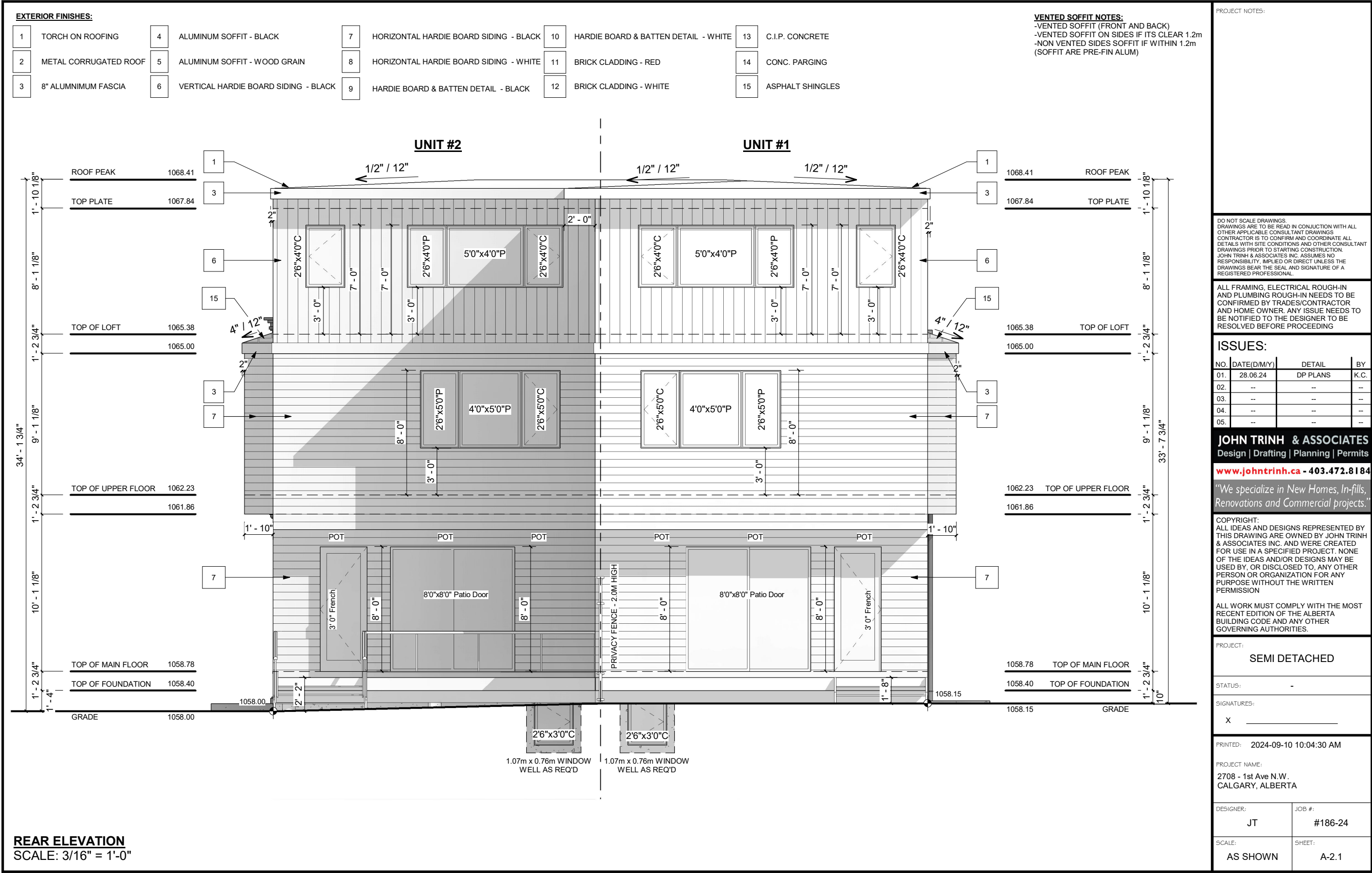
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PROJECT NAME: 2708 - 1st Ave N.W. CALGARY, ALBERTA

DESIGNER: JT	JOB #: #186-24
SCALE: AS SHOWN	SHEET: A-1.4







EXTERIOR FINISHES:

1	TORCH ON ROOFING	4	ALUMINUM SOFFIT - BLACK	7	HORIZONTAL HARDIE BOARD SIDING - BLACK	10	HARDIE BOARD & BATTEN DETAIL - WHITE	13	C.I.P. CONCRETE
2	METAL CORRUGATED ROOF	5	ALUMINUM SOFFIT - WOOD GRAIN	8	HORIZONTAL HARDIE BOARD SIDING - WHITE	11	BRICK CLADDING - RED	14	CONC. PARGING
3	8" ALUMINUM FASCIA	6	VERTICAL HARDIE BOARD SIDING - BLACK	9	HARDIE BOARD & BATTEN DETAIL - BLACK	12	BRICK CLADDING - WHITE	15	ASPHALT SHINGLES

WINDOW CALCULATION

WALL AREA = 1241.50 SQ. FT.
WINDOW AREA = 28.94 SQ. FT.
TOTAL: $28.94 / 1241.50 = 2.33\%$

VENTED SOFFIT NOTES:

- VENTED SOFFIT (FRONT AND BACK)
- VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
- NON VENTED SIDES SOFFIT IF WITHIN 1.2m

(SOFFIT ARE PRE-FIN ALUM)

PROJECT NOTES:

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AND HOME OWNER. ANY ISSUE NEEDS TO
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	28.06.24	DP PLANS	K.C.
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03.	--	--	--
04.	--	--	--
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PROJECT:

SEMI DETACHED

STATUS:

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SIGNATURES:

X

PRINTED: 2024-09-10 10:04:33 AM

PROJECT NAME:

2708 - 1st Ave N.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

#186-24

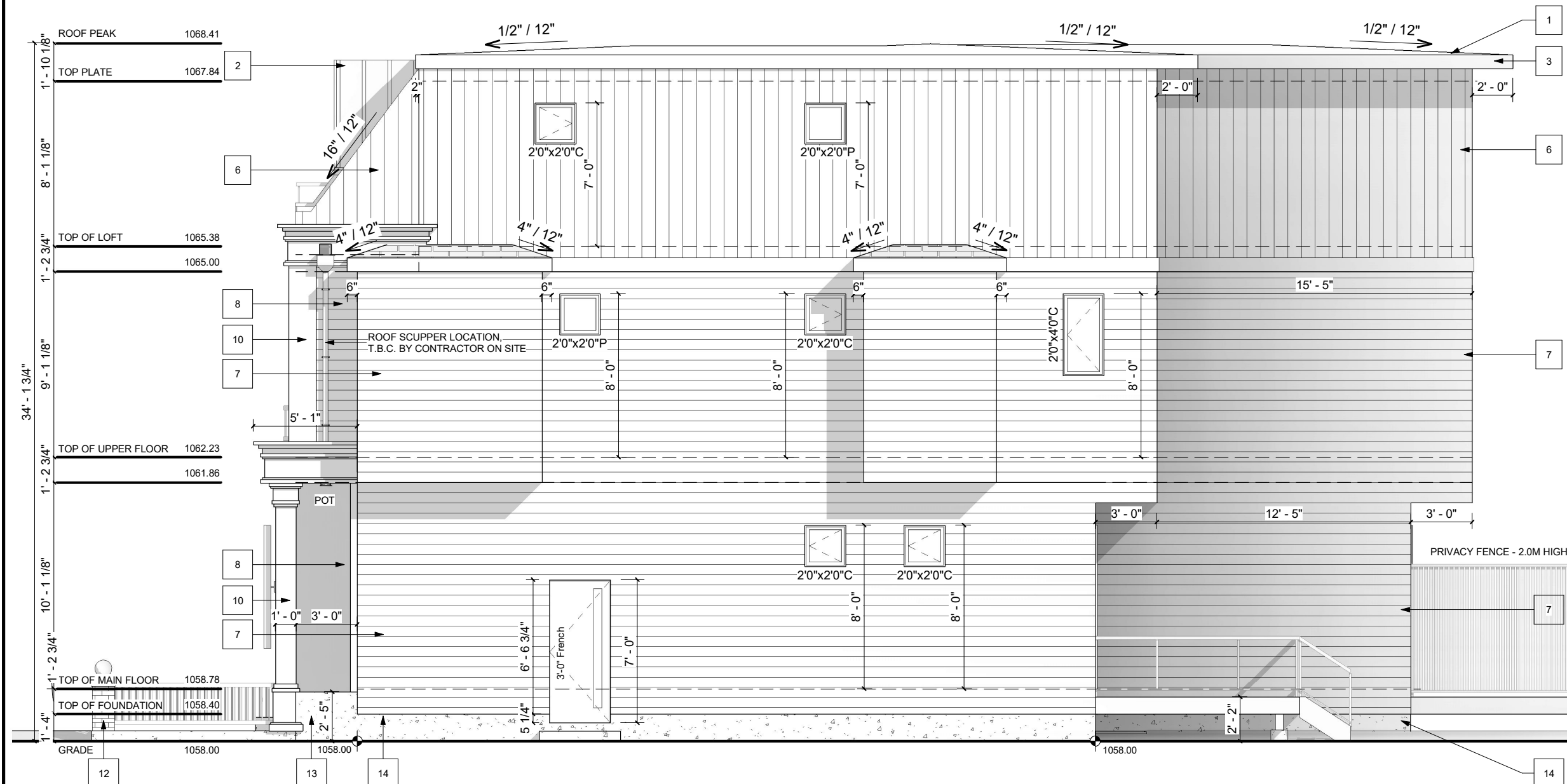
SCALE:

AS SHOWN

SHEET:

A-2.2

UNIT #2



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

[1] TORCH ON ROOFING	[4] ALUMINUM SOFFIT - BLACK	[7] HORIZONTAL HARDIE BOARD SIDING - BLACK	[10] HARDIE BOARD & BATTEN DETAIL - WHITE	[13] C.I.P. CONCRETE
[2] METAL CORRUGATED ROOF	[5] ALUMINUM SOFFIT - WOOD GRAIN	[8] HORIZONTAL HARDIE BOARD SIDING - WHITE	[11] BRICK CLADDING - RED	[14] CONC. PARGING
[3] 8" ALUMINIM FASCIA	[6] VERTICAL HARDIE BOARD SIDING - BLACK	[9] HARDIE BOARD & BATTEN DETAIL - BLACK	[12] BRICK CLADDING - WHITE	[15] ASPHALT SHINGLES

UNIT #1

WINDOW CALCULATION
 WALL AREA = 1223.25 SQ. FT.
WINDOW AREA = 28.47 SQ. FT.
 TOTAL: 28.47 / 1223.25 = 2.33%

VENTED SOFFIT NOTES:
 -VENTED SOFFIT (FRONT AND BACK)
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
 -NON VENTED SIDES SOFFIT IF WITHIN 1.2m
 (SOFFIT ARE PRE-FIN ALUM)

PROJECT NOTES:
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03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

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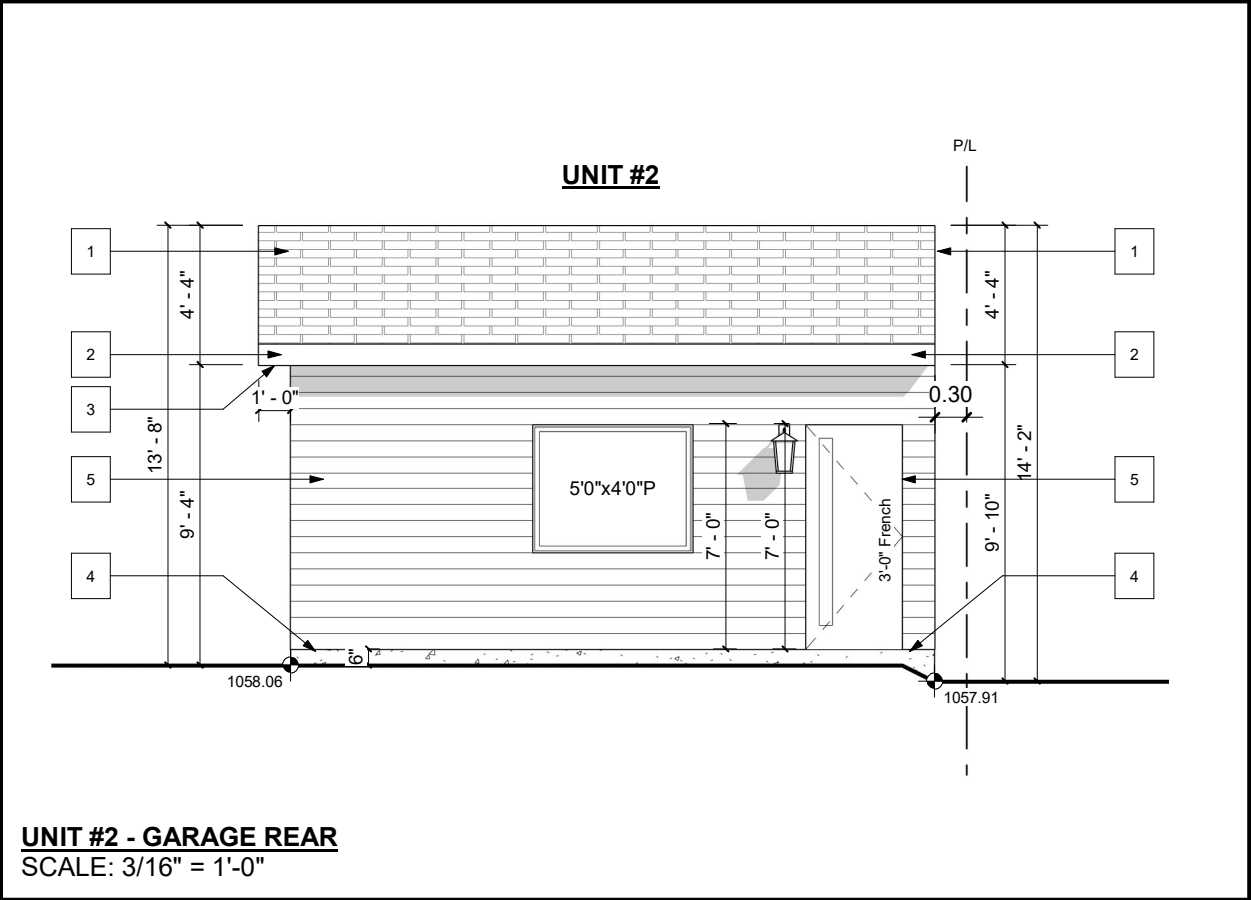
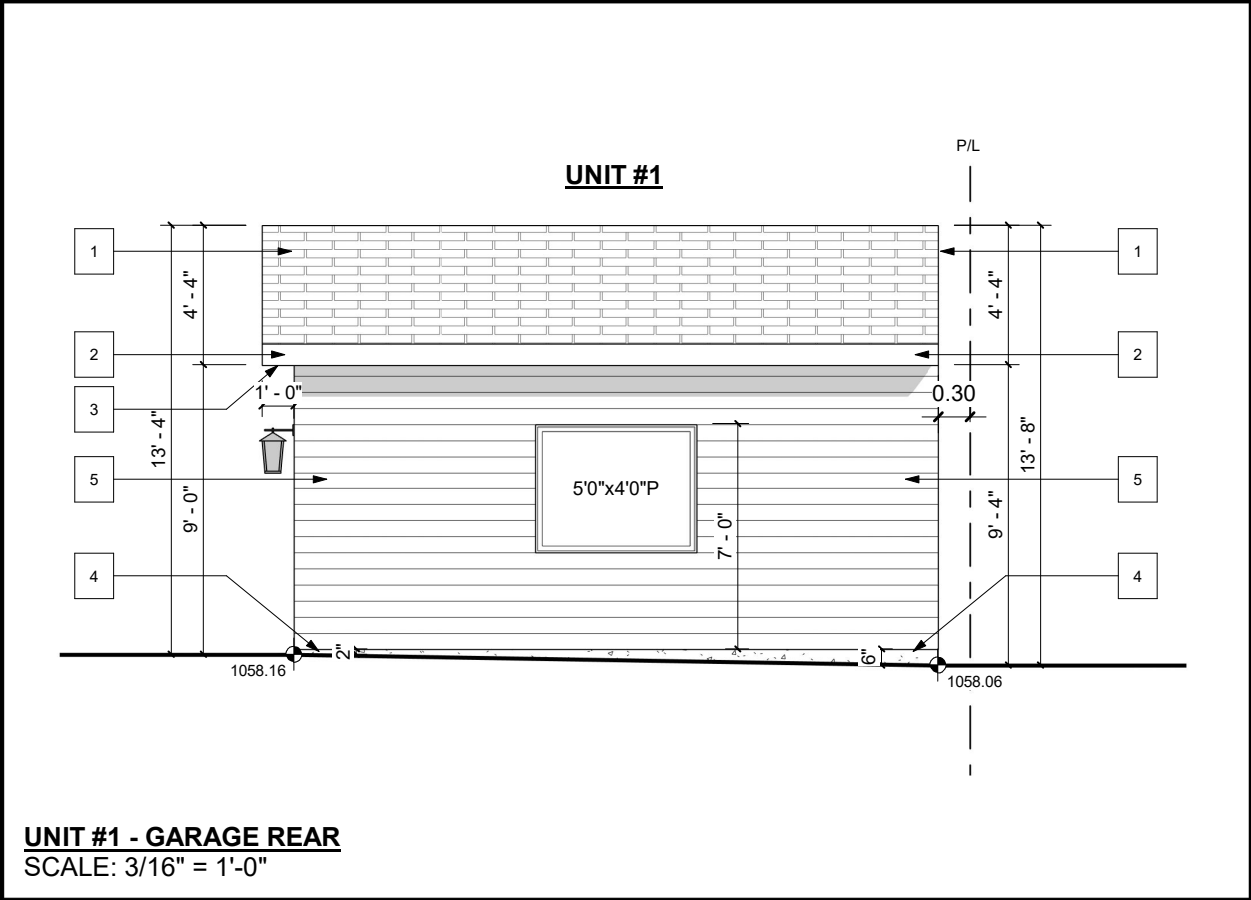
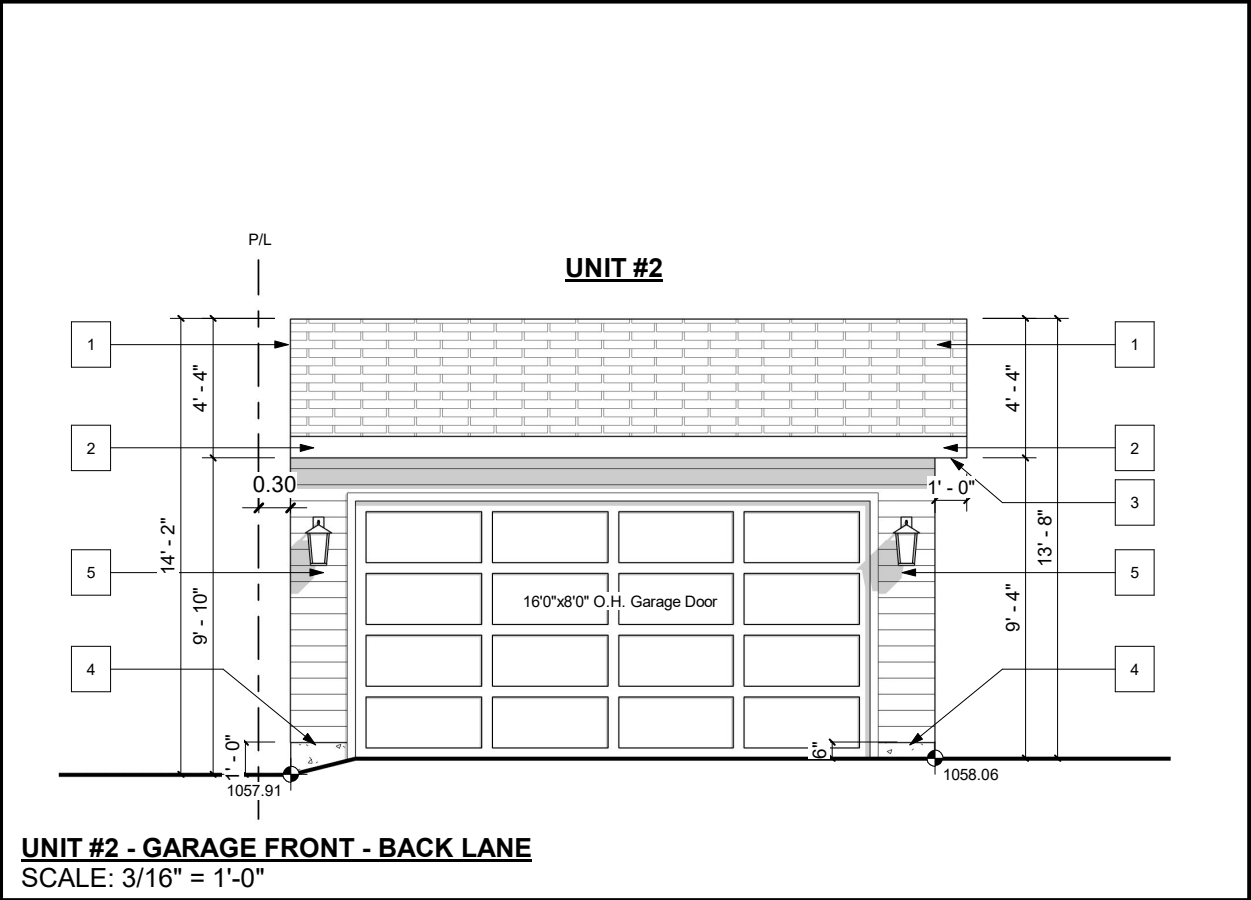
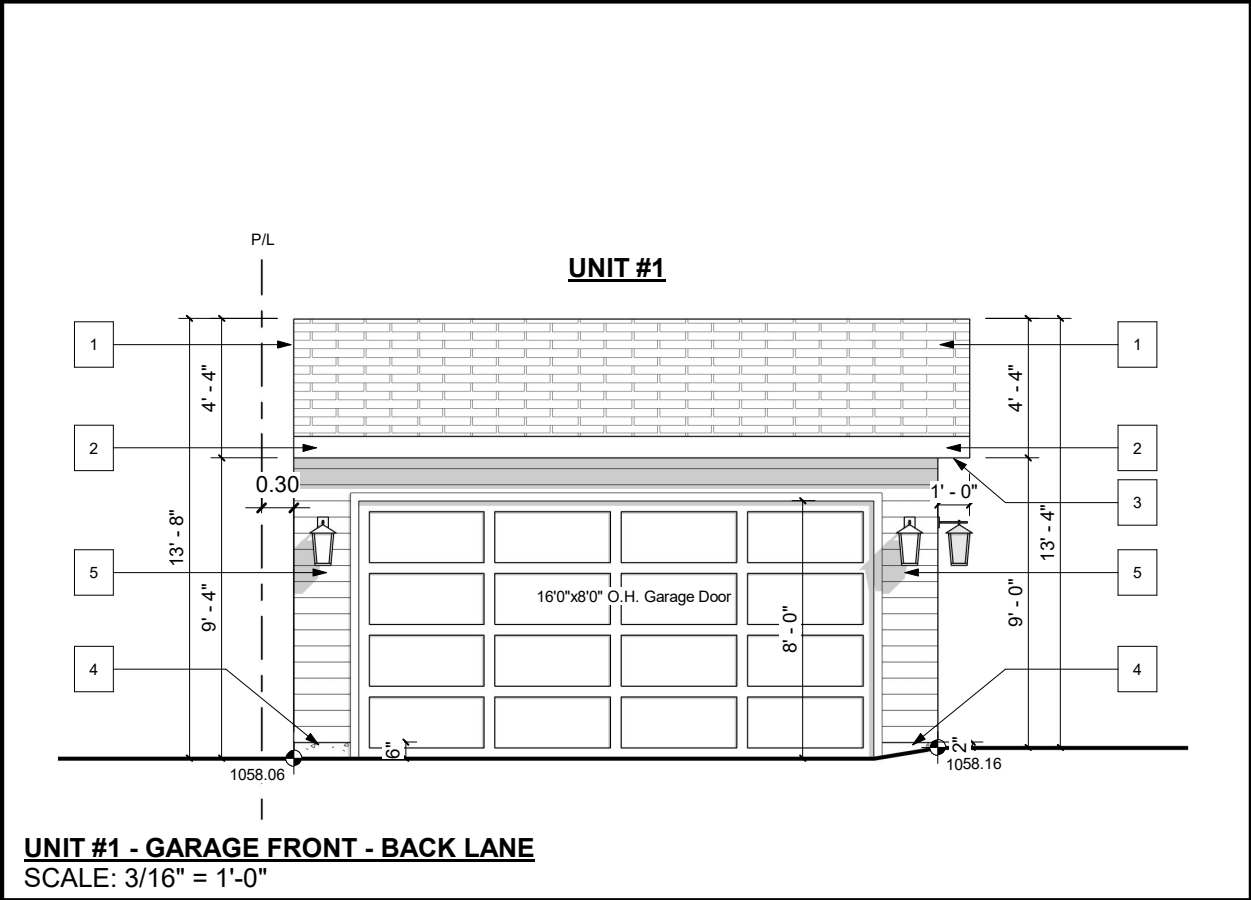
PROJECT NAME:
 2708 - 1st Ave N.W.,
 CALGARY, ALBERTA

DESIGNER: JT **JOB #:** #186-24

SCALE: AS SHOWN **SHEET:** A-2.3

LEFT ELEVATION
SCALE: 3/16" = 1'-0"





PROJECT NOTES:

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMINUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	HARDIE BOARD SIDING

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PROJECT: SEMI DETACHED

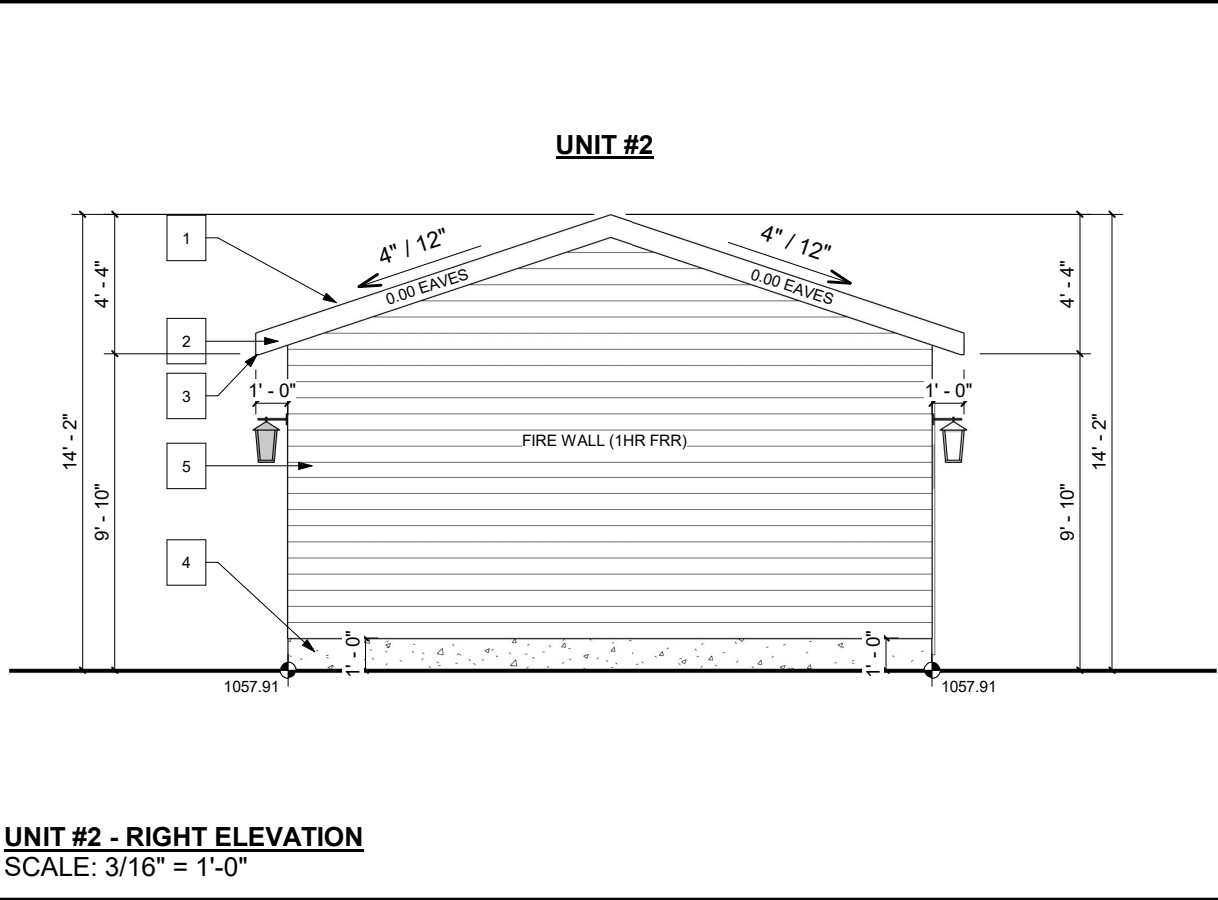
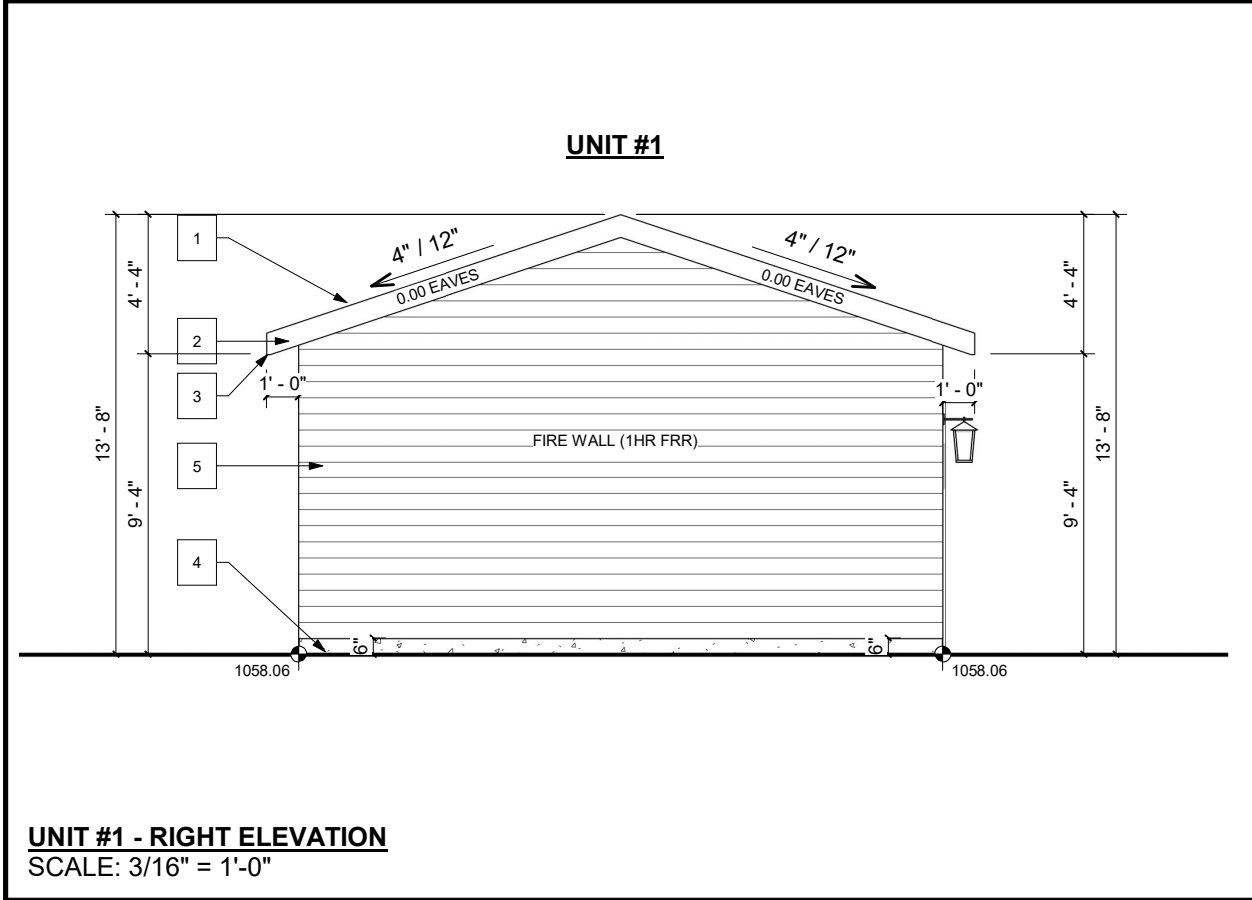
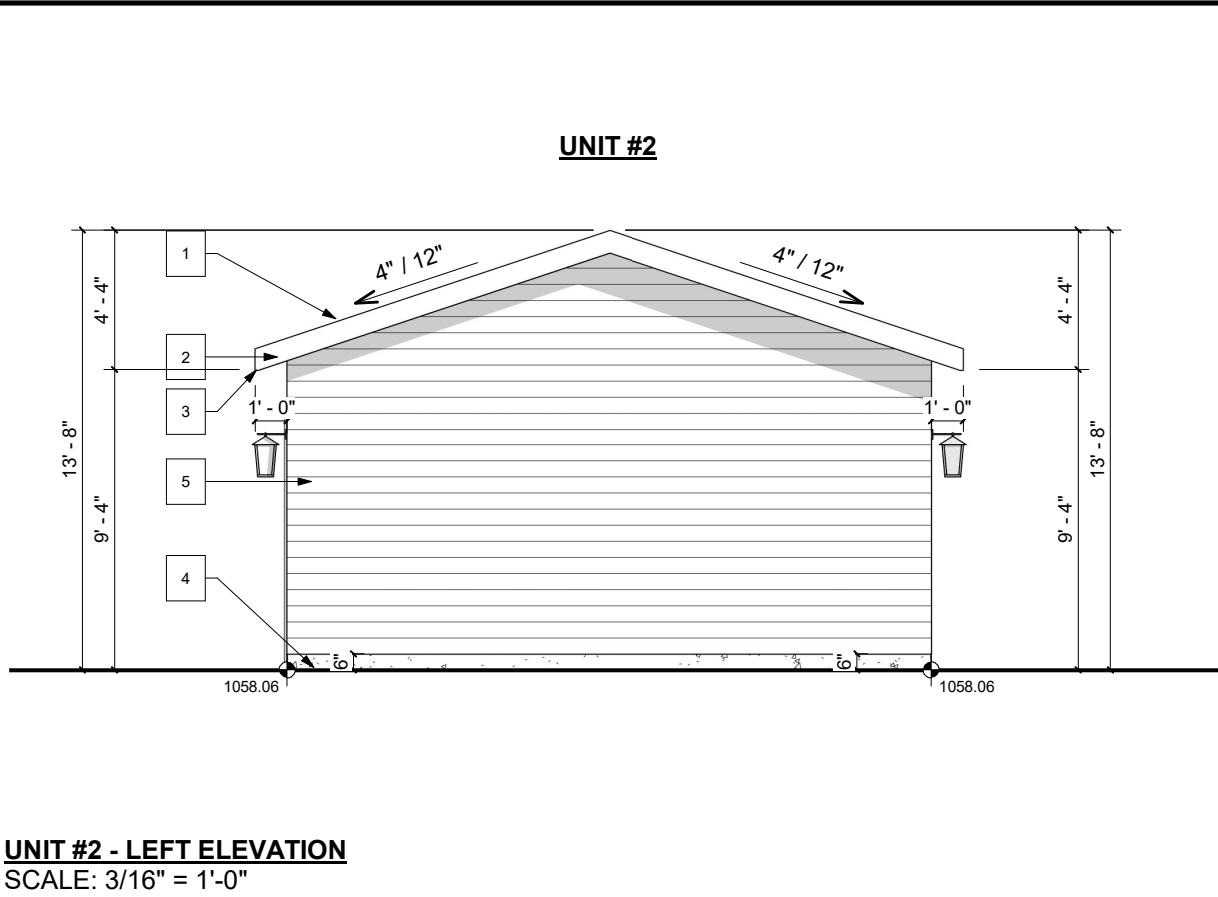
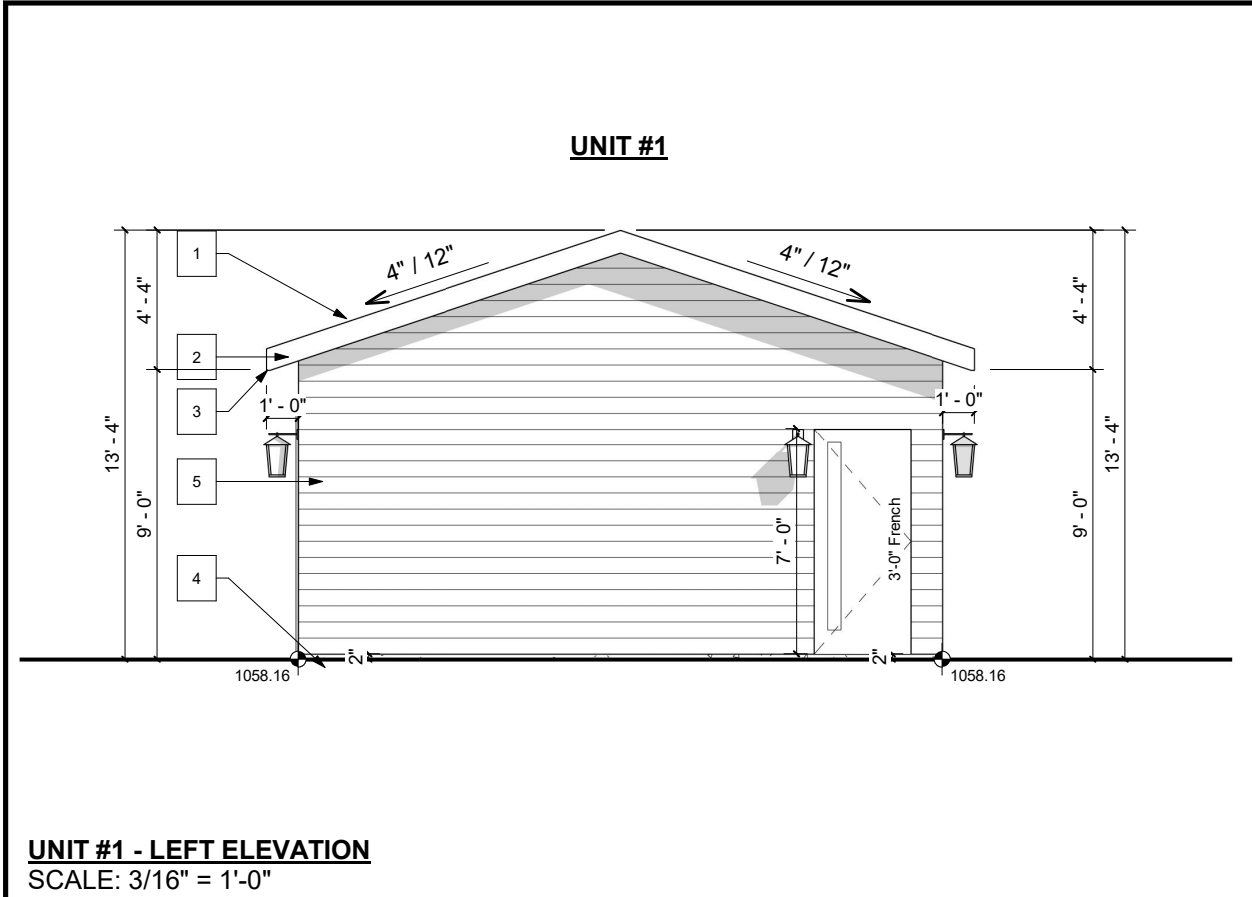
STATUS: -

SIGNATURES:
X _____

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PROJECT NAME:
2708 - 1st Ave N.W.
CALGARY, ALBERTA

DESIGNER: JT	JOB #: #186-24
SCALE: AS SHOWN	SHEET: A-3.1



PROJECT NOTES:

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMINUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	HARDIE BOARD SIDING

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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2024-09-10 10:04:38 AM

PROJECT NAME:
2708 - 1st Ave N.W.
CALGARY, ALBERTA

DESIGNER: JT	JOB #: #186-24
SCALE: AS SHOWN	SHEET: A-3.2

** MODIFY GARAGE SLAB AS NEEDED**

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SIGNATURES:
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PROJECT NAME:
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CALGARY, ALBERTA

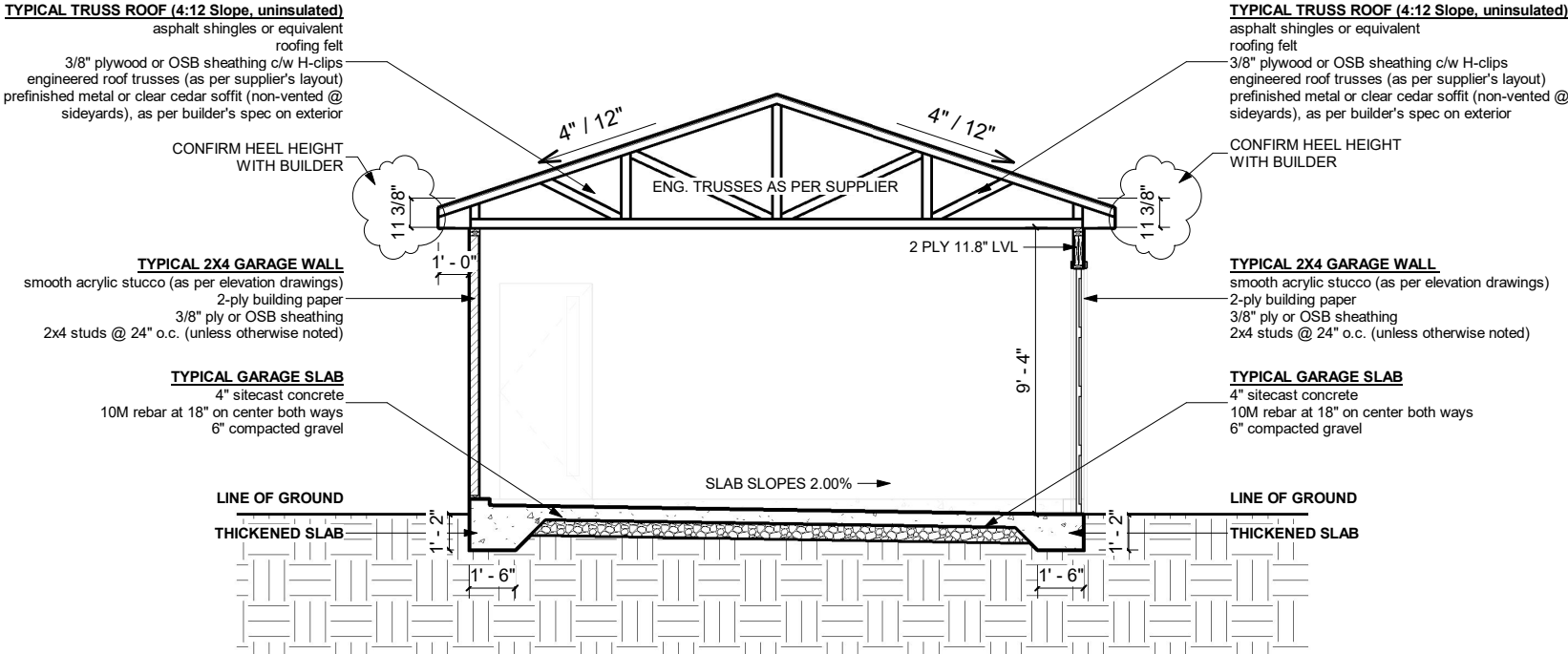
DESIGNER:
JT

JOB #:
#186-24

SCALE:
AS SHOWN

SHEET:
A-3.3

GARAGE SECTION 1
SCALE: 3/16" = 1'-0"



GARAGE SECTION 2
SCALE: 3/16" = 1'-0"

