

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

DATE: May 29, 2025	APPEAL NO.: SDAB2025-0054 FILE NO.: DP2024-07062
APPEAL BY: Jessica Andrews	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites - basement), Accessory Residential Building (garage) was approved at <u>1636 19 Avenue NW.</u>	LAND USE DESIGNATION: R-CG Discretionary
COMMUNITY OF: Capitol Hill	DATE OF DECISION: April 4, 2025
APPLICANT: John Trinh & Associates	OWNER: Harman Singh Dhatt

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] 1636 19 AVE NW

Development Permit/Subdivision Application/File Number [required] DP2024-07062

Name of Appellant [required] jessica andrews

Agent Name (if applicable)

Street Address [required] 1619 19 AVE NW

hdnFullAddress 1619 19 AVE NW CALGARY null T2M 1B2

City [required] CALGARY

Province [required] Alberta

Postal Code [required] T2M 1B2

Residential Phone # [required] (403) 846-9224

Business Phone #

Email Address [required] jessa542@gmail.com

APPEAL AGAINST

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

Development Permit Approval

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

Please see attached pdf for the appeal reasons and the names of the 17 signatories.

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

Estimated Presentation Time 15 min

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

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

If yes, what are the issues?

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

If yes, how many will you be bringing?

I confirm and acknowledge that

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

Submission Date 2025-05-01 14:25:57 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

Date: April 30, 2025

To: Subdivision and Development Appeal Board (SDAB)

City of Calgary

RE: Appeal of Development Permit DP2024-07062 — 1636 19 Avenue NW

Dear Members of the Subdivision and Development Appeal Board,

We are nearby neighbors to the proposed development at 1636 19 Avenue NW, and we are filing an appeal of Development Permit DP2024-07062. While one semi-detached dwelling would be contextual for this block, two semi-detached builds (as proposed) are discretionary. Our appeal is based on concerns that the increase in dwelling units is occurring at a rate that exceeds what current infrastructure can sustain. Our priority concern is cumulative development impact.

1. Cumulative Development Impact

The cumulative pressure on our block and surrounding area is severe. News reports indicate that a relatively few neighborhoods, including Capitol Hill, Bowness, and Montgomery, have seen a disproportionate increase in development permits in 2024 compared to the city-at-large and to past years. Consider this— the city's prediction for the first twelve months of the new R-CG zoning bylaw was for 250 properties to be developed into 750 new residential units (Source: Global News Oct 7, 2024). Counting only the 8 adjacent blocks to DP2024-07062, the DMap shows a minimum of 83 new residential units being built on just 14 lots— a 493% increase. On just one street – 19 Ave NW between 15 and 16 St – we are facing an increase from 35 to 63 dwelling units — an 80% rise in $\frac{3}{4}$ year since August 6, 2024— with more likely to follow. This pace of development is wildly beyond what was expected or predicted.

While the City's rezoning efforts were intended to encourage a **sustainable and dispersed** increase in housing supply across Calgary, the reality in Capitol Hill has been a rapid clustering of high-density developments without sufficient upgrades to transit, parking, or community infrastructure (playgrounds, school capacity, water, sewer, traffic control). We are particularly concerned that the water and sewer infrastructure has not been studied for whether it can handle this substantial density increase. **The city's current development permit process, which considers applications individually rather than cumulatively, is failing to address the full impact on affected neighborhoods.**

2. Parking and Transit Considerations

The proposed development includes eight residential units (four primary units and four secondary suites) but provides only four garage parking spaces. This is insufficient to accommodate the number of vehicles likely associated with the property. As nearby residents, we are concerned about overflow parking onto the street and alley, which are already narrow and difficult to navigate, especially in winter. Increased congestion will create safety hazards and further strain local infrastructure.

Although the area is served by bus routes, service frequency is limited, with buses running approximately every 32 to 60 minutes depending on the time and day, and some routes having no mid-day service. While the site is within walking distance of the CTrain, the current transit options are insufficient to realistically support car-free households, meaning personal vehicle use — and parking demand — will likely remain high. Existing street parking is already near capacity, and no comprehensive parking study has been completed to assess how these changes will affect day-to-day livability.

3. Practicality and sustainability of waste management

The proposed build plan does not allocate adequate space for garbage bin storage for the 8 units. The available space is insufficient to accommodate 12 bins (3*4) without obstructing the garage door or the narrow sidewalk designed for rear-building traffic. This situation will likely result in these bins being placed in the back alley, thereby obstructing vehicular passage.

Additionally, the sidewalk's limited width precludes the placement of bins there. Observations of existing 8 unit buildings in our immediate area show that green bins are often stacked on top of each other and are not used, leading to a lack of compost collection as all waste is disposed of in the black bins. Sometimes gas meters have been installed into the designated waste bin storage areas which means that the bins no longer fit in their allotted space as per the architectural plans.

This situation raises several concerns regarding the practicality and sustainability of waste management in the area that needs to be considered by the city prior to approving the build. The lack of adequate space for bin storage not only hampers the efficient collection of waste but also leads to improper disposal practices. It is imperative that a more thoughtful and organized solution is devised, one that takes into account both the spatial limitations and the need for effective waste separation. Perhaps, a communal bin system or a designated waste collection point could be explored to mitigate the current issues and prevent the obstruction of passageways.

Conclusion

While we support the broader goals of increasing housing supply, the design, intensity, and cumulative effect of this and similar developments raise serious concerns regarding parking availability, transit capacity, waste management concerns, and the livability of our neighborhood.

We respectfully request that the Board either deny the current permit or require amendments to address these issues, such as providing additional on-site parking or limiting the number of units. Our wider hope is that some checks and balances would be added to the new R-CG bylaw to prevent singular neighbourhoods like Capitol Hill from disproportionately bearing the burden of addressing Calgary's housing crisis without additional investment into our infrastructure. The current development permit approval process needs to be improved to be more holistic— to better include cumulative and collective concerns and not only individual build specifics.

Thank you for your consideration of this appeal.

Sincerely,

Brad and Jessica Andrews, 1619 19 Ave NW, jessa542@gmail.com, 403-846-9224

MaryLou Bayne, 1623 19 Ave NW, mbayne@shaw.ca, 403-613-9706

David Bayne, 1623 19 Ave NW, mbayne@shaw.ca, 403-613-9706

Catherine and Mark Williams, 1614 18 Ave NW, cmuwilliams@gmail.com, 403-926-1243

Shivani Sumra and Aman Gill, 1626 19 ave NW, shivanisumra@gmail.com, 403-804-2361

Craig and Tegan Husselby, 1630 18 Ave NW, teganhusselby@gmail.com, 403-829-0813

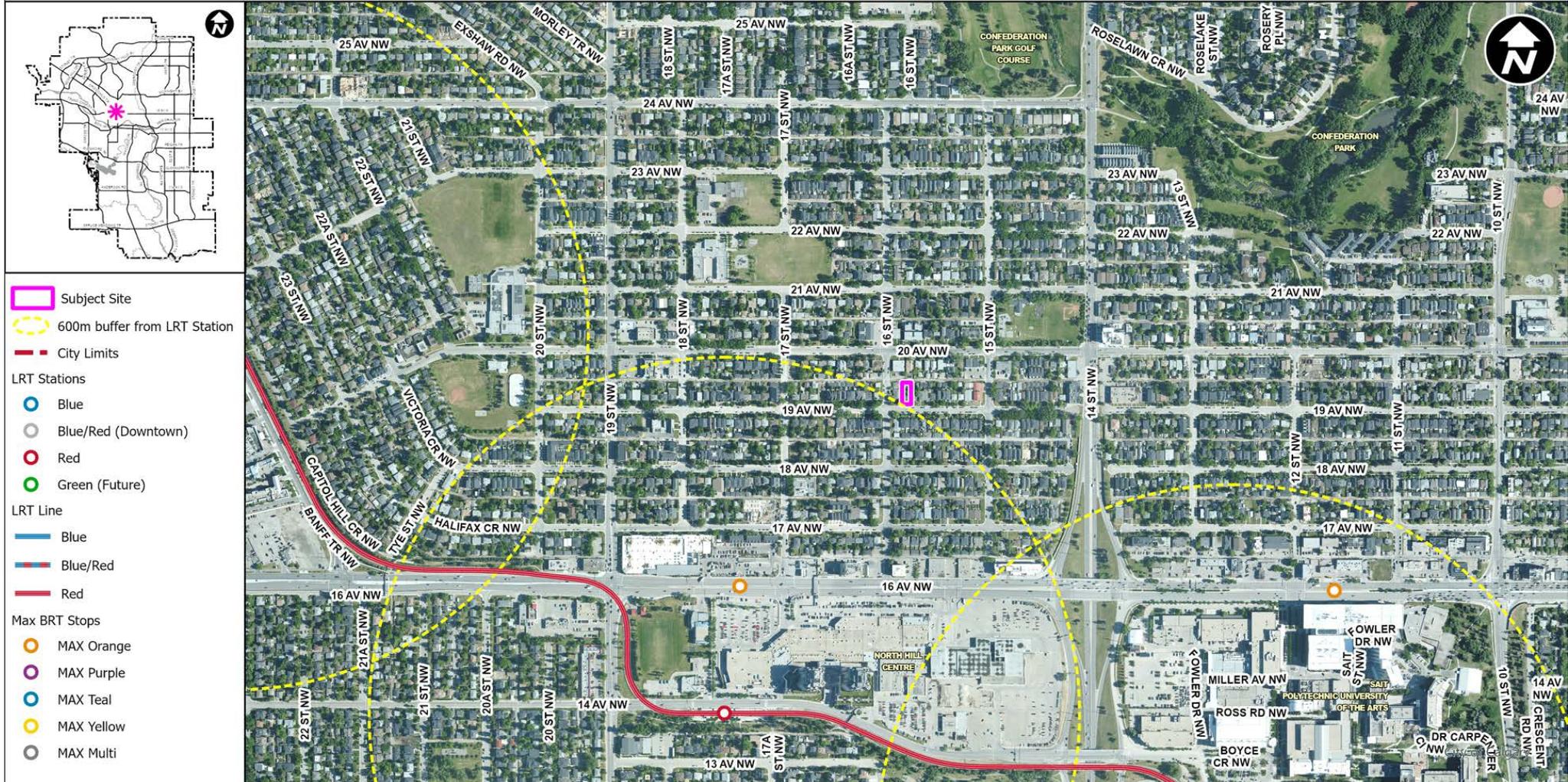
Marie-Eve Paris and Scott Higginson, 1606 18 Ave NW, marieeve.paris@gmail.com
647-995-4497

Neil and Terry Sanderson, 1613 19 Ave NW, nsanderson63@gmail.com, 403-803-9902

Fahd Rizwan Fazal and Kelly Lu, 1633 19 Ave NW, fahdrizwan1996@gmail.com, 250-575-2795

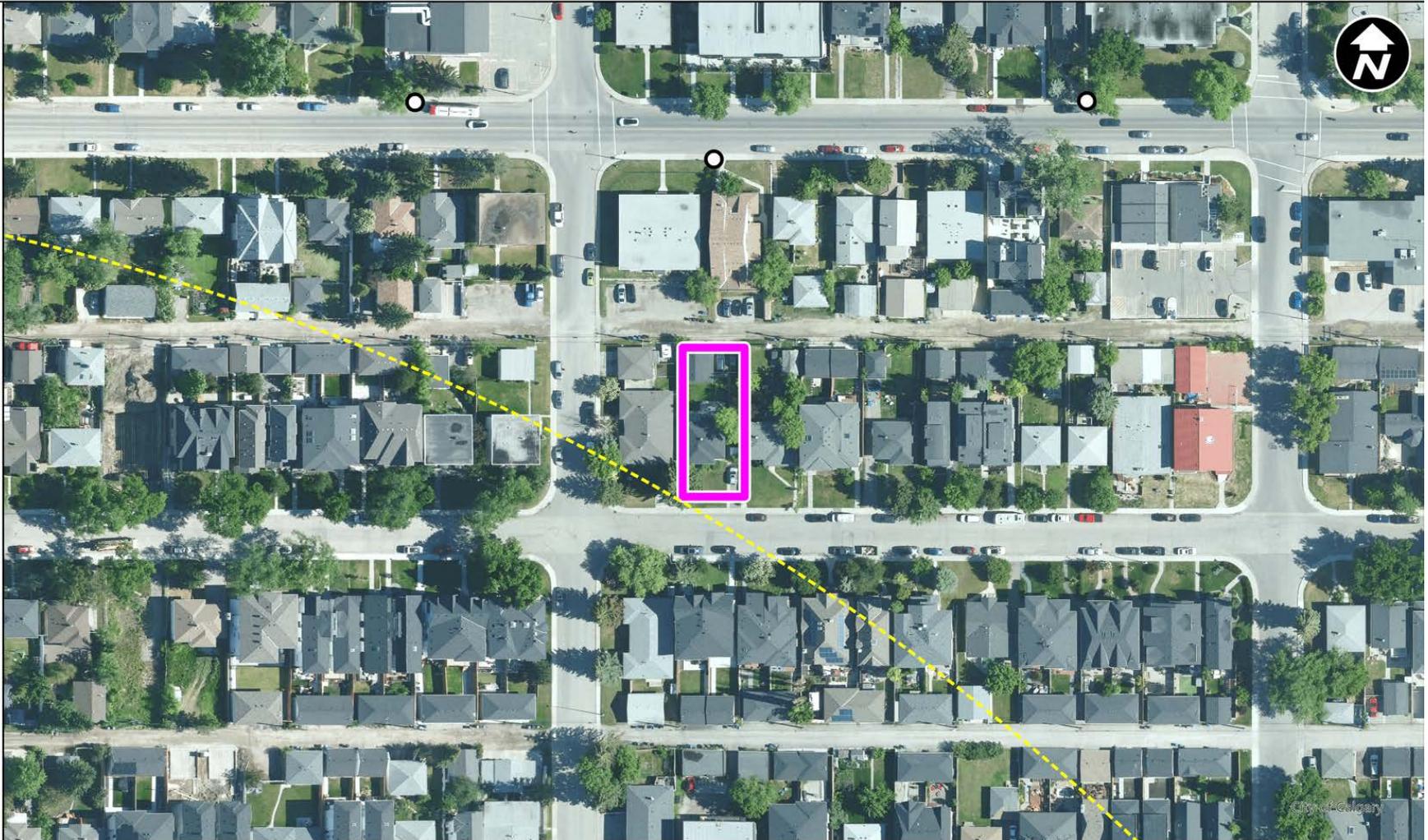
Chun Ho Kwan, 1618 19 Ave NW, gordon.kwan.ca@gmail.com, 403-370-8398

Community Context SDAB2025-0054

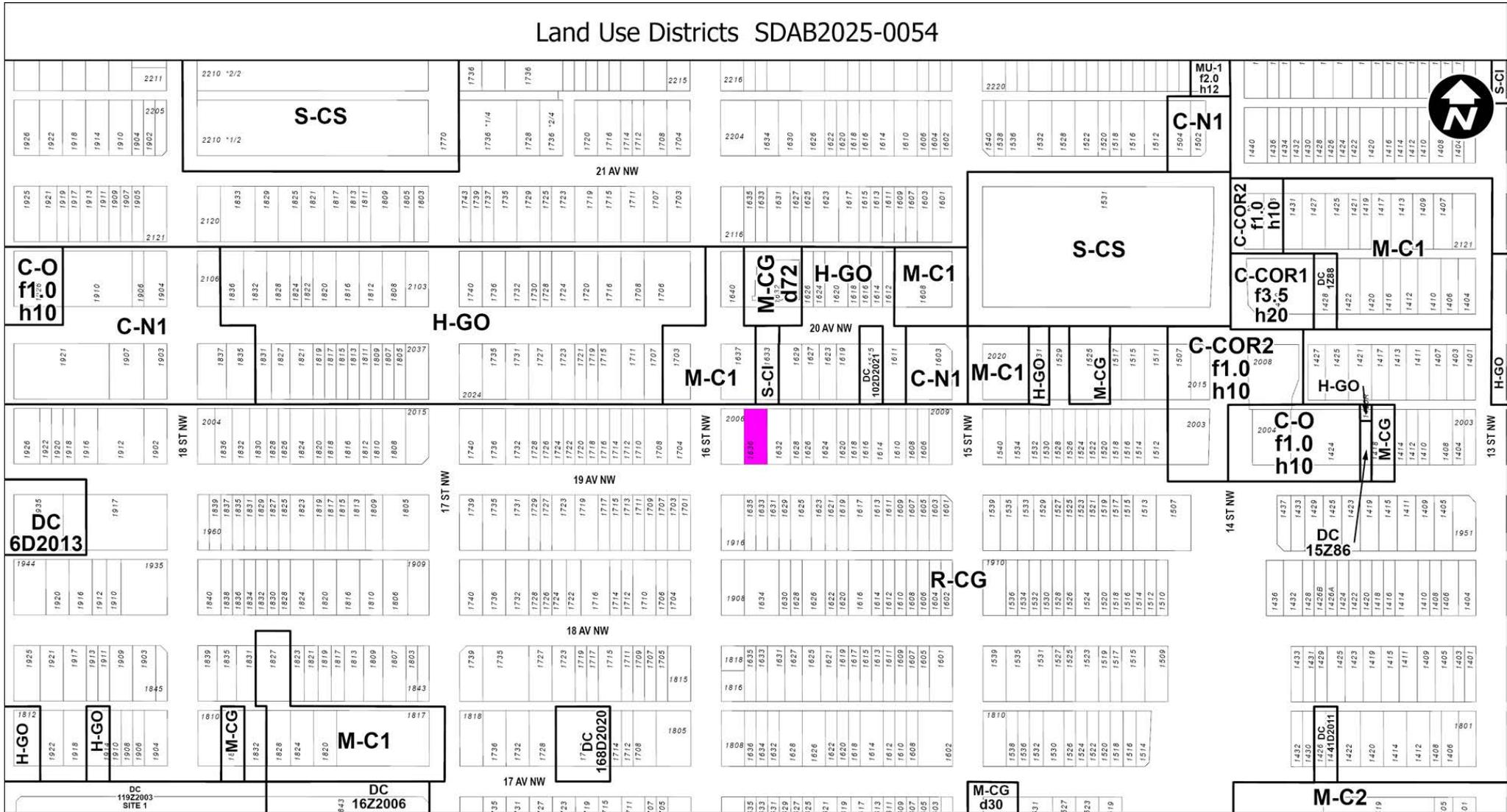


Site Context SDAB2025-0054

- 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 SDAB2025-0054



Surrounding Land Use SDAB2025-0054

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





April 4, 2025

JOHN TRINH & ASSOCIATES



Dear Applicant:

RE: Notification of Decision: DP2024-07062

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

Address: 1636 19 AV NW

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

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

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

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

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

Yours truly,

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

April 4, 2025

JOHN TRINH & ASSOCIATES





Dear Applicant:

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Yours truly,

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



DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2024-07062

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

1636 19 AV NW

Community: **Capitol Hill**

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

and legally described as:

2864AF;13;17,18

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

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

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

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

Decision By: **Development Authority**

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

Development Authority: **Michele Yakemchuk**

File Manager: **Tiffany Hughes**

Release Date: _____

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

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

This is NOT a Building Permit

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

WARNING

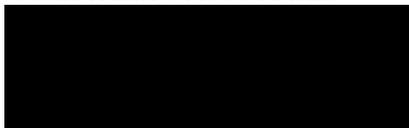
This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Applicant: **JOHN TRINH & ASSOCIATES**

Address:

City:

Phone:





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

DP2024-07062

Complete Address and Legal Description listing for Development Permit DP2024-07062

Address Type	Address	Legal Description
Parcel	1636 19 AV NW	2864AF;13;17,18

Knee, Judy

From: Santiago Paez Gil [REDACTED]
Sent: Wednesday, April 30, 2025 11:31 AM
To: Hughes, Tiffany L.
Cc: Amanda Kim
Subject: [External] DP2024-07062 - Fire Hydrant COA - 274-24 - Bal Kooner - 1636 19 Ave NW 4 +4
Attachments: DP2024-07062 - PERMIT - CONDITION OF APPROVAL - RESPONSE.pdf
Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender
This message came from outside your organization.
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

Hello Tiffany,

Attached is the COA response. It should solve PTR condition #4 regarding the fire hydrant.

Regards,

Santiago Paez Gil
Architectural Technologist



Phone: [REDACTED]
Email: [REDACTED]
Web: [REDACTED]

Office: <https://g.co/kgs/ETxrJf> 222 17th Avenue se
Referrals Are Greatly Appreciated
Follow us on Instagram: [instagram.com/JTA_Design](https://www.instagram.com/JTA_Design)



Conditions of Approval – Development Permit

Application Number:	DP2024-07062
Application Description:	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites - basement), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1636 19 AV NW
Community:	CAPITOL HILL
Applicant:	JOHN TRINH & ASSOCIATES
Planning:	TIFFANY HUGHES 403-333-5657 Tiffany.Hughes@calgary.ca
Utility Engineering:	MICHELLE PALPAL-LATOC Michelle.Palpal-Latoc@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 \$9,250.00 for the removal and rehabilitation of the existing driveway crossing(s) on 19 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.

Acknowledged. Payment receipt will be sent as soon as available.

Utility Engineering

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

~~[Development Site Servicing Plan Webpage](#)~~

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.

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

~~Development Site Servicing Plans CARL (requirement list)~~

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

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

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

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

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

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email daniela.paul-gutierrez@calgary.ca

Acknowledged. Off-site levy payment receipt will be sent as soon as available.

- 4. Fire - Residential Applications

Indicate on the plans the location of the closet hydrant. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

Amended. The distance between the fire hydrant and the farthest point in the site is 80.81m. See attached illustration from the City of Calgary Water Hydrant map.



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.

Permanent Conditions

The following permanent conditions shall apply:

Planning

5. 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.
6. 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.
7. A Development Completion Permit is required prior to the development being occupied.
8. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

Utility Engineering

9. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
10. For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).
11. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
12. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the

development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

13. 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.
14. Pursuant to Bylaw 1H2024, off-site levies are applicable.

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

15. 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.
16. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
17. 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.
18. 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.
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.

Utility Engineering

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

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

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

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

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

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

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

21. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

22. Any flammable or combustible liquid storage tank over 230 litres requires 3 sets of drawings to be submitted to the Fire Department, Fire Inspections and Investigations, Technical Services for review. Plans are to be delivered to: 4144 - 11 ST SE, Calgary, Alberta, T2G 3H2
There is a fee structure in place for this review.

Refer to this website link for more information:

<http://www.calgary.ca/CSPS/Fire/Pages/Inspections-investigations-and-permitting/Registering-Flammable-or-Combustible-Tanks.aspx>

23. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of the National Fire Code (Alberta Edition). Visit <https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html> for more information on Fire Safety Plan requirements.

24. Water connection is available from 19 AV NW. Future service connections will be crossing, exposing and excavated within 3.0m of the 500mm water Feedermain

located in 19 AV NW. Hydrovacating will be required for the determination of alignment, elevation, pipe diameter, pipe support, backfill and clearances. A detail of this information will be required to be shown on the Development Site Servicing Plan with respect to working in proximity of this Feedermain.

25. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
26. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
27. Redundant services are to be disconnected at the source and new service installed at the owners expense.
28. Each unit must be individually metered.
29. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact [Water Resources](#) for additional details.
30. Ensure that the water service separation from the foundation wall or piles is:
 - a. 4.0m (100mm service or larger), or
 - b. 3.0m (50mm service or smaller), or
 - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
31. The applicant must apply for water and sewer connections as per City Standards.
32. Sanitary sewer connection is available from 19 AV NW.
33. Storm sewer connection is available from back lane.
34. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
35. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
36. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
37. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
38. All on-site sewers are to be designed to City of Calgary specifications.
39. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever

is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

40. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
41. Stormwater emergency escape routes must be to a public roadway.
42. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

OR

Contact the Waste & Recycling Services Specialist 403-268-8445 for further site-specific details.

43. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
44. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from The City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.



SURFACE IMPROVEMENTS

Prior to the release of the development permit, the landowner of the development site (landowner) must provide a **refundable security deposit** to ensure the performance of the surface improvements within the City right-of-way adjacent to the site.

A refundable security deposit in the amount listed in the attached conditions of approval is required for the proposed surface improvements within the public right of way.

The refundable security deposit will be held by the Roads Business Unit to defray any costs the City might incur carrying out any of the landowner's obligations under the development permit for surface improvements.

The amount of the security deposit is based on the scope of the proposed work and the conditions of the development permit. The landowner is responsible for 100% of the actual construction cost for the surface improvements.

In the event the City's costs in carrying out the work exceed the amount of the deposit, the landowner shall pay to the City the balance of the costs incurred. Once the landowner has completed the work to the satisfaction of a City inspector, this security deposit in full or part will be refunded. Interest will not be paid on any security deposit.

By submitting the security deposit to the City, the landowner agrees to all of the terms and conditions in this document.

SUBMISSION OF PAYMENT

All forms of payments must be submitted to:

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.

3rd Floor City Cashiers (north of the glass elevators)
Municipal Building
800 Macleod Trail SE
Calgary, Alberta

ACCEPTABLE FORMS OF PAYMENT

Certified Cheque or Bank Draft

Security deposits in the form of a certified cheque or bank draft **must be made** at the **third floor Cashiers in the Municipal Building**. Ensure the development permit number is referenced and provide contact information for the person(s) providing the security deposit for receipt purposes.

AGREEMENTS AND SCHEDULING OF WORK

The landowner may hire the City or an Indemnified Contractor to construct the surface improvements.

If you would like to hire the City to complete the surface improvements, please call 311 and ask for a Service Request (SR) for the following: Roads - Crossing Group.

If you choose to hire an Indemnified Contractor to complete this work please contact the Indemnification Group through (311) and ask for the Roads Indemnification Request form. Allow eight (8) weeks for review of drawings, preparation of agreements, surveys etc. A list of Indemnified Contractors can be found on the City of Calgary webpage under [Indemnification Agreements](#)

RESPONSIBILITY FOR DAMAGES

Existing Damage: The landowner will be held responsible for damages unless prior damage is properly documented in writing and registered at ROADSIA@calgary.ca prior to any construction activities.

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Landowner Liable for all Damages: The landowner is responsible for the cost of all repairs to City property, whether or not the applicant or landowner or both cause damage directly or damage is caused by sub-trades, etc.

REQUESTING A REFUND

Any refunds on surface improvements completed by the City will be completed automatically at year end.

For refunds on surface improvements completed by a contractor, call 311 and ask for a Service Request (SR) for the Indemnification Group

The refund will only be to the landowners(s) who originally provided the security deposit unless the landowner(s) directs otherwise in writing

TIME PERIOD TO REQUEST A REFUND

The landowner must make a request for the return of the security deposit no later than five years after completion of the work. No refunds will be provided prior to inspection and approval of the work through the Roads Inspection process. If the landowner does not make a request within the required five years, the landowner forfeits the security deposit and it will become the sole property of The City of Calgary without restriction and all rights in the security deposit will be transferred to The City of Calgary.

Please submit the following contact information along with the deposit and a copy of your Conditions of Approval:

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. Please provide the following information:

Full name of Company and/or Individual:

Phone number:

Email address:

Mailing address (for refund purposes):

2. Deposit Owner information:

Same as above

Full name of Company and/or Individual:

Phone number:

Email address:

Mailing address (for refund purposes):



Conditions of Approval – Development Permit

Application Number:	DP2024-07062
Application Description:	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites - basement), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1636 19 AV NW
Community:	CAPITOL HILL
Applicant:	JOHN TRINH & ASSOCIATES
Planning:	TIFFANY HUGHES 403-333-5657 Tiffany.Hughes@calgary.ca
Utility Engineering:	MICHELLE PALPAL-LATOC Michelle.Palpal-Latoc@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 \$9,250.00 for the removal and rehabilitation of the existing driveway crossing(s) on 19 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.

Utility Engineering

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

[Development Site Servicing Plan Webpage](#)

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.

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

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

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

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

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

Development Type:

Existing Single: 1/New Grade: 4

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

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email daniela.paul-gutierrez@calgary.ca

4. Fire - Residential Applications

Indicate on the plans the location of the closet hydrant. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

Permanent Conditions

The following permanent conditions shall apply:

Planning

5. 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.
6. 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.
7. A Development Completion Permit is required prior to the development being occupied.
8. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

Utility Engineering

9. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
10. For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).
11. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
12. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the

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.

development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

13. 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.
14. Pursuant to Bylaw 1H2024, off-site levies are applicable.

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

15. 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.
16. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
17. 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.
18. 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.
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.

Utility Engineering

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

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

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

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

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

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

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

21. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

22. Any flammable or combustible liquid storage tank over 230 litres requires 3 sets of drawings to be submitted to the Fire Department, Fire Inspections and Investigations, Technical Services for review. Plans are to be delivered to: 4144 - 11 ST SE, Calgary, Alberta, T2G 3H2
There is a fee structure in place for this review.

Refer to this website link for more information:

<http://www.calgary.ca/CSPS/Fire/Pages/Inspections-investigations-and-permitting/Registering-Flammable-or-Combustible-Tanks.aspx>

23. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of the National Fire Code (Alberta Edition). Visit <https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html> for more information on Fire Safety Plan requirements.
24. Water connection is available from 19 AV NW. Future service connections will be crossing, exposing and excavated within 3.0m of the 500mm water Feedermain

located in 19 AV NW. Hydrovacating will be required for the determination of alignment, elevation, pipe diameter, pipe support, backfill and clearances. A detail of this information will be required to be shown on the Development Site Servicing Plan with respect to working in proximity of this Feedermain.

25. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
26. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
27. Redundant services are to be disconnected at the source and new service installed at the owners expense.
28. Each unit must be individually metered.
29. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact [Water Resources](#) for additional details.
30. Ensure that the water service separation from the foundation wall or piles is:
 - a. 4.0m (100mm service or larger), or
 - b. 3.0m (50mm service or smaller), or
 - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
31. The applicant must apply for water and sewer connections as per City Standards.
32. Sanitary sewer connection is available from 19 AV NW.
33. Storm sewer connection is available from back lane.
34. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
35. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
36. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
37. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
38. All on-site sewers are to be designed to City of Calgary specifications.
39. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever

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Calgary, Alberta

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Certified Cheque or Bank Draft

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AGREEMENTS AND SCHEDULING OF WORK

The landowner may hire the City or an Indemnified Contractor to construct the surface improvements.

If you would like to hire the City to complete the surface improvements, please call 311 and ask for a Service Request (SR) for the following: Roads - Crossing Group.

If you choose to hire an Indemnified Contractor to complete this work please contact the Indemnification Group through (311) and ask for the Roads Indemnification Request form. Allow eight (8) weeks for review of drawings, preparation of agreements, surveys etc. A list of Indemnified Contractors can be found on the City of Calgary webpage under [Indemnification Agreements](#)

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1. Please provide the following information:

Full name of Company and/or Individual:

Phone number:

Email address:

Mailing address (for refund purposes):

2. Deposit Owner information:

Same as above

Full name of Company and/or Individual:

Phone number:

Email address:

Mailing address (for refund purposes):

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Reasons for Approval for DP2024-07062

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

Scope and Process

Development Scope:

The application is for a discretionary Semi-Detached Dwelling (2 buildings), Secondary Suite (4 suites) at 1636 19 AV NW in the northwest community of Capitol Hill. The site is surrounded by low density dwellings to the north, east, south and west. Primary access for adjacent residences along 19 AV NW is via the rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no objection
2. **Utility Engineering** – conditions provided
3. **Public Infrastructure** – conditions provided
4. **Ward Councillor** – no comments received
5. **Capitol Hill Community Association** – no comments received
6. **Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments were received;
 - Would like to see the evergreen trees on the property retained
 - Concerns with the amount of density on the block

The following comments were addressed as follows;

Notice Posting:

- *The removal and retention of private trees is at the discretion of the parcel owner. As per the Land Use Bylaw there will be minimum landscaping requirements.*
- *The increase in density is inline with council's goals of increasing density in the city to help with the shortage of housing.*



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

Comments on Relevant City Planning Policies

North Hill Communities Local Area Plan

3.2 Objective

Support residential intensification through renovation, redevelopment, conversion, and infill in a way that involves sensitive integration of new development into the existing neighborhood fabric.

The proposed low density residential development takes the form of two semi-detached dwelling with basement suites. This development proposes to replace the existing housing stock with a new building form. The proposed development introduces a new building form to revitalize the existing house stock.

Land Use Bylaw

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

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

Planning Review

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

The proposed development captures all elements of sound planning. Capitol Hill is a neighbourhood in transition that has seen an increase in residential redevelopment in recent years. The area has a mixture of varied built forms and both new and older housing stock. This development will contribute positively to the streetscape and the greater neighbourhood. The development will not unduly interfere with the amenities of the neighbourhood or interfere with or affect the use, enjoyment or value of neighbouring parcels of land. The development meets the intent of the Land Use Bylaw, North Hill Local Area Plan and the guidelines pertaining to discretionary infill developments in a low density residential setting. As such, the Development Permit is approved, subject to relevant conditions.



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

538115628-001

Application Date **Oct 2, 2024**

Taken By:

APPLICATION NO DP2024-07062

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

Total Fees: \$1,246.00**Cart #:** Applicant: **JOHN TRINH & ASSOCIATES**

Address:

City:

Phone:

Parcel Address: **1636 19 AV NW**Legal: **2864AF;13;17,18**L.U.D.: **R-CG**Community: **CAPITOL HILL**Sec. Number: **29C** Ward: **07**Description: **New: Multi-Residential Development (2 building),
Accessory Residential Building (garage)**Gross Floor Area: 5361.68 feet -
squared\r\nDwelling Units: 4Proposed Development is: **Discretionary**Proposed Use: **Townhouse**

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.



Development Permit Complete Application Requirement List
New Rowhouse, or Addition to Existing Rowhouse:
 In the Developed Area

The following **Development Permit Complete Application Requirement List** outlines all of the information necessary to evaluate and provide a timely decision on your application. Only applications that are complete will be accepted. Applications and materials submitted must be clear, legible and precise. Plans submitted must be to a professional drafting standard. All plans must be clear of any previous approval stamps and/or notations. Please review the **Processing Times and Deemed Refusal** section.

NOTE: Building and Development Permit applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta’s FOIP Act. Failure to follow this requirement may result in an incomplete application. If you consider the information to be personal, do not put it on the plans.

The Development Authority may require additional material considered necessary to properly evaluate the proposed development (as stated in Part 2, Section 26(3) of the Land Use Bylaw1P2007).

Processing Times and Deemed Refusals
<p>Applicants are advised of their option under the Municipal Government Act to treat their application as being refused if the Development Authority fails to make a decision within 40 days of the application being accepted by the Development Authority, or at the expiry of an extended review timeframe specified by a time extension agreement between the Development Authority and Applicant. Time extension agreements must be initiated by the Applicant.</p> <p>To exercise the “deemed refusal” option, an appeal to the Subdivision and Development Appeal Board must be filed within 14 days of the latest specified date for the review, or the right to an appeal is lost until such time as a decision is rendered on the application by the Development Authority.</p>

SECTION 1: Applicant Details	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Representing Owner	
Applicant’s Name: John Trinh	Company Name (if applicable): John Trinh & Associates Inc.
Applicant’s Email: [REDACTED]	Applicant’s Phone Number (during business hours): [REDACTED]

NOTE: Correspondence and approval notification will be sent to only the applicant

SECTION 2: Project Details	DISCRETIONARY
Project Address: 1636 19 Avenue NW, Calgary, AB T2M 1B1	
Cumulative gross floor area: Addition <input type="checkbox"/> ft ² <input type="checkbox"/> m ²	New Building: 5,361.6 <input checked="" type="checkbox"/> ft ² <input type="checkbox"/> m ²
New dwelling units created: <input checked="" type="checkbox"/> Yes If yes, number of new dwelling units: 4	

SECTION 3: Required Items	
1	A copy of the current Certificate(s) of Title
2	Current copies of any Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats registered on the Title(s)

3	<p>A Letter of Authorization* from the registered owner of the land, their agent, or other persons having legal or equitable interest in the parcel.</p> <p>*You may use this sample letter of authorization template or you can provide your own letter, but it must contain all information indicated on the sample letter</p>
4	<p>Colour Photographs (minimum of four different views, label and identify each photograph)</p> <ul style="list-style-type: none"> ▪ Site from front and rear ▪ Two adjoining parcels on either side ▪ Unique features and aspects of significance to development of the parcel ▪ Details of curbs, driveways, sidewalks, waste enclosures and overhead poles ▪ Indicate on a key plan or the site plan, the direction and location of photos
5	Development Permit fee (Fee Schedule)
6	Residential Grades fee, where applicable
7	Completed Site Contamination Statement
8	Completed Public Tree Disclosure Statement If public trees are identified one additional site plan may be required
9	Completed Abandoned Well Declaration
10	Completed Use Questionnaire *This is only required if there is a Commercial Use being proposed within the building or addition
11	Completed Climate Resilience Inventory form
12	<p>Applicant’s Submission Planning Analysis</p> <p>The purpose of the Planning Analysis is to provide key information about the project; information that cannot be communicated in a set of plans (i.e. the thought process behind the proposal). This information will reduce the number of conditions in the first Detailed Team Review form and speed up the application processing time. Where relevant, the Planning Analysis will be circulated to the Community Association for comment as part of the development permit circulation process.</p> <p>While this is not a mandatory requirement, we strongly encourage applicants to provide this key information.</p> <ul style="list-style-type: none"> ▪ Provide an explanation of the proposal/project and how it fits with the surrounding context ▪ Identify and provide rationale for any variation from the relevant City of Calgary policies ▪ identify and provide rationale for any proposed relaxations to the Land Use Bylaw
Renderings	
13	<p>Rendering or Elevation for Notice Posting</p> <p>At least one (1) rendering matching the specifications below, OR one (1) elevation of the proposed development</p> <p>Note: the purpose of this is to include a visual for the notice posting and is encouraged. This is discretionary upon discussions between the file manager and the applicant.</p>

<p>Perspective:</p> <ul style="list-style-type: none"> ▪ For single-building projects, the view must be: <ul style="list-style-type: none"> ▪ From the perspective of the sidewalk across the street from the subject site’s primary frontage; ▪ From the perspective of the midpoint of the subject site’s primary street frontage; ▪ At a 90-degree angle, perpendicular to the sidewalk; and ▪ From the perspective of 1.5 metres (average human eye-level) above the sidewalk; OR ▪ For multiple building projects, the rendering: <ul style="list-style-type: none"> ▪ Should be from an aerial angle; and ▪ Must show the entire project area.
<p>Depiction must:</p> <ul style="list-style-type: none"> ▪ Match site plans, landscape plans, and elevations with no removed nor additional items; ▪ Depict the exterior finishing materials of all parts of proposed and existing neighbouring buildings depicted accurately, including freestanding signs, and retaining walls visible in the frame; <ul style="list-style-type: none"> ▪ Views through clear windows for proposed buildings may depict interiors, blinds, or curtains; ▪ Views through clear windows for neighbouring buildings must be of blinds or curtains; ▪ Depict the landscaping and paving materials of all landscaped and paved areas visible in the frame; ▪ Depict trees and shrubs; ▪ Not depict people nor vehicles; and ▪ Have the lighting of September 21 at 4:00pm.
<p>Technical Requirements:</p> <ul style="list-style-type: none"> ▪ Be 2431 pixels in width by 2243 pixels in height, landscape view; and ▪ Be a Portable Graphics (.PNG) file.
<p>Plans</p>
<p>14 One (1) copy of a Site Plan, including: (preferred scale is Metric 1:100 or Imperial ¼" = 1'0")</p>
<p>North arrow, pointing to top or left of page</p>
<p>Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)</p>
<p>All elements of plan labelled as existing or proposed</p>
<p>Plot and dimension property lines:</p> <ul style="list-style-type: none"> ▪ Label existing and proposed ▪ Label parcel area in square meters
<p>Easements, Utility Rights-Of-Way:</p> <ul style="list-style-type: none"> ▪ Dimension (width, depth and location) ▪ Label type of easement and registration number)
<p>Utilities on and adjoining the parcel (deep, shallow and overhead):</p> <ul style="list-style-type: none"> ▪ Water, storm and sanitary sewer ▪ Gas ▪ Electrical ▪ Cable, telephone
<p>If an abandoned gas or oil well is identified on the site, indicate the necessary setback area for each well</p>
<p>Plot Rights-of-Way setback lines required in Section 53, Table 1:</p> <ul style="list-style-type: none"> ▪ Dimension depth of Rights-of-Way ▪ Dimension distance from Rights-of-Way to building
<p>Floodway, Flood Fringe and Overland Flow:</p> <ul style="list-style-type: none"> ▪ Indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)] ▪ Dimension distance to buildings and structures

Adjacent to parcel:

- City streets, label street names
- Sidewalks, City and public paths (Regional Pathway System)
- Curb cuts, medians and breaks in medians
- Existing and proposed pedestrian crosswalks
- Bus zones and bus shelters (including signage & route number)
- Light standards, utility poles, street signage, street furniture
- Paid parking equipment (parking meters, ticket dispensers, Pay-and-Display)

Dimension to property line:

- Back of sidewalk and curb
- Lip of gutter
- Width of sidewalk and public paths (Regional Pathway System)

Setbacks:

- Dimension front, side and rear building setbacks from property lines
- Draw, label and dimension required setback areas (as prescribed in the Land Use Bylaw)

Parcel and building coverage:

- Calculate area of each building (include all covered structures)

Location of all:

- Catch basins
- Utility poles
- Guy wires/pole anchors
- Hydrants, utility fixtures or boxes

Corner parcels only:

- Outline and dimension corner visibility triangle

Geodetic datum points/contours:

- All the corners of the parcel
- At the back of sidewalk or curb
- At primary corners of the building
- geodetic contours at 0.5 metres intervals including berming for site
- label existing and proposed geodetic datum points

Outline and dimension buildings:

- Projections and structures (bay windows, cantilevers, deck, window wells)
- Detached buildings and structures (sheds, garages)
- Mechanical equipment (parkade vents, air conditioners)
- Label existing and proposed buildings (or portions of buildings)
- Location of all openings (windows, doors, overhead doors)
- Label use area within the building (tenant locations)
- Label uses to be located in each use area (see uses listed under Use CARLs)

Gross Floor Areas (GFA is the total area of all above-grade floors) of:

- Proposed and existing buildings
- Each distinct use area in buildings (tenant location)
- Calculate Floor Area Ratio (FAR) (GFA divided by Parcel Area)

Density:

- Calculate number of existing and proposed units
- Calculate the density in units per hectare (UPH) (Units divided by Parcel Area)

Parking areas, drive aisles and circulation roads:

- Include curbs and sidewalks
- Crosswalks (provide detail if raised)
- Speed bumps (provide detail)
- Label all surface material of areas accessible by motor vehicles
- Dimension widths of all aisles and roads
- Provide details on vehicle circulation (direction of travel, signage and fire lanes)

Motor vehicle parking stalls:

- Dimension width and depth
- Dimension column size and distance between columns
- Dimension angle or parking stall (if less than 90 degrees)
- Location and size of wheel stop (provide next to sidewalk)

Driveways:

- Label proposed or existing
- Label curb cuts to be removed and rehabilitated
- Dimension length from back of curb or sidewalk
- Dimension width of driveway at throat and flare (adjacent to street)
- Dimension distance to adjoining driveways

Parking and loading area geodetic grades:

- Driveways grades and parkade ramp grades
- Detail any areas over 2 per cent slope

Internal sidewalks:

- Label surface material
- Dimension height from grade or parking areas
- Dimension width

Fencing:

- Label height (include height of retaining walls)
- Cross reference to an elevation (for each type of fence)

Retaining walls:

- Label height (provide height of fences on top of wall)
- Provide geodetic datum points at top and bottom of wall
- Cross reference to elevation (for each wall)
- If one metre in height or higher, provide engineered, stamped structural design drawings, including cross-sections
- Provide geodetic datum points of grade on each side of the wall (**NOTE:** height of retaining wall measured as the vertical difference between the ground levels on each side of the wall)

If trees are existing on public lands adjacent to the site:

- Specify the species of each tree (e.g. Green Ash, Colorado blue spruce, American Elm). Note that identification of deciduous or coniferous is not sufficient. If you require assistance in identifying the species of a tree, call 311 to obtain additional information.
- Diameter of each tree, measured at a height of 1.4 metres above the ground
- Estimated mature height of each tree (e.g. less than 3 metres, 3-6 metres, 6-9 metres, etc.)
- Location of the centre point of the trunk of each tree
- Outline of the "drip line" of each tree (i.e. the outline of the outer reach of the branches of the tree)

For R-CG districts only:

- indicate the outdoor private amenity space, along with the dimensions and total area.

Phasing for multi-building developments must be included:

- Outline areas encompassed by each phase
- Label the sequence of phasing

15	<p>One (1) copy of Block Plan(s) including: (preferred scale is Metric 1:100 ; <i>block plan and site plan may be combined if the site plan does not become cluttered</i>)</p>
	North arrow , pointing to top or left of page
	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as existing or proposed
	Plot and dimension property lines
	Outline subject parcel
	Draw, label and dimension required setbacks
	<p>Outline and dimension all buildings:</p> <ul style="list-style-type: none"> ▪ Eaves, porches, projections and exterior walls ▪ Plot location of exterior openings (windows, doors, overhead doors) ▪ Label geodetic datum of roof peak of adjacent buildings
	<p>Adjacent parcels:</p> <ul style="list-style-type: none"> ▪ Indicate two parcels on either side of the subject parcel that are located on the same block face (total of four parcels) ▪ If there are fewer than two parcels on either side of the subject parcel, provide all the parcels on the block face ▪ Where a building is on a corner parcel, the block plan should extend to include the parcels on both streets within the block. ▪ If there are no buildings located on the parcels adjoining the subject parcel, plot all parcels to the closest two parcels with buildings contained in the block face (including the parcels containing the buildings)
16	<p>One (1) copy of Floor Plan(s) (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")</p>
	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as existing or proposed
	<p>Outline and dimension walls:</p> <ul style="list-style-type: none"> ▪ Include exterior dimensions (dimension to centre line of common walls) ▪ Plot location of interior and exterior openings (windows, doors, overhead doors) ▪ Internal motor vehicle and bicycle parking, loading and waste collection facilities (see site plan requirements) ▪ Label use in each use area (tenant space) ▪ Label the purpose of spaces (e.g. Kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities) ▪ Label existing and proposed rooms and portions of the building ▪ Label units as dwelling units or live/work units
17	<p>One (1) copy of Elevation(s) (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")</p>
	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as existing or proposed
	<p>Include elevations for:</p> <ul style="list-style-type: none"> ▪ Buildings ▪ Fences ▪ Retaining walls (over 0.6 metres in height) ▪ Waste collection facilities ▪ Screening (e.g. Service meters, privacy screens, mechanical equipment) ▪ Additional walls or structures (e.g. Exhaust fan shed)

	<ul style="list-style-type: none"> ▪ Cross reference with other plans, where applicable
	<p>Include on elevations:</p> <ul style="list-style-type: none"> ▪ Doors, windows, overhead doors ▪ Projections, service meters, decorative elements, rooftop equipment ▪ Screening (e.g. Service meters, rooftop equipment, privacy screens) ▪ Dimension all doors, windows and overhead doors
	<p>Label finishing materials:</p> <ul style="list-style-type: none"> ▪ Exterior materials (brick, stucco, vinyl siding, metal siding) ▪ Roof materials (asphalt, cedar shakes, concrete tile) ▪ Colours of all major exterior materials
	<p>Grade:</p> <ul style="list-style-type: none"> ▪ Plot existing and proposed grade extending to property lines ▪ Plot property lines (extending vertically) ▪ Plot all geodetic datum points required on site plan
	<p>Building height (indicate on all elevations):</p> <ul style="list-style-type: none"> ▪ Plot line for main floor ▪ Plot line for roof when concealed by parapet ▪ Dimension height of building from existing and proposed grade ▪ Dimension height of main floor from existing and proposed grade ▪ Dimension height of structures (fences, retaining walls) from existing and proposed grade
18	<p>One (1) copy of Cross-sections, including: (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")</p>
	<p>If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.</p>
	<p>Label width of any roof structure, mechanical rooms, projections</p>
	<p>Dimension to outermost limits of the cross-section</p>
	<p>Calculate the area of the cross-section, including all elements of buildings</p>
	<p>Cross-section of sloping driveways and parkade ramps</p> <ul style="list-style-type: none"> ▪ Indicate slope and include transition lengths ▪ Provide geodetic datum points at transition points in ramp (including top and bottom) ▪ Dimension overhead clearance

SECTION 4: Supporting Information	
19	<p>If the site is within the Airport Vicinity Protection Area (AVPA), please note that additional copies of plans may be required during the review of this application.</p>
20	<p>When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a written planning rationale in support of such deficiencies.</p>
21	<p>If the application is being submitted concurrently with an existing Land Use Amendment, a completed <u>Concurrent Submission Declaration Form</u> is required.</p> <p><input type="checkbox"/> Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20__ -_____</p> <p><input checked="" type="checkbox"/> No, this application is not being submitted concurrently with a Land UseAmendment</p>

- 22 When proposed development is to be phased (e.g. portions are to be occupied prior to the completion of the entire development), include a phasing plan showing the sequence of the phases and the area encompassed by each phase
- include information detailing how the site will function throughout the phasing; details such as access to waste facilities

- 23 **Off-site Levy Bylaw**
Review the Off-site Levy Bylaw at calgary.ca/offsitelevy to determine if additional charges are applicable to the application.

- 24 **Energy Code Compliance Declaration**
By submitting this application, the applicant acknowledges that the proposed development will be designed to comply with either NECB or Alberta Building Code Section 9.36 for energy efficiency as required. This compliance will be verified as a condition of Building Permit issuance. At the time of application for the Building Permit, the applicant will declare a compliance path as described on the appropriate Building Permit requirement list.

SECTION 5: Applicant's Declaration

By submitting this application to The City of Calgary (the "City"), I understand and acknowledge that, as part of the City's process in reviewing, evaluating, and processing this application, the City will be required to circulate hard or electronic copies of my application materials to members of City Administration, members of the public who may be affected by the application's approval, and to relevant Community Associations' Boards of Directors, including their Planning Committees. The City will also make my application materials available online for public viewing through its website, www.calgary.ca. I hereby consent to the City's copying of these application materials, solely for the purposes of such circulation, dissemination and online viewing as aforesaid, provided that those parties to whom the copies are circulated or made available online are made aware that their use of the copies is specific and limited to providing input on my application and that any further reproduction and distribution of the plans is strictly prohibited.

If you do not want to make your application materials available online for public viewing you must send an email to planninghelp@calgary.ca within 48 hours of submitting your application and we will consider your request. If your request is accepted our website will reflect that the applicant has chosen not to have their application materials online for public viewing.

The personal information on this form is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (Section 5) and amendments thereto, as well as section 33(c) of the [FOIP Act](#). This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. **The name of the applicant and the nature of the permit will be available to the public through general inquiries, paid subscription reports for permit data and resources found online, as authorized by the FOIP Act.** You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by contacting the FOIP Program Administrator for Planning and Development through telephone at 403-268-5480 or by writing to PO Box 2100, Station M, Calgary, AB T2P 2M5.

NOTE: This application 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.

Need help or have questions? Contact the [Planning Services Centre](#).

Checklists are updated periodically. Please ensure you have the most recent edition.



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0019 858 760	2864AF;13;17,18	211 100 362

LEGAL DESCRIPTION
 PLAN 2864AF
 BLOCK 13
 LOTS 17 AND 18
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;1;24;29;SE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 001 139 721

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
211 100 362	21/05/2021	TRANSFER OF LAND	\$582,500	\$582,500

OWNERS

HARMAN DHATT
 OF 40 SADDLESTONE GROVE NE
 CALGARY
 ALBERTA T3J 0Z6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
981 149 937	26/05/1998	CAVEAT RE : ENCROACHMENT AGREEMENT
211 100 363	21/05/2021	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. PO BOX 115 COMMERCE POSTAL STATION TORONTO ONTARIO M5L1E5

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
211 100 362

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

ORIGINAL PRINCIPAL AMOUNT: \$466,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 14 DAY OF FEBRUARY, 2023 AT 12:32 P.M.

ORDER NUMBER: 46494955

CUSTOMER FILE NUMBER: 230111



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).

Date 2024-07-23

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

Subject: 1636 19 Ave NW (property address)
274-24 - Bal Kooner - 1636 19 Ave NW 4+4 Combined (project name, if applicable)
Harman Dhatt (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 2024/07/22 (yyyy/mm/dd)

Contact name Harman Dhatt

Contact address 

Contact phone n 

Contact email 

Authorized signature of owner (print) Harman Dhatt

(sign) 

55

Photos – 1636 19 Avenue NW

Front View



Rear View



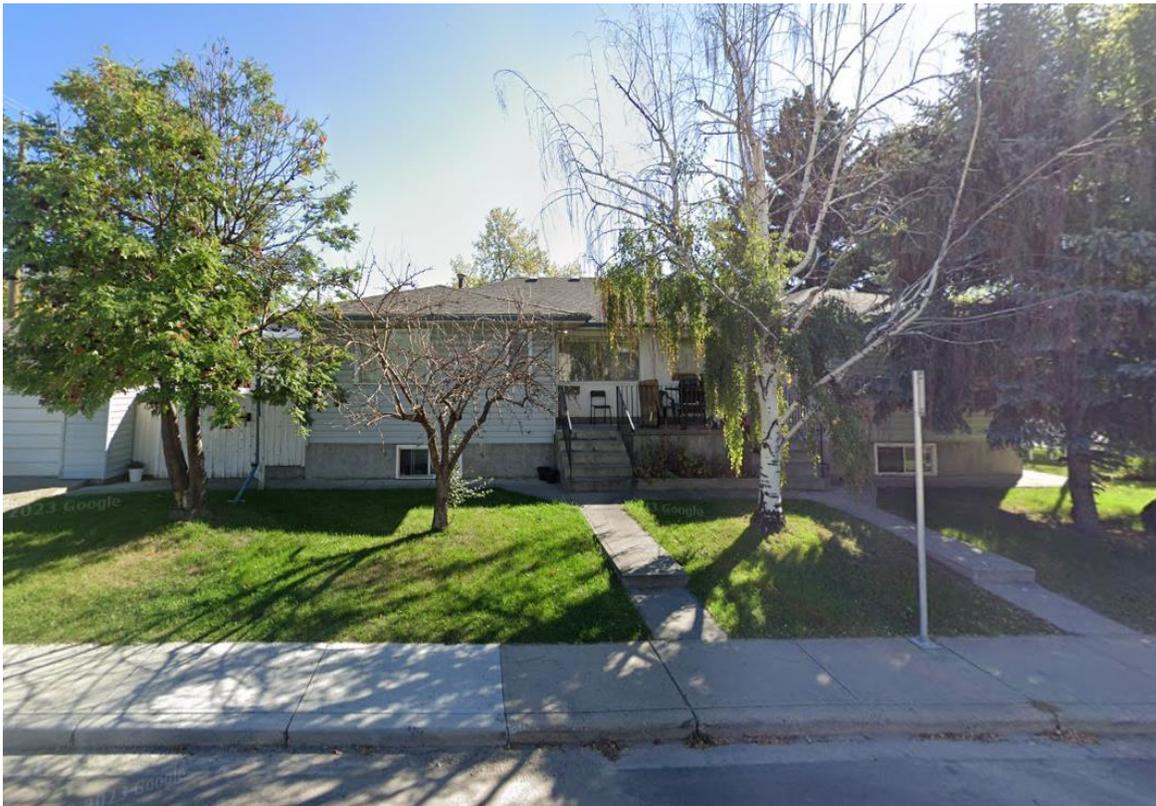
SDAB2025-0054

56

Left Parcel



Right Parcel



SDAB2025-0054



Site Contamination Statement

Application # _____
for office use only

Site Address: 1636 19 Avenue NW, Calgary, AB T2M

Legal Description: Plan:2864AF;Block:13;Lot:17,

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? Yes No
(i.e. development permit, land use redesign or subdivision)

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 provided 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.

2024-07-30

Date



Applicant Signature

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

Applicant Name (Please Print)

Company Name (Please Print)



Public Tree Disclosure Statement

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

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

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

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

- a. Use the City's tree map (may not be up to date for your property)
b. Contact 3-1-1 to put in a "development tree inquiry" to get confirmation from an Urban Forester
c. 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.



Abandoned Well Declaration

Application # _____
for office use only

Site Address: 1636 19 Avenue NW, Calgary, AB T2M

Legal Description: Plan:2864AF;Block:13;Lot:17,

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 _____ Contact Person _____

Address _____

Phone _____



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

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

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

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

2024-07-30
Date



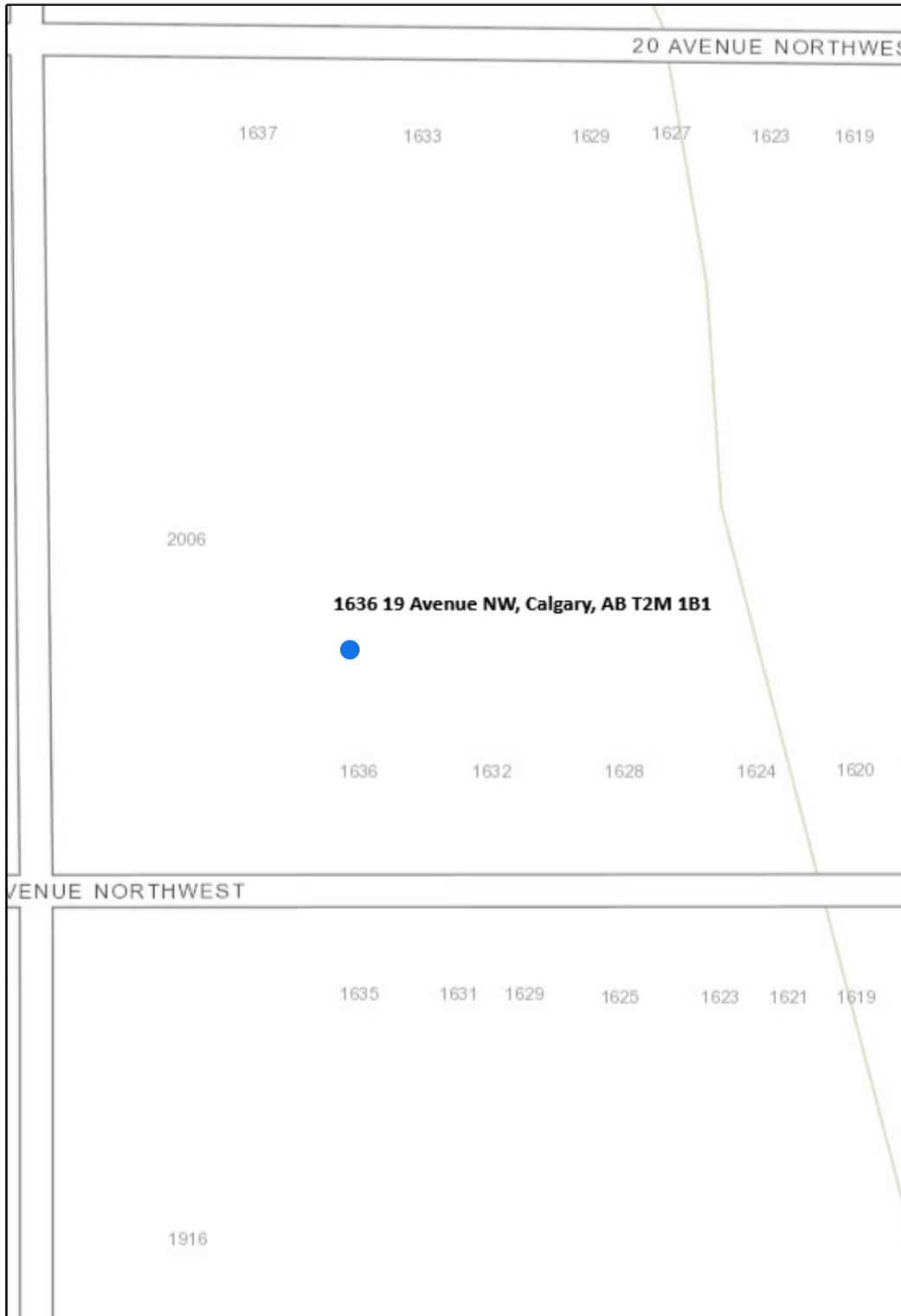
Applicant Signature

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. 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



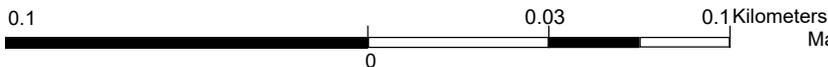
Legend

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

© Government of Alberta

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 30, 2024 13:40:56 -06:00



Map Scale: 1: 1,128





CLIMATE RESILIENCE INVENTORY
Additions and New Buildings

Development Permit Number

For a helpful resource to assist in completing this form, please refer to the "[Climate Resilience Inventory User Guide](#)". For assistance contact CPclimate@calgary.ca.

Project Address	Applicant
Applicant Contact Name	Signature

Purpose: This form is intended to assist in the evaluation of applications for alignment with the climate policies of the Municipal Development Plan and Climate Resilience Strategy. Information provided will be used to advance implementation of these policies at The City and inventory current practices. While The City encourages innovation and commitment towards meeting these policy requirements, not all applications will be expected to include features which are highlighted below. Scale and scope of the project are relevant considerations.

Certification

Is the project seeking green building certification?

- Yes (indicate type and level) _____
- No (explain why not) _____

Does energy modelling indicate improved energy performance over energy code minimum?

- Yes _____

Energy Efficiency and Renewables

Describe any energy efficiency features of the proposed development and/or how renewable energy will be incorporated:

- Photovoltaics: _____kW rated output

Electric Vehicles

Describe if and how the proposal will support electric vehicles:

- EV charging stations (indicate level, number, and % of total stalls) _____

Green Infrastructure

Describe any LID and other green infrastructure features the proposed development is utilizing:

- Green Roof: _____m² and _____% of building footprint covered by green roof
- Permeable surfaces: _____m² and _____% permeable area

Flood and Disaster Resilience

Describe any flood and disaster resilience features of the proposed development:

Building envelope meets Passive House Standard

Other Features

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

Issues

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



2025 May 01

File: DSR2025-04195

To Whom It May Concern:

SUBJECT: NEW ADDRESS ASSIGNMENTS

Development Name: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites)
Parcel Address: 1636 19 AV NW
Legal Description: Plan 2864AF; Block 13; Lot 17,18

Thank you for your recent request.

The approved addresses for this development are shown on the attached plan. For example:

- #101 1636 19 AVENUE NW** – Dwelling Unit
- #201B 1636 19 AVENUE NW** – Front Accessed Suite

According to the Addressing Bylaw (67M86) you must notify us in writing, within 60 days, if revisions need to be considered. You must display the address number clearly and visibly from the roadway and lane.

We will notify City of Calgary business units, ATCO Gas, Enmax Power Corporation, Rogers/Shaw Communications, Telus Communications, and Canada Post to amend their records accordingly.

It is the responsibility of the applicant and/or property owner(s) to notify all other parties including banks, Licence and Registries, and the Alberta Land Titles Office.

Postal codes are provided by Canada Post prior to occupancy. For postal related inquiries please contact Canada Post directly at 1-866-607-6301.

For permit related inquiries please call 403-268-5311 or email planninghelp@calgary.ca. If you have further questions regarding your addressing please call us at 403-268-8127 or email us at addressing@calgary.ca.

Regards,

Andrea Chung
Addressing & Data Services

Attach: 2



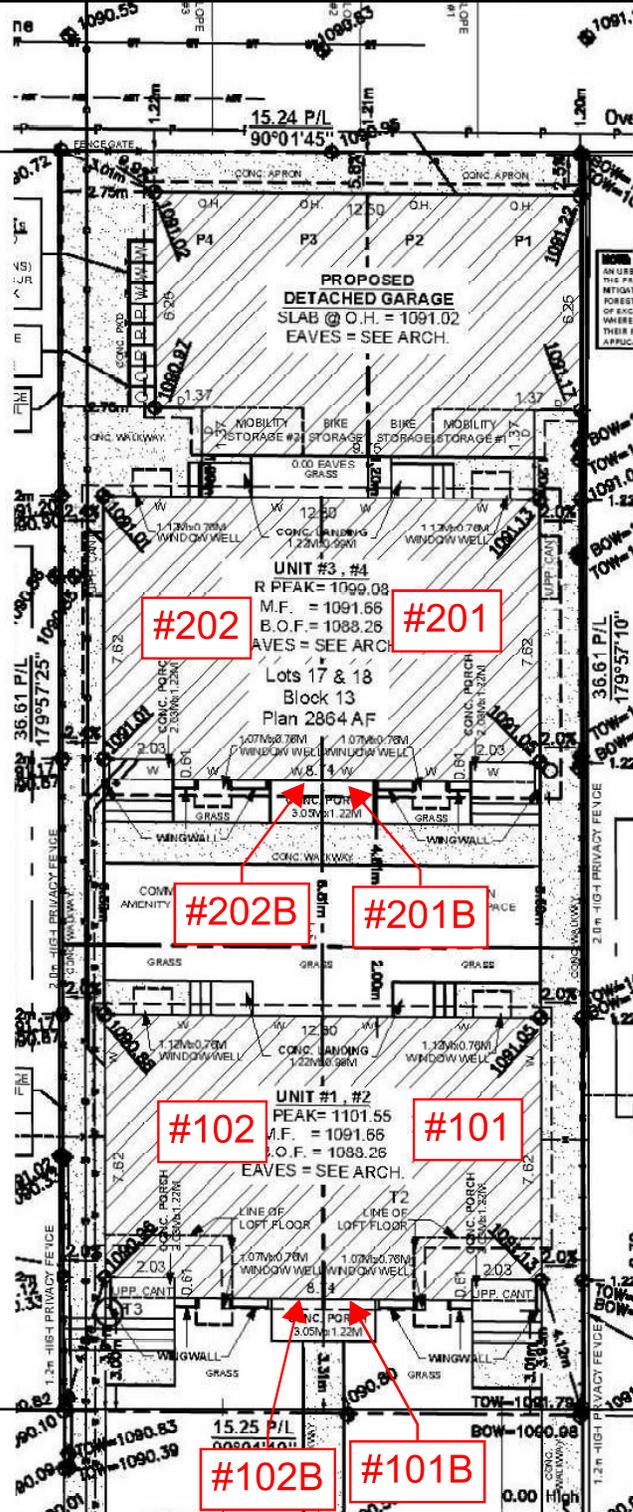
2025 May 01

NUMBERS ASSIGNED PURSUANT TO BY-LAW 67M86

Andrea K. Chung

Addressing Approval

E.G. #202 1636 19 AV NW



19 AV NW



2025 May 01

NUMBERS ASSIGNED PURSUANT TO BY-LAW 67M86

Andrea K. Chung

Addressing Approval

21 AV NW

20 AV NW

19 AV NW

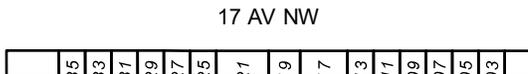
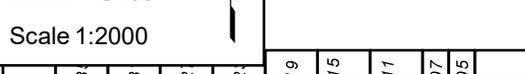
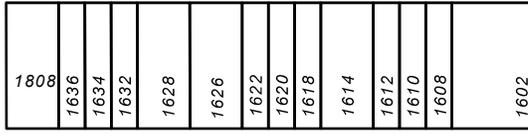
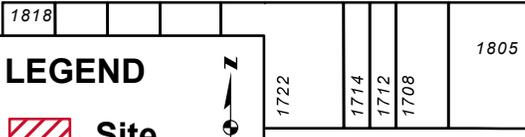
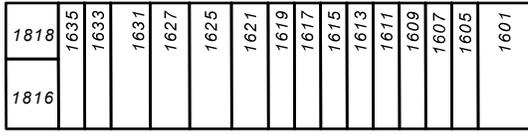
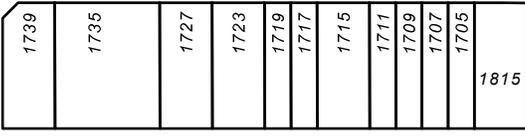
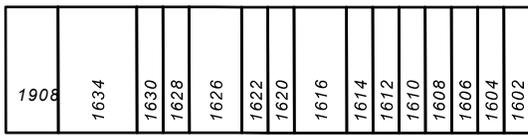
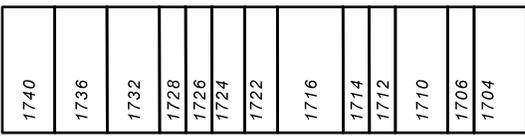
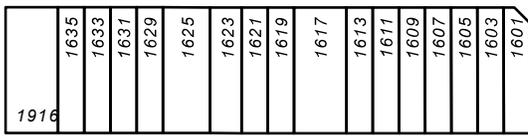
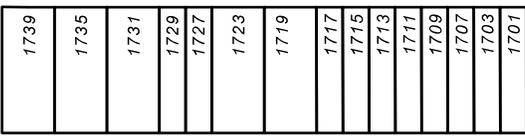
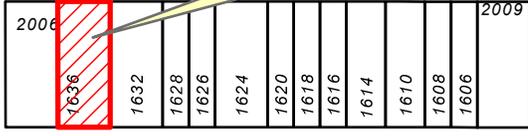
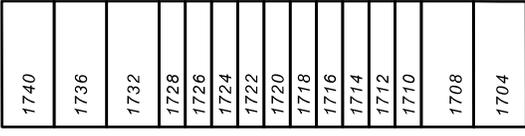
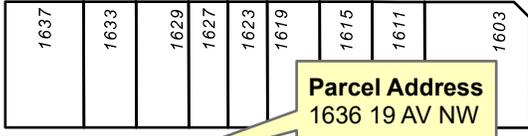
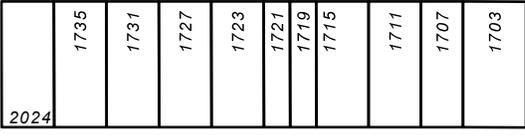
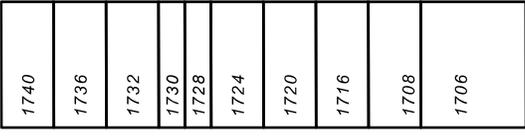
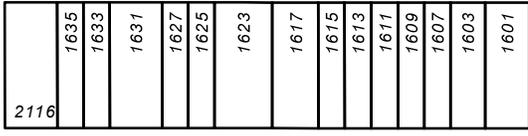
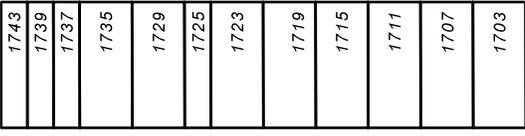
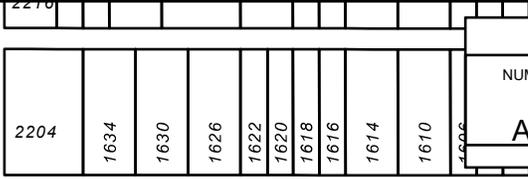
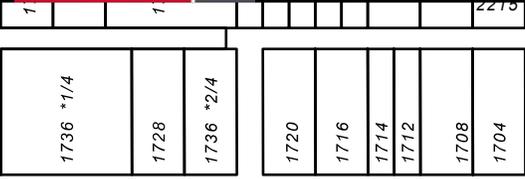
18 AV NW

17 AV NW

16 ST NW

15 ST NW

Parcel Address
1636 19 AV NW



LEGEND
 Site
Scale 1:2000



November 12, 2024

JOHN TRINH & ASSOCIATES



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-07062

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 December 12, 2024. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

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

Sincerely,

TIFFANY HUGHES
Senior Planning Technician



Detailed Review 1 – Development Permit

Application Number:	DP2024-07062
Application Description:	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1636 19 AV NW
Community:	CAPITOL HILL
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	November 12, 2024
Response Due Date:	December 12, 2024
Planning:	TIFFANY HUGHES 403-333-5657 Tiffany.Hughes@calgary.ca
Utility Engineering:	MICHELLE PALPAL-LATOC Michelle.Palpal-Latoc@calgary.ca

General Comments

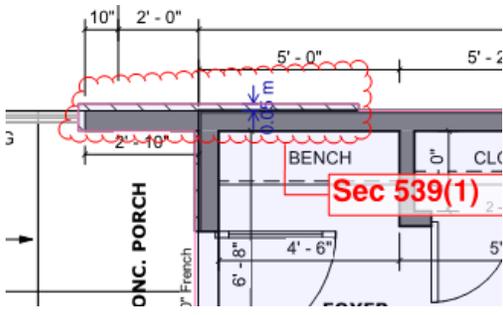
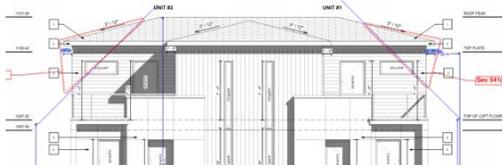
Development Scope:

The application is for a discretionary Semi-Detached Dwelling (2 buildings), Secondary Suite (4 suites) at 1636 19 AV NW in the northwest community of Capitol Hill. The site is surrounded by low density dwellings to the north, east, south and west. Primary access for adjacent residences along 19 AV NW is via the rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no objection
2. **Utility Engineering** – comments provided
3. **Public Infrastructure** – comments provided
4. **Ward Councillor** – no comments received
5. **Capitol Hill Community Association** – no comments received
6. **Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments were received;
 - Would like to see the evergreen trees on the property retained
 - Concerns with the amount of density on the block

Bylaw Discrepancies		
Regulation	Standard	Provided
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m	Plans indicate a west and east setback of 1.17m (-0.03m) for both the front and rear building. <i>Relaxation not supported</i> 
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (i) the highest geodetic elevation of a main residential building on the adjoining parcel; or	Plans indicate the front building has portions of building above the height chamfer cut from both side property lines. <i>Relaxation not supported</i> 
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.	Plans do not indicate screening. <i>Relaxation not supported</i>

Prior to Decision Requirements

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

Planning

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

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

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

2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.

Utility Engineering

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

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 \$9,250.00 for the removal and rehabilitation of the existing driveway crossing(s) on 19 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.

Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

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

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

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

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

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email daniela.paul-gutierrez@calgary.ca

8. Fire - Residential Applications

Indicate on the plans the location of the closet hydrant. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

Utility Engineering

14. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
15. For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).
16. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.

17. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
18. 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.
19. Pursuant to Bylaw 1H2024, off-site levies are applicable.

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

20. The Advisory Comments will be finalized at the time of Development Authority decision.
21. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
22. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
23. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
24. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
25. 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.

Utility Engineering

26. The developer is responsible for ensuring that:
 - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.

b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

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

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

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

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

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

27. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

28. Any flammable or combustible liquid storage tank over 230 litres requires 3 sets of drawings to be submitted to the Fire Department, Fire Inspections and Investigations, Technical Services for review. Plans are to be delivered to: 4144 - 11 ST SE, Calgary, Alberta, T2G 3H2
There is a fee structure in place for this review.

Refer to this website link for more information:

<http://www.calgary.ca/CSPS/Fire/Pages/Inspections-investigations-and-permitting/Registering-Flammable-or-Combustible-Tanks.aspx>

29. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of the National Fire Code (Alberta Edition). Visit <https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html> for more information on Fire Safety Plan requirements.

30. Water connection is available from 19 AV NW. Future service connections will be crossing, exposing and excavated within 3.0m of the 500mm water Feedermain located in 19 AV NW. Hydrovacung will be required for the determination of alignment, elevation, pipe diameter, pipe support, backfill and clearances. A detail of this information will be required to be shown on the Development Site Servicing Plan with respect to working in proximity of this Feedermain.
31. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
32. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
33. Redundant services are to be disconnected at the source and new service installed at the owners expense.
34. Each unit must be individually metered.
35. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact [Water Resources](#) for additional details.
36. Ensure that the water service separation from the foundation wall or piles is:
 - a. 4.0m (100mm service or larger), or
 - b. 3.0m (50mm service or smaller), or
 - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
37. The applicant must apply for water and sewer connections as per City Standards.
38. Sanitary sewer connection is available from 19 AV NW.
39. Storm sewer connection is available from back lane.
40. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
41. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
42. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
43. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
44. All on-site sewers are to be designed to City of Calgary specifications.

45. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
46. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
47. Stormwater emergency escape routes must be to a public roadway.
48. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

OR

Contact the Waste & Recycling Services Specialist 403-268-8445 for further site-specific details.
49. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
50. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from The City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.



274-24 - Bal Kooner - 1636 19 Ave NW 4+4

November 12, 2024

JOHN TRINH & ASSOCIATES

[REDACTED]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-07062

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 December 12, 2024. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

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

Sincerely,

TIFFANY HUGHES
Senior Planning Technician



274-24 - Bal Kooner - 1636 19 Ave NW 4+4

Detailed Review 1 – Development Permit

Application Number:	DP2024-07062
Application Description:	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1636 19 AV NW
Community:	CAPITOL HILL
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	November 12, 2024
Response Due Date:	December 12, 2024
Planning:	TIFFANY HUGHES 403-333-5657 Tiffany.Hughes@calgary.ca
Utility Engineering:	MICHELLE PALPAL-LATOC Michelle.Palpal-Latoc@calgary.ca

General Comments

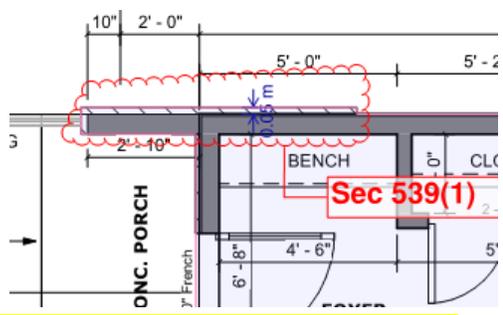
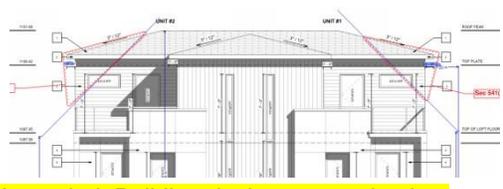
Development Scope:

The application is for a discretionary Semi-Detached Dwelling (2 buildings), Secondary Suite (4 suites) at 1636 19 AV NW in the northwest community of Capitol Hill. The site is surrounded by low density dwellings to the north, east, south and west. Primary access for adjacent residences along 19 AV NW is via the rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no objection
2. **Utility Engineering** – comments provided
3. **Public Infrastructure** – comments provided
4. **Ward Councillor** – no comments received
5. **Capitol Hill Community Association** – no comments received
6. **Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments were received;
 - Would like to see the evergreen trees on the property retained
 - Concerns with the amount of density on the block

Bylaw Discrepancies		
Regulation	Standard	Provided
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m	<p>Plans indicate a west and east setback of 1.17m (-0.03m) for both the front and rear building.</p> <p><i>Relaxation not supported</i></p>  <p>Amended. Cladding design was revised to ensure no portions of it project into the side setbacks. Refer to A-1.2.</p>
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	<p>Plans indicate the front building has portions of building above the height chamfer cut from both side property lines.</p> <p><i>Relaxation not supported</i></p>  <p>Amended. Building design was revised to ensure no portions of it project into the height chamfers. Refer to A-2.0.</p>
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.	<p>Plans do not indicate screening.</p> <p><i>Relaxation not supported</i></p> <p>Amended. A 2.0m high privacy fence is proposed around the waste and recycling enclosure. Refer to S.01.</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. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
Acknowledged.
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.
Acknowledged.

Utility Engineering

3. Amend the plans to:
Water Resources - Water Servicing
 - a. Indicate an adequate 'water meter area' where the services (50mm and smaller) enter the building. Ensure floor plans show 1 single water meter area per building. (Typically located in a mechanical room in the basement level)
Amended. Water meters are provided at the mechanical room of the basement suites of unit #1 and unit #3. Refer to A-1.1.

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 \$9,250.00 for the removal and rehabilitation of the existing driveway crossing(s) on 19 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.

Utility Engineering

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

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

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

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

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

Development Type:

Existing Single: 1/New Grade: 4

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

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587 -215-6525 or email daniela.paul-gutierrez@calgary.ca

8. Fire - Residential Applications

Indicate on the plans the location of the closet hydrant. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

Utility Engineering

14. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
15. For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).
16. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.

17. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
18. 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.
19. Pursuant to Bylaw 1H2024, off-site levies are applicable.

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

20. The Advisory Comments will be finalized at the time of Development Authority decision.
21. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
22. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
23. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
24. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
25. 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.

Utility Engineering

26. The developer is responsible for ensuring that:
 - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.

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

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

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

27. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

28. Any flammable or combustible liquid storage tank over 230 litres requires 3 sets of drawings to be submitted to the Fire Department, Fire Inspections and Investigations, Technical Services for review. Plans are to be delivered to: 4144 - 11 ST SE, Calgary, Alberta, T2G 3H2
There is a fee structure in place for this review.

Refer to this website link for more information:

<http://www.calgary.ca/CSPS/Fire/Pages/Inspections-investigations-and-permitting/Registering-Flammable-or-Combustible-Tanks.aspx>

29. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of the National Fire Code (Alberta Edition). Visit <https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html> for more information on Fire Safety Plan requirements.

30. Water connection is available from 19 AV NW. Future service connections will be crossing, exposing and excavated within 3.0m of the 500mm water Feedermain located in 19 AV NW. Hydrovacating will be required for the determination of alignment, elevation, pipe diameter, pipe support, backfill and clearances. A detail of this information will be required to be shown on the Development Site Servicing Plan with respect to working in proximity of this Feedermain.
31. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
32. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
33. Redundant services are to be disconnected at the source and new service installed at the owners expense.
34. Each unit must be individually metered.
35. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact [Water Resources](#) for additional details.
36. Ensure that the water service separation from the foundation wall or piles is:
 - a. 4.0m (100mm service or larger), or
 - b. 3.0m (50mm service or smaller), or
 - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
37. The applicant must apply for water and sewer connections as per City Standards.
38. Sanitary sewer connection is available from 19 AV NW.
39. Storm sewer connection is available from back lane.
40. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
41. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
42. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
43. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
44. All on-site sewers are to be designed to City of Calgary specifications.

45. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
46. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
47. Stormwater emergency escape routes must be to a public roadway.
48. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

OR

Contact the Waste & Recycling Services Specialist 403-268-8445 for further site-specific details.
49. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
50. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from The City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.



January 9, 2025

JOHN TRINH & ASSOCIATES



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-07062

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

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

This information must be received, in its entirety, no later than February 8, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

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

Sincerely,

TIFFANY HUGHES
Senior Planning Technician



Detailed Review 2 – Development Permit

Application Number:	DP2024-07062
Application Description:	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1636 19 AV NW
Community:	CAPITOL HILL
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	January 9, 2025
Response Due Date:	February 8, 2025
Planning:	TIFFANY HUGHES 403-333-5657 Tiffany.Hughes@calgary.ca
Utility Engineering:	MICHELLE PALPAL-LATOC Michelle.Palpal-Latoc@calgary.ca

General Comments

Development Scope:

The application is for a discretionary Semi-Detached Dwelling (2 buildings), Secondary Suite (4 suites) at 1636 19 AV NW in the northwest community of Capitol Hill. The site is surrounded by low density dwellings to the north, east, south and west. Primary access for adjacent residences along 19 AV NW is via the rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no objection
2. **Utility Engineering** – comments provided
3. **Public Infrastructure** – comments provided
4. **Ward Councillor** – no comments received
5. **Capitol Hill Community Association** – no comments received
6. **Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments were received;
 - Would like to see the evergreen trees on the property retained
 - Concerns with the amount of density on the block

Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (ii) 7.0m from grade; measured at the shared property line; and (b) increases at a 45 degree angle to a max of 11.0m measured from grade.	<p>Plans indicate portions of building a located above the height chamfer cut from the west side property line.</p> <p><i>Relaxation not supported</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

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.

Utility Engineering

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.

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

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 \$9,250.00 for the removal and rehabilitation of the existing driveway crossing(s) on 19 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.

Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

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

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

Development Type:

Existing Single: 1/New Grade: 4

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

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email daniela.paul-gutierrez@calgary.ca

8. Fire - Residential Applications

Indicate on the plans the location of the closet hydrant. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

Utility Engineering

14. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
15. For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).
16. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.

17. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
18. 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.
19. Pursuant to Bylaw 1H2024, off-site levies are applicable.

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

20. The Advisory Comments will be finalized at the time of Development Authority decision.
21. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
22. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
23. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
24. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
25. 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.

Utility Engineering

26. The developer is responsible for ensuring that:
 - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.

b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

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

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

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

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

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

27. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

28. Any flammable or combustible liquid storage tank over 230 litres requires 3 sets of drawings to be submitted to the Fire Department, Fire Inspections and Investigations, Technical Services for review. Plans are to be delivered to: 4144 - 11 ST SE, Calgary, Alberta, T2G 3H2
There is a fee structure in place for this review.

Refer to this website link for more information:

<http://www.calgary.ca/CSPS/Fire/Pages/Inspections-investigations-and-permitting/Registering-Flammable-or-Combustible-Tanks.aspx>

29. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of the National Fire Code (Alberta Edition). Visit <https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html> for more information on Fire Safety Plan requirements.

30. Water connection is available from 19 AV NW. Future service connections will be crossing, exposing and excavated within 3.0m of the 500mm water Feedermain located in 19 AV NW. Hydrovacung will be required for the determination of alignment, elevation, pipe diameter, pipe support, backfill and clearances. A detail of this information will be required to be shown on the Development Site Servicing Plan with respect to working in proximity of this Feedermain.
31. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
32. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
33. Redundant services are to be disconnected at the source and new service installed at the owners expense.
34. Each unit must be individually metered.
35. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact [Water Resources](#) for additional details.
36. Ensure that the water service separation from the foundation wall or piles is:
 - a. 4.0m (100mm service or larger), or
 - b. 3.0m (50mm service or smaller), or
 - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
37. The applicant must apply for water and sewer connections as per City Standards.
38. Sanitary sewer connection is available from 19 AV NW.
39. Storm sewer connection is available from back lane.
40. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
41. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
42. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
43. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
44. All on-site sewers are to be designed to City of Calgary specifications.

45. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
46. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
47. Stormwater emergency escape routes must be to a public roadway.
48. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

OR

Contact the Waste & Recycling Services Specialist 403-268-8445 for further site-specific details.
49. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
50. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from The City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.



February 14, 2025

JOHN TRINH & ASSOCIATES



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-07062

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

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

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

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

Sincerely,

TIFFANY HUGHES
Senior Planning Technician



Detailed Review 3 – Development Permit

Application Number:	DP2024-07062
Application Description:	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1636 19 AV NW
Community:	CAPITOL HILL
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	February 14, 2025
Response Due Date:	March 16, 2025
Planning:	TIFFANY HUGHES 403-333-5657 Tiffany.Hughes@calgary.ca
Utility Engineering:	MICHELLE PALPAL-LATOC Michelle.Palpal-Latoc@calgary.ca

General Comments

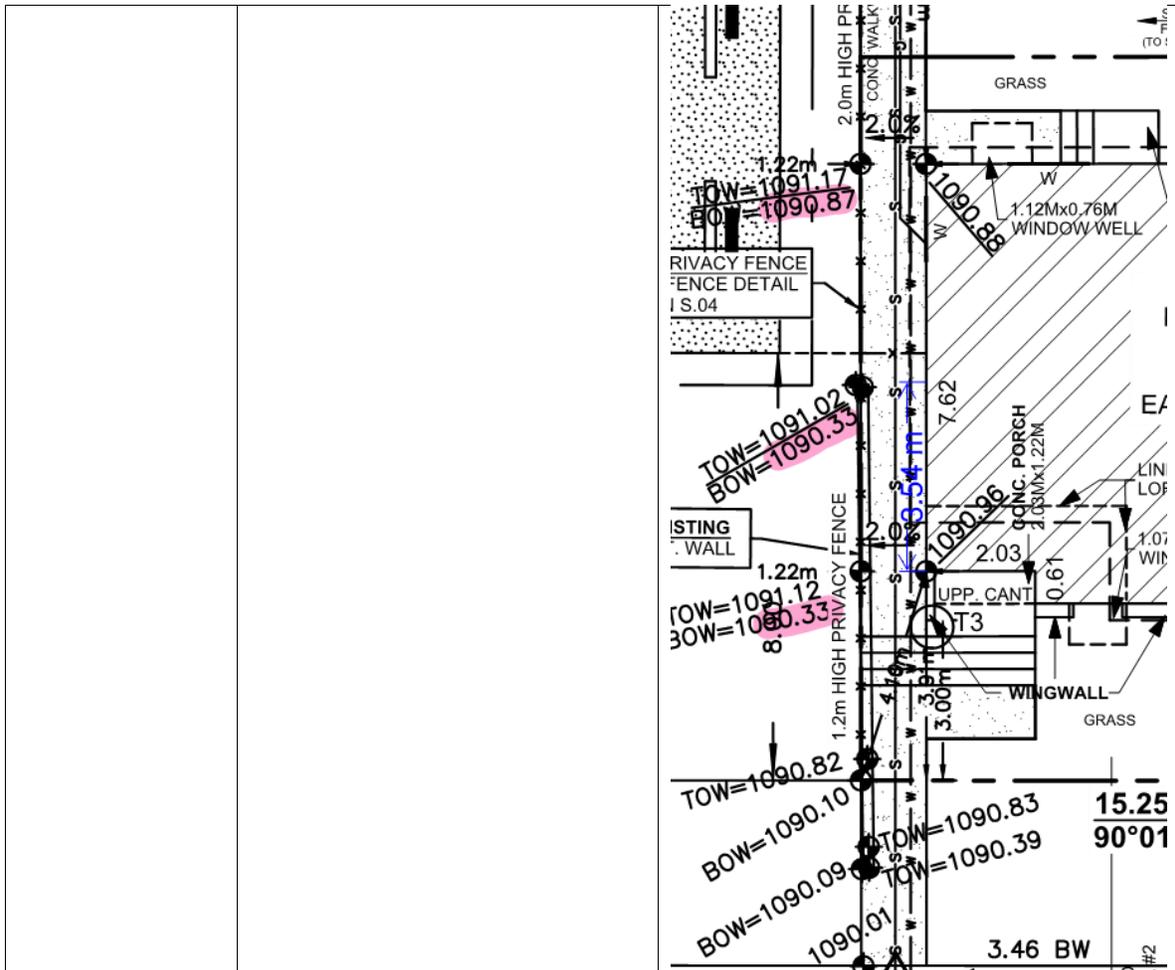
Development Scope:

The application is for a discretionary Semi-Detached Dwelling (2 buildings), Secondary Suite (4 suites) at 1636 19 AV NW in the northwest community of Capitol Hill. The site is surrounded by low density dwellings to the north, east, south and west. Primary access for adjacent residences along 19 AV NW is via the rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no objection
2. **Utility Engineering** – comments provided
3. **Public Infrastructure** – comments provided
4. **Ward Councillor** – no comments received
5. **Capitol Hill Community Association** – no comments received
6. **Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments were received;
 - Would like to see the evergreen trees on the property retained
 - Concerns with the amount of density on the block



Prior to Decision Requirements

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

Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed

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.

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.

Utility Engineering

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

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 \$9,250.00 for the removal and rehabilitation of the existing driveway crossing(s) on 19 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.

Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

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

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

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

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

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email daniela.paul-gutierrez@calgary.ca

8. Fire - Residential Applications

Indicate on the plans the location of the closet hydrant. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel.

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

Utility Engineering

14. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
15. For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).
16. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.

17. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
18. 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.
19. Pursuant to Bylaw 1H2024, off-site levies are applicable.

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

20. The Advisory Comments will be finalized at the time of Development Authority decision.
21. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
22. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
23. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
24. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
25. 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.

Utility Engineering

26. The developer is responsible for ensuring that:
 - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.

b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

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

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

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

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

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

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There is a fee structure in place for this review.

Refer to this website link for more information:

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30. Water connection is available from 19 AV NW. Future service connections will be crossing, exposing and excavated within 3.0m of the 500mm water Feedermain located in 19 AV NW. Hydrovacung will be required for the determination of alignment, elevation, pipe diameter, pipe support, backfill and clearances. A detail of this information will be required to be shown on the Development Site Servicing Plan with respect to working in proximity of this Feedermain.
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37. The applicant must apply for water and sewer connections as per City Standards.
38. Sanitary sewer connection is available from 19 AV NW.
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40. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
41. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
42. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
43. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
44. All on-site sewers are to be designed to City of Calgary specifications.

45. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
46. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
47. Stormwater emergency escape routes must be to a public roadway.
48. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste
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OR

Contact the Waste & Recycling Services Specialist 403-268-8445 for further site-specific details.
49. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
50. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from The City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.



February 14, 2025

JOHN TRINH & ASSOCIATES



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-07062

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

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

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

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

Sincerely,

TIFFANY HUGHES

Senior Planning Technician



Detailed Review 3 – Development Permit

Application Number:	DP2024-07062
Application Description:	New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1636 19 AV NW
Community:	CAPITOL HILL
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	February 14, 2025
Response Due Date:	March 16, 2025
Planning:	TIFFANY HUGHES 403-333-5657 Tiffany.Hughes@calgary.ca
Utility Engineering:	MICHELLE PALPAL-LATOC Michelle.Palpal-Latoc@calgary.ca

General Comments

Development Scope:

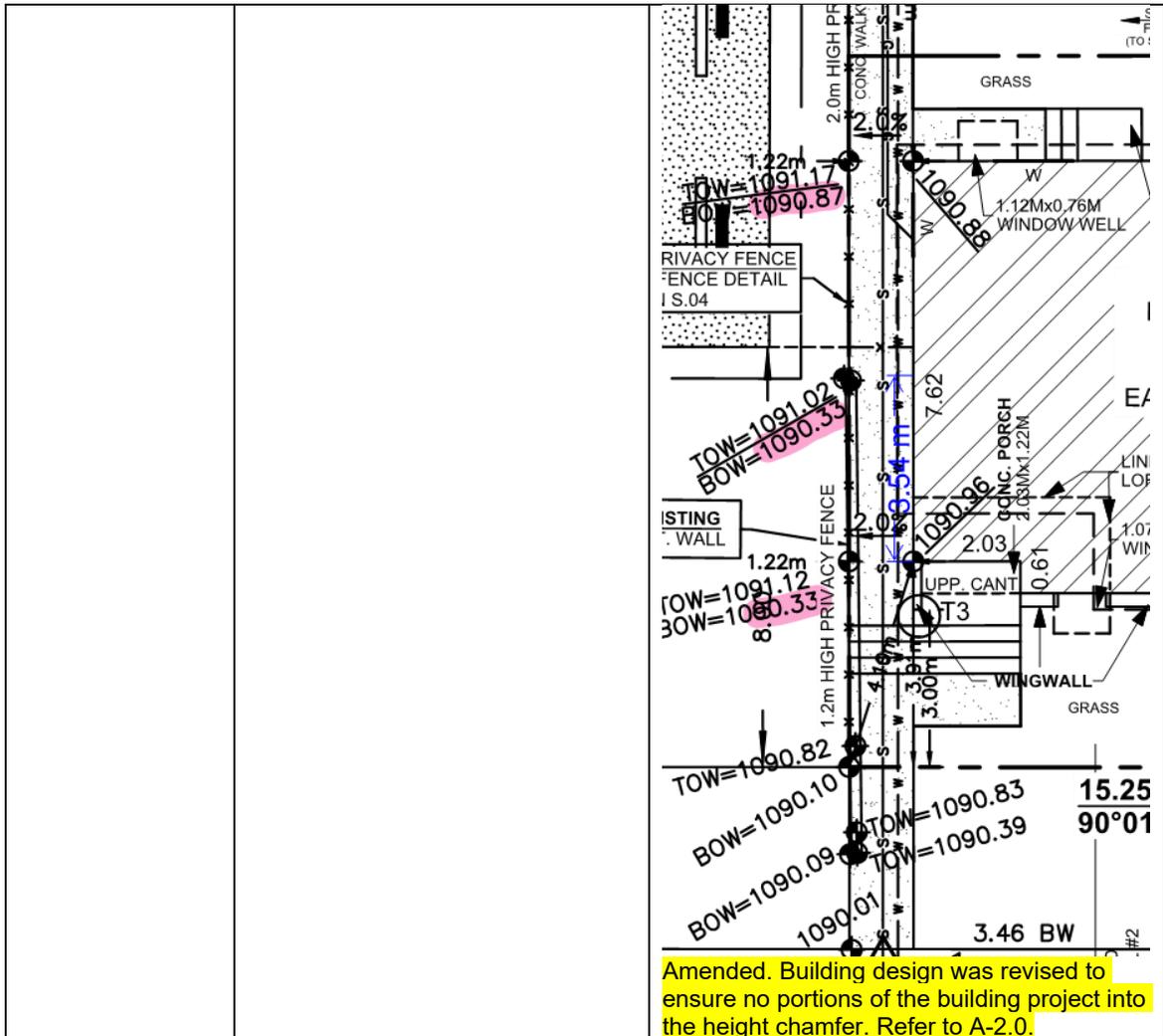
The application is for a discretionary Semi-Detached Dwelling (2 buildings), Secondary Suite (4 suites) at 1636 19 AV NW in the northwest community of Capitol Hill. The site is surrounded by low density dwellings to the north, east, south and west. Primary access for adjacent residences along 19 AV NW is via the rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no objection
2. **Utility Engineering** – comments provided
3. **Public Infrastructure** – comments provided
4. **Ward Councillor** – no comments received
5. **Capitol Hill Community Association** – no comments received
6. **Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments were received;
 - Would like to see the evergreen trees on the property retained
 - Concerns with the amount of density on the block

Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (ii) 7.0m from grade; measured at the shared property line; and (b) increases at a 45 degree angle to a max of 11.0m measured from grade.	<p>Plans indicate portions of building a located above the height chamfer cut from the west side property line.</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

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
Acknowledged.
2. Submit a written response to the Detailed Review (DR) that provides a point by point response to the issues identified in the DR. 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.

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.

Acknowledged.

Utility Engineering

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

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.
Acknowledged.
5. Remit a performance security deposit (certified cheque, bank draft) of \$9,250.00 for the removal and rehabilitation of the existing driveway crossing(s) on 19 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.

Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

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

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

Development Type:

Existing Single: 1/New Grade: 4

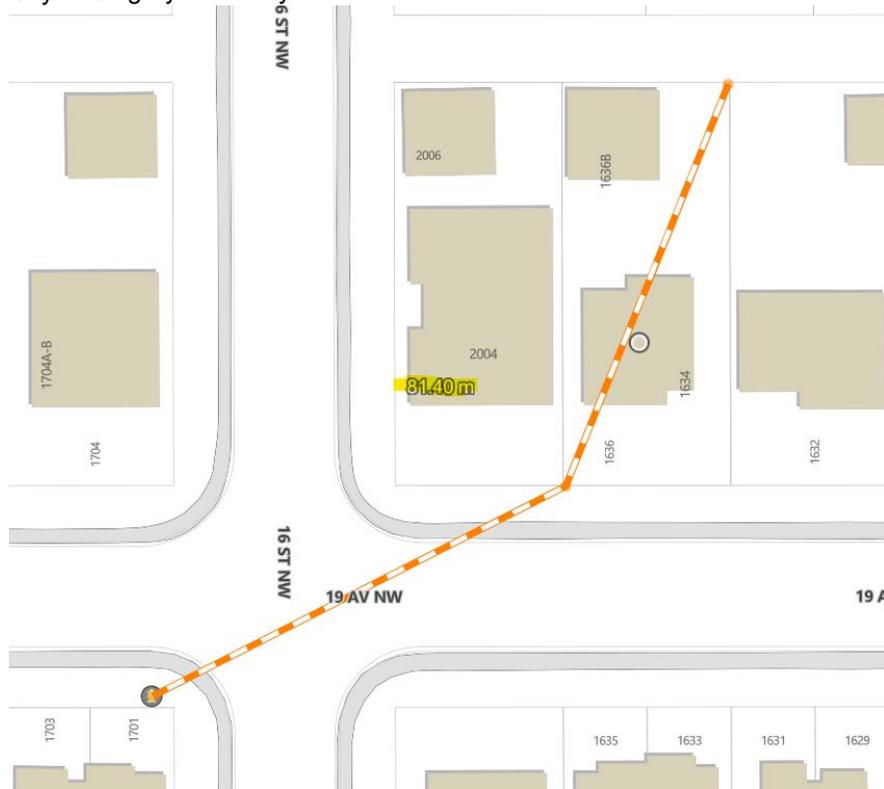
Based on the information above, the estimate is \$13,226.00

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email daniela.paul-gutierrez@calgary.ca

8. Fire - Residential Applications

Indicate on the plans the location of the closet hydrant. Hydrants shall be located a maximum of 150m to the furthest property line point of the furthest residence. The distance is measured as a hose would be laid from the hydrant to the furthest point over an unobstructed path of travel. Amended. The nearest hydrant is 81.4m away from the farthest point of the site. This is well below the maximum 150m allowed. Refer to attached picture taken from the City of Calgary Water Hydrant Locations Website.



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.

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

Utility Engineering

14. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
15. For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).
16. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.

17. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
18. 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.
19. Pursuant to Bylaw 1H2024, off-site levies are applicable.

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

20. The Advisory Comments will be finalized at the time of Development Authority decision.
21. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
22. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
23. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
24. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
25. 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.

Utility Engineering

26. The developer is responsible for ensuring that:
 - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.

b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

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

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

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

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

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

27. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

28. Any flammable or combustible liquid storage tank over 230 litres requires 3 sets of drawings to be submitted to the Fire Department, Fire Inspections and Investigations, Technical Services for review. Plans are to be delivered to: 4144 - 11 ST SE, Calgary, Alberta, T2G 3H2
There is a fee structure in place for this review.

Refer to this website link for more information:

<http://www.calgary.ca/CSPS/Fire/Pages/Inspections-investigations-and-permitting/Registering-Flammable-or-Combustible-Tanks.aspx>

29. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of the National Fire Code (Alberta Edition). Visit <https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html> for more information on Fire Safety Plan requirements.

30. Water connection is available from 19 AV NW. Future service connections will be crossing, exposing and excavated within 3.0m of the 500mm water Feedermain located in 19 AV NW. Hydrovacung will be required for the determination of alignment, elevation, pipe diameter, pipe support, backfill and clearances. A detail of this information will be required to be shown on the Development Site Servicing Plan with respect to working in proximity of this Feedermain.
31. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
32. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
33. Redundant services are to be disconnected at the source and new service installed at the owners expense.
34. Each unit must be individually metered.
35. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact [Water Resources](#) for additional details.
36. Ensure that the water service separation from the foundation wall or piles is:
 - a. 4.0m (100mm service or larger), or
 - b. 3.0m (50mm service or smaller), or
 - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
37. The applicant must apply for water and sewer connections as per City Standards.
38. Sanitary sewer connection is available from 19 AV NW.
39. Storm sewer connection is available from back lane.
40. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
41. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
42. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
43. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
44. All on-site sewers are to be designed to City of Calgary specifications.

45. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
46. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
47. Stormwater emergency escape routes must be to a public roadway.
48. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

OR

Contact the Waste & Recycling Services Specialist 403-268-8445 for further site-specific details.
49. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
50. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from The City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.

Communities

0.5 Parking Rate

Other Areas of the City	Within 600.0m of Existing LRT or BRT Bus Stop			
A	D	H	N	S
○ Acadia	○ Dalhousie	○ Hillhurst	○ North Glenmore Park	○ Scarboro
○ Albert Park / Ridsson Heights	○ Downtown Commercial Core	○ Hounsfeld Heights / Briar Hill	○ North Haven	○ Shaganappi
○ Altadore	○ Downtown Commercial Core	○ Huntington Hills	○ North Haven Upper	○ South Calgary
B	○ Downtown East Village	I	O	○ Southview
○ Banff Trail	○ Downtown West End	○ Inglewood	○ Oakridge	○ Southwood
○ Bankview	E	K	○ Ogden	○ Spruce Cliff
○ Bayview	○ Eagle Ridge	○ Kelvin Grove	P	○ St. Andrews Heights
○ Bel-aire	○ Eau Claire	○ Killarney / Glengarry	○ Palliser	○ Sunalta
○ Beltline	○ Elbow Park	○ Kingsland	○ Parkdale	○ Sunalta West
○ Bonavista Downs	○ Elboya	L	○ Parkhill	○ Sunnyside
○ Bowness	○ Erleton	○ Lake Bonavista	○ Point McKay	T
○ Braeside	F	○ Lakeview	○ Pump Hill	○ Thorncliffe
○ Brentwood	○ Fairview	○ Lincoln Park	Q	○ Tuxedo Park
○ Bridgeland / Riverside	○ Forest Heights	○ Lower Mount Royal	○ Queens Park Village	U
○ Britannia	○ Forest Lawn	M	R	○ University District
C	G	○ Manchester	○ Ramsay	○ University Heights
○ Cambrian Heights	○ Garrison Green	○ Maple Ridge	○ Renfrew	○ Upper Mount Royal
○ Canyon Meadows	○ Garrison Woods	○ Marlborough	○ Richmond	V
● Capitol Hill	○ Glamorgan	○ Mayfair	○ Rideau Park	○ Varsity
○ Charleswood	○ Glenbrook	○ Mayland Heights	○ Rosedale	○ Vista Heights
○ Chinatown	○ Glendale	○ Meadowlark Park	○ Rosemont	W
○ Chinook Park	○ Greenwood	○ Mission	○ Rosscarrock	○ West Hillhurst
○ Cliff Bungalow	H	○ Montgomery	○ Roxboro	○ Westgate
○ Collingwood	○ Haysboro	○ Mount Pleasant	○ Rutland Park	○ Wildwood
○ Crescent Heights	○ Highland Park			○ Willow Park
○ Currie Barracks	○ Highwood			○ Windsor Park
				○ Winston Heights / Mountview

Part 4 A to Z Use and Use Rules			D.P. # 2024-07062			
Section / Use	Type	Requirements	Evaluation			
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	C	N/C	N/A	N/I
		(vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;	C	N/C	N/A	N/I
170.2 Contextual Semi-detached Dwelling	Compulsory	(i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
187 Duplex Dwelling	Compulsory	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;	C	N/C	N/A	N/I
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	C	N/C	N/A	N/I
		(ii) where one façade of each Dwelling Unit directly faces a public street;	C	N/C	N/A	N/I
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	C	N/C	N/A	N/I
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	C	N/C	N/A	N/I
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	C	N/C	N/A	N/I
295 Secondary Suite	Compulsory	(iii) is self-contained and located within a Dwelling Unit;	C	N/C	N/A	N/I
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	C	N/C	N/A	N/I
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
319 Townhouse	Compulsory	(i) comprising three or more Dwelling Units;	C	N/C	N/A	N/I
		(ii) where each Dwelling Unit has a separate direct entry from grade;	C	N/C	N/A	N/I
		(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(iv) that does not include a Rowhouse Building;	C	N/C	N/C	N/I

Page 5		Residential - Grade-Oriented Infill (R-CG) District			D.P. #		2024-07062			
Rule	Requirements				Evaluation					
					Notes					
						Provided/Variance				
Secondary Suites	If applicable please refer to Secondary Suites Form						See Attached	N/A	N/I	
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m				South		3.00		0.00	
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.						C	N/C	N/A	N/I
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.							0.03		-0.57
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:	(a) they provide access to the main floor or lower level of the building; and			Stairs only		C	N/C	N/A	N/I
		(b) the area of a landing does not exceed 2.5m ²						N/A		
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:							N/A		
	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;					C	N/C	N/A	N/I	
	(b) the setback of the porch from the front property line is not less than the minimum setback in the district;					C	N/C	N/A	N/I	
	(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m ² ; and							Porch Height (m)		
								N/A		
								Landing Area (m ²)		
(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.						C	N/C	N/A	N/I	
(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).								N/A		
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES	%	Length	%	Length	
	1st st			X 40% =		N/A				
	2nd st			X 40% =						
	(2) The max. length of an individual projection into any setback area is 3.1m							N/A		
(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m					West BLD 1		1.17		-0.03	
					East BLD 1		1.17		-0.03	
					West BLD 2		1.17		-0.03	
					East BLD 2		1.17		-0.03	
							N/A			
							N/A			
(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:	(a) 1.2m; or									
	(b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.						N/A			

539 Building Setback from Side Property Line	(3) There is no requirement for a building setback from a property line upon which a party wall is located.				Applies	N/A	N/I
	(4) The minimum building setback from a side property line may be reduced to a zero setback where:	(a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 1.2m private maintenance easement.			Applies	N/A	N/I
	(5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.				Applies	N/A	N/I
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m				N/A		
	(7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;			N/A		
		(b) that provides unrestricted vehicle access to the rear of the parcel.			Applies	N/A	N/I
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m				N/A		
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.				Applies	N/A	N/I
	337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.		BLD 2 upper west	0.54	-0.06	
BLD upper east				0.54	-0.06		
(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,				N/A			
(a) for a Semi-detached Dwelling, only where the side setback area is on the streets side of a corner parcel; and			C	N/C	N/A	N/I	
(1.2) (b) for all other uses:		(i) when located on a corner parcel;		C	N/C	N/A	N/I
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or		C	N/C	N/A	N/I
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.		C	N/C	N/A	N/I
(1.3) Window wells may project a maximum of 0.8m into any side setback area.				N/A			
(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.			C	N/C	N/A	N/I	
(3) Eaves may project a max. of 0.6m into any side setback area.		West BLD 1	0.28	-0.32			
		East BLD 1	0.28	-0.32			
		West BLD 2	0.59	-0.01			
		East BLD 2	0.59	-0.01			
	(a) they provide access to the main floor or lower level of the building;		C	N/C	N/A	N/I	

	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(b) the area of a landing does not exceed 2.5m ²			N/A			
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m ²			N/A			
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and			C	N/C	N/A	N/I
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear			C	N/C	N/A	N/I
		(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:			N/A			
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.		Closest		5.33		4.43	
	(9) Balconies and decks must not project into any side setback area;				C	N/C	N/A	N/I
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>	PROVIDE LENGTH AND % VALUES			%	Length	%	Length
		2nd st east 8.48 X 40% = 3.39			21.58	1.83	-18.42	-1.56
		2nd st west 8.48 X 40% = 3.39			21.58	1.83	-18.42	-1.56
		__st X 40% =						
		__st X 40% =						
	(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>		longest		1.83		-1.27	
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m				N/A			
			North		10.03		8.83	
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.				N/A			
		(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;			N/A		
			(b) does not exceed 75.0m ² in gross floor area for each Dwelling Unit located on the parcel.	Unit 1		N/A		
				Unit 2				
			(c) has no part that is located closer than 0.60m to the rear property line; and			N/A		
		(d) has no eave closer than 0.6m to a side property line.			N/A			
(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.		Rear		N/A				
		Side						
		Side						
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>	PROVIDE LENGTH AND % VALUES			%	Length	%	Length
		1st st X 40% =			N/A			
		2nd st X 40% =						
		(2) The max. length of an individual projection into any setback area is 3.1 m			N/A			

(4) the max. length of an individual projection into any setback area is 3.1 m.

339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5 m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and	N/A				
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.	N/A				
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and	N/A				
		(b) must not be located between the foremost front façade of the main residential building and the front property line.	C	N/C	N/A	N/I	
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:	(a) is a min. of 2.0m in height;	N/A				
		(b) is a max. of 3.0m in height; and	N/A				
(c) extends the full depth of the deck.		C	N/C	N/A	N/I		
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.		N/A				
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m ²		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	N/I	
	(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;	N/A				
		(b) is a max. of 3.0m in height; and	N/A				
(c) extends the full depth of the balcony.		C	N/C	N/A	N/I		
544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below.		Percentage (%)				
			N/A				
			Area (m ²)				
			Area of Storey Below Balcony (m ²)				
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use:	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or	N/A			
			(ii) where it is on the street side of a corner parcel;	C	N/C	N/A	N/I
	(b) may be located on a rear façade of a building where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;		C	N/C	N/A	N/I
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and	C	N/C	N/A	N/I
		(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and	Minimum	N/A			
			Maximum				
(c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from		N/A					

Separation Page 1	<p><i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1).</i></p>		(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m			6.55	0.05	
	<p>(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:</p>	(a) 50.0 per cent parcel depth; or	Parcel Depth		Side Setback Dimension (m)			
(b) the building depth of the main residential building on the adjoining parcel;		C.A.B. Building Depth		N/A				
whichever is closer to the rear property line.								
3.0m Building Side Setback Required beyond 0.00 m and the rear property line				Subsection (b) Applies				
For parcels designated R-CG use this calculation:								
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare.			Units	4	0		
	75	558.10 (m ²)	4.00					
		0.0558100 (ha)	=	Units	U.P.H	71.67	-3.33	
	U.P.H							
For multi-residential parcels reverting to low density uses in section 573, use the density maximum for that multi-residential district:								
529 Density	Enter UPH of MDR district below: <i>The max density for parcels designated multi-residential is the density requirement of that district.</i>			Units				
	U.P.H							
365 Exempt Addition	In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:							
	(b) the addition may be a maximum of:							
	(i) 40.0m ² in floor area for any portion at a height less than or equal to:	(A) 7.5m measured from grade where the existing building has a walkout basement; or (B) 6.0m measured from grade where the existing building does not have a walkout basement; and					N/a	
(ii) 10.0m ² in floor area for any portion not exceeding the highest point of the existing roof;						N/A		
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) there is no enclosed floor area or balcony located directly above the roof of the porch.			C	N/C	N/A	N/I
(2) Unless otherwise referenced in subsection (3), the maximum	(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							

534 Parcel Coverage	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:	(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) 21.0m ² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and			Applies	Does Not Apply			
		(b) 19.0m ² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.			Applies	Does Not Apply			
	(4) For all other uses, the maximum parcel coverage is 45.0%				Applies	Does Not Apply			
	Determine correct percentage of parcel coverage and input values below					%	%		
	60.0%	4 Number of Units	558.10 Parcel Area (m ²)	minus	Required Stalls	=	334.86 Max. Coverage	54.61%	-5.39%
	Parcel Coverage Totals					m ²	m ²		
	BLD 1	BLD 2	Garage(s)	Exposed basement	Total				
104.53	104.53	91.47	4.24	304.77	304.77	-30.09			
Accessory Building	If applicable please refer to Accessory Residential Building Form				See Attached	N/A	N/I		

542 Landscaping Requirements <i>Applies with 3 or more units</i>	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	C	N/C	N/A	N/I
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	C	N/C	N/A	N/I
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.	C	N/C	N/A	N/I
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.	C	N/C	N/A	N/I
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.	Percentage (%)			
		34.99%		4.99%	
		234.24 Landscaped Area (m ²)		Area (m ²)	
		81.95		11.68	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.	C	N/C	Low H2O Irrig.	N/I
	(9) Mechanical systems or equipment that are located outside of a building must be screened.	C	N/C	N/A	N/I

(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;	plans shows 5, counted at 4 as noted in the table.	Calliper (mm)	
	4 # Provided		75.00	15.00
	(b) a coniferous tree has a minimum height of 2.0m		Height (m)	

542.2 Planting Requirements <i>Applies with 3 or more units</i>	(4) a coniferous tree has a minimum height of 2.0m			3.00	1.00	
		2 # Provided				
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm;		Calliper (mm)		
		# Provided		N/A		
	(b) a coniferous tree has a minimum height of 4.0m			Height (m)		
		# Provided		N/A		
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.			Calliper (mm)		
		# Provided		N/A		
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m ² of parcel area.			# of Trees		
		6 Required Trees	558.10	6	0	
	16 Required Shrubs	Parcel Area (m ²)	18	2		
(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.			0.61	0.01		
(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;		N/A			
	(b) 0.6m for shrubs; an		N/A			
	(c) 0.3m for all other planting areas.		N/A			
(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.			Requires review by planner or technician	N/A	N/I	
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and	C	N/C	N/A	N/I
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.	C	N/C	N/A	N/I
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or	N/A		
			(ii) a curb where there is no public sidewalk to the door of a private garage, and	N/A		
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.	C	N/C	N/A	N/I
	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.		North	1.20	0.60	
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	(a) 6.0m where the parcel width is 9.0m or less; or		N/A		
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m		N/A		
	(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:	(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.		Percentage (%)		
				N/A		
			Homes w/ Exst. Driveway			
					Existing Driveway No Changes	

<p>342 Retaining Walls</p>	<p>(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.</p> <p>(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.</p>		<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>						
<p>338.1 Patios</p>	<p>(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.</p> <p>(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.</p> <p>(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.</p>		<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>						
<p>540.1 Fences <i>Note: Only apply fence rules to proposed fences</i></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>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>						
<p>343 Fences <i>Note: Only apply fence rules to proposed fences</i></p>	<table border="1"> <tr> <td data-bbox="269 829 448 974">The height of a fence above grade at any point along a fence line must not exceed:</td> <td data-bbox="448 829 954 974">(b) 2.0m in all other cases, and (c) 2.5m at the highest point of a gate that is not more than 2.5m in length.</td> </tr> </table>	The height of a fence above grade at any point along a fence line must not exceed:	(b) 2.0m in all other cases, and (c) 2.5m at the highest point of a gate that is not more than 2.5m in length.		<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>				
The height of a fence above grade at any point along a fence line must not exceed:	(b) 2.0m in all other cases, and (c) 2.5m at the highest point of a gate that is not more than 2.5m in length.											
<p>348 Visibility Setback</p>	<p>Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.</p>		<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>						
<p>546.3 Waste, Recycling and Organics</p>	<p>For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority</p> <p><i>*Note: Applies when there are 3 or more Units</i></p>		<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>						
<p>546 Motor Vehicle Parking Stalls</p>	<p>(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.</p> <p>(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.</p> <table border="1" data-bbox="357 1459 787 1564"> <tr> <td data-bbox="357 1459 535 1501">8</td> <td data-bbox="535 1459 787 1501">Number of Units</td> </tr> <tr> <td data-bbox="357 1501 535 1543">4</td> <td data-bbox="535 1501 787 1543">Stalls Within a Private Garage</td> </tr> <tr> <td data-bbox="357 1543 535 1575">0</td> <td data-bbox="535 1543 787 1575">Stalls provided on Parking Pad</td> </tr> </table>	8	Number of Units	4	Stalls Within a Private Garage	0	Stalls provided on Parking Pad	<p><i>*See Communities Tab to Adjust Parking Rate</i></p> <p>Parking Rate: <input type="text" value="0.50"/> Stall per Unit & Suite</p>	<p>4</p>	<p>0</p>		
8	Number of Units											
4	Stalls Within a Private Garage											
0	Stalls provided on Parking Pad											
<p>546.1 Mobility Storage</p>	<p>(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.</p> <p>The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.</p> <table border="1" data-bbox="357 1753 535 1795"> <tr> <td data-bbox="357 1753 535 1795">4</td> <td data-bbox="535 1753 954 1795">Number of Units</td> </tr> </table>	4	Number of Units		<p>Applies</p>	<p>N/A</p>	<p>N/I</p>	<p>2</p>	<p>0</p>			
4	Number of Units											
<p>546.2 Bicycle Parking Stalls</p>	<p>(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.</p> <p>(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.</p>		<p>Applies</p>	<p>N/A</p>	<p>N/I</p>	<p>2</p>	<p>0</p>					

	2	Number of Units					
13(90.3) Mobility Storage Locker	(a) has a door with a minimum width of 0.9m that has direct access to grade;			0.91	0.01		
	(b) has a minimum length of 2.8m;			2.82	0.02		
	(c) has a minimum width of 1.2m;			1.22	0.02		
	(d) has a minimum height of 1.8m			complies	#VALUE!		
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling			C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other			C	N/C	N/A	N/I
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.			C	N/C	N/A	N/I

Accessory Residential Building

D.P. # 2024-07062

Rule	Requirements			Evaluation				
				Provided/Variance				
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or		N/A				
		(b) 0.6m from a side or rear property line in all other cases.		West	2.75	2.15		
				North	1.20	0.60		
		(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m ²		C	N/C	N/A	N/I
	(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or		East	C	N/C	N/A	N/I	
			HARDIE	C	N/C	N/A	N/I	
	(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:		(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and		C	N/C	N/A	N/I
		(ii) include a 0.60m eave and footing encroachment easement.		C	N/C	N/A	N/I	
	(3) An Accessory Residential Building must not be located in the actual front setback area.				C	N/C	N/A	N/I
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				C	N/C	N/A	N/I
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m ² or more and a main residential building or a building containing a Secondary Suite is 1.0m				C	N/C	N/A	N/I
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;		4.48		-0.12		
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; and		2.85		-0.15		
		(c) one storey,		C	N/C	N/A	N/I	
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;		C	N/C	N/A	N/I
(ii) does not have windows;			C	N/C	N/A	N/I		
(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.		N/A						
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.			C	N/C	N/A	N/I	
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.			C	N/C	N/A	N/I	
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.			C	N/C	N/A	N/I	
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:		(i) the building coverage of the main residential buildings; or	C	N/C	N/A	N/I
				(ii) 75.0m ² for each Dwelling Unit located on the parcel; and	Unit 1	complies		#VALUE!
			Unit 2					
			Unit 3					
			Unit 4					

Page 16		Secondary Suite - R-CG		D.P. # 2024-07062			
Rule	Requirements		Evaluation				
			Notes		Provided/Variance		
Note: Remember to check any applicable district rules							
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.			C	N/C	N/A	N/I
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m ² :	(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or		N/A			
		(b) when located on a parcel with a parcel width less than 13.0m.		N/A			
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.			Applies		N/A	N/I
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;		351(2.1) applies		N/A		
354 Accessory Suite - Density	(1) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit.			C	N/C	N/A	N/I
	(1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit.			C	N/C	N/A	N/I
	(3) A Secondary Suite or a Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan.			C	N/C	N/A	N/I
Additional Notes							

Rounded

Rounded

Page 3		Residential - Grade-Oriented Infill (R-CG) District			D.P. # 2024-07062			
Rule	Requirements			Evaluation				
				Notes	Provided/Variance			
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m			West BLD 1	1.22	0.02		
				East BLD 1	1.22	0.02		
				West BLD 2	1.22	0.02		
				East BLD 2	1.22	0.02		
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or	BLD 2 okay, BLD 1 east okay, west over	C	N/C	N/A	N/I
			(ii) 7.0m from grade; measured at the shared property line; and					
			(b) increases at a 45 degree angle to a max of 11.0m measured from grade.					
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority				FM Discretion	N/A	N/I	
<i>*Note: Applies when there are 3 or more Units</i>								

Page 3		Residential - Grade-Oriented Infill (R-CG) District			D.P. # 2024-07062			
Rule	Requirements			Evaluation				
				Notes	Provided/Variance			
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or	BLD 2 okay, BLD 1 east okay, west over	C	N/C	N/A	N/I
			(ii) 7.0m from grade; measured at the shared property line; and					
		(b) increases at a 45 degree angle to a max of 11.0m measured from grade.						
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority				FM Discretion	N/A	N/I	
<i>*Note: Applies when there are 3 or more Units</i>								

Page 3 Residential - Grade-Oriented Infill (R-CG) District				D.P. # 2024-07062				
Rule	Requirements			Evaluation				
			Notes	Provided/Variance				
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or		C	N/C	N/A	N/I
			(ii) 7.0m from grade; measured at the shared property line; and					
		(b) increases at a 45 degree angle to a max of 11.0m measured from grade.						
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority				FM Discretion	N/A	N/I	
<i>*Note: Applies when there are 3 or more Units</i>								

FILE: DP 2024-07062

DATE RECEIVED: October 2, 2024

Bylaw Discrepancies		
Regulation	Standard	Provided
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m	Plans indicate a west and east setback of 1.17m (-0.03m) for both the front and rear building.
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	Plans indicate the rear building has portions of building above the height chamfer cut from both side property lines.
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.	Plans do not indicate screening.

FILE: DP 2024-07062

DATE RECEIVED: December 9, 2024

Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (ii) 7.0m from grade; measured at the shared property line; and (b) increases at a 45 degree angle to a max of 11.0m measured from grade.	Plans indicate portions of building a located above the height chamfer cut from the west side property line.

FILE: DP 2024-07062

DATE RECEIVED: February 5, 2025

Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (ii) 7.0m from grade; measured at the shared property line; and (b) increases at a 45 degree angle to a max of 11.0m measured from grade.	Plans indicate portions of building a located above the height chamfer cut from the west side property line.

From: Tiffany.Hughes@calgary.ca
To: [REDACTED]
Cc: Tiffany.Hughes@calgary.ca [REDACTED]
Subject: DP2024-07062 COMPLETE APPLICATION 1636 19 AV NW
Date: Wednesday, October 16, 2024 11:50:08 AM



Re: DP2024-07062 COMPLETENESS REVIEW - 1636 19 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 underway. The comprehensive review may include notice posting and consultation with affected parties to gather planning information relevant to your application.

For more information about the development permit process please visit www.calgary.ca/dpprocess.

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

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

Regards,

TIFFANY HUGHES
Senior Planning Technician
Tiffany.Hughes@calgary.ca
403-333-5657
www.calgary.ca/PDMap



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

November 8, 2024

File No: DP2024-07062

Location: 1636 19 AV NW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated October 18, 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 note 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
 Standards and Equipment
 ENMAX Power Corporation

SDAB2025-0054



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Comment Summary



Permit #: DP2024-07062
Address: 1636 19 AV NW
Job Description: New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites - basement), Accessory Residential Building (garage)

Name:	jessica andrews	Created Date:	October 22, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	542240649
Address:	1619 19 AVE NW		
Overall:	In opposition of this application		

Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Site layout

General Comment

My primary concern is that this is the third proposed 8 dwelling high density unit on 19 Ave NW within one block, increasing the dwelling spaces on our block by 67 percent in a matter of months. We cannot support this growth rate continuing!

My understanding is that all proposed developments that align with the new R-CG bylaws will be approved. Yet this is a "discretionary use" and not a "permitted use." My question is around thoughtful planning for preventing the overload of the current neighborhood infrastructure, especially for space for street parking and school populations and community services. Since there is no cap in the bylaw re: the number of 8-10 dwelling high density builds, where is the "discretion" coming into play? How many 8plexes is too many on a single block? Currently, the city is saying "unlimited." This is not thoughtful, sustainable planning. The principle and spirit behind the new blanket rezoning bylaws was to see a scattered increase in high density builds widespread across Calgary--- and I heartily support this--- but a lack of discretionary power at the city file manager level leaves no discretion to be had. No cap on high density infills demonstrates an undemocratic refusal to listen to public consultation and directly affected neighbours. It is already becoming very clear that the blanket rezoning will unfairly overload a few neighbourhoods like ours.

I would also like to know more about emergency services access to the rear semi-detached building that is not directly on the street or laneway. How will the fire dept be able to access it quickly and effectively in a fire? Especially considering increased summer drought and that the buildings on our street will be more numerous and closer together? Could you please advise me about how to request comments from the local fire officials on this permit application? I can't find a contact email on their website.

I would request a callback or email back within 1 week please to discuss my concerns. Thank you.

Attachments

Name:	Danica Hignell	Created Date:	October 25, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	543382351
Address:	1720 22 ave NW		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

Environmental preservation

General Comment

Please preserve the beautiful big evergreen on this property! We are losing so many trees in our neighbourhood which are vital to the community's character, not to mention homes for local wildlife. Thank you!

Attachments

Name:	ENMAX Power	Created Date:	November 8, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	546642048
Address:	141-50 Ave SE, Calgary, AB, T2G 4S7		
Overall:	In support of this application		

Area of Concern

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

General Comment

No conflict

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2024-07062_ENMAX No Conflict Letter - 11-08-2024.pdf](#)

Name:	Brad Andrews	Created Date:	December 1, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	551203723
Address:	1619 19 Ave NW		
Overall:	In opposition of this application		

Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Site layout

General Comment

I have significant concerns with number of additional units being added to this street, particularly as it relates to parking. Adding 8 additional dwellings, alongside the other 16 that are either approved or under review, will create significant impacts on the block. While I understand that these developments are being reviewed in isolation, the role of city planners and reviewers should be to identify potential conflicts, and see how these developments en masse will impact the community, specifically around parking, and access in and out of the community. While I appreciate the work the city is doing to improve transit options, we currently live in a city that was built for vehicular transport, and as such we have seen very few families in our neighbourhood without at least one vehicle.

I am in favour of densification, and when we purchased our home, we assumed that the properties such as this on the

block would transition to multiple dwellings. This proposal however seems extreme. The limited setback changes the feel of the neighbourhood, and will certainly impact the quality of life of direct neighbours in terms of sunlight hours, sight lines and safety. I strongly suggest that a review of this style of dwelling mid-block be undertaken before any additional applications are approved.

Attachments

Name:	Melissa	Created Date:	December 24, 2024
Phone:		Circulation Referee:	N
Email:		Number:	560357341
Address:	1536 18 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
- Environmental preservation
- Privacy considerations
- Garbage and recycling facility locations
- Site layout

General Comment

This type of development mid-block in an residential street (non- main route like 20th or 24th) is insane. By allowing this, you are allowing mini condos/apartments without the proper oversight and overdeveloping the area. They should be applying for HGO, but instead are finding loopholes to push their development through a 4plex with "suites" which is essentially building 8-plexes throughout the neighbourhood. It's one thing to build these types of developments on 20th and 24th as they are already started and zoned for multi-unit housing, but to put these mid-block as the current zoning will allow for this, is wild. I'm already in a similar position, and had recently bought a house in the neighbourhood and the house beside me will also be a mini condo (4 plex with suites). The water and sewage and water system is already at its end of life (by the numerous water main breaks in the area), the traffic patterns and lights/cross walks still need to be updated to match the flow of the increased traffic. These issues have not been addressed. I'm sure you hear lots about the parking issues already, but that will always be a concern especially our neighbourhood which is starting to see mix development, people trying to go to the community centers, and smaller streets with housing stacked on top of each other. I'm saddened to see these types of developments go in the heart of neighbourhoods. It's one thing to plan for these (as described in the the AREA PLAN), but now its a free for all to see how we can maximize profit without factoring the livability for those who live in the development and those around it.

Attachments

Name:	jessica andrews	Created Date:	January 6, 2025
Phone:		Circulation Referee:	N
Email:		Number:	561760520
Address:	1619 19 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
- Environmental preservation
- Privacy considerations

Garbage and recycling facility locations
Site layout

General Comment

DISCRETIONARY and CONTEXTUAL DEVELOPMENT- There are three developments with 8 dwelling units each currently slated for our street, with the very high likelihood of more to follow soon. Corner developments of 8 dwelling units are contextual for our neighbourhood. Mid-block developments like this proposal are new since Aug.6. A handful of mid-block 8 dwelling unit developments is ok, and THIS is what was advertised in all of the early 2024 educational materials prior to the vote on blanket rezoning. This is what we and our neighbours supported and expected from blanket rezoning, not what is happening now. A wide open approval of every single midblock 8-10 dwelling unit development is our primary concern as it will overwhelm our community infrastructure and increase the density in our neighbourhood too much, too fast, with inadequate thoughtful and intentional planning for a shift of that magnitude. We are much less concerned about DP2024-07062 being approved than we are at this type of approval being repeated over and over on our entire block. Yet the feedback systems in place give us zero options for collective, cumulative concerns and are only addressing development permits on an individual case basis. This is poor planning and poor governance and is not in alignment with the spirit of the bylaw nor Calgarians' voiced concerns. DP2024-07062 would be contextual if it was 4 dwelling units rather than 8. Non-contextual development applications are supposed to be given careful consideration and discretionary approval, not a wide open green light. We ask that the city await the results of the pending Lehodey court case re: blanket rezoning before approving this development application.

PARKING- Our second priority concern is parking. How will this affect us personally? We have a double garage and are a two car family. We tried to be a one car family for a few months this year and it was impossible, not logistically or financially feasible with the inadequate state of Calgary's transit system and three children in sporting activities. We purchased our very first home at 1619 19 Ave NW in April 2023 and we chose it primarily for the neighbourhood vibe, the large amount of interior light, and the availability of street parking along with its double garage. We are an outdoorsy family and we knew that we would require half of our garage for canoe and mountain biking equipment and planned to park one vehicle on the street year-round. It is not possible to store this outdoor equipment in the yard or in a shed as theft is a problem. (In fact, we have had two incidents of theft from our garage in the last year, with three bikes being stolen in total). Blanket rezoning's goal of a minimal increase in density citywide can absorb some extra street parking when there are only 0.5 parking spaces allotted per home plus secondary suite. But a single residential street block cannot absorb a 40%+ increase in a matter of months (a projected 24+ more cars needing street parking), with a high likelihood of further increased density in the future. Current transit is inadequate to support the density increase at 0.5 parking spaces per unit being proposed on our block. Calgary cannot accept parking space building recommendations designed for cities like Toronto and Vancouver. We request a parking study.

Attachments

Knee, Judy

From: Forsythe, Dayna
Sent: Wednesday, April 30, 2025 1:27 PM
To: Hughes, Tiffany L.
Subject: RE: DP2024-07062

Follow Up Flag: Follow up
Flag Status: Completed

Hi Tiffany,

That's fine to address the condition about hydrant distance. It looks like the Off-Site Levy is still outstanding but the DSSP is approved.

Regards,

Dayna Forsythe
Development Technologist
Development Engineering – Utility Generalist
dayna.forsythe@calgary.ca
C 587-228-3648

From: Hughes, Tiffany L. <Tiffany.Hughes@calgary.ca>
Sent: Wednesday, April 30, 2025 12:48 PM
To: Forsythe, Dayna <Dayna.Forsythe@calgary.ca>
Subject: FW: DP2024-07062

Hi Dayna,

Hoping you can take a look at the email I sent Michelle below. I would just wait for Michelle to come back except this will be the last PTR and tomorrow is the last day for advertising.

Thanks,
Tiffany

Tiffany Hughes
Senior Planning Technician
Development & Subdivision Application Services | Community Planning
Planning and Development Services
T 403.333.5657 | F 403.537.3024 | E tiffany.hughes@calgary.ca
Check out www.calgary.ca/pdmap to learn more about the
development activity in your community.

From: Hughes, Tiffany L.
Sent: Wednesday, April 30, 2025 12:46 PM

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To: Palpal-Latoc, Michelle M. <Michelle.Palpal-Latoc@calgary.ca>

Subject: DP2024-07062

Hi Michelle,

Please see the attached Detailed review response and let me know if this will satisfy your PTR condition.

Thanks so much,
Tiffany

Tiffany Hughes

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services

T 403.333.5657 | **F** 403.537.3024 | **E** tiffany.hughes@calgary.ca

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

Knee, Judy

From: Hughes, Tiffany L.
Sent: Tuesday, October 29, 2024 2:19 PM
To: Marylou Bayne
Subject: RE: [External] URGENT re: DP2024-07062 & DP2024-05799

Good afternoon Marylou and David,

Thank you for taking the time to provide us with comments relating to this development proposal in your neighbourhood. Your feedback will be included in the file and will form part of the application review.

If you would like to learn more about this application, please refer to the following information.

The application review

In addition to your comments, several other factors will be taken into account including the Land Use Bylaw rules; applicable planning policies; circulation comments from external and internal referees (for example, the Community Association and City departments); and all relevant planning considerations. When a thorough review of the application has been completed, a decision will be recommended to the approving authority.

Where to obtain application status updates

For internet access to general information including the Development Permit status, please visit our website and view the Development Map: <https://dmap.calgary.ca/>. Currently, this map displays recent planning applications on each parcel within the City.

If you are unable to access the internet, general status information about this application may also be obtained by calling the Planning Services Centre at 403-268-5311 or by contacting me (at the phone number below).

How do I view the application plans and available information?

For your convenience, while the application is under review, we're offering online viewings of permit drawings and documents using Microsoft OneDrive. If you'd like to schedule a digital viewing, please complete our [Viewing Authorization Form](#). You can then send an email to PropertyResearch@calgary.ca attaching the filled out form and providing a date (Monday – Friday) you'd like to view the Development Permit, allowing for 1 business days' notice. The plans will be available on your appointment day from 9AM to 4PM. Please note these documents are copyright-protected and you may not download them during the viewing.

If you have a Microsoft 365 account, please book your viewing using the email address associated with your account. You must log in with your Microsoft credentials to view the files. We'll email you to confirm your appointment after we've verified your form and date.

If your preference is to view the permit drawings and documents from a Surface Pro at the Municipal Building (3rd Level, 800 Macleod Trail S.E.) please also email PropertyResearch@calgary.ca and provide a date (Monday – Friday) you'd like to view the Development Permit, allowing for 1 business days' notice. We'll email you to confirm your appointment after we've verified the availability of you date.

Notification of Decision

If the Development Authority approves the application, the decision will be advertised on the Public Notice section of our website the following Thursday. For a listing of Development Permits that have been approved and advertised, please visit our website at www.calgary.ca/publicnotices.

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Please note that, in keeping with Land Use Bylaw 1P2007, the official notification of the decision to approve the application is by the Public Notice advertisement. **No other public notification process will be initiated and the File Manager is not required to notify you directly.**

Appealing the decision

An appeal against the Development Authority's decision to approve the Development Permit application may be made within 21 days after the [Public Notice advertisement](#). The public notice advertisement will identify the body to which an appeal must be filed.

How Are Your Comments Used?

Your comments assist City staff in reviewing and making a decision on this application and it is the City's practice to keep your comments confidential.

However, if the decision on the application is appealed, all information in our file is disclosed and will become a part of the public record. In such a case, your comments will no longer be confidential.

FOIP Statement

The Personal Information on Submissions made regarding this development permit application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and the Calgary Land Use Bylaw 1P2007, Part 1, Section 27 and subsequent versions of the Act and Bylaw. The submission may be included in the public meeting agenda of either, or both, the Calgary Planning Commission or the Subdivision and Development Appeal Board and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning & Development Department, PO Box 2100, Stn 'M', Calgary, AB T2P 2M5.

Regards,
Tiffany

Tiffany Hughes

Senior Planning Technician

Development & Subdivision Application Services | Community Planning
Planning and Development Services

T 403.333.5657 | **F** 403.537.3024 | **E** tiffany.hughes@calgary.ca

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Marylou Bayne <mbayne@shaw.ca>

Sent: Saturday, October 26, 2024 8:29 AM

To: Hughes, Tiffany L. <Tiffany.Hughes@calgary.ca>; Pirri, Anthony <Anthony.Pirri@calgary.ca>

Cc: CAS ePermit <CAS_ePermit@calgary.ca>

Subject: [External] URGENT re: DP2024-07062 & DP2024-05799

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

Hello Tiffany and Anthony,

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DP2024-07062

DP2024-05799

We are writing to both of you with the huge concern we have on these building permits that are on our residential street.

19th Ave NW between 15th - 16th Street has drastically been changing with respect to the increased number of residents due to changes from a single dwelling home to multi family residences.

We write this to express our huge disapproval and upset of these multi- family building permits.

*** PLEASE do not allow anymore permits for our block. ***

It has become impossible to park in front of or even close to our home.

How would you like to experience these rezoning changes beside or in front of your once quiet home?

Please look at the history (and future) of 19th Ave NW between 15th- 16th Streets.

Kind regards,
MaryLou and David Bayne
1623 19th Ave NW

Sent from my Bell Samsung device over Canada's largest network.

Knee, Judy

From: Harman Dhatt Realtor [REDACTED]
Sent: Tuesday, April 15, 2025 4:27 PM
To: Hughes, Tiffany L.
Subject: Re: [External] 1636 19 AvN Nw Updated email
Attachments: IMG_2700.jpeg; 7e557e8b-0b08-4ce9-b2c2-e3f55f0da7c0.jpeg

This Message Is From an External Sender

This message came from outside your organization.

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

Hi Tiffany
See attached receipts
DP2024- 07062 - 4 flex - paid to city \$9250

DP2023-02126 -was semidetached :- paid \$\$5250

See both receipts attached

Harman Dhatt,M.Eng
REALTOR®
Century21 Bravo Realty
C: 403 966 0042
Email: realtor@hdhatt.com

On Tue, Apr 15, 2025 at 3:05 PM Hughes, Tiffany L. <Tiffany.Hughes@calgary.ca> wrote:

Hello,

Please send me a copy of the receipt and I can clear this prior to releases condition. All prior to release conditions must be satisfied. Please reach out to applicant if you need further information on this.

Thank you,

Tiffany

Tiffany Hughes

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services

T 403.333.5657 | **F** 403.537.3024 | **E** tiffany.hughes@calgary.ca

Check out www.calgary.ca/pdmap to learn more about the

development activity in your community.

From: Harman Dhatt Realtor [REDACTED]

Sent: Tuesday, April 15, 2025 9:03 AM

To: Hughes, Tiffany L. <Tiffany.Hughes@calgary.ca>

Subject: Re: [External] 1636 19 AvN Nw

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

Hello Tiffany

Thanks for the reply. Actually I already paid yesterday for 4plex DP road fees as well so let's release the DP permit for 4plex and I can wait as long as it will be adjusted or refunded in the future that's all I need

Thanks

Harman Dhatt, M.Eng
REALTOR®
Century21 Bravo Realty

C: 403 966 0042
Email: realtor@hdhatt.com

On Tue, Apr 15, 2025 at 8:56 AM Hughes, Tiffany L. <Tiffany.Hughes@calgary.ca> wrote:

Hi Harman,

I believe this can be done, but there will be some paperwork involved to do so. I will need a letter requesting the that the money be transferred including both development permit numbers. This letter must come from whomever paid the deposit. Its up to you if you would like to start this process now or wait until the current development permit comes out of advertising in case there is an appeal on the application.

Thank you,

Tiffany

Tiffany Hughes

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services

T 403.333.5657 | **F** 403.537.3024 | **E** tiffany.hughes@calgary.ca

Check out www.calgary.ca/pdmap to learn more about the

development activity in your community.

From: Harman Dhatt Realtor [REDACTED]
Sent: Monday, April 14, 2025 10:04 AM
To: Hughes, Tiffany L. <Tiffany.Hughes@calgary.ca>
Subject: [External] [1636 19 AvN Nw](#)

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

Hello Tiffany

I left a voice mail so want to discuss about road improvements security amount. I paid \$5200 year ago under different DP for semidetached so is anyway I can get that amount adjusted into my 4plex amount

Please advise

Thanks

Harman Dhatt, M.Eng
REALTOR®
Century21 Bravo Realty
C: 403 966 0042
Email: realtor@hdhatt.com

NOTICE -

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

266396

OFFICIAL RECEIPT

X-86 (R2017-02)



Received From: **PAVINDER KOMBAR** Received YYYY: **2023** MM: **05** DD: **12** Amount Received (Same as cash register receipt): **\$2,500.00**

Contact Name: **[REDACTED]**

Business Unit: **SURFACE IMPROVEMENT**

Reference: **DP 2023-R126 1636 19 ME NW**

THE CITY OF CALGARY G.S.T. REGISTRATION # 119457869

LINE 1	GLBU	Account	Fund	Dept ID	Activity	Reference
		45030	24	10677	225595	
	PCBU	Project ID	Task	Source	\$ AMOUNT	
					5250.00	

LINE 2	GLBU	Account	Fund	Dept ID	Activity	Reference
		Project ID	Task	Source	\$ AMOUNT	
					¢	

DISTRIBUTION: White - Originator Canary - Send to Cashiers Pink - Business Unit (stays in book) ISC: Protected

Office: PlanDev
Date: 4/14/2025 10:45 AM
Batch: 81995 Trans #:15

planning.cash@calgary.ca
403-268-5417

MISC PAYMENT

Receipt #: 42299950
POSSE Job #: DP2024-07062
Permit #: DP2024-07062

Surface Improvement \$9,250.00
Payment Total: \$9,250.00

Transaction Total: \$9,250.00
CHEQUE Tendered: \$9,250.00

Refund Policy:

All credits of \$20 and over are automatically refunded to the payee within 4-6 weeks from date of processing. All credits less than \$20 will require a written request emailed to planning.cash@calgary.ca to be refunded. This refund policy does not apply to Land Use Amendment, Business Licence and Record Centre refunds.

Thank you

development permit, the landowner of the development site (landowner) **security deposit** to ensure the performance of the surface right-of-way adjacent to the site.

in the amount listed in the attached conditions of approval is required for payments within the public right of way.

sit will be held by the Roads Business Unit to defray any costs the any of the landowner's obligations under the development permit for

deposit is based on the scope of the proposed work and the conditions the landowner is responsible for 100% of the actual construction cost

in carrying out the work exceed the amount of the deposit, the city the balance of the costs incurred. Once the landowner has satisfaction of a City inspector, this security deposit in full or part will be paid on any security deposit.

deposit to the City, the landowner agrees to all of the terms and

AT \$9,250

be submitted to:

ers (north of the glass elevators)

3E

Calgary, Alberta

ACCEPTABLE FORMS OF PAYMENT

Certified Cheque or Bank Draft

Security deposits in the form of a certified cheque or bank draft **must be made at the third floor Cashiers in the Municipal Building.** Ensure the development permit number is referenced and provide contact information for the person(s) providing the security deposit for receipt purposes.



The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2025-0054

Development Permit Number: DP2024-07062

Address: 1636 19 AV NW

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

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

Community: Capitol Hill

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: Yes

Use: Discretionary

Notice Posted: Completed as per Bylaw

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

Applicable Planning Policies:

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

Bylaw Relaxations:

The development does not require Land Use Bylaw relaxations.

Additional Factors, Considerations, and/or Rationale:

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

SDAB2025-0054

AMENDED DRAWINGS
 DP No. **DP2024-07062** Date Received **03-02-2025**
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: \bullet = 1078.00 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:

- \bullet --- denotes Calculation points
- \boxtimes --- denotes Water Valve
- \blacklozenge --- 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
- denotes Utility Right of Way Line
- denotes Property Line
- denotes Door
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows
- denotes Shed Hatch
- denotes Detached Garage Hatch
- denotes Main Building Hatch
- denotes Concrete and Asphalt Hatch
- denotes Wood Hatch

'Cant.' denotes Cantilevers
 'Enc.' denotes Encroach(es)
 'BW' denotes Back of Walkway
 'BC' denotes Back of Curb
 'BOW' denotes Bottom of Wall
 'Ret.' denotes Retaining
 '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 - CG

SCALE 1:200

LEGAL DESCRIPTION:

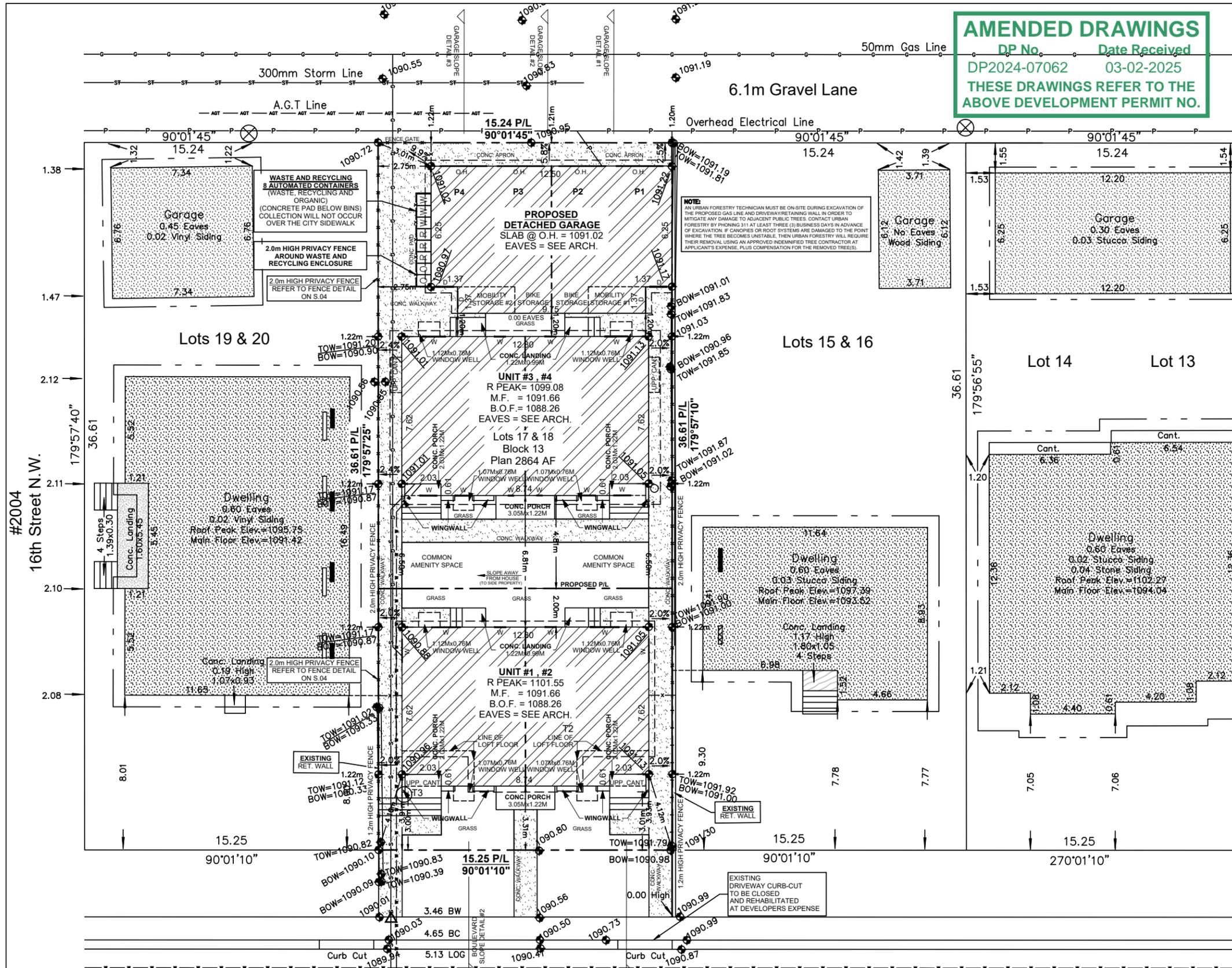
Lots 17 & 18
 Block 13
 Plan 2864 AF
MUNICIPAL ADDRESS:
 1636 19th Avenue N.W.
 Calgary, Alberta

LOT COVERAGE DETAIL:

(ROW HOUSE)
 LOT SIZE: 558,100 SQ M
 HOUSE SIZE: 205,749 SQ M
 CANT.: 0,000 SQ M
 COVERED PORCH: 6,493 SQ M
 GARAGE: 91,463 SQ M
 WINGWALL: 2,414 SQ M
 TOTAL: 306,119/558,100
 = 54.85%

TOTAL UNITS: 4
 LOT SIZE: 558,100 SQ M (0.0558 ha)
 DENSITY: 72 UNITS/ha

PARKING:
 PARKING PROVIDED: 4 STALLS



SITE PLAN
 SCALE: 1:200

SDAB2025-0054

#1636
 19th Avenue N.W.

#1632

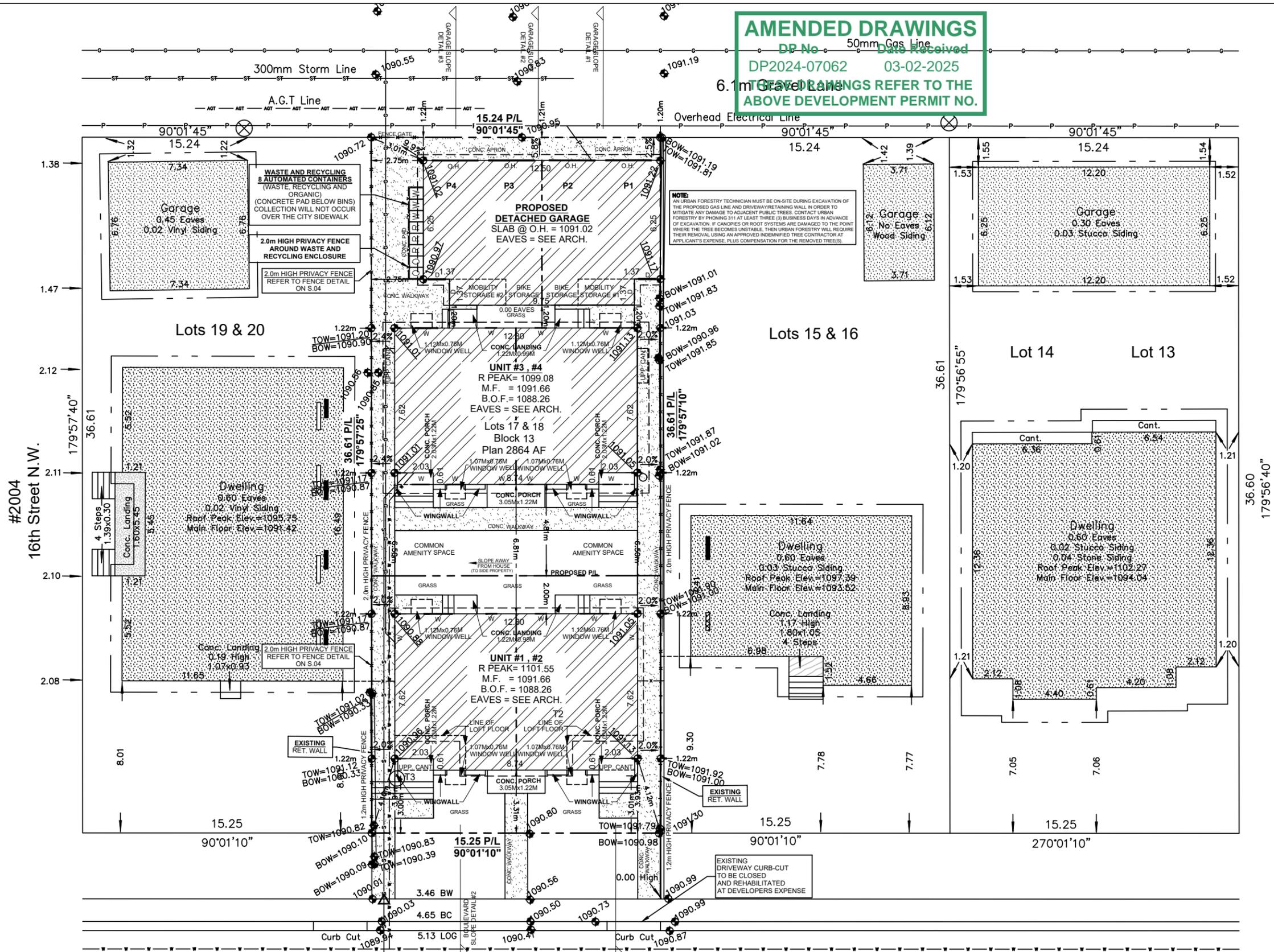
NO.	DATE (D/M/Y)	DETAIL	BY
01.	30/08/24	DP SITEPLAN	W.N.
02.			
03.			
04.			

JOHN TRINH & ASSOCIATES
 Design | Drafting | Planning | Permits
 www.johntrinh.ca - 403.472.8184

PROJECT NAME AND ADDRESS:
 1636 19th Avenue N.W.
 Calgary, Alberta
 Lots 17 & 18
 Block 13
 Plan 2864 AF

PROJECT:	SCALE:
CLUSTER HOUSING	1:200
DATE: AUG 30, 2024	DIVISION NUMBER: S 01

AMENDED DRAWINGS
DP No. 50mm Gas Line
DP2024-07062 Date Received 03-02-2025
6.1m Gravel Drains
AMENDED DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



NOTE:
AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE DURING EXCAVATION OF THE PROPOSED GAS LINE AND DRIVEWAY/RETAINING WALL IN ORDER TO MITIGATE ANY DAMAGE TO ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF EXCAVATION. IF CANOPIES OR ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREE BECOMES UNSTABLE, THEN URBAN FORESTRY WILL REQUIRE THEIR REMOVAL USING AN APPROVED INDEMNIFIED TREE CONTRACTOR AT APPLICANT'S EXPENSE, PLUS COMPENSATION FOR THE REMOVED TREE(S).

BLOCK PLAN
SCALE: 1:200

SDAB2025-0054

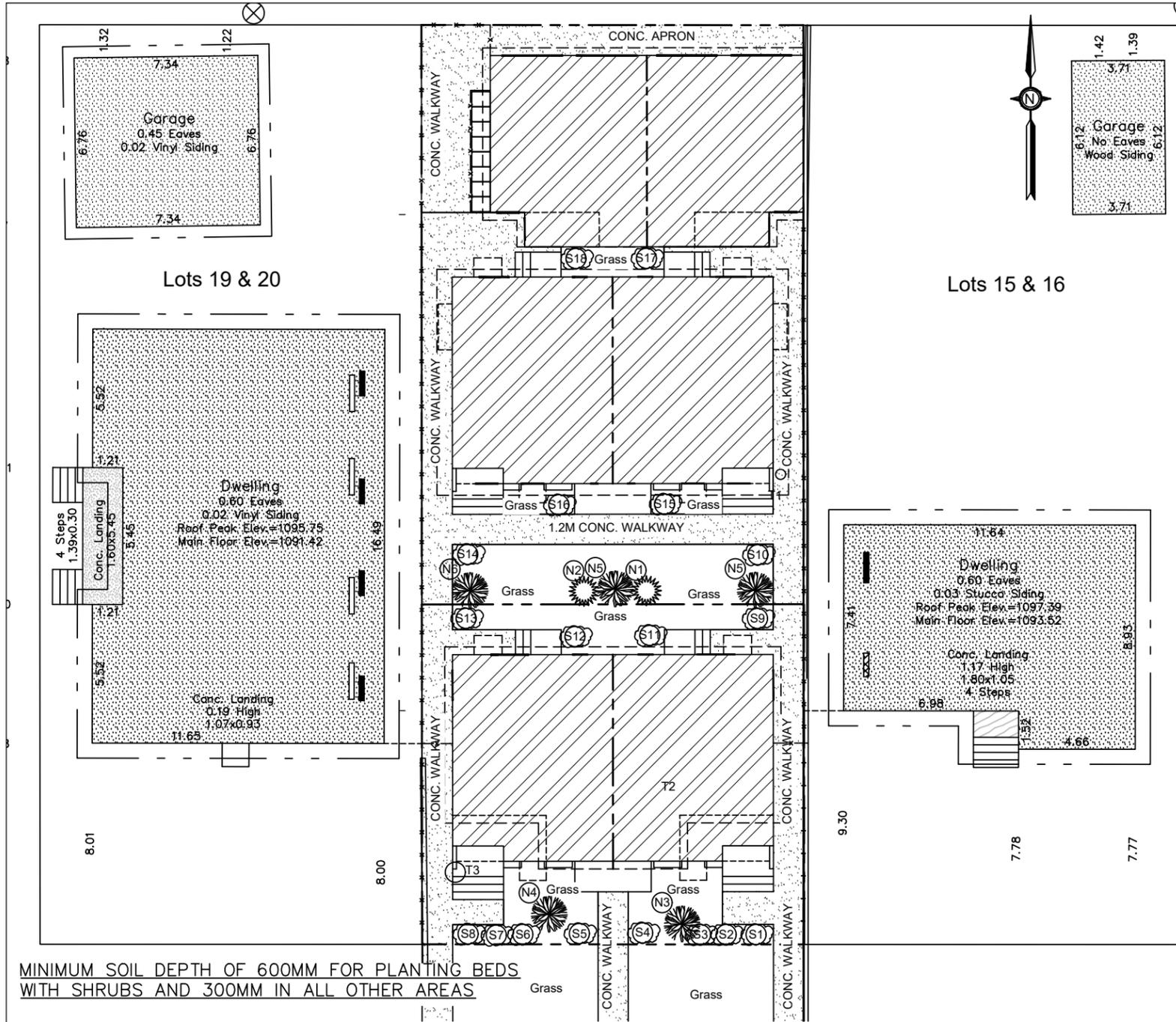
#1636
19th Avenue N.W.

NO.	DATE (D/M/Y)	DETAIL	BY
01.	30/08/24	DP SITEPLAN	W.N.
02.			
03.			
04.			

JOHN TRINH & ASSOCIATES
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www.johntrinh.ca - 403.472.8184

PROJECT NAME AND ADDRESS:
1636 19th Avenue N.W.
Calgary, Alberta
Lots 17 & 18
Block 13
Plan 2864 AF

PROJECT:	SCALE:
CLUSTER HOUSING	1:250
DATE: AUG 30, 2024	DIVISION NUMBER: S 02



AMENDED DRAWINGS
 DP 2024-07062-03-02-2025
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

Tree No.	Variety	Calliper (±)	Canopy (±)	Height (±)	Location	DISPOSITION
T1	Deciduous Tree	0.40	4.0	7.0	In Subject Property	To Be Removed
T2	Bush	0.15	2.0	2.0	In Subject Property	To Be Removed
T3	Coniferous Tree	0.80	8.0	12.6	In Subject Property	To Be Removed

LANDSCAPING LEGEND

- denotes Deciduous Tree
- denotes Coniferous Tree
- denotes Shrubs

LANDSCAPING REQUIREMENTS:

LOT SIZE: 558.100 SQ M
 1 TREE PER/110,000 SQM
 3 SHRUBS PER/110,000 SQM
 558.100/110,000 = 5.07
 6 TREES
 18 SHRUBS

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	Columnar Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N2	Columnar Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N3	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N4	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N5	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N6	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
S1	Mugo Pine (Shrub)	--	0.61	0.61	In Subject Property	New
S2	Mugo Pine (Shrub)	--	0.61	0.61	In Subject Property	New
S3	Mugo Pine (Shrub)	--	0.61	0.61	In Subject Property	New
S4	Mugo Pine (Shrub)	--	0.61	0.61	In Subject Property	New
S5	Hawthorn (Shrub)	--	0.61	0.61	In Subject Property	New
S6	Hawthorn (Shrub)	--	0.61	0.61	In Subject Property	New
S7	Hawthorn (Shrub)	--	0.61	0.61	In Subject Property	New
S8	Hawthorn (Shrub)	--	0.61	0.61	In Subject Property	New
S9	Hawthorn (Shrub)	--	0.61	0.61	In Subject Property	New
S10	Hawthorn (Shrub)	--	0.61	0.61	In Subject Property	New
S11	Mugo Pine (Shrub)	--	0.61	0.61	In Subject Property	New
S12	Mugo Pine (Shrub)	--	0.61	0.61	In Subject Property	New
S13	Hawthorn (Shrub)	--	0.61	0.61	In Subject Property	New
S14	Lilac (Shrub)	--	0.61	0.61	In Subject Property	New
S15	Lilac (Shrub)	--	0.61	0.61	In Subject Property	New
S16	Lilac (Shrub)	--	0.61	0.61	In Subject Property	New
S17	Lilac (Shrub)	--	0.61	0.61	In Subject Property	New
S18	Lilac (Shrub)	--	0.61	0.61	In Subject Property	New

Note: A minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other areas

MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHER AREAS

LANDSCAPE COVERAGE

LOT SIZE	= 558.100 SQ. M
LANDSCAPE AREA	= 193.258 SQ. M
HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS)	= 109.747 SQ. M
SOFT LANDSCAPE (GRASS + MULCH)	= 83.512 SQ. M

109.747 / 193.258 = 56.79% OF HARD LANDSCAPE
 83.512 / 193.258 = 43.21% OF SOFT LANDSCAPE

NOTE:

"If clearance pruning of public trees is required, Urban Forestry must be given minimum two business days' notice and an approved tree contractor, who has met the City's minimum qualifications, must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information".

"Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications (current edition). Applicant is to contact the Parks Development Inspector at 403-804-9417 or call 311 to arrange an inspection".

"All soft surfaced landscaped area will be irrigated by an underground irrigation system".

LANDSCAPING PLAN

SCALE: 1: 200

"An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days' notice prior to meeting onsite".

SDAB2025-0054

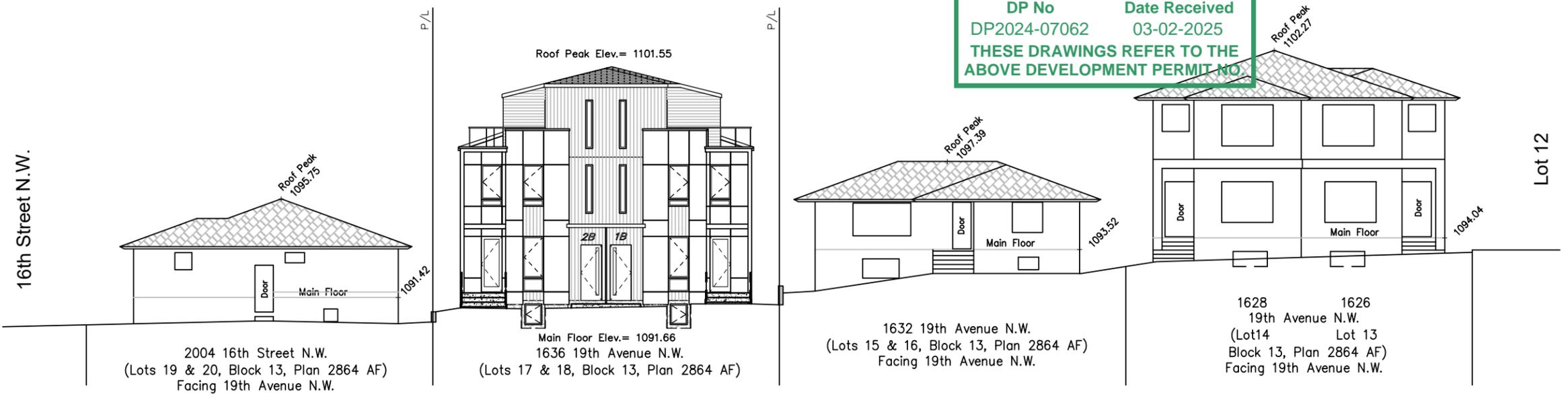
NO.	DATE (D/M/Y)	DETAIL	BY
01.	30/08/24	DP SITEPLAN	W.N.
02.			
03.			
04.			

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PROJECT NAME AND ADDRESS:
 1636 19th Avenue N.W.
 Calgary, Alberta
 Lots 17 & 18
 Block 13
 Plan 2864 AF

PROJECT:	SCALE:
CLUSTER HOUSING	1: 200
DATE: AUG 30, 2024	DIVISION NUMBER: S 03

AMENDED DRAWINGS
 DP No Date Received
 DP2024-07062 03-02-2025
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

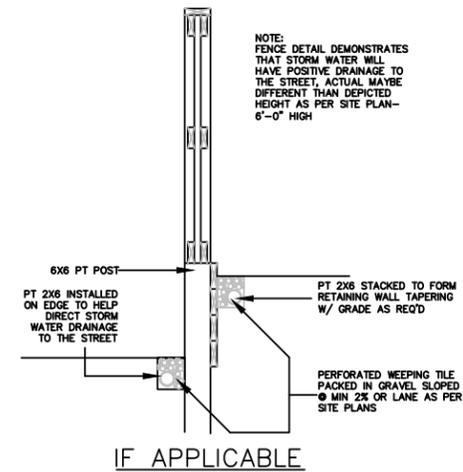


North Streetscape

STREETSCAPE
 SCALE: 1:250

AREA OF CLUSTER HOUSE

	UNIT #1 AREA	UNIT #2 AREA	UNIT #4 AREA	UNIT #5 AREA
BASEMENT	567.00 SQ FT	567.00 SQ FT	567.00 SQ FT	567.00 SQ FT
MAIN FLOOR	553.67 SQ FT	553.67 SQ FT	553.67 SQ FT	553.67 SQ FT
UPPER FLOOR	567.00 SQ FT	567.00 SQ FT	578.00 SQ FT	578.00 SQ FT
LOFT FLOOR	439.50 SQ FT	439.50 SQ FT	-	-
TOTAL AREA	1560.17 SQ FT	1560.17 SQ FT	1120.67 SQ FT	1120.67 SQ FT



FENCE SECTION DETAIL
 SCALE: NTS

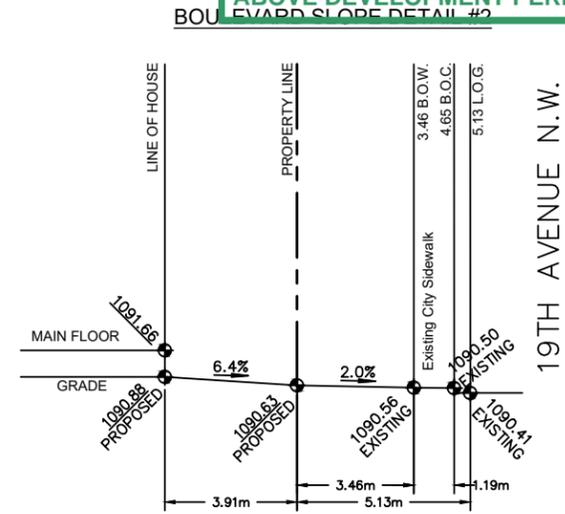
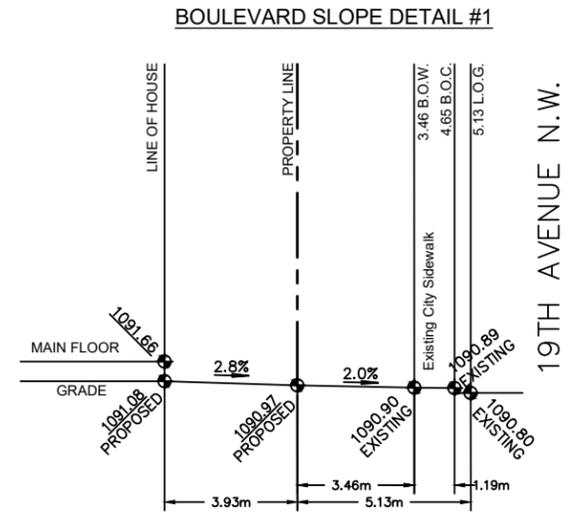
NO.	DATE (D/M/Y)	DETAIL	BY
01.	30/08/24	DP SITEPLAN	W.N.
02.			
03.			
04.			

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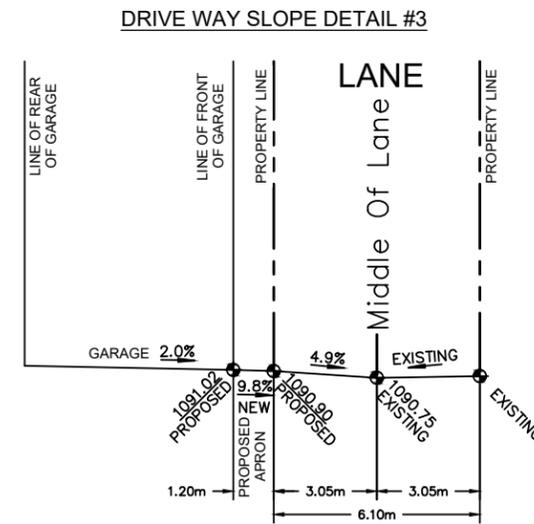
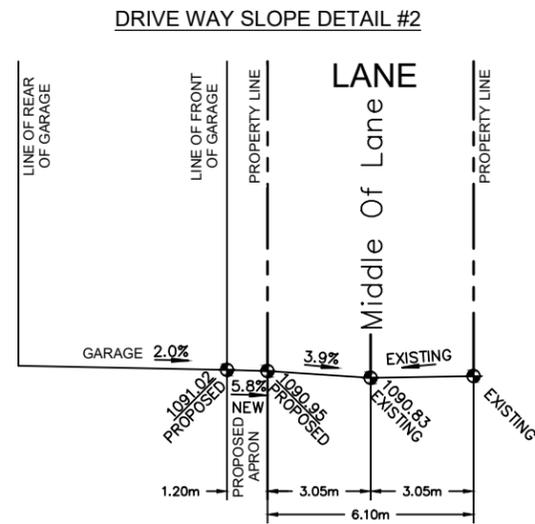
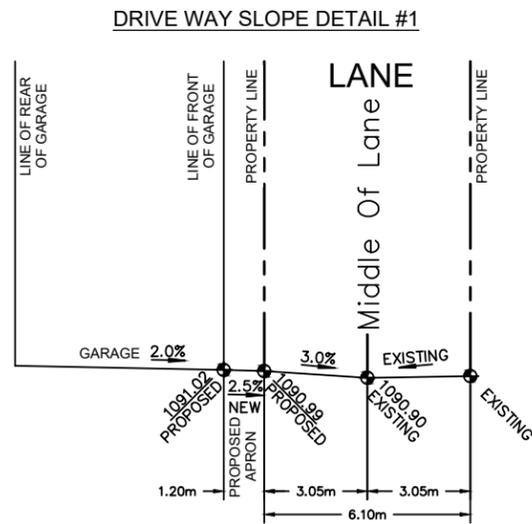
PROJECT NAME AND ADDRESS:
 1636 19th Avenue N.W.
 Calgary, Alberta
 Lots 17 & 18
 Block 13
 Plan 2864 AF

PROJECT:	SCALE:
CLUSTER HOUSING	AS SHOWN
DATE:	DIVISION NUMBER
AUG 30, 2024	S 04

AMENDED DRAWINGS
 DP No Date Received
 DP2024-07062 03-02-2025
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



BOULEVARD SLOPE DETAILS
 SCALE: NTS



DRIVEWAY/LANE SLOPE DETAILS
 SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY
01.	30/08/24	DP SITEPLAN	W.N.
02.			
03.			
04.			

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PROJECT:	SCALE:
CLUSTER HOUSING	AS SHOWN
DATE:	DIVISION NUMBER:
AUG 30, 2024	S 05

AMENDED DRAWINGS
 DP No. Date Received
 DP2024-07062 03-02-2025
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement 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 & Rear Elevation (Front)
A-2.1	Front & Rear Elevation (Rear)
A-2.2	Left & Right Elevation
A-3.0	Garage Plan & Elevation
A-3.1	Garage Section



GENERAL NOTES:

MUNICIPAL ADDRESS:
 1636 19 AVE N.W.
 CALGARY, ALBERTA

PROJECT:
 CLUSTER HOUSING

PROJECT NUMBER:
 274 - 24

STATUS:
 DP

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
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/09/2024	DP PLANS	W.N.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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

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

DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2025-03-19 2:13:00 PM

SCALE:

PAGE: **A-0.0**

FLOOR AREA - UNIT #1	FLOOR AREA - UNIT #2	FLOOR AREA - UNIT #3	FLOOR AREA - UNIT #4
BASEMENT (SUITE) = 567.00 SQ. FT.			
MAIN = 553.67 SQ. FT.			
UPPER = 567.00 SQ. FT.	UPPER = 567.00 SQ. FT.	UPPER = 578.00 SQ. FT.	UPPER = 578.00 SQ. FT.
LOFT = 439.50 SQ. FT.			
TOTAL = 1569.17 SQ. FT.	TOTAL = 1569.17 SQ. FT.	TOTAL = 1120.67 SQ. FT.	TOTAL = 1120.67 SQ. FT.



AMENDED DRAWINGS
DP No DP2024-07062 Date Received 03-02-2025
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



GENERAL NOTES:

MUNICIPAL ADDRESS:
1636 19 AVE N.W.
CALGARY, ALBERTA

PROJECT:
CLUSTER HOUSING

PROJECT NUMBER:
274 - 24

STATUS:
DP

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/08/2024	DP PLANS	W.N.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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DRAWING SET:

SHEET NAME:
Foundation Plan

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

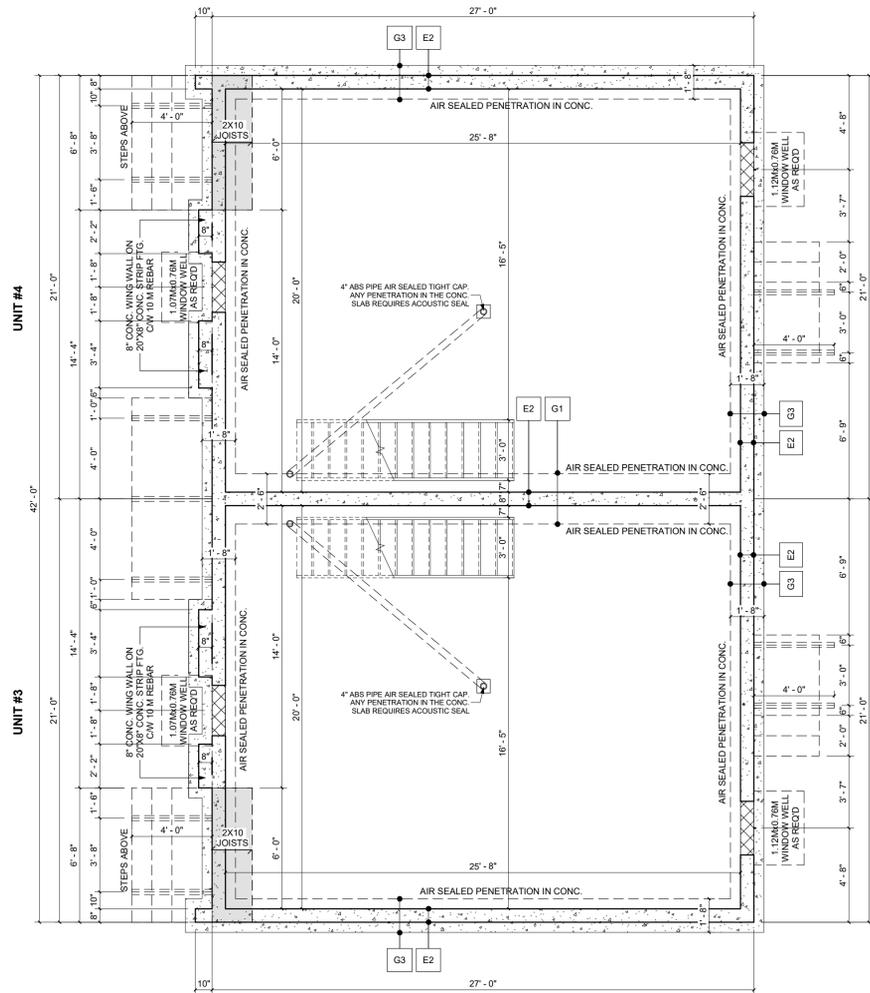
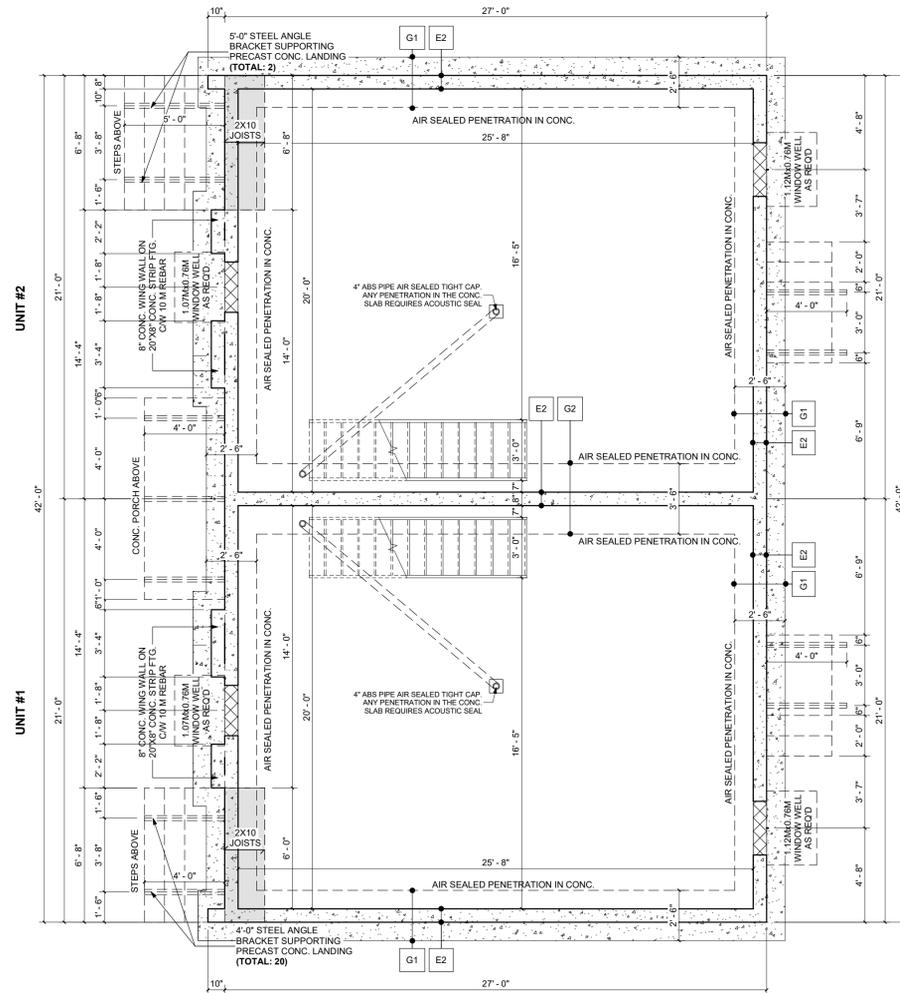
PRINTED: 2025-03-19 2:13:01 PM

SCALE: 1/4" = 1'-0"

PAGE: **A-1.0**

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")

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

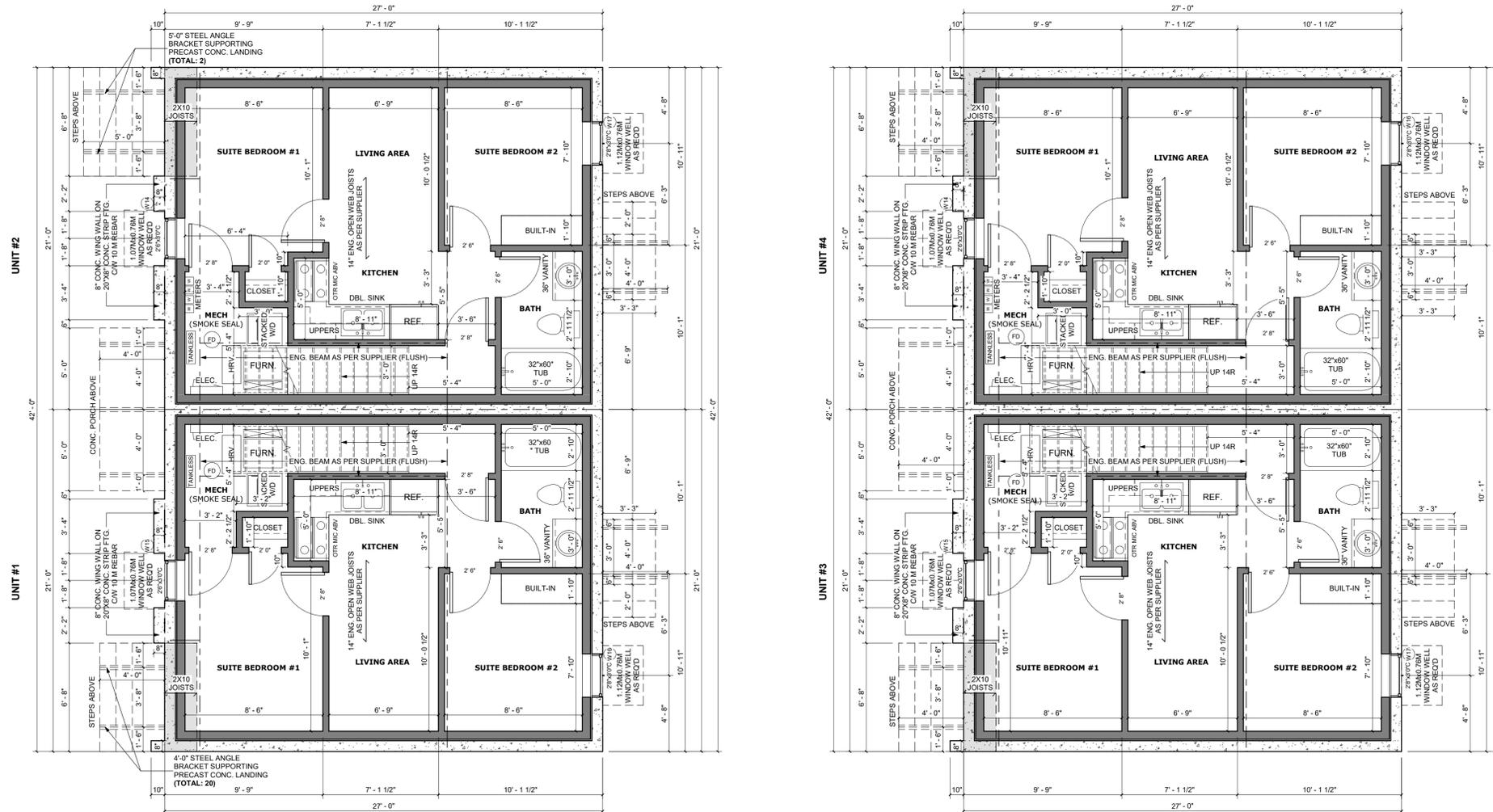




AMENDED DRAWINGS
 DP No Date Received
 DP2024-07062 03-02-2025
 THESE DRAWINGS REFER TO THE
 ABOVE DEVELOPMENT PERMIT NO.



GENERAL NOTES:



BASEMENT FLOOR AREA
 UNIT #1 - 567.00 SQ. FT.
 UNIT #2 - 567.00 SQ. FT.
 UNIT #3 - 567.00 SQ. FT.
 UNIT #4 - 567.00 SQ. FT.

BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

9'-0" BASEMENT FLOOR

BRADFORD WATER HEATER WITH
 0.67-0.70 ENERGY STAR RATING AND
 70-80 RECOVERY EFFICIENCY

LENNOX FURNACE WITH
 AFUE Rating of 95% - 98.7%

WITH LIFE BREATH RNC 205
HEAT RECOVERY VENTILATION
 (SEE SPEC. FOR DETAILS A-5.3)

-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.

MUNICIPAL ADDRESS:
 1636 19 AVE N.W.
 CALGARY, ALBERTA

PROJECT:
 CLUSTER HOUSING

PROJECT NUMBER:
 274 - 24

STATUS:
 DP

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/08/2024	DP PLANS	W.N.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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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.

DRAWING SET:

SHEET NAME:
Basement Plan

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2025-03-19 2:13:02 PM

SCALE: 1/4" = 1'-0"

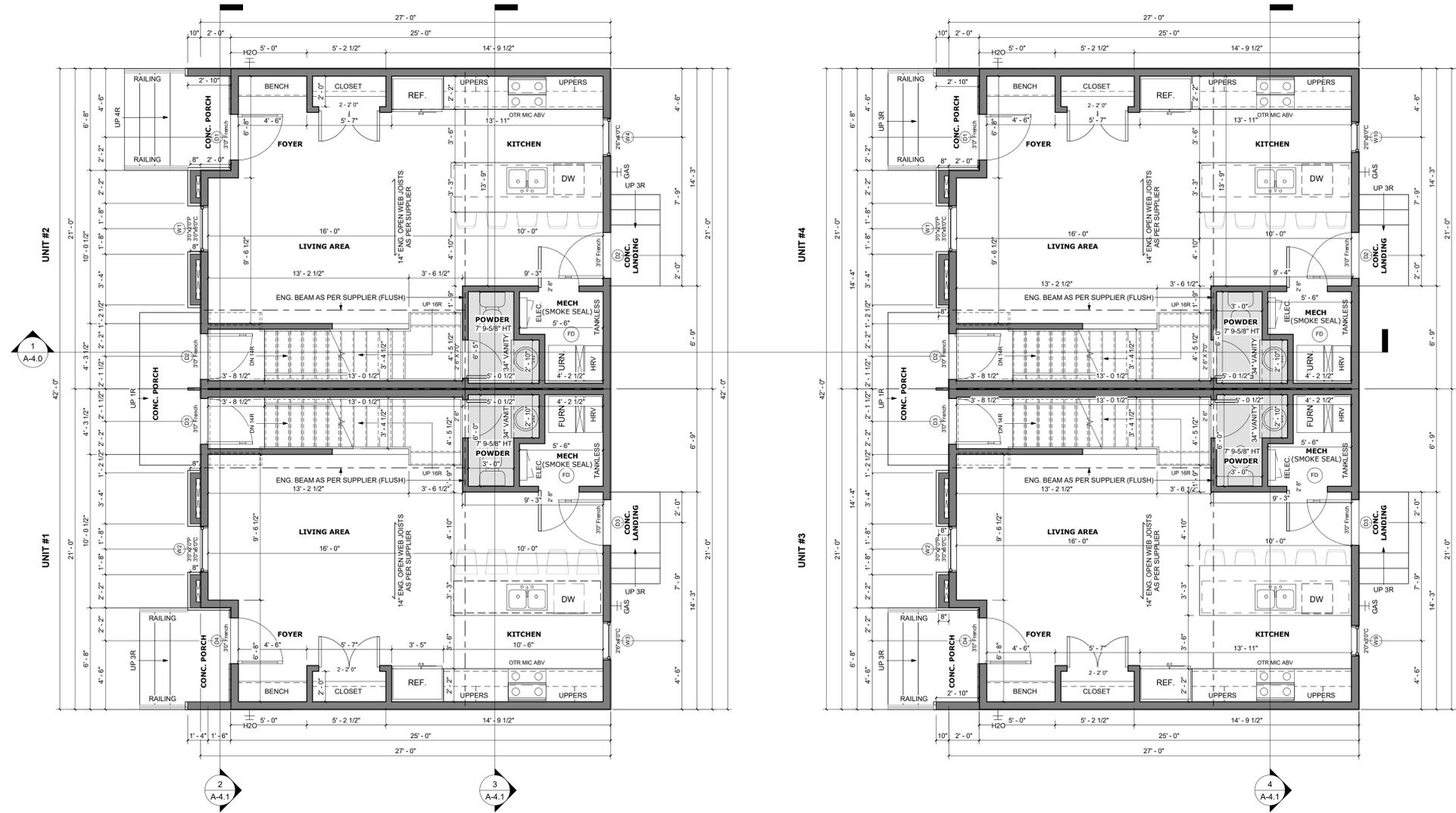
PAGE: **A-1.1**



AMENDED DRAWINGS
 DP No Date Received
 DP2024-07062 03-02-2025
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GENERAL NOTES:



MAIN FLOOR AREA
 UNIT #1 - 553.67 SQ.FT.
 UNIT #2 - 553.67 SQ.FT.
 UNIT #3 - 553.67 SQ.FT.
 UNIT #4 - 553.67 SQ.FT.

SPRAY FOAM NOTES: CCMC#14140-L
 -2LBS SPRAY FOAM INSULATION TO BE USED ON 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

GARAGE FLOOR AREA
 TOTAL = 1240.00 SQ. FT.

9' - 1 1/8" MAIN FLOOR

MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

MUNICIPAL ADDRESS:
 1636 19 AVE N.W.
 CALGARY, ALBERTA

PROJECT:
 CLUSTER HOUSING

PROJECT NUMBER:
 274 - 24

STATUS:
 DP

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03.	-	-	-
04.	-	-	-
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06.	-	-	-

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DRAWING SET:

SHEET NAME:
 Main Floor Plan

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2025-03-19 2:13:03 PM

SCALE: 1/4" = 1'-0"

PAGE: **A-1.2**



AMENDED DRAWINGS
 DP No Date Received
 DP2024-07062 03-02-2025
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GENERAL NOTES:

MUNICIPAL ADDRESS:
1636 19 AVE N.W.
CALGARY, ALBERTA

PROJECT:
CLUSTER HOUSING

PROJECT NUMBER:
274 - 24

STATUS:
DP

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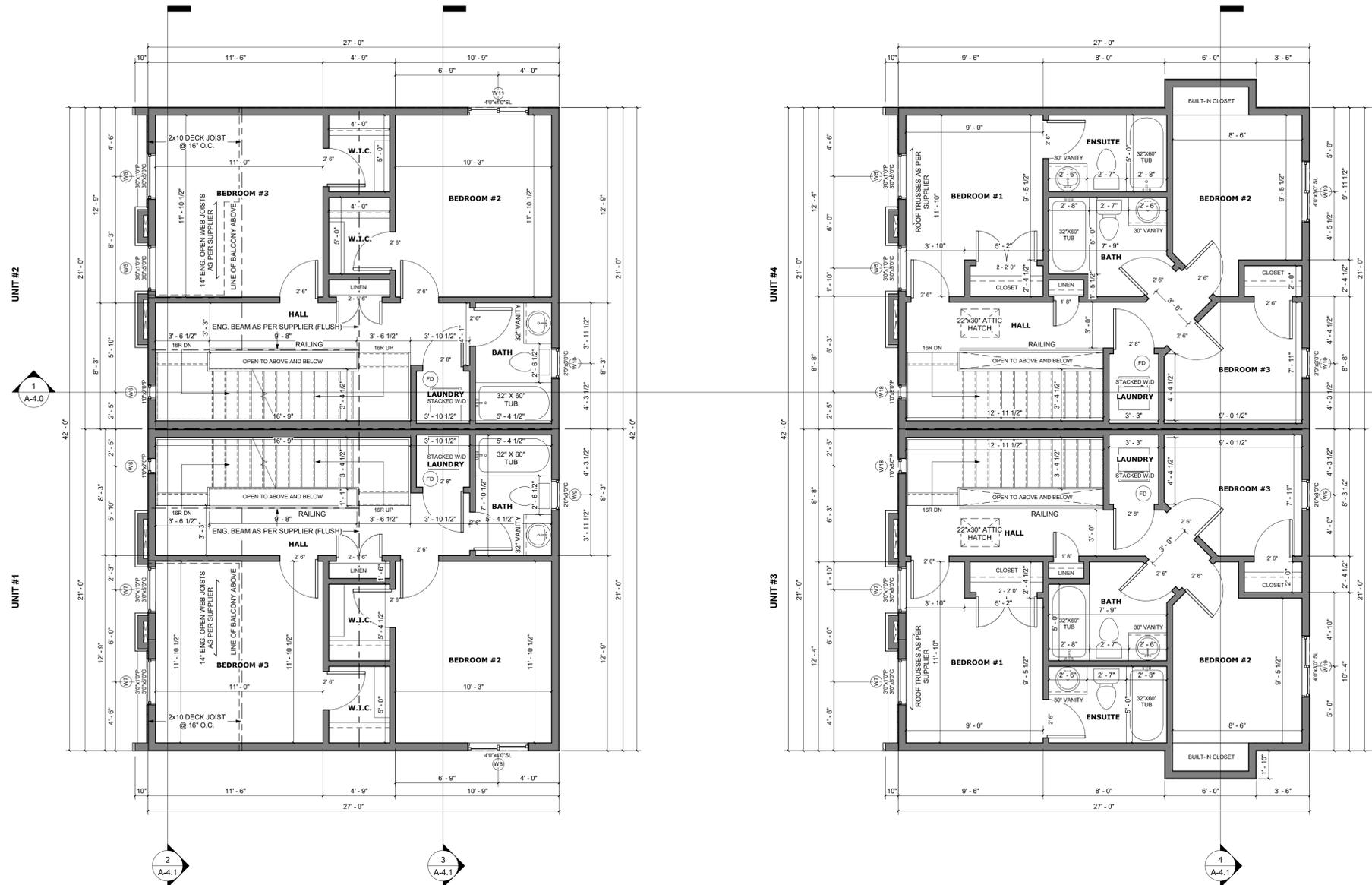
NO.	DATE(D/M/Y)	DETAIL	BY
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9' - 1 1/8" UPPER FLOOR

UPPER FLOOR AREA
 UNIT #1 - 567.00 SQ. FT.
 UNIT #2 - 567.00 SQ. FT.
 UNIT #3 - 578.00 SQ. FT.
 UNIT #4 - 578.00 SQ. FT.

SPRAY FOAM NOTES: CCMC#14025-L
 -2LBS SPRAY FOAM INSULATION TO BE USED ON FRM 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

UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DRAWING SET:

SHEET NAME:
Upper Floor Plan

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2025-03-19 2:13:04 PM

SCALE: 1/4" = 1'-0"

PAGE: **A-1.3**



AMENDED DRAWINGS
 DP No. Date Received
 DP2024-07062 03-02-2025
 THESE DRAWINGS REFER TO THE
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GENERAL NOTES:

MUNICIPAL ADDRESS:
 1636 19 AVE N.W.
 CALGARY, ALBERTA

PROJECT:
 CLUSTER HOUSING

PROJECT NUMBER:
 274 - 24

STATUS:
 DP

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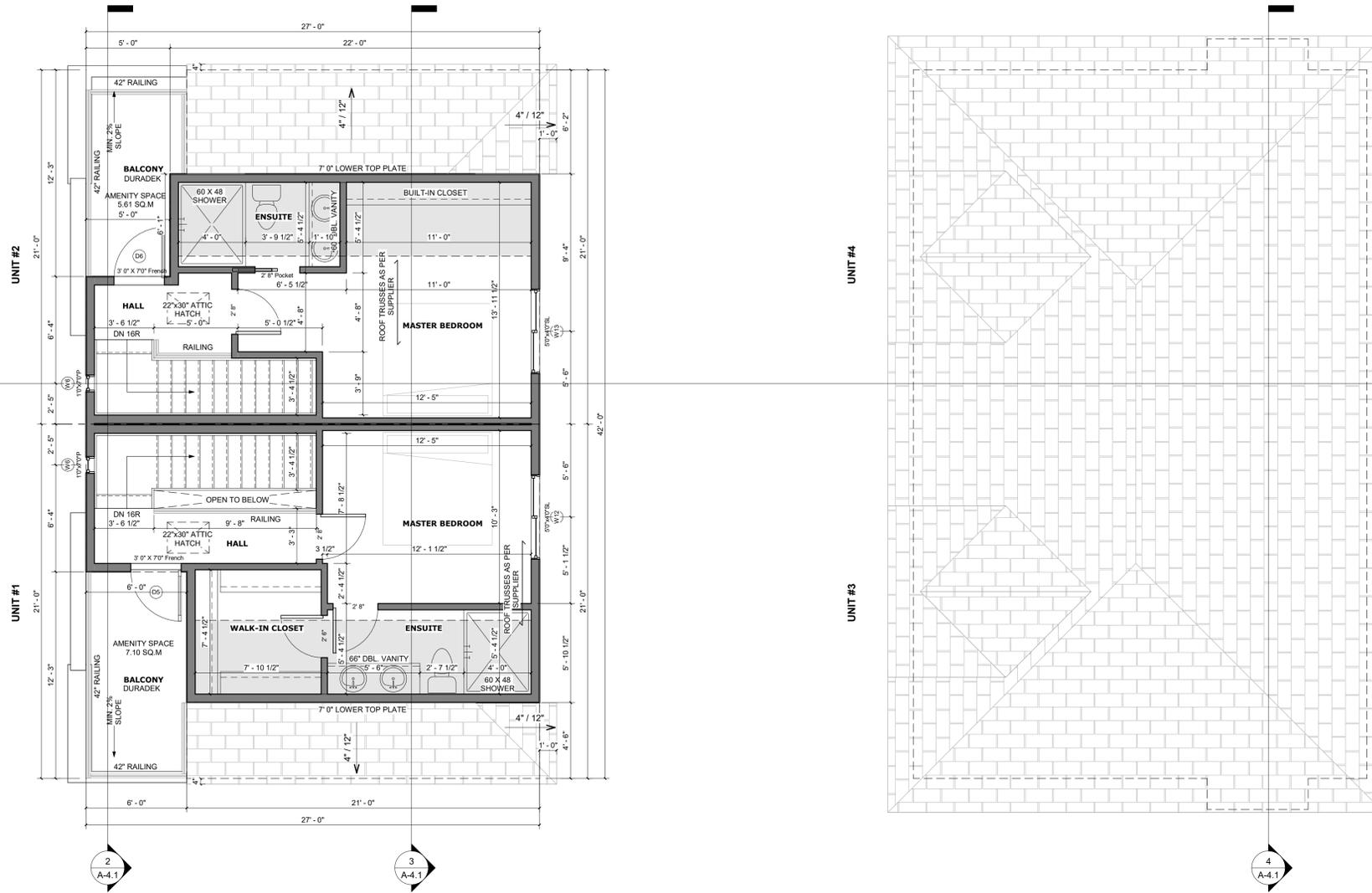
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01.	29/08/2024	DP PLANS	W.N.
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LOFT FLOOR AREA
 UNIT #1 - 439.50 SQ.FT.
 UNIT #2 - 439.50 SQ.FT.

SPRAY FOAM NOTES: CCMC#14025-L
 -2LBS SPRAY FOAM INSULATION TO BE USED ON 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

LOFT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

8' - 1 1/8" LOFT FLOOR

DRAWING SET:

SHEET NAME:
 Loft Floor Plan

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

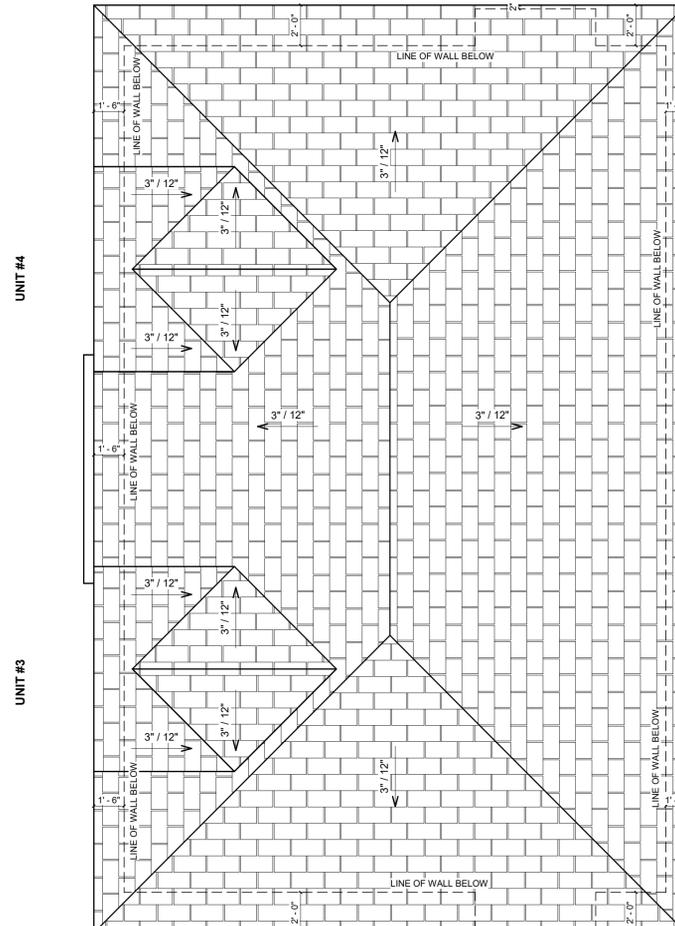
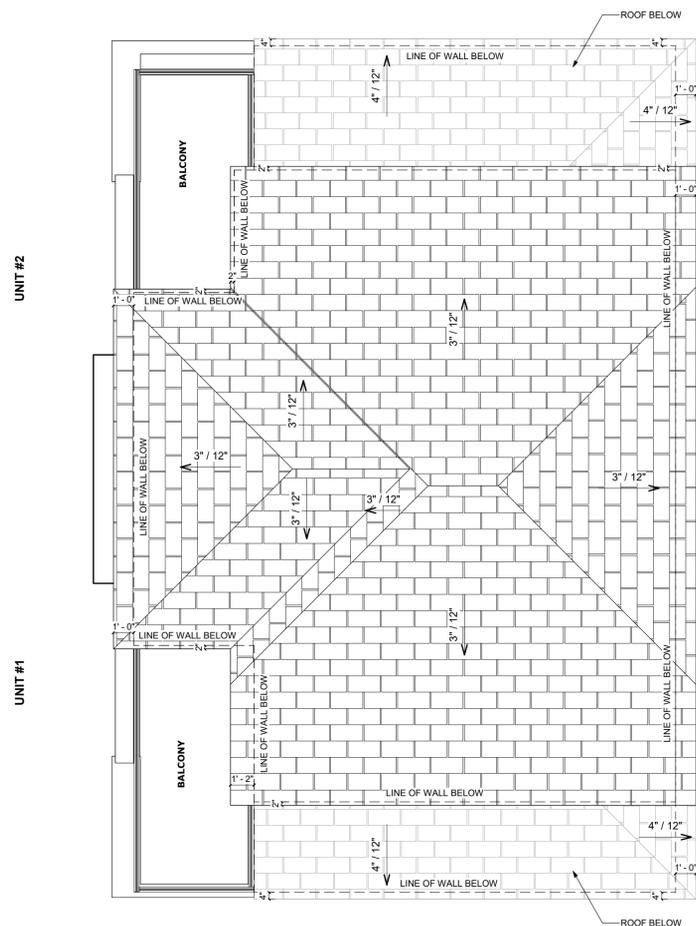
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PAGE: **A-1.4**

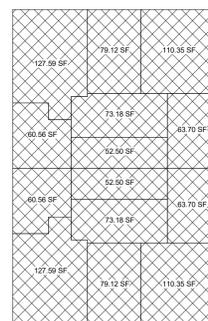


AMENDED DRAWINGS
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 DP2024-07062 03-02-2025
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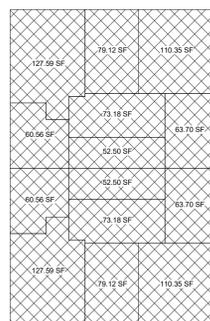


-CONTRACTOR TO CONFIRM HEEL HEIGHT & ROOF DETAILS PRIOR TO ORDERING WITH THE MANUFACTURE. ANY ISSUE MUST BE RESOLVED WITH THE DESIGNER

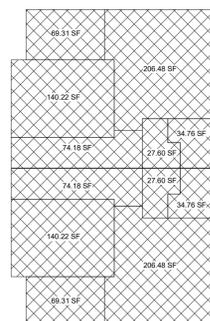
ROOF PLAN
 SCALE: 1/4" = 1'-0"



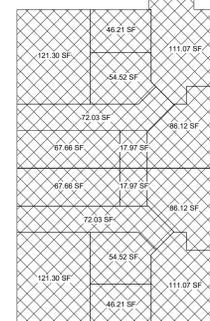
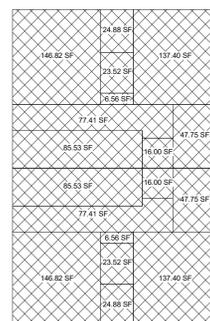
FLOOR AREA - BASEMENT
 UNIT#1 = 567.00 SQ. FT.
 UNIT#2 = 567.00 SQ. FT.
 UNIT#3 = 567.00 SQ. FT.
 UNIT#4 = 567.00 SQ. FT.



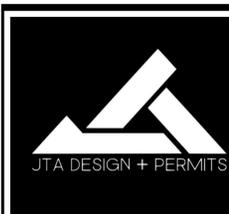
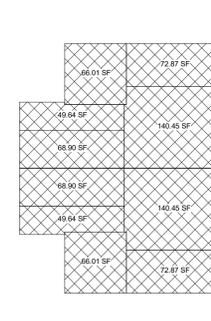
FLOOR AREA - MAIN
 UNIT#1 = 553.67 SQ. FT.
 UNIT#2 = 553.67 SQ. FT.
 UNIT#3 = 553.67 SQ. FT.
 UNIT#4 = 553.67 SQ. FT.



FLOOR AREA - UPPER
 UNIT#1 = 567.00 SQ. FT.
 UNIT#2 = 567.00 SQ. FT.
 UNIT#3 = 567.00 SQ. FT.
 UNIT#4 = 567.00 SQ. FT.



FLOOR AREA - LOFT
 UNIT#1 = 439.50 SQ. FT.
 UNIT#2 = 439.50 SQ. FT.
 UNIT#3 = 439.50 SQ. FT.
 UNIT#4 = 439.50 SQ. FT.



GENERAL NOTES:

MUNICIPAL ADDRESS:
 1636 19 AVE N.W.
 CALGARY, ALBERTA

PROJECT:
 CLUSTER HOUSING

PROJECT NUMBER:
 274 - 24

STATUS:
 DP

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DRAWING SET:

SHEET NAME:
 Roof Plan

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

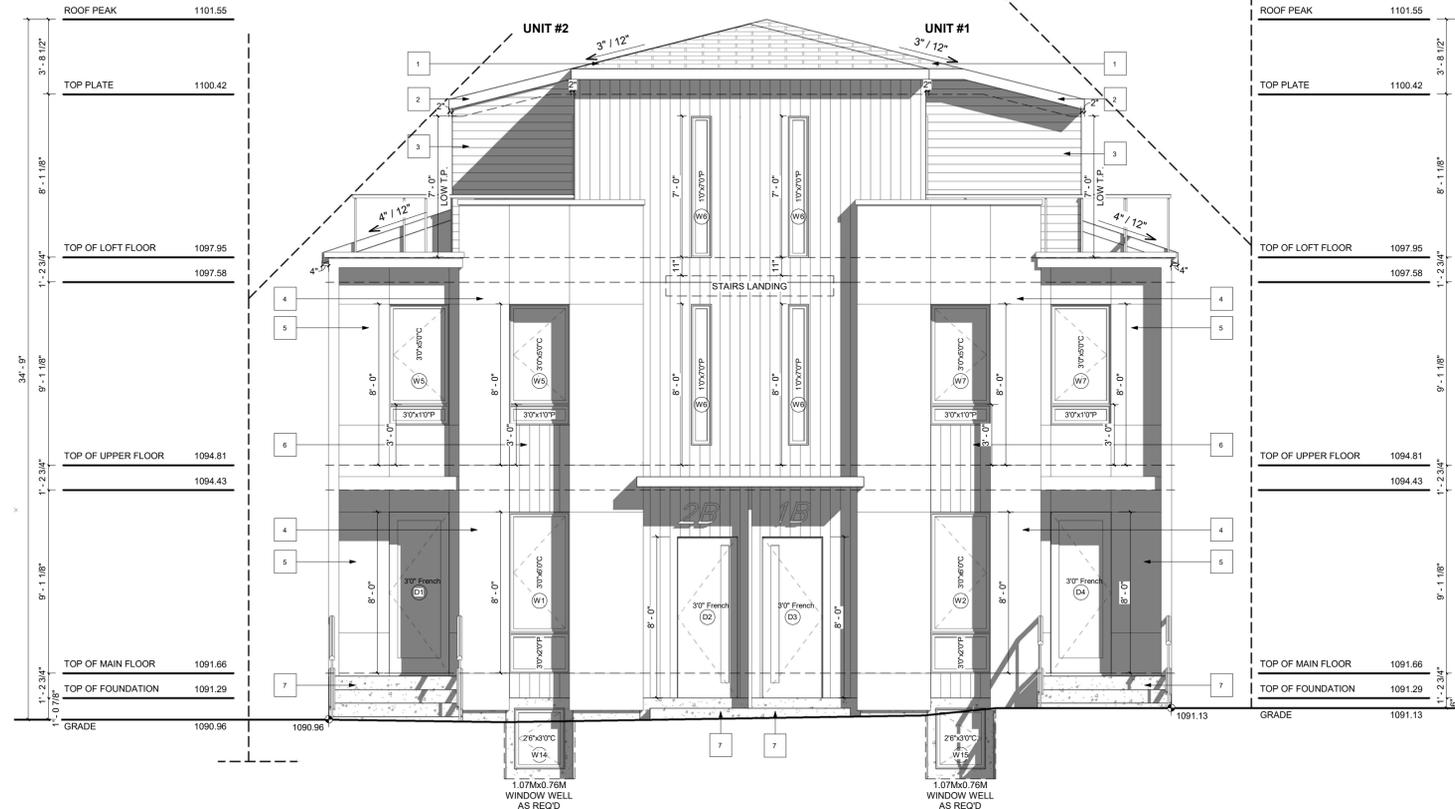
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SCALE: As indicated

PAGE: **A-1.5**

AMENDED DRAWINGS
 DP No. Date Received
 DP2024-07062 03-02-2025
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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)



FRONT ELEVATION (FRONT UNIT)
 SCALE: 1/4" = 1'-0"

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)



UNIT #1 WINDOW CALCULATION:
 @2.00m LIMITING DISTANCE
 WALL AREA = 645.09 SQ. FT.
 WINDOW AREA = 41.86 SQ. FT.
 TOTAL: 41.86 / 645.09 = 6.49%

UNIT #2 WINDOW CALCULATION:
 @2.00m LIMITING DISTANCE
 WALL AREA = 648.04 SQ. FT.
 WINDOW AREA = 42.88 SQ. FT.
 TOTAL: 42.88 / 648.04 = 6.57%

REAR ELEVATION (FRONT UNIT)
 SCALE: 1/4" = 1'-0"



- GENERAL NOTES:**
- EXTERIOR FINISHES:**
- 1 TORCH ON ROOF
 - 2 6" ALUMINUM FASCIA - BLACK
 - 3 HARDIE SIDING - BLACK/DRAK GREY
 - 4 ACM PANEL - GRAY
 - 5 ACM PANEL - BEIGE
 - 6 HARDIE SIDING - VERTICAL - BLACK/DRAK GREY
 - 7 PRECAST CONCRETE
 - 8 CONCRETE PAVING

MUNICIPAL ADDRESS:
 1636 19 AVE N.W.
 CALGARY, ALBERTA

PROJECT:
 CLUSTER HOUSING

PROJECT NUMBER:
 274 - 24

STATUS:
 DP

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DRAWING SET:

SHEET NAME:
 Front & Rear Elevation (Front)

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2025-03-19 2:13:09 PM

SCALE: 1/4" = 1'-0"

PAGE: **A-2.0**

AMENDED DRAWINGS
 DP No. Date Received
 DP2024-07062 03-02-2025
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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)



UNIT #4 WINDOW CALCULATION:
 @ 4.81m LIMITING DISTANCE
 WALL AREA = 451.50 SQ. FT.
 WINDOW AREA = 91.24 SQ. FT.
 TOTAL: 91.24 / 451.50 = 20.21%

UNIT #3 WINDOW CALCULATION:
 @ 4.81m LIMITING DISTANCE
 WALL AREA = 448.88 SQ. FT.
 WINDOW AREA = 90.91 SQ. FT.
 TOTAL: 90.91 / 448.88 = 20.25%

FRONT ELEVATION (REAR UNIT)
 SCALE: 1/4" = 1'-0"

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)



UNIT #3 WINDOW CALCULATION:
 @ 1.20m LIMITING DISTANCE
 WALL AREA = 448.88 SQ. FT.
 WINDOW AREA = 29.55 SQ. FT.
 TOTAL: 29.55 / 448.88 = 6.58%

UNIT #4 WINDOW CALCULATION:
 @ 1.20m LIMITING DISTANCE
 WALL AREA = 451.50 SQ. FT.
 WINDOW AREA = 30.08 SQ. FT.
 TOTAL: 30.08 / 451.50 = 6.66%

REAR ELEVATION (REAR UNIT)
 SCALE: 1/4" = 1'-0"



GENERAL NOTES:

EXTERIOR FINISHES:

- 1 TORCH ON ROOF
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING - BLACK/DRAK GREY
- 4 ACM PANEL - GRAY
- 5 ACM PANEL - BEIGE
- 6 HARDIE SIDING - VERTICAL - BLACK/DRAK GREY
- 7 PRECAST CONCRETE
- 8 CONCRETE PAVING

MUNICIPAL ADDRESS:
 1636 19 AVE N.W.
 CALGARY, ALBERTA

PROJECT:
 CLUSTER HOUSING

PROJECT NUMBER:
 274 - 24

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

DRAWING SET:

SHEET NAME:
 Front & Rear Elevation (Rear)

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2025-03-19 2:13:11 PM

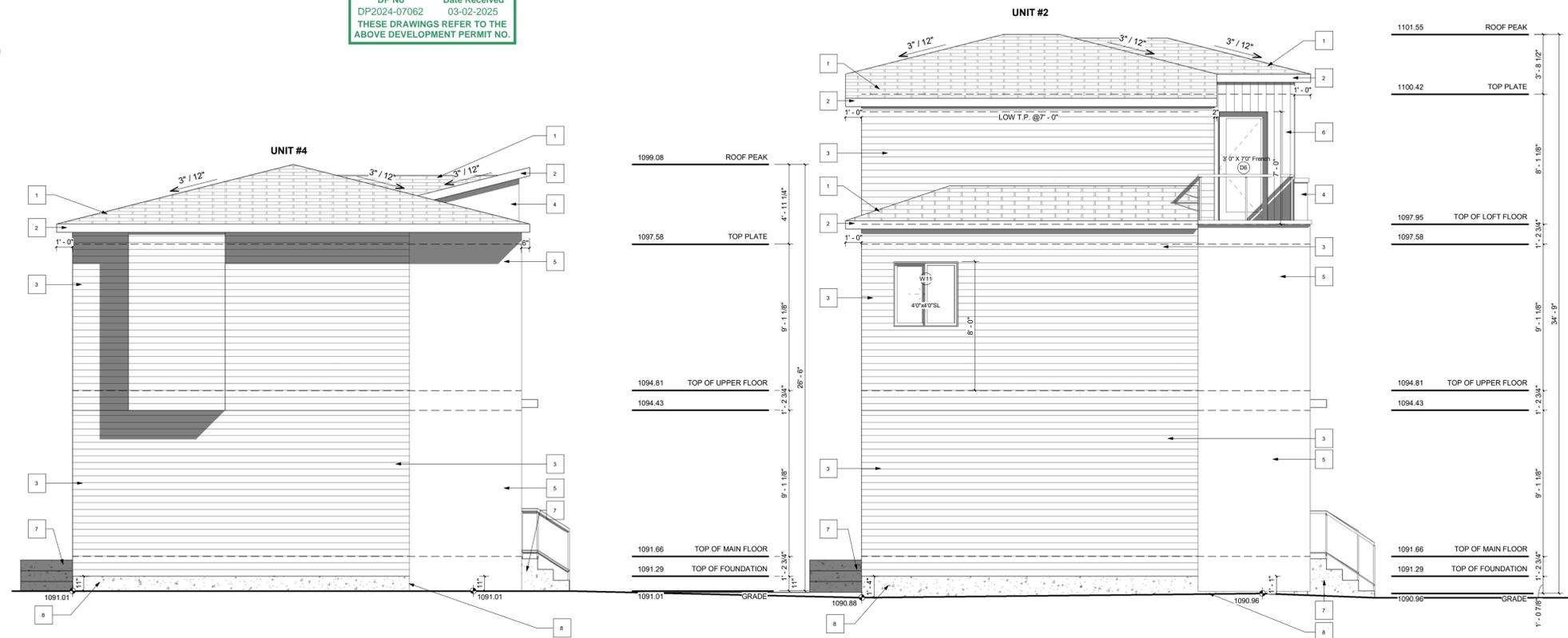
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PAGE: **A-2.1**

AMENDED DRAWINGS
 DP No. Date Received
 DP2024-07062 03-02-2025
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

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)

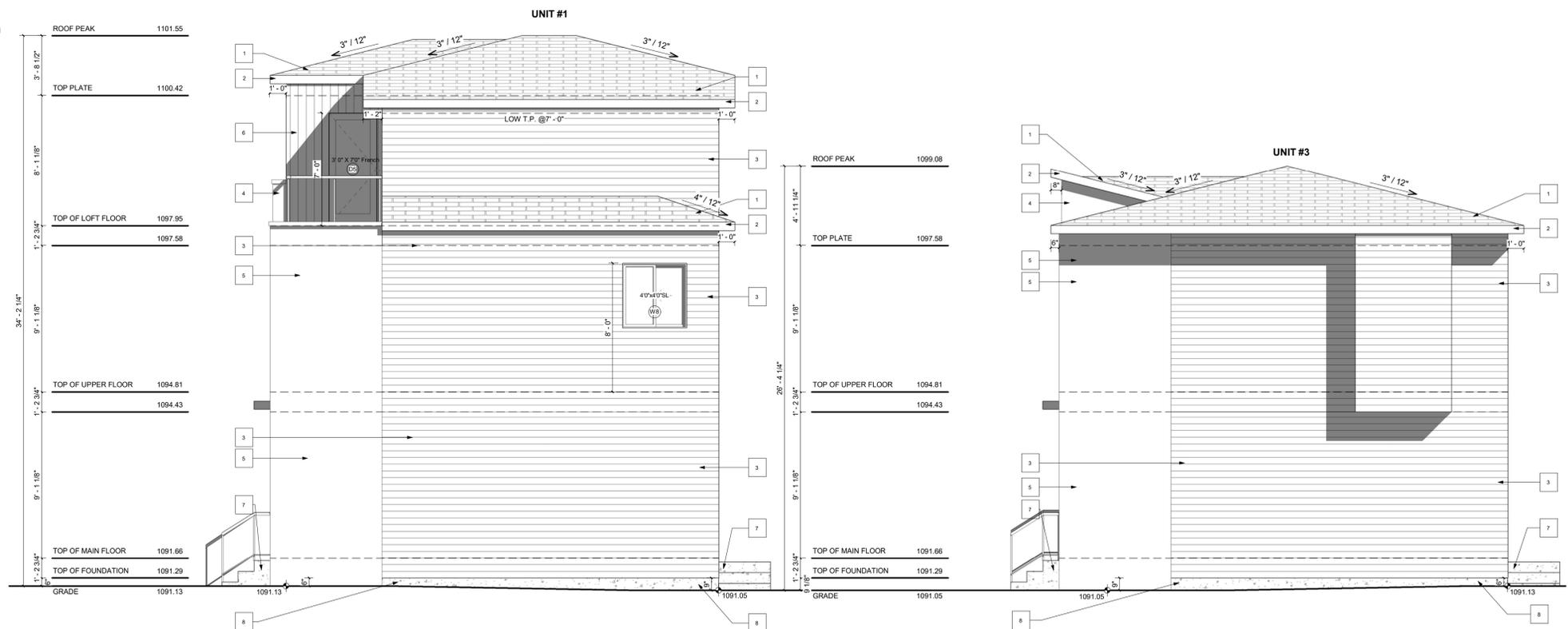
UNIT #2 WINDOW CALCULATION:
 @ 1.22m LIMITING DISTANCE
 WALL AREA = 864.66 SQ. FT.
 WINDOW AREA = 20.59 SQ. FT.
 TOTAL: 29.99 / 864.66 = 3.47%



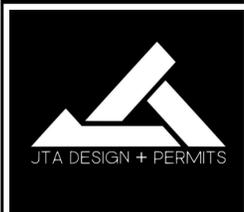
LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

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)

UNIT #1 WINDOW CALCULATION:
 @ 1.22m LIMITING DISTANCE
 WALL AREA = 850.10 SQ. FT.
 WINDOW AREA = 29.59 SQ. FT.
 TOTAL: 29.59 / 850.10 = 3.35%



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



GENERAL NOTES:

EXTERIOR FINISHES:

- 1 TORCH ON ROOF
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING - BLACK/DRAK GREY
- 4 ACM PANEL - GRAY
- 5 ACM PANEL - BEIGE
- 6 HARDIE SIDING - VERTICAL BLACK/DRAK GREY
- 7 PRECAST CONCRETE
- 8 CONCRETE PAVING

MUNICIPAL ADDRESS:
 1636 19 AVE N.W.
 CALGARY, ALBERTA

PROJECT:
 CLUSTER HOUSING

PROJECT NUMBER:
 274 - 24

STATUS:
 DP

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DRAWING SET:

SHEET NAME:
 Left & Right Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2025-03-19 2:13:14 PM

SCALE: 1/4" = 1'-0"

PAGE: **A-2.2**

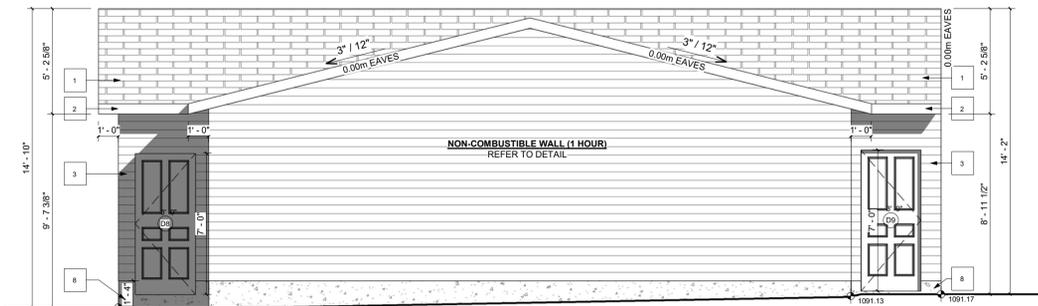
VENTED SOFFIT NOTES:
 -VENTED SOFFIT (FRONT AND BACK)
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
 -NON VENTED SIDES SOFFIT IF WITHIN 1.2m
 (SOFFIT ARE PRE-FIN ALUM)

AMENDED DRAWINGS
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 DP2024-07062 03-02-2025
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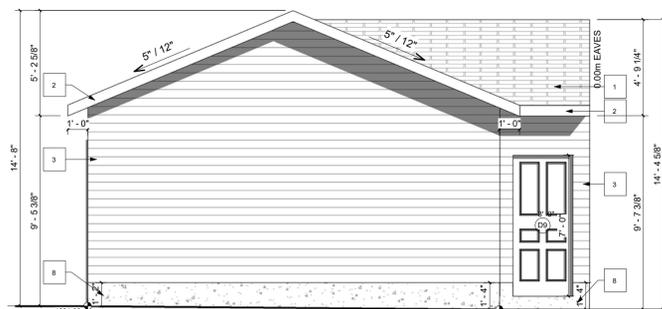
GARAGE FRONT ELEVATION (LANE)

SCALE: 1/4" = 1'-0"



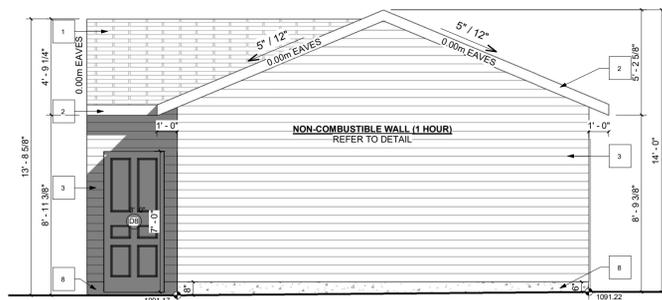
GARAGE REAR ELEVATION

SCALE: 1/4" = 1'-0"



GARAGE RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

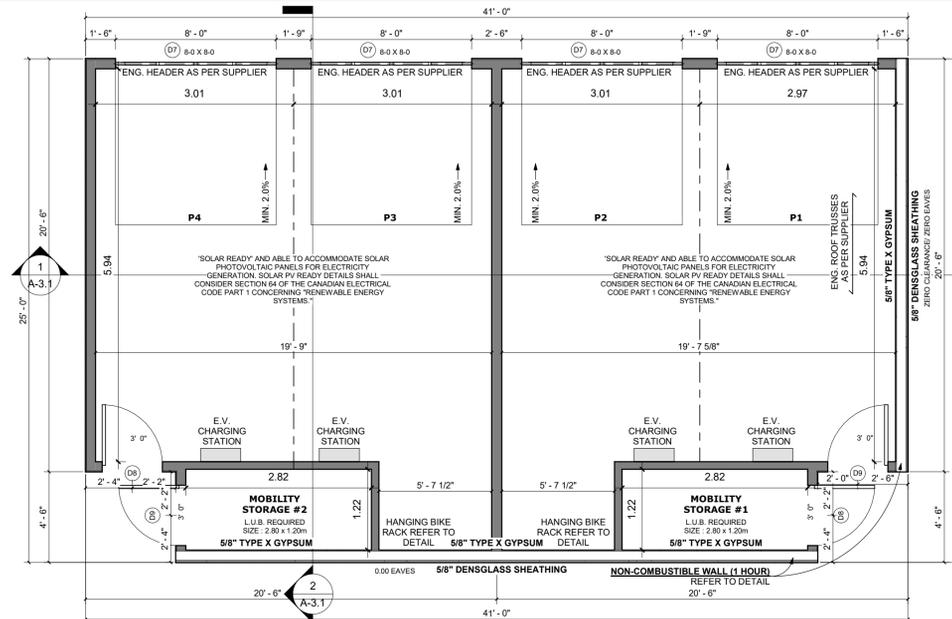


GARAGE LEFT ELEVATION

SCALE: 1/4" = 1'-0"

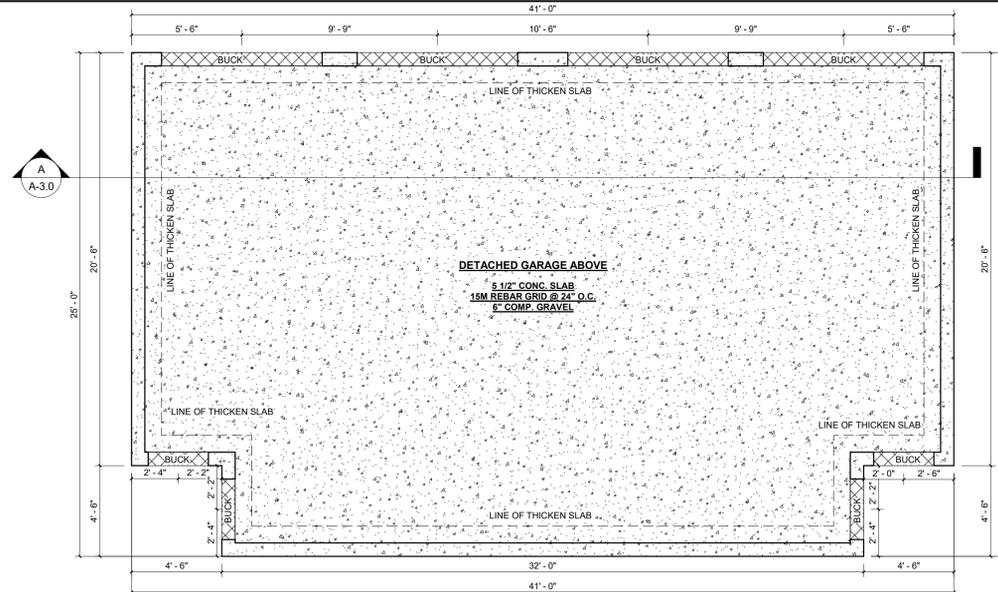
POTENTIAL OPTIONS FOR SOLAR PV READY DETAILS MAY INCLUDE: AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, ELECTRICAL METALLIC TUBING, OR CABLES WITH A METAL ARMOUR OR METAL SHEATH. ALTERNATELY A 2" VACUUM TUBE WITH TWINE PULLED THROUGH AND A CARD OR EACH END. TO ACCOMMODATE FUTURE INSTALLATION, WILL MEET THE INTENT OF THE CONDITION.

'SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC PANELS FOR ELECTRICITY GENERATION. SOLAR PV READY DETAILS SHALL CONSIDER SECTION 64 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING 'RENEWABLE ENERGY SYSTEMS'.



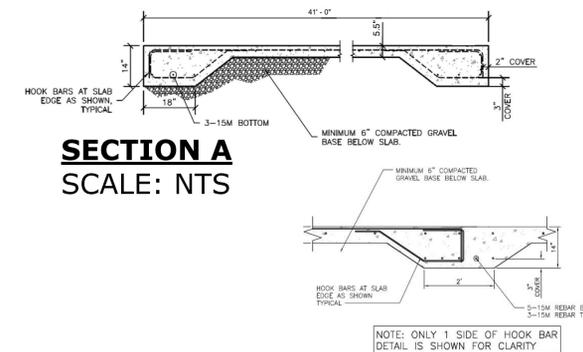
GARAGE PLAN

SCALE: 1/4" = 1'-0"



GARAGE FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



SECTION A
SCALE: NTS

SECTION @ PARTY WALL
SCALE: NTS



GENERAL NOTES:

EXTERIOR FINISHES:

- 1 TORCH ON ROOF
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING - BLACK/DRAK GREY
- 4 ACM PANEL - GRAY
- 5 ACM PANEL - BEIGE
- 6 HARDIE SIDING - VERTICAL BLACK/DRAK GREY
- 7 PRECAST CONCRETE
- 8 CONCRETE PAVING

MUNICIPAL ADDRESS:
 1636 19 AVE N.W.
 CALGARY, ALBERTA

PROJECT:
 CLUSTER HOUSING

PROJECT NUMBER:
 274 - 24

STATUS:
 DP

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DRAWING SET:

SHEET NAME:
 Garage Plan & Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

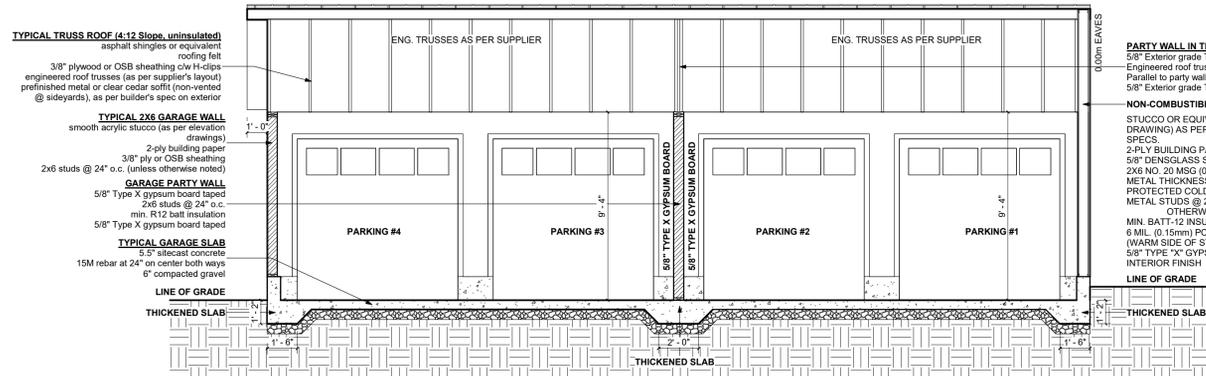
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SCALE: As indicated

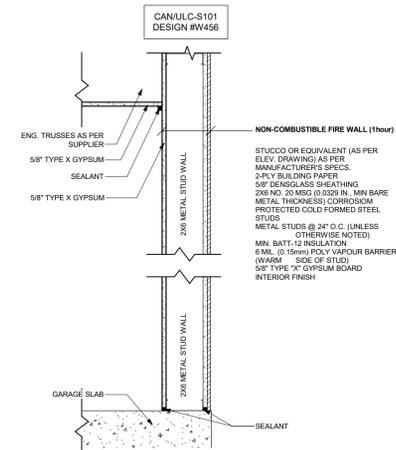
PAGE: **A-3.0**

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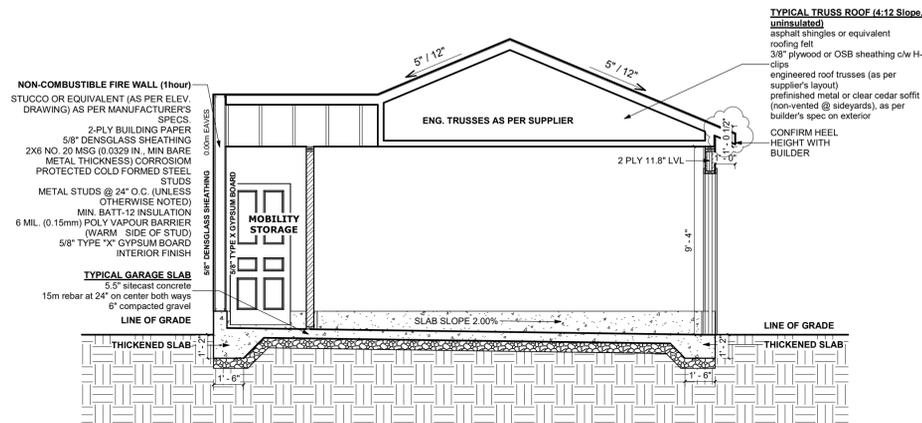
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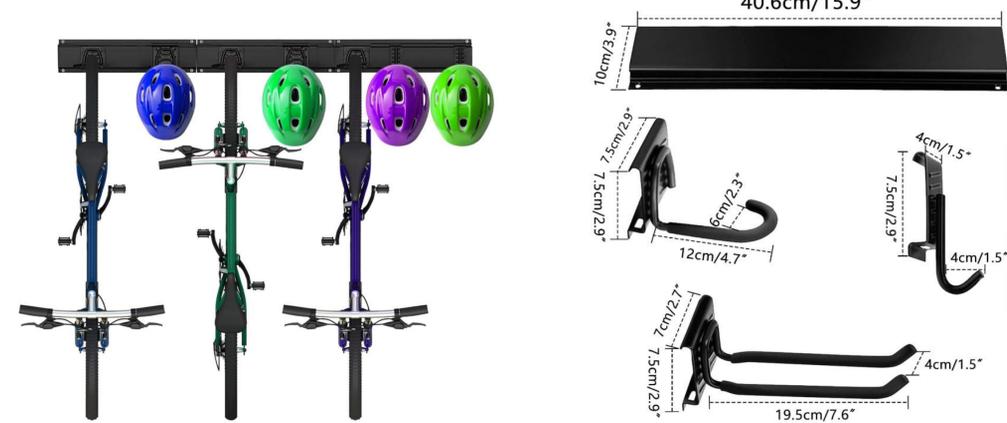
GARAGE SECTION 1
 SCALE: 1/4" = 1'-0"



NON-COMBUSTIBLE WALL DETAIL
 SCALE: NTS



GARAGE SECTION 2
 SCALE: 1/4" = 1'-0"



BIKE HANGER DETAILS
 SCALE: NTS



- GENERAL NOTES:**
- EXTERIOR FINISHES:**
- 1 TORCH ON ROOF
 - 2 6" ALUMINUM FASCIA - BLACK
 - 3 HARDIE SIDING - BLACK/DRAK GREY
 - 4 ACM PANEL - GRAY
 - 5 ACM PANEL - BEIGE
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SHEET NAME:
 Garage Section

DESIGN BY: JT

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PRINTED: 2025-03-19 2:13:17 PM

SCALE: As indicated

PAGE: **A-3.1**