

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

DATE: February 6, 2025	APPEAL NO.: SDAB2025-0003 FILE NO.: DP2024-07946
APPEAL BY: Xiaodi Jin	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Single Detached Dwelling, Accessory Residential Building (garage) was approved at <u>1415 22A Street NW.</u>	LAND USE DESIGNATION: R-CG Discretionary
COMMUNITY OF: Hounsfield Hgts/Briar Hill	DATE OF DECISION: December 19, 2024
APPLICANT: Graeme West, McDowell & Associates Architectural Design	OWNERS: David Pavan & Kathleen Staniland

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] 1415 22A Street Northwest

Development Permit/Subdivision
Application/File Number
[required] DP2024-07946

Name of Appellant [required] Xiaodi Jin

Agent Name (if applicable)

Street Address [required] 1411 22A Street Northwest

hdnFullAddress 1411 22A Street Northwest Calgary AB T2N 2N7

City [required] Calgary

Province [required] Alberta

Postal Code [required] T2N 2N7

Residential Phone # [required] (403) 796-4652

Business Phone #

Email Address [required] xiaodi@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]

Hello,

We are the immediate adjacent neighbour to this DP. We are directly impacted by this build.

We have reviewed the plans submitted and believe that the front setback is insufficient. We would like to review the DP approval materials to understand how the setback was calculated as well as other relaxations that may have been granted.

The Land Use Bylaws set forth (at 396(1)) that the minimum setback is the greater of the contextual front setback less 1.5m or 3.0m.

The Land Use Bylaws defines contextual front setback as the average setback of the two immediately adjacent neighbours.

We calculate that the front setback should be not less than 5.095m, however the DP sets forth a setback of 3.96m.

This error in calculation or relaxation of the requirements significantly impacts our property, our light levels and our views. It also crowds the street, reduces the greenspace, and potentially results in loss of additional trees. We note that two recent approved projects within the last two years on the block have setbacks of 6.46m, and this proposed setback of 3.96m is a significant deviation from recently approved adjacent and neighbouring properties.

Thank you,

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

Estimated Presentation Time

1

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

Unknown

Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required]

Unknown

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

2025-01-14 14:51:03 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

From: xiaodi@gmail.com
To: [Calgary SDAB Info](#)
Cc: "[sharon sun](#)"; "[Kathleen Staniland](#)"; "[Dave Pavan](#)"
Subject: RE: [External] RE: Notice of Hearing: SDAB2025-0003 (1415 22A St NW, DP2024-07946)
Date: Monday, January 27, 2025 11:34:59 AM

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,

Thanks for the note.

Copying in the applicant as well.

We understand that it will take a few weeks to get the redrawn plans completed, after the date of the preliminary hearing, so these will not be submitted before end of day tomorrow.

Based on this, I think we will just proceed with the preliminary hearing with what we have, and when the new plans are ready, submit them to you for the Board.

Let us know if you think differently.

Thanks,

Xiaodi

From: Calgary SDAB Info <Info@calgarysdab.ca>
Sent: January 27, 2025 11:29 AM
To: xiaodi@gmail.com
Cc: [sharon sun](mailto:sharonsunca@yahoo.ca) <sharonsunca@yahoo.ca>; Calgary SDAB Info <Info@calgarysdab.ca>
Subject: RE: [External] RE: Notice of Hearing: SDAB2025-0003 (1415 22A St NW, DP2024-07946)

We are in receipt of your submission and will include it in the Board report that will be available on the SDAB website this Friday.

If you have reached a resolution which involves changes to the approved development permit, the applicant must submit before the hearing a list of the proposed amendments and any amended plans with changes highlighted in red.

This should be shared with all participants prior to the hearing.

Thank you,

SDAB Admin

Municipal Boards & Governance

Office: 4th Flr, 1212 31 Avenue NE
Mail: PO Box 2100, Station M, MC #8110 | Calgary, AB T2P 2M5
General Phone Line: 403.268.5312 | calgarysdab.ca

From: xiaodi@gmail.com <xiaodi@gmail.com>
Sent: Monday, January 27, 2025 10:57 AM
To: Calgary SDAB Info <Info@calgarysdab.ca>
Cc: sharon sun <sharonsunca@yahoo.ca>
Subject: [External] RE: Notice of Hearing: SDAB2025-0003 (1415 22A St NW, DP2024-07946)

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Hello,

I'm the appellant in this hearing, I've reached an agreement with the applicant for the DP, which involves some procedures to make amendments to the DP.

I'm submitting our signed agreement as materials that can be referred to at the preliminary hearing.

Thank you,
Xiaodi

From: Calgary SDAB Info <Info@calgarysdab.ca>
Sent: January 17, 2025 1:13 PM
Cc: Calgary SDAB Info <Info@calgarysdab.ca>
Subject: Notice of Hearing: SDAB2025-0003 (1415 22A St NW, DP2024-07946)

Please see the attached documents pertaining to the upcoming Procedural & Jurisdictional hearing for SDAB2025-0003.

If you wish to participate in the hearing, you may do so by visiting our website at www.calgarysdab.ca.

The video conference link, phone in number and access code are located at the bottom of the homepage and also available on the Upcoming Meetings page.

SDAB Admin

Municipal Boards & Governance
Office: 4th Flr, 1212 31 Avenue NE
Mail: PO Box 2100, Station M, MC #8110 | Calgary, AB T2P 2M5

From: xiaodi@gmail.com
To: [Calgary SDAB Info](#)
Cc: [sharon_sun](#)
Subject: [External] RE: Notice of Hearing: SDAB2025-0003 (1415 22A St NW, DP2024-07946)
Date: Monday, January 27, 2025 11:00:34 AM
Attachments: [Agreement re SDAB 2025-3.pdf](#)

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Mail: PO Box 2100, Station M, MC #8110 | Calgary, AB T2P 2M5

General Phone Line: 403.268.5312 | calgarysdab.ca

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.

NEIGHBOURS' AGREEMENT

THIS AGREEMENT dated the 27th day of January, 2025.

BETWEEN:

KATHLEEN STANILAND and DAVID PAVAN, the registered and beneficial owners of 1415 22a St NW, Calgary ("1415") (collectively, the "1415 Owners");

and

SHARON ZHENGYANG SUN and XIAODI JIN, the registered and beneficial owners of 1411 22a St NW, Calgary ("1411") (collectively, the "1411 Owners", and with 1415 Owners, the "Parties")

WHEREAS:

- A. The 1415 Owners are the applicants for DP2024-07946 (the "DP");
- B. The 1411 Owners have concerns with the DP and have submitted a notice of appeal with the SDAB with the appeal having confirmation number SDAB2025-0003 (the "Appeal");
- C. The 1415 Owners have concerns relating to the sightlines afforded through two wood slatted screens located on the north west corner of the second floor balcony of 1411, approximately 50" by 60" each (the "Screens");
- D. The 1411 Owners and the 1415 Owners have agreed to each address the other's concerns on the terms set forth in this Agreement.

THE PARTIES HEREBY AGREE THAT:

Replace Screens

1. The 1411 Owners will, by March 31 '25, replace the Screens with louvered screens or other covering such that there are no direct sightlines through the replaced screens to the backyard and patio space of 1415, all to the reasonable satisfaction of the 1415 Owners.
2. The 1411 Owners and the 1415 Owners shall share equally in the costs of the replacement and its installation (with the maximum amount 1415 Owners shall be required to contribute capped at \$1,500).
3. The 1411 Owners will provide plans, descriptions and quotes for the replacement to the 1415 Owners before commencing replacement work.

DP Revisions

4. The 1415 Owners will, prior to March 31 '25, cause the DP plans to be re-drawn and resubmitted to City of Calgary, such that the front setback currently drawn at 3.96m will be not less than 5.17m, with no other major changes to the DP drawings, other than those reasonably necessary to effect the increase of the front setback by way of moving the residence back approximately 1.21m (the "Revised DP").

5. The 1411 Owners and the 1415 Owners shall share equally in the costs of the redrawing and resubmitting of the DP plan (with the maximum amount 1411 Owners shall be required to contribute capped at \$1,500).

Withdrawal of Appeal

6. Subject to the replacement of the DP with the Revised DP, the 1411 Owners will withdraw the Appeal and shall not impede the redevelopment of 1415 in accordance with the Revised DP.

Other

7. This Agreement is not intended to create any caveats, continuing rights, registrations or any other encumbrances to the title of either 1411 or 1415.
8. This Agreement shall be deemed to have been made and shall be construed in accordance with the laws of the Province of Alberta and the federal laws of Canada applicable therein.
9. The Parties shall do and perform such other acts and execute and deliver such other documents as may be necessary from time to time to carry out the intent and provisions of this Agreement.
10. This Agreement may be executed by facsimile or electronic transmission and in counterparts and such counterparts together shall constitute part of the Agreement.

Agreed this 2nd day of January, 2025.

KATHLEEN STANILAND



SHARON ZHENGYANG SUN



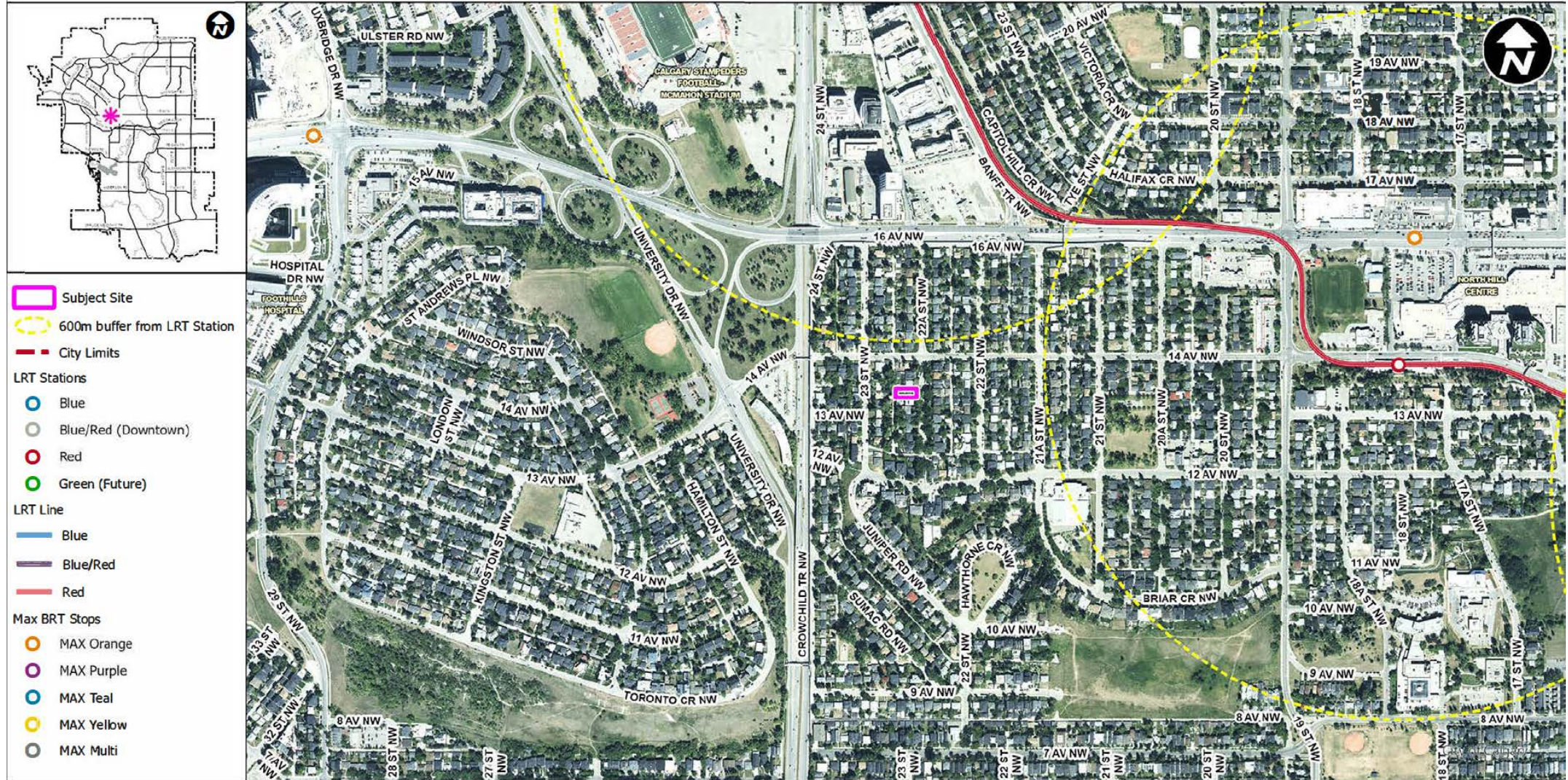
DAVID PAVAN



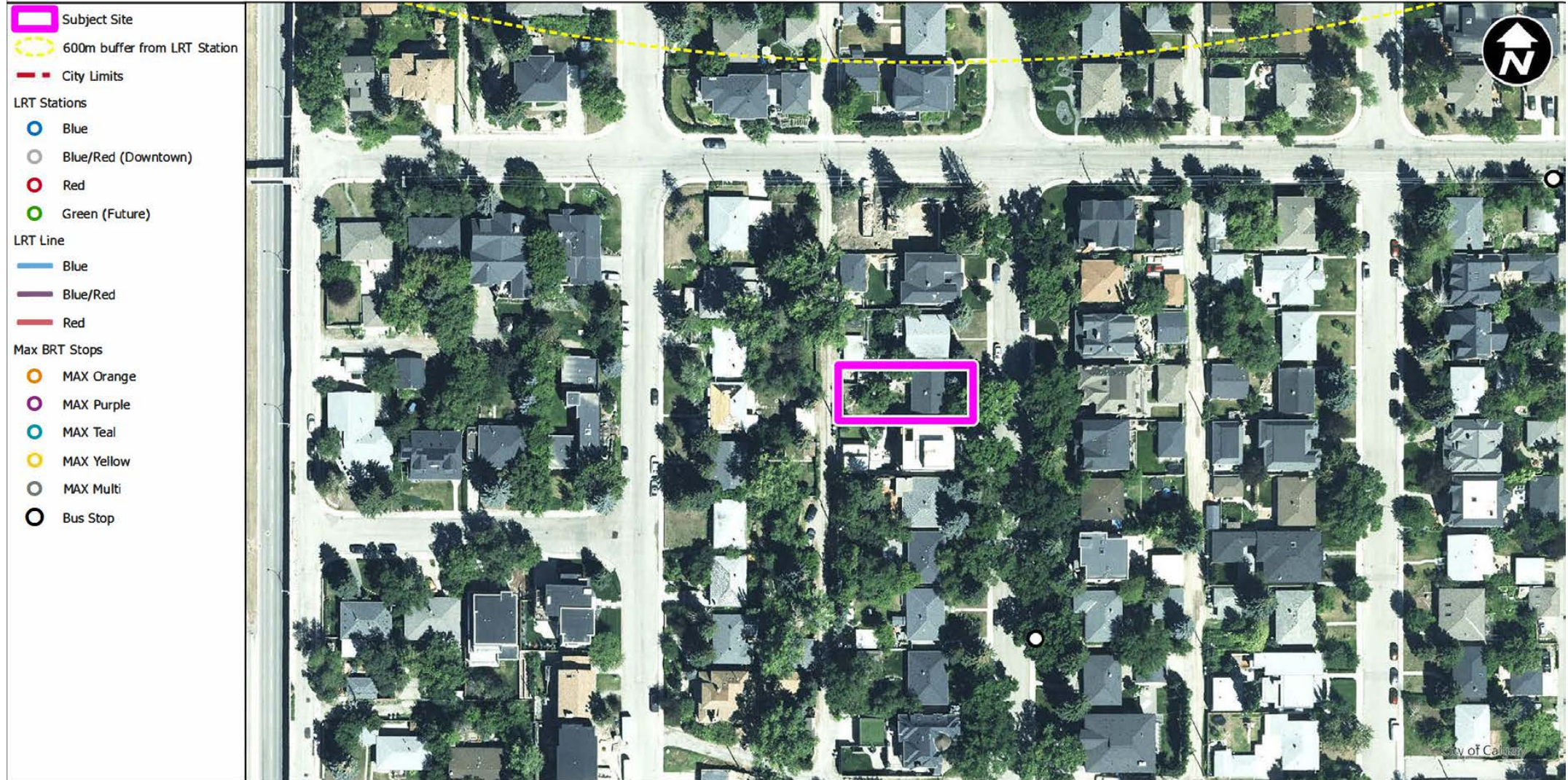
XIAODI JIN



Community Context SDAB2025-0003



Site Context SDAB2025-0003



Land Use Districts SDAB2025-0003



Surrounding Land Use SDAB2025-0003





December 19, 2024

MCDOWELL & ASSOCIATES ARCHITECTURAL DESIGN



Dear Applicant:

RE: Notification of Decision: DP2024-07946

Subject: New: Single Detached Dwelling, Accessory Residential Building (garage)

Address: 1415 22A ST NW

This is your notification of decision by the Development Authority to approve the above noted application on December 19, 2024.

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

Development approved by this permit must commence by December 19, 2026 or the development permit shall cease to be valid. The decision will be advertised beginning December 27, 2024 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight January 17, 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 (368) 889-1217 or by email at thomas.jobin@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Thomas Jobin
Planner 1
Planning and Development
Attachment(s)



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

DP2024-07946

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

1415 22A ST NW

Community: **Hounsfield Heights/Briar Hill**

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

and legally described as:

5086GM;19;4

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

New: Single Detached Dwelling, 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: **December 19, 2024**

Development Authority: **Melanie D Meadows**

File Manager: **Thomas Jobin**

Release Date: _____

This permit will not be valid if development has not commenced by: December 19, 2026

This Development Permit was advertised on: **December 27, 2024**

This is NOT a Building Permit

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

WARNING

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

Applicant: **MCDOWELL & ASSOCIATES ARCHITECTURAL
DESIGN**

Address: **[REDACTED]**
City: **Calgary, Alberta, T2T 5R6**
Phone: **[REDACTED]**



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

DP2024-07946

Complete Address and Legal Description listing for Development Permit DP2024-07946

Address Type	Address	Legal Description
Parcel	1415 22A ST NW	5086GM;19;4



Conditions of Approval – Development Permit

Application Number:	DP2024-07946
Application Description:	New: Single Detached Dwelling, Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1415 22A ST NW
Community:	HOUNSFIELD HEIGHTS/BRIAR HILL
Applicant:	MCDOWELL & ASSOCIATES ARCHITECTURAL DESIGN
Planning:	THOMAS JOBIN (368) 889-1217 thomas.jobin@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@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:

Utility Engineering

1. Provide a completed copy of the Retaining Wall Design Disclosure Statement and submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the Critical Infrastructure Coordinator, Public Spaces Delivery. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

Permanent Conditions

The following permanent conditions shall apply:

Planning

2. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
3. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
4. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
5. A Development Completion Permit is required prior to the development being occupied.
6. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

Utility Engineering

7. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

8. Prior to the issuance of the Development Completion Permit, the developer/builder is required to provide the form, Assurance of Engineering Field Review and Compliance, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).
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. The grades must match the grades indicated on the Development Permit approved 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.

Transportation

12. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

Advisory Comments

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

Planning

13. The 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.
14. 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.
15. 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.
16. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.
 To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.
 The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.
17. 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.
18. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks.

A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.

19. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit www.calgary.ca and search protecting trees during construction and development; alternatively, call 311 or email tree.protection@calgary.ca. Applicant is to apply for tree protection plan prior to demolition.
20. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. Individual Public Trees can have values ranging in the thousands of dollars depending on size and species. For example, a 50-cm diameter American Elm can have a value of **\$11,500**. For further information on tree value and compensation please call 311 or visit www.calgary.ca/parks. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

Utility Engineering

21. 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.

22. A new water connection is required to service the development and is available from 22A ST NW.
23. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
24. Redundant services are to be disconnected at the source and new service installed at the owners expense.
25. 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.
26. 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.
27. A new sanitary connection is required to service the development and is available from 22A ST NW.
28. Storm sewers are unavailable for connection.
29. The allowable stormwater discharge shall not increase from existing conditions. Provide calculations for pre development and post development conditions to demonstrate a minimum net-zero increase in stormwater runoff release rate.
30. Discharge of roof leaders should be onto grassed or pervious areas to help reduce the volume of runoff. Direct connection of roof leaders to weeping tile or storm sewers is prohibited. Roof leaders are to be directed to the ground that is graded away from the building and must not discharge within 2.0m of a road right-of-way.
31. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
32. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.
33. 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).

34. Stormwater emergency escape routes must be to a public roadway.
35. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.



The City of Calgary

Planning and Development Services

Development and Subdivision Application Services

Reasons for Approval for DP2024-07946

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 Single Detached Dwelling located at 1415 22A ST NW in the community of Hounsfield Heights/Briar Hill. The site is surrounded by low-density residential development in all directions. Primary vehicular access for adjacent residences along 22A ST NW is via the rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no objection
2. **Utility Engineering** – comments provided, see Conditions of Approval.
3. **Ward Councilor** – no comments received.
4. **Hounsfield Heights / Briar Hill Community Association** – In support of this application.
5. **Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments were received;
 - a. Concerns with privacy
 - b. Concerns with scale
 - c. General concerns with redevelopment in the area

The comments received were addressed in the following ways:

- a. Site grading was amended to be less than 15%.
- b. Screening from the deck has been provided and the ability to overlook into adjacent parcels is limited.
- c. Scale - confirmed development complies with coverage, height and setbacks.

Comments on Relevant City Planning Policies

Riley Communities Local Area Plan

Currently in preparation.

Hounsfield Heights/Briar Hill Area Redevelopment Plan



The City of Calgary

Planning and Development Services

Development and Subdivision Application Services

The subject parcel is located within the Low Density Residential Conservation & Infill area as indicated on Map 3 of the ARP. The intent of this area is to maintain community stability and to protect the existing character and quality of the neighbourhood. Sensitive infill development, renovation and rehabilitation are encouraged to ensure the continued renewal and vitality of the community.

This application for a new Single Detached Dwelling aligns with the above policy.

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

4.2 Context

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

The development fits the context of the surrounding streetscape and community by providing a similar main floor height, pitched roof and orientation on the parcel.

4.3.4 Rear Setback

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

The development includes a rear garage and maintains a greater rear setback than adjacent parcels, providing ample amenity space.

4.3.5 Parcel Coverage

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

The proposal complies with the maximum parcel coverage prescribed in the Land Use Bylaw.

4.4 Building Mass

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

The development respects the existing scale and massing of its immediate surroundings.

4.5 Privacy

The privacy of adjacent residences should be respected.

The Single Detached Dwelling will have minimal privacy impacts on the adjacent parcels.

Land Use Bylaw 1P2007

The existing land use for the site is Residential – Contextual Grade Oriented (R-CG). The R-CG district is intended to accommodate existing residential development and a wide range of new grade-oriented development.

A bylaw check of the proposed development identified the discrepancy highlighted in the chart below. This discrepancy does not unduly interfere with the amenities of the neighbourhood or interfere with or affect the use, enjoyment, or value of neighbouring parcels of land. The proposed development meets the intent of the land use district.



The City of Calgary

Planning and Development Services

Development and Subdivision Application Services

Bylaw Discrepancies – March 28, 2024

Regulation	Standard	Provided
339 Decks	(2) The height of a deck in the Developed Area must not exceed: (a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement;	Plans indicate a deck height of 2.12m (+0.62m).

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 rear deck requires a relaxation for its height above grade. The basement has a walkout entry/exit that has been achieved with the use of a retaining-walls. The natural grade would not allow for a walkout which has resulted in the noted relaxation. Screening from the deck has been provided and the ability to overlook into adjacent parcels is limited. The deck provides additional amenity for the dwelling and allows for rear access from the main level.

The Development Authority determined that the above noted relaxation adds to the appearance and functionality of the proposed house and are in keeping with the character of the surrounding area. In addition, the proposed development respects the intent of the Hounsfield Heights/Briar Hill Area Redevelopment Plan and the Infill Housing Guidelines.



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

546539901-001

Taken By:

Application Date **Nov 8, 2024****APPLICATION NO DP2024-07946**

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

Total Fees: \$0.00**Cart #:**

Applicant: **MCDOWELL & ASSOCIATES ARCHITECTURAL
DESIGN**

Contact:

Phone:

Fax:

Address:

City: **Calgary, Alberta, T2T 5R6**

Phone:

Parcel Address: **1415 22A ST NW**Legal: **5086GM;19;4**L.U.D.: **R-CG**Community: **HOUNSFIELD HEIGHTS/BRIAR HILL**Sec. Number: **20C** Ward: **07**

Description: **New: Single Detached Dwelling, Accessory
Residential Building (garage)**

Gross Floor Area: 1921 feet -
squared\r\nDwelling Units: 1

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building
Single Detached Dwelling**

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

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

Applicant / Agent Signature: _____

Date: _____

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

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

SDAB2025-0003



Development Permit - Approved Plans (Approved)

Application Number: DP2024-07946
Description: Single Detached Dwelling, Accessory Residential Building (garage)
Land Use District: R-CG - Residential - Grade-Oriented Infill
Site Address: 1415 22A ST NW
Applicant: [REDACTED] (MCDOWELL & ASSOCIATES ARCHITECTURAL DESIGN)
Senior Planning Technician: THOMAS JOBIN

List Of Plans Reviewed				
Approved Files	Doc ID	Document Type	Submitted Date	Approved Date
Briar Hill Res - Arch Plans - Dec13_2024_20241213_153929.pdf	1695715	RESIDENTIAL DRAWINGS	2024/12/13 3:39:29 PM	2024/12/19 12:00:00 AM
Briar Hill Res - Site Plans - Dec13_2024_20241213_154135.pdf	1695721	SITE/BLOCK PLAN	2024/12/13 3:41:35 PM	2024/12/19 12:00:00 AM

Legend
 * Doc ID is specific identification associated to a document located within Livelink.
 * Date plans submitted is the date which the plans when uploaded into the Request Manager system.



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0019 324 474 5086GM;19;4

TITLE NUMBER
981 017 295

LEGAL DESCRIPTION

PLAN 5086GM

BLOCK 19

LOT 4

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;1;24;20;NW

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 911 276 126

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
981 017 295	15/01/1998	TRANSFER OF LAND	\$182,000	\$182,000

OWNERS

DAVID J PAVAN

AND

KATHLEEN A STANILAND

BOTH OF:

1415 22A STREET N.W.

CALGARY

ALBERTA T2N 2N7

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
941 158 089	16/06/1994	ENCROACHMENT AGREEMENT OVER LOT 4 IN BLOCK 19 ON PLAN 5086 GM FOR BENEFIT OF LOT 3 IN BLOCK 19 ON PLAN 5086 GM

(CONTINUED)

PAGE 2
981 017 295

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 8 DAY OF
NOVEMBER, 2024 AT 08:56 A.M.

ORDER NUMBER: 52112407

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

941158089

ORDER NUMBER: 52112407

ADVISORY

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

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

DATED 1994

JAMES PARKS HENDERSON
of the City of Calgary,
Province of Alberta
(hereinafter called
"Henderson")

- and -

OF THE SECOND PART

ENCROACHMENT AGREEMENT

File No. E.2590/93

I hereby declare the within instrument
is duly executed and
True
Rene

AG 1844

Document Registration Request

5322323

Land Titles Office X Box 7575 Calgary Alberta T2P 2R4 Box 2380 Edmonton Alberta T5J 2T3

Name Thornborough Eamon

Address (cash customers only)

Account or Party Code # [REDACTED]

Cheque Cash ☐ Amount Enclosed ☐ Client's File # Eros Sale

Date DD MM YY 11 4 94 Signature Shagel

Return By ☐ Mail ☐ Courier 181

Customer's Special Instructions / Advice

Register regardless of prior registrations on title

Register subject to last registered interest being #

Other Instructions

Phone # 271-3221

P. 5086 G.M., B. 19, L. 3 & 4

Documents - List in order of registration priority

Subsequent Services Requested

Registration Priority

1 Encroachment Agreement

2 C.C. of T. Lot 4

3

4

5

6

7

8

RECEIVED
JUN 16 1994
CAL. L.T.O.

5322323

AG 1844 Rev Jan 93

LAND TITLES OFFICE COPY

ENCROACHMENT AGREEMENT

BETWEEN:

JAMES PARKS HENDERSON
of the City of Calgary,
Province of Alberta
(hereinafter called "Henderson")

OF THE FIRST PART

- and -

SHAWN OVENDEN
of the City of Calgary,
Province of Alberta
(hereinafter called "Ovenden")

OF THE SECOND PART

WHEREAS Henderson is the registered owner of that real property municipally known as 1419 - 22A Street N.W., in the City of Calgary, in the Province of Alberta, and being legally described as:

Plan 5086 G.M.
Block 19
Lot 3

Excepting thereout all Mines and Minerals

AND WHEREAS Ovenden is the registered owner of that real property municipally known as 1415 - 22A Street N.W., in the City of Calgary, in the Province of Alberta, and being legally described as:

Plan 5086 G.M.
Block 19
Lot 4

Excepting thereout all Mines and Minerals

ENCROACHMENT AGREEMENT OVER LOT 4 IN BLOCK 19 OF PLAN 5086 G.M.
FOR BENEFIT OF LOT 3 IN BLOCK 19 OF PLAN 5086 G.M.

- 2 -

AND WHEREAS there is erected on the said Lot 3 a garage, the dimensions of which are set out and described in the Surveyor's Certificate hereinafter referred to.

AND WHEREAS the southwest and southeast corner of the said garage and the concrete pad extend beyond the boundary of said Lot 3 and encroach onto the said Lot 4, being the property of Ovenden, the distances as shown on the Real Property Report hereto attached and marked as Schedule "A", (hereinafter called "The Encroachments").

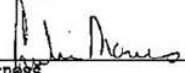
NOW THIS AGREEMENT WITNESSETH that the parties hereto in consideration of the premises herein and the sum of ONE (\$1.00) DOLLAR now paid by Henderson to Ovenden (the receipt whereof Ovenden does hereby acknowledge) the parties hereto agree as follows:

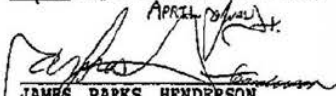
1. The party of the second part, "Ovenden" does grant bargain and assign unto the party of the first part "Henderson" an easement over his land for the encroachment set out and described in Schedule "A".
2. The easement herein granted shall be for the lifetime of the garage situated on Henderson's property and shall be and form a covenant running with the lands owned by Ovenden and shall enure to the benefit of Henderson or any successor to him in title.
3. The parties further agree that in the event that the garage owned by Henderson shall be destroyed or shall be removed from the property the grant of easement over the lands of Ovenden shall cease and be of no force and effect whatsoever.

- 3 -

4. This agreement shall enure to the benefit of and be binding upon the parties hereto, their heirs, successors and assigns.
5. ~~Henderson~~ ^{Henderson} ~~Ovenden~~ ^{Ovenden} will file a caveat against title to ~~Henderson's~~ ^{Ovenden's} property to protect his interest under this agreement.

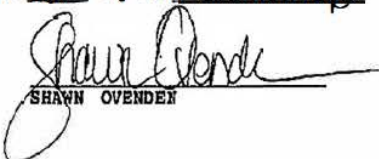
IN WITNESS WHEREOF the party of the first part has signed, sealed and delivered this Agreement this 5th day of ~~March~~ ^{APRIL}, A.D. 1994, in the presence of


Witness


JAMES PARKS HENDERSON

IN WITNESS WHEREOF the party of the first part has signed, sealed and delivered this Agreement this 28th day of ~~March~~ ^{February}, A.D. 1994, in the presence of


Witness


SHAWN OVENDEN

- 4 -

AFFIDAVIT OF EXECUTION

C A N A D A) I, Leslie Morris
 PROVINCE OF ALBERTA) OF THE CITY OF CALGARY, IN THE PROVINCE
 T O W I T:) OF ALBERTA, MAKE OATH AND SAY

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

SWORN before me at the City
 of Calgary, in the Province
 of Alberta, this 5th day
 of April 1994.

Betty J. Dorn
 A Commissioner for Oaths in
 and for the Province of Alberta

BETTY J. DORN
 A Commissioner for Oaths
 in and for the Province of Alberta
 My Commission Expires May 12, 1996

- 5 -


AFFIDAVIT OF EXECUTION

CANADA) I, CHARLES LETOURNEAU
 PROVINCE OF ALBERTA) OF THE CITY OF CALGARY, IN THE PROVINCE
 TO WIT:) OF ALBERTA, MAKE OATH AND SAY

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

SWORN before me at the City
 of Calgary, in the Province
 of Alberta, this 1st day
 of March, 1994.


 CHARLES LETOURNEAU


 A Commissioner for Oaths in
 and for the Province of Alberta

SANDRA MAGEE
 My Commission Expires
 Sept. 14/1994

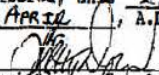
- 6 -

DOWER AFFIDAVIT

I, JAMES PARKS HENDERSON of Calgary, Ala make oath and say:

1. I am the registered owner named in the within instrument.
2. I am not married.

SWORN before me at the City
of Calgary, in the Province
of Alberta, this 25 day
of April, A.D. 1994.


A Commissioner for Oaths in
and for the Province of
Alberta


JAMES PARKS HENDERSON

BETTY J. DORN
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires May 12, 1996

- 7 -

DOWER AFFIDAVIT

I, SHAWN OVENDER of Calgary, Alberta make oath and say:

1. I am the registered owner named in the within (or annexed) instrument.
2. I am not married.

SWORN before me at the City
of Calgary in the Province
of Alberta this 25 day
of May A.D. 1994.



DORIS-JEAN GOLDSTROM
A Notary Public in and for
the Province of Alberta
My Notary Expires Dec 31/94


SHAWN OVENDER



SCHEDULE "A"

ON PLAN

1000
and Building Department
STAMP
A survey certificate was
issued by the Land Use De-
partment. The information shown
is accurate, the location of
the survey certificate is
correct. It does not conform to
the Law 2P80. This Agency
is not responsible for the
accuracy of the information
and does not warrant the
accuracy of the information
or conditions of any
by whom, approved or
otherwise.

DEVELOPMENT OFFICER

2

ALBERTA LAND SURVEYOR'S
REAL PROPERTY REPORT

LEGAL DESCRIPTION :

LOT 3
BLOCK 19
PLAN 5086 GM
CIVIC ADDRESS : 1419 - 22A STREET NW.
CALGARY, ALBERTA

SCALE = 1 : 200

LEGEND :

All dimensions are in metres and decimals thereof.

Statutory Iron Post found shown thus : *

Established point and left no mark shown thus : +

Unless otherwise specified, the dimensions shown relate to distances from property boundaries to foundation walls only at the date of the survey.

Title information is based on a title search dated
AUGUST 24, 1993 ; C. of T. No. 156 J 50

Fences are within 0.20 metres of property line unless noted otherwise.

Garage, concrete pad & retaining wall encroaches into Lot 4 as shown.

SURVEYOR'S AFFIDAVIT :

I, WILLIAM PANG, Alberta Land Surveyor, do hereby certify that:

- 1) That the survey represented by this plan is true and correct and was made under my personal supervision;
- 2) That the survey was made in accordance with the Manual of Good Practice;
- 3) That the survey was completed on NOVEMBER 9, 1993
- 4) That the improvements as shown on this plan are entirely within the boundaries of the subject property unless noted otherwise.
- 5) No visible encroachments exist onto the subject property from any improvement situated on an adjacent property.

this NOVEMBER 10,

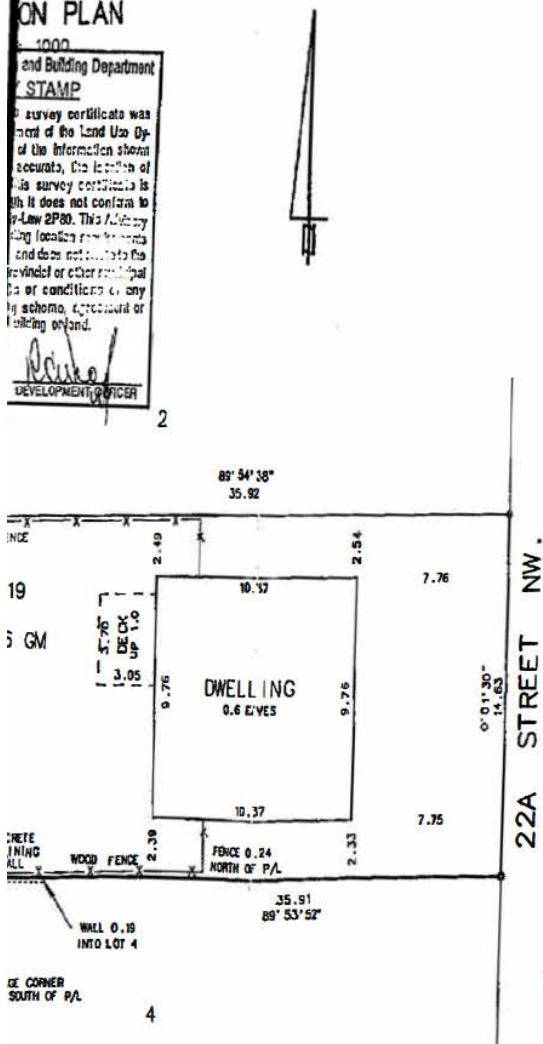

WILLIAM PANG, A.L.S.

CLIENT NAME: EROS

PREPARED BY:

WILLIAM PANG, A.L.S.
91 Winchester Crescent SW., Calgary
File : 83-1029 ; Tel. 2428040

© COPYRIGHT WILLIAM PANG, A.L.S., 1993





1415 22A STREET NW
SUBJECT PARCEL



1415 22A STREET NW
REAR OF HOME



REAR LANE



1411 22A STREET NW



1408 22A STREET NW



1419 22A STREET NW
(UNDER CONSTRUCTION) - INFILL



1423 22A STREET NW



PUBLIC TREE



Site Contamination Statement

Application # _____
for office use only

Site Address: 1415 22A STREET NW

Legal Description: LOT 4, BLOCK 19, PLAN 5086 GM

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

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

1. Are you aware of any environmental investigations (audits, assessments, tests, surveys or studies) for this site?

☐ Yes ☒ No

If yes, please provide copy(s).

2. Are you aware of any environmental requirements associated with any previous planning applications on this site?
(i.e. development permit, land use redesign or subdivision)

☐ Yes ☒ No

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

3. Has there been site remediation or a request for such on the site?

☐ Yes ☒ No

If yes, please provide a brief description:

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

☐ Yes ☒ No

Examples include (but are not limited to):

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

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

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

☐ Yes ☒ No

If yes, please describe:

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

☐ Yes ☒ No

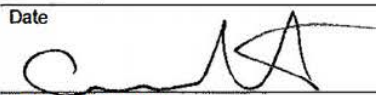
If yes, please provided a brief description:

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.

NOV 08, 2024

Date


Applicant Signature

Applicant Name (Please Print)

McDOWELL & ASSOCIATES

Company Name (Please Print)

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



Public Tree Disclosure Statement

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

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

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

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

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

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

☒ Applicant ☐ Owner ☐ Builder ☐ Other:

If Other: Name: _____ Phone: _____
Email: _____

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

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



Abandoned Well Declaration

Application # _____
for office use only

Site Address: 1415 22A STREET NW

Legal Description: LOT 4, BLK 19, PLAN 5086 GM

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 McDowell & Associates Contact Person [REDACTED]

Address [REDACTED]

Phone [REDACTED] Cell Phone _____ Email [REDACTED]

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

☐ Yes ☒ No

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

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

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

Nov 08, 2024

Date

Applicant Signature

Applicant Name (Please Print)

McDowell & Associates

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.





Applicant's Planning Overview

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission.
The information is not verified or endorsed by The City of Calgary. The responses are intended to assist the Community Association, and The City, in reviewing the development.

Site Address: 1415 22A STREET NW

Type of Application: ☒ Single Detached ☐ Semi-detached ☐ Duplex Dwelling ☐ Backyard Suite

- 1) Please provide information related to site constraints associated with the subject parcel, which were considered in the design (e.g. topography, lot configuration, floodway/fringe area, existing landscaping).

The site has a steep pitch from front to rear and a detached rear garage is proposed to access the site from the rear lane. Some landscape retaining is required on site to allow for a walkout basement.

- 2) Please explain how the development meets any applicable City policies and how it fits with the context of the community. (Refer to calgary.ca/myproperty for a list of the policies that apply to your site).

The design of the home is considerate of the neighbouring homes with a story and a half upper floor which is contained within the roof line. This will reduce the overall building height from the front and rear of the home. The design style has many examples within the existing community and will fit in nicely.

- 3) Please explain the elements of the development provided to mitigate and/or adapt to climate change as per the "[Climate Resilience Strategy](#)." Refer to the "[Climate Resilience Inventory User Guide](#)," and the "[Climate Ready Home Guide](#)" for additional information.

The construction assemblies for the home will be better than code minimum and will exceed the requirements of ABC 9.36

Check off all that apply:

<input type="checkbox"/> Green Building Certification: <u>14</u>	<input type="checkbox"/> Solar ready	<input type="checkbox"/> Electric Vehicle ready
<input checked="" type="checkbox"/> Improved Building Envelope (e.g. better than code minimum)	<input type="checkbox"/> Water Conservation (e.g. YardSmart Design)	<input type="checkbox"/> Climate Resilient Landscaping
<input type="checkbox"/> Resilient Roofing (ex. Hail/impact resistant materials)	<input type="checkbox"/> Other (provide details):	

- 4) Of the known relaxations, please elaborate on why the relaxations are requested. (A bylaw check has not yet been undertaken on this application. Further relaxations may be identified once the bylaw check is complete.)
 none

- 5) Is there anything else we should know about your development that may assist the review of your application?

The home to the North is currently under construction and we have been in contact with the builder to address side yard grade compatibility.



Retaining Wall Design Disclosure Statement

Application # _____
For office use only

Site Address: 1415 22A Street NW, Calgary AB T2N 2N7

Legal Description: Lot 4; Block 19; Plan 5086 GM

For each individual retaining wall, a separate Retaining Wall Design Disclosure Statement is required. Retaining wall development permit application shall, as a minimum, include all of the requirements listed below.

1. Design, Drawings and Maintenance

General

- ☐ The design shall be sealed and signed by a Professional Engineer qualified in design of retaining walls.

Design - specify code(s) used in the design

- ☐ City of Calgary Design Guidelines for Bridges and Structures (**must be used for all walls owned and maintained by The City of Calgary)
- ☐ Alberta Building Codes
- ☐ Canadian Foundation Engineering Manual
- ☐ Other (specify) _____
- ☐ Specify load on top of the wall (surcharge load) i.e. roadway, vehicles, storage, buildings, back slope etc.
Please specify 10 kPa

Detailed Drawings

- ☐ The drawings are presented on 11 X 17 paper or larger
- ☐ The drawings are numbered in a logical sequence (i.e. S1, S2Sn)
- ☐ Technical specifications are included with the drawings or Notes are provided on the drawings.
- ☐ An access area has been considered and defined on the drawings for maintenance of the wall

Retaining wall maintenance will be the responsibility of:

- ☐ The City of Calgary (wall constructed on City property)
- ☐ Property owner (wall constructed on private property)

2. Materials, Soil and Technical Requirements

Material for retaining wall construction

- ☐ Segmental block wall (clearly identified on drawings)
- ☐ Cast in place concrete
- ☐ Prefabricated concrete panels
- ☐ Timber
- ☐ Other (specify) _____

Soil parameters and drainage:

- ☐ Soil type (as specified on drawings or in geotechnical report - attach if applicable)
- ☐ Geo-grid (as specified on drawings along with minimum required embedment length)
- ☐ Saturated soil (must be accounted for in the design)
- ☐ Irrigation system behind or on top of the wall (identify proximity on drawings)
- ☐ Drainage provided on top and within the backfill

3. Factors of Safety (FOS) and Geotechnical

Factors of safety for:	City of Calgary minimum	Actual wall design
<input type="checkbox"/> Sliding	1.5	<u>1.99</u>
<input type="checkbox"/> Overturning	2.0	<u>4.38</u>
<input type="checkbox"/> Bearing capacity	2.0	<u>2.13</u>
<input type="checkbox"/> Geo-grid pullout and overstress (if geo-grid has not been used, use N/A)	1.5	<u> </u>

Geotechnical Report:

- ☐ Geotechnical Report submitted with the application
If not, please specify why not _____
- ☐ Global and local stability analysis prepared
If yes, factors of safety must be presented in the report or on the drawings.
If no, geotechnical report must address the reasons.

4. Special provisions **MANDATORY**

- ☐ The applicant has submitted a **Letter of Commitment** with this application, signed by a qualified professional engineer (see template attached as an example). The Engineer of Record is required to authenticate the design drawings and specifications for all walls over 1.0 m in height.
- ☐ The applicant agrees to submit a signed **Assurance of Engineering Field Review and Compliance** form (see attached) at construction completion. The letter must be signed and sealed by a qualified professional engineer supervising construction.

Failure to submit these items may cause The City to consider the wall(s) unsafe and request removal of the wall(s) at the applicant's expense.

The Applicant (undersigned) confirms that all required information above has been provided and is correct.

Applicant (or agent/representative) Name

(please print)

Applicant's Signature

(Confirming that all required information has been provided and is correct)

Date



THE CITY OF
CALGARY
TRANSPORTATION INFRASTRUCTURE

LETTER OF COMMITMENT FOR DESIGN AND FIELD REVIEW OF RETAINING WALL

To: The City of Calgary

Re: **Commitment to Design and Field Review of Retaining Walls**

Project Name	Briar Hill Residence
Site Address	1415 22A Street NW, Calgary AB T2N 2N7
Application Number	

I hereby give assurance that the structural and geotechnical design related to retaining wall components described on drawings, specifications, and other supporting documents, prepared by the undersigned Professional Engineer, comply with (please check all that are appropriate):

- ☐ The City of Calgary Design Guidelines for Bridges and Structures
- ☐ The Alberta Building Code
- ☐ The Canadian Foundation Manual

I hereby undertake to be responsible for field review of the above referenced project components during construction and commit to fulfilling duties as outlined on the Assurance of Field Review and Compliance Form, which I will submit upon construction completion.

I also undertake to notify the authority having jurisdiction in writing if the contract for field review is terminated at any time during construction.

Rocky Mountain Engineering Incorporated

Seal and Signature of Engineer of Record

Company Name

January 8, 2025

Date

Darren Sanderson

Name

Telephone



ASSURANCE OF ENGINEERING FIELD REVIEW AND COMPLIANCE

To: The City of Calgary

Re: **Field Review of Retaining Walls**

Project Name	
Site Address	
Application Number	

I hereby give assurance that

- (a) I have fulfilled my obligations for field reviews;
- (b) I have enclosed documents supporting all approved changes to the plans and specifications prepared by me which was issued for this project;
- (c) The components of the project are in general conformance with the plans, specifications and other project-related documents;
- (d) I have enclosed Record Drawings reflecting all approved changes to the Drawings and Specifications;
- (e) I am a registered Professional Engineer with APEGGA (Association of Professional Engineers, Geologists, and Geophysicists).

I, the undersigned, confirm that all required information has been provided and is correct.

Seal and Signature of Engineer of Record

Company Name

Date

Name

Telephone



December 9, 2024

MCDOWELL & ASSOCIATES ARCHITECTURAL DESIGN

[REDACTED]
[REDACTED]
[REDACTED]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-07946

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

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

This information must be received, in its entirety, no later than January 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 (368) 889-1217 or by email at thomas.jobin@calgary.ca.

Sincerely,

THOMAS JOBIN
Planner 1



Detailed Review 1 – Development Permit

Application Number:	DP2024-07946
Application Description:	New: Single Detached Dwelling, Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1415 22A ST NW
Community:	HOUNSFIELD HEIGHTS/BRIAR HILL
Applicant:	MCDOWELL & ASSOCIATES ARCHITECTURAL DESIGN
Date DR Sent:	December 9, 2024
Response Due Date:	January 8, 2025
Planning:	THOMAS JOBIN (368) 889-1217 thomas.jobin@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca

General Comments

The application is for a discretionary Single Detached Dwelling at 1415 22A ST NW in the northwest community of Hounsfield Heights/Briar Hill. The site is surrounded by low density dwellings to the north, east, south and west. Primary access for adjacent residences along 22A ST NW is via the rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no objection
2. **Utility Engineering** – comments provided below.
3. **Ward Councilor** – no comments received.
4. **Hounsfield Heights / Briar Hill Community Association** – no comments received.
5. **Notice Posting** – as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments were received;
 - a. Concerns with privacy
 - b. Concerns with scale
 - c. General concerns with redevelopment in the area

Comments on Relevant City Policies

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.

The subject parcel is located within the Low Density Residential Conservation & Infill area as indicated on Map 3 of the ARP. The intent of this area is to maintain community stability and to protect the existing character and quality of the neighbourhood. Sensitive infill development, renovation and rehabilitation are encouraged to ensure the continued renewal and vitality of the community.

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

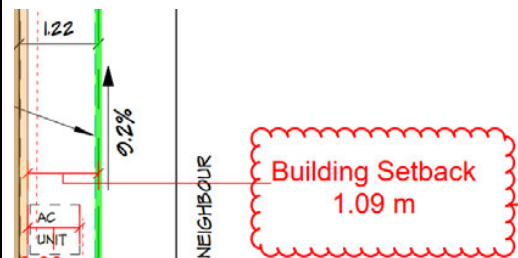
The privacy of adjacent residences should be respected.

Bylaw Discrepancies

Provided

(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m

Plans indicate the building setback from the north property line is 1.09m (-0.11m).



Relaxation not supported

(2) The height of a deck in the Developed Area must not exceed:

Plans indicate a deck height of 2.12m (+0.62m).

	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement;	
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (b) 3.0m at any eaveline, when measured from the finished floor of the building;	Plans indicate an eaveline height of 3.12m (+0.12m).

Prior to Decision Requirements

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

Planning

1. Upload a complete set of the amended plans in PDF format, into the ePermit system. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly, including all issues outlined in the Bylaw Discrepancies and Relevant City Policies.
2. Amend plans to address the bylaw discrepancies noted on pages 3 to 4 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on pages 3 to 4 of this document.

Utility Engineering

3. Submit an electronic version of a Geotechnical Report / Slope Stability Report to the Development Engineering Utility Generalist, for review and acceptance, prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Public Spaces Delivery.

OR

If the proposed development does not have existing or proposed grades in excess of 15%, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

Note that slope stability reports are required when:

- a. Any slope across the property line is fifteen (15%) percent or greater; and/or
- b. The development is to be located within a zone where an imaginary line, drawn from the toe to the top of an embankment, exceeds a slope of one to three, and/or

c. Required by Development Engineering or Public Spaces Delivery

Geotechnical Report requirements are outlined in Section V: Geotechnical and Hydro-Geological Requirements in the Design Guidelines for Subdivision Servicing. This publication can be found on the City of Calgary website at www.calgary.ca/ud under Publications.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument/prior to release of the development permit, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

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:

Utility Engineering

4. Provide a completed copy of the Retaining Wall Design Disclosure Statement and submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the Critical Infrastructure Coordinator, Public Spaces Delivery. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

Permanent Conditions

The following permanent conditions shall apply:

Planning

5. The Permanent Conditions will be finalized at the time of Development Authority decision.
6. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
7. 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.
8. 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.
9. A Development Completion Permit is required prior to the development being occupied.
10. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

Utility Engineering

11. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

12. Prior to the issuance of the Development Completion Permit, the developer/builder is required to provide the form, Assurance of Engineering Field Review and Compliance, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).
13. 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).
14. 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).
15. The grades must match the grades indicated on the Development Permit approved 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.

Transportation

16. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

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

17. The Advisory Comments will be finalized at the time of Development Authority decision.
18. 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.
19. 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.
20. 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.
21. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.
 To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.
 The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.
22. 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.

23. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
24. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit www.calgary.ca and search protecting trees during construction and development; alternatively, call 311 or email tree.protection@calgary.ca. Applicant is to apply for tree protection plan prior to demolition.
25. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. Individual Public Trees can have values ranging in the thousands of dollars depending on size and species. For example, a 50-cm diameter American Elm can have a value of **\$11,500**. For further information on tree value and compensation please call 311 or visit www.calgary.ca/parks. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

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. A new water connection is required to service the development and is available from 22A ST NW.
28. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
29. Redundant services are to be disconnected at the source and new service installed at the owners expense.
30. 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.
31. 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.
32. A new sanitary connection is required to service the development and is available from 22A ST NW.
33. Storm sewers are unavailable for connection.
34. The allowable stormwater discharge shall not increase from existing conditions. Provide calculations for pre development and post development conditions to demonstrate a minimum net-zero increase in stormwater runoff release rate.
35. Discharge of roof leaders should be onto grassed or pervious areas to help reduce the volume of runoff. Direct connection of roof leaders to weeping tile or storm sewers is prohibited. Roof leaders are to be directed to the ground that is graded away from the building and must not discharge within 2.0m of a road right-of-way.
36. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
37. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.
38. 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).

39. Stormwater emergency escape routes must be to a public roadway.
40. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

McDowell

& Associates Inc

Thomas Jobin
Planning & Development
City of Calgary
368.889.1217
Thomas.jobin@calgary.ca

RE: DP2024-07946: 1415 22A Street NW

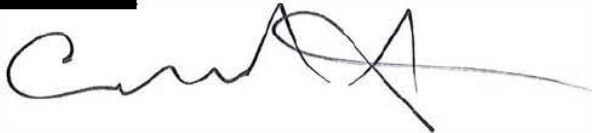
Hello Thomas,

We received your Detailed Team Review of the above-mentioned Development Permit application and have made the following changes to the plans. We hope this list meets the requirements for moving this application forward for a decision

- Bylaw Discrepancies
 - North building setback encroachment
 - We have moved the North residence wall back by 4" allowing for the brick veneer to fit inside the prescribed setback. Please see architectural drawings for details on changes.
 - Deck height on Rear
 - As a walkout development, we will be asking for relaxation on this comment. This will not impact neighbours in any way.
 - Eave height of Accessory Building
 - We have lowered the overall roof height to get the existing eaves below the 3.0m permissible height as indicated. Please see A4 for details on changes.
- Utility Engineering
 - Slope stability Report
 - We have inserted a wood retaining wall on the South PL (max height 0.3m) to lower the slope of the small area in question. Please see the site plan for new grade slopes.
 - Retaining Wall Disclosure Statement & drawings
 - We will have an engineer produce these files as Prior to Release items.

We have also made a small change to the location (no change to size) of 2 windows on the South side of the building. The revised architectural plans and site plans have been uploaded to Vista and contain revision clouds showing changes made to the plans.

If there are any required changes, please let us know.



MCDOWELL & ASSOCIATES INC.



District Title: **Residential – Grade-Oriented Infill (R-CG) (R-CGex) District**

The information contained herein is intended for information purposes only. Please refer to the Calgary Land Use Bylaw 1P2007 for a complete list of rules and regulations. This form has no legal status and cannot be used as an official interpretation of the Land Use Bylaw 1P2007.

Date:	December 5, 2024
Date Received:	November 14, 2024
BLC BY:	Kathleen Kjartanson
Review Required:	<input type="text" value="COMPLETE"/>

D.P. #

2024-07946

For Internal Distribution Only

Modifier(s):	F.A.R.		Height		Density		ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)
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Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet**Public Realm Setbacks**

Rd / St / Av	N/A	Required	Provided
Rd / St / Av		Required	Provided
Rd / St / Av		Required	Provided

Main Floor Elevation(S):**Roof Peak Elevation(s):**

Unit 1		Unit 1	
Unit 2		Unit 2	

LDR: For Additions or alterations to existing See Section 358 For Dwellings Deemed Conforming**Notes:**

Section for garage not provided, therefore eaveline is measured to the top of the fascia.

ISC: Protected

For Internal Distribution Only

Communities

0.5 Parking Rate

☐ Other Areas of the City

○ Within 600.0m of Existing LRT or BRT Bus Stop

A

- ☐ Acadia
 - ☐ Albert Park / Ridsson Heights
 - ☐ Altadore
- B**
- ☐ Banff Trail
 - ☐ Bankview
 - ☐ Bayview
 - ☐ Bel-aire
 - ☐ Beltline
 - ☐ Bonavista Downs
 - ☐ Bowness
 - ☐ Braeside
 - ☐ Brentwood
 - ☐ Bridgeland / Riverside
 - ☐ Britannia

C

- ☐ Cambrian Heights
- ☐ Canyon Meadows
- ☐ Capitol Hill
- ☐ Charleswood
- ☐ Chinatown
- ☐ Chinook Park
- ☐ Cliff Bungalow
- ☐ Collingwood
- ☐ Crescent Heights
- ☐ Currie Barracks

D

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

E

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

F

- ☐ Fairview
- ☐ Forest Heights
- ☐ Forest Lawn

G

- ☐ Garrison Green
- ☐ Garrison Woods
- ☐ Glamorgan
- ☐ Glenbrook
- ☐ Glendale
- ☐ Greenview

H

- ☐ Haysboro
- ☐ Highland Park
- ☐ Highwood

- ☐ Hillhurst
- ☒ Hounsfield Heights / Briar Hill
- ☐ Huntington Hills

1

-
- Inglewood

K

- ☐ Kelvin Grove
- ☐ Killarney / Glengarry
- ☐ Kingsland

L

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

M

- ☐ Manchester
- ☐ Maple Ridge
- ☐ Marlborough
- ☐ Mayfair
- ☐ Mayland Heights
- ☐ Meadowlark Park
- ☐ Mission
- ☐ Montgomery
- ☐ Mount Pleasant

N

- ☐ North Glenmore Park
- ☐ North Haven
- ☐ North Haven Upper

0

- ☐ Oakridge
- ☐ Ogden

P

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

Q

- Queens Park Village

R

- ☐ Ramsay
- ☐ Renfrew
- ☐ Richmond
- ☐ Rideau Park
- ☐ Rosedale
- ☐ Rosemont
- ☐ Rosscarrock
- ☐ Roxboro
- ☐ Rutland Park

S

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

T

- ☐ Thorncliffe
- ☐ Tuxedo Park

U

- ☐ University District
- ☐ University Heights
- ☐ Upper Mount Royal

V

- ☐ Varsity
- ☐ Vista Heights

W

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

Page 3										Residential - Grade-Oriented Infill (R-CG) District										D.P. #		2024-07946			
Rule		Requirements										Evaluation													
												Notes						Provided/Variance							
Secondary Suites		If applicable please refer to Secondary Suites Form																See Attached		N/A		N/I			
347 Contextual Single Detached Dwelling		(Front A 1103.06 + Front B 1102.88) / 2 = Front Average Building Reference Point																1102.97							
		(Rear A 1100.56 + Rear B 1100.40) / 2 = Rear Average Building Reference Point																1100.48							
		(1) A Contextual Single Detached Dwelling: (e) must not be located on a parcel where the difference between the average building reference points is greater than 2.4m; and																							
		Difference between Front & Rear Average Building Reference Points =										2.49		C		N/C		N/A		N/I					
537 Building Setback from Front Property line		The minimum building setback from a front property line is 3.0m										East		4.03		1.03									
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 0.6 m into the front setback area.																N/A							
		(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:					(a) they provide access to the main floor or lower level of the building; and							C		N/C		N/A		N/I					
							(b) the area of a landing does not exceed 2.5m²											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					
														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 2.5m²; and											N/A							
							(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
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 (Does not apply to decks , eaves, porches, ramps, and stairs)										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																							
		(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m										South		1.22		0.02									
												North (to brick veneer)		1.09		-0.11									


539 Building Setback from Side Property Line	(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					N/A		
			(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.							
	(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		
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.							N/A		
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,							N/A		
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;						C	N/C	N/A
		(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
		(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
	(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 3.0 metre setback required on a laneless parcel.							C	N/C	N/A
	(3) Eaves may project a max. of 0.6m into any side setback area.							N/A		

Page 5	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;		N/A			
		(b) the area of a landing does not exceed 2.5m ²					
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m ²					
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and					
		(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					
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:	North (to brick veneer)	0.91	-0.09			
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.		N/A				
	(9) Balconies and decks must not project into any side setback area;		C	N/C	N/A	N/I	
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>		PROVIDE LENGTH AND % VALUES	%	Length	%	Length
	1st st	X 40% =		N/A			
	2nd st	X 40% =					
	__st	X 40% =					
	__st	X 40% =					
(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>							
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m			N/A			
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m		West	16.65	15.45		
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.					
		(c) has no part that is located closer than 0.60m to the rear property line; and					
		(d) has no eave closer than 0.6m to a side property line.					
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0 m 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	(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% =					

(Keap) Page 6		(2) The max. length of an individual projection into any setback area is 3.1m							
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m 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	Forced walkout	2.12	0.62				
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.		-0.10	-0.40				
	(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		1.98	-0.02				
		(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		
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 10.0m²				5.34	-4.66			
	(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	
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 (%)				
					Area (m²)				
					N/A				
	(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 grade to the platform of the balcony.							
	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.				10.72	-0.28			
	(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.						
541 Building Height	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m							
						N/A, not a corner parcel		
	Prim. Bldg. Cnr 1		Prim. Bldg. Cnr 2	Geo 9.5m Above Avrge Grade				
	Prim. Bldg. Cnr 3		Prim. Bldg. Cnr 4	Geo 8.6m Above Avrge Grade				
		X 75% =						
	Max. Area		Max. Area allowed at 9.5m above avg. grade					
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.							
	Building Depth: 19.12m						N/A	
Height Required Beyond 27.59 m and Rear Property Line								
19.99	25.99	35.77						
C.A.B. #1	C.A.B. #2	Parcel Depth						
349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.						N/A	
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m						12.19	7.99
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.						Percentage (%)	
							53.45%	-11.55%
							Building Depth (m)	
	65%	x	35.77	=	23.30	19.12	-4.18	
	(a) there is more than one main residential building on the parcel;						N/A, only one man residential building	
	(b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and							
	<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 100px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></div> <div>Parcel Depth (m)</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 100px; height: 100px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></div> <div>40% / 60.0% Parcel Depth (m)</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 100px; height: 100px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></div> <div>Total Number of Units</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 100px; height: 100px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></div> <div>Required Number of Units in Front 60.0%</div> </div>							
	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: <i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1).</i>							
	(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							
(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:						N/A, not a corner parcel		
(a) 50.0 per cent parcel depth; or								
Parcel Depth								
(b) the building depth of the main residential building on the adjoining parcel;								
C.A.B. Building Depth								
whichever is closer to the rear property line.								
3.0m Building Side Setback Required beyond								
0.00 m and the rear								
property line								

Page 8		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	1	-2
	75	523.32	(m ²)	3.00				
		0.0523315	(ha)	=	Units	U.P.H	19.11	-55.89
339.1 Porches (must meet all requirements to be exempt)	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		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
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;		Applies	Does Not Apply			
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;		Applies	Does Not Apply			
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or		Applies	Does Not Apply			
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.		Applies	Does Not Apply			
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m 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					%	%	
	45.0%	1	Number of Units		235.49	35.33%	-9.67%	
		523.32	Parcel Area (m ²)	Required Stalls	Max. Coverage			
Parcel Coverage Totals					m ²	m ²		
House	Proj. > 1.0m	Garage(s)	Porch	Total				
142.70	2.34	36.77	3.10	184.91	184.91	-50.58		
Accessory Building	If applicable please refer to Accessory Residential Building Form				See Attached	N/A	N/I	
	(1) A driveway must not have direct	(a) there is no practical alternative method of vehicular access to the parcel; and			C	N/C	N/A	N/I

Page 9	access to a major street unless:	(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				
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.					
	341 Driveways	(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.	West	0.91		0.31	
		(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				
		(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.		N/A		
			 Number of Parcels along Block Face				
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.		0.96m	C	N/C	N/A	N/I
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.			C	N/C	N/A	N/I
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.			C	N/C	N/A	N/I
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.			C	N/C	N/A	N/I
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.			C	N/C	N/A	N/I
540.1 Fences	Note: Only apply fence rules to proposed fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.		C	N/C	N/A	N/I
343 Fences		The height of a fence above grade at any point along a fence line must not exceed:	(b) 2.0m in all other cases, and	C	N/C	N/A	N/I
			(c) 2.5m at the highest point of a gate that is not more than 2.5m in length.	C	N/C	N/A	N/I
348 Visibility Setback		Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.		C	N/C	N/A	N/I
	(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.						
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking						

**See Communities Tab to Adjust Parking Rate*

546 Motor Vehicle Parking Stalls	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.		Parking Rate: 0.50 Stall per Unit & Suite			
	1	Number of Units				
		Stalls Within a Private Garage	1		1	0
		Stalls provided on Parking Pad	0			
546.1 Mobility Storage	(2) Notwithstanding subsection (1), there is no requirement for mobility storage lockers for parcels with two or less Dwelling Units.			Applies	N/A	N/I
	The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.			N/A		
	0	Number of Units				
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.			Applies	N/A	N/I
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.			N/A		
	#REF!	Number of Units				
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:			C	N/C	N/A
	(a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling					
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:			C	N/C	N/A
	(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					
	(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:			C	N/C	N/A
	(a) hard surfaced; and					
	(b) located wholly on the subject parcel.					

Page 13

Accessory Residential Building						D.P. #	2024-07946			
Rule	Requirements					Evaluation				
						Notes				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	0.60	0.00				
				South	0.72	0.12				
			North	9.03	8.43					
	(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		
					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
							C	N/C	N/A	N/I
			(ii) include a 0.60m eave and footing encroachment easement.				C	N/C	N/A	N/I
							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		7.50m		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;			4.34		-0.26			
					3.12		0.12			
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; and				C	N/C	N/A	N/I	
		(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	36.78	-38.22			

FILE: DP2024-07946

DATE RECEIVED: November 14, 2024

Bylaw Discrepancies

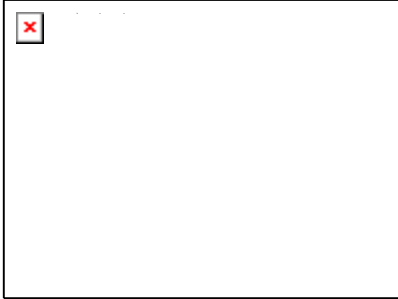
Regulation	Standard	Provided
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m	Plans indicate the building setback from the north property line is 1.09m (-0.11m).
339 Decks	(2) The height of a deck in the Developed Area must not exceed: (a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement;	Plans indicate a deck height of 2.12m (+0.62m).
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (b) 3.0m at any eaveline, when measured from the finished floor of the building;	Plans indicate an eaveline height of 3.12m (+0.12m).

Permitted Contextual Use Rules

Regulation	Standard	Provided
<i>The difference between the front and rear average building reference points are greater than 2.4m, therefore Contextual rules were not reviewed.</i>		

Knee, Judy

From: thomas.jobin@calgary.ca
Sent: Friday, November 15, 2024 3:22 PM
To: [REDACTED]
Cc: thomas.jobin@calgary.ca
Subject: DP2024-07946 COMPLETE APPLICATION 1415 22A ST NW



Re: DP2024-07946 COMPLETENESS REVIEW - 1415 22A ST 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,

THOMAS JOBIN
Planner 1
thomas.jobin@calgary.ca
(368) 889-1217
www.calgary.ca/PDMap



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

2024-12-05

File No: DP2024-07946

Location: 1415 22A ST NW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2024-11-18 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

Pursuant to Section 225(1) of Part 17 of the *OHS Code*, anyone working near overhead powerlines must maintain safe limits of approach as provided in Schedule 4, Table 1 of the *OHS Code* or Table 1 in the *AEUC*. Anyone excavating must contact Utilities Safety Partners for locations of all buried facilities. All contractors, prime or sub (excavating company) must contact hotdigs@enmax.com 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.

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

If you require any additional information regarding this Development Permit, please contact the Project Administrator at EPC_Permits@enmax.com. **For new services inquiries, please contact ENMAX GetConnected at GetConnected@enmax.com.**

Sincerely,

Will Du P.Eng
Distribution Engineering

QR Code for ENMAX Ground
Disturbance Guidelines



Comment Summary



Permit #: DP2024-07946
 Address: 1415 22A ST NW
 Job Description: New: Single Detached Dwelling, Accessory Residential Building (garage)

Name:	ENMAX	Created Date:	December 5, 2024
Phone:		Circulation Referee:	Y
Email:	EPC_PERMITS@ENMAX.COM	Number:	552124272
Address:	Circulation Referee No Address		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

Other

General Comment

The applicant is required to review and follow the conditions mentioned in attached letter.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2024-07946-Reply Letter-2024-12-05.pdf](#)

Name:	[REDACTED]	Created Date:	December 7, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]@[REDACTED]	Number:	553564676
Address:	[REDACTED]		
Overall:	In opposition of this application		

General Comment

I am writing to formally express my concerns regarding the proposed new home development in our area at 1415 22A st NW. This will be the seventh such project in the HHBH community within the past year. As a resident of this community, I feel it is important to raise attention to issues that are negatively impacting both the quality of life for long-term residents and the overall character of our neighborhood.

Firstly, the continued construction of large homes in our area has led to a significant decline of privacy. Each new development brings with it structures that overlook existing properties, severely reducing our ability to enjoy private spaces such as backyards and patios. This growing lack of seclusion is a serious concern for many of us who value the quiet and peaceful environment that drew us to this neighborhood in the first place.

Additionally, the ongoing influx of new developments has contributed to a steady increase in property taxes. With the addition of this seventh new home, I fear that this trend will only continue, placing a greater financial burden on long-time residents. This situation seems particularly unfair considering the increasing density, loss of privacy, and changing character of the neighborhood.

As someone who works from home, I am also concerned about the disruptions caused by construction noise, traffic, and parking issues. These disturbances not only affect my ability to focus but also reduce the overall livability of the area. The

ongoing construction activities create a stressful environment, making it difficult for me to maintain the quiet and productive atmosphere necessary for my work.

Moreover, the dust from the construction sites has become a serious environmental concern. With multiple homes being built in quick succession, the air quality in the area has noticeably deteriorated. Dust is not only an inconvenience, but it also poses potential health risks to residents, particularly those with respiratory conditions or allergies. The accumulation of dust on homes, vehicles, and outdoor spaces further exacerbates this issue, and the lack of adequate dust control measures during construction is a growing concern.

Lastly, I would like to address the condition of the alleyway in our neighborhood. The alley, which is used for parking and property access, has become increasingly difficult to navigate due to the ongoing construction. It is often blocked by construction vehicles or equipment, and the general condition of the alley has deteriorated, making it a less reliable route for residents.

I urge the City of Calgary to take these concerns seriously before granting approval for yet another large-scale home development in an area that is already experiencing significant strain. It is essential to balance the need for growth with the preservation of livability, privacy, and environmental standards for the existing residents of our community.

Thank you for your attention to these matters. I look forward to hearing from you and hope that the concerns of the long-time residents are given careful consideration in the decision-making process.

Attachments

Name:	Hounsfield Heights Briar Hill Community Association	Created Date:	December 10, 2024
Phone:	[REDACTED]	Circulation Referee:	Y
Email:	Land.use@hh-bh.ca	Number:	556383669
Address:	Circulation Referee No Address		
Overall:	In support of this application		

Area of Concern

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

General Comment

Hounsfield Heights & Briar Hill Community Association thanks the city for circulating Development Permit DP2024-07946, for a single-detached home. We circulated flyers around this proposal, as we usually do, and are not aware of any concerns save one comment. We are pleased with the relatively modest height of this proposal and modest lot coverage, and it fits well stylistically in the community. We are particularly pleased with the clear plans to protect and preserve the very large mature tree in the front boulevard. The community fully supports this proposal.

The one comment we've seen seems to object to even this moderate redevelopment that is shorter than its already redeveloped neighbours, as if only bungalows should be built. We do not typically disagree with our residents, but we must respectfully disagree here. This proposal is a lovely addition to the community, and well within specifications for a single-family home.

Sincerely, Beth Atkinson, Director & Land Use, Hounsfield Heights- Briar Hill Community Association

P.S. apologies for being a day late...

Attachments



The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2025-0003

Development Permit Number: DP2024-07946

Address: 1415 22A ST NW

Description: New: Single Detached Dwelling, Accessory Residential Building (garage)

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

Community: Hounsfield Heights/Briar Hill

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

Use: Discretionary

Notice Posted: Completed as per Bylaw

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

Applicable Planning Policies:

- Hounsfield Heights/Briar Hill Area Redevelopment Plan
- The Low Density Residential Guidelines for Established Communities (Infill Guidelines)

Bylaw Relaxations:

The development requires the following Land Use Bylaw relaxations:

Regulation	Standard	Provided
339 Decks	(2) The height of a deck in the Developed Area must not exceed: (a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement;	Plans indicate a deck height of 2.12m (+0.62m).

Additional Factors, Considerations, and/or Rationale:

1. Please see the Reasons for Approval.
2. In response to the Notice of Appeal:
 - a. On August 3, 2024, the land use district of the subject parcel was changed from R-C1 to R-CG and there are no contextual setback rules in the R-CG district.
3. The Development Authority may provide additional materials prior to the merits hearing.

SDAB2025-0003

From: [Graeme West](#)
To: [Calgary SDAB Info](#)
Cc: [Al McDowell](#); [Rae Paton](#); [Dave Pavan](#); Kathleen.staniland@gmail.com
Subject: [External] SBAD hearing - Appeal Number SDAB2025-0003 (1415 22A Street NW) - Notice of Resolution
Date: Monday, January 27, 2025 1:31:49 PM
Attachments: [image001.png](#)
[image002.png](#)

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

Good Afternoon,

We are emailing you to inform that a resolution has been reached for the above mentioned SDAB appeal to be heard on Feb. 06, 2025. We have been led to believe that the appellant will also be emailing you to inform you of this resolution.

Our understanding of the agreement is that the proposed home is to be moved toward the rear of the lot by a total of 48" (4'-0") with the garage remaining as proposed. The new proposed front setback of the building will be 5.25m to the front most architectural projection (Front eaves massing) which impact the front view from the appellant's home. This revision has been agreed to by both parties with the concession that an existing situation of overlooking into the proposed rear yard from the appellant's upper floor be addressed to the satisfaction of the homeowners of 1415 22A Street NW.

McDowell & Associates will work diligently to produce revised plans in time for the submission deadline (tomorrow, Jan. 28th at 4pm), but it is unlikely to be possible. We will provide the revised plans to the SDAB in the earliest possible timeframe in hopes of getting a decision rendered quickly.

If there are any questions, please contact me at the phone number or email listed below.

Graeme West

Senior Architectural Technologist

(403) 245 8361 ext. 5

gwest@mcdowelldesign.com

McDowell & Associates Inc. | Residential Design

#501 - 933 17 Avenue SW, Calgary, AB, T2T 5R6



www.mcdowelldesign.com

From: [Graeme West](#)
To: [Calgary SDAB Info](#)
Cc: [Al McDowell](#); [Rae Paton](#); Kathleen.staniland@gmail.com; [Dave Pavan](#)
Subject: [External] SBAD hearing - Appeal Number SDAB2025-0003 (1415 22A Street NW) - Amended Drawings
Date: Tuesday, January 28, 2025 8:17:51 AM
Attachments: [image001.png](#)
[image002.png](#)
[Briar Hill Residence - Revised \(SDAB\) - Dec 28 2024.pdf](#)

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Hello,

The appellant and the homeowners of the proposed development have reached a resolution prior to the SDAB hearing. The agreement is for the home to be moved toward the rear of the lot by 48" (4'-0") resulting in a front setback of 5.25m. To get this agreement, the appellant has agreed to address the issue of an existing second storey side window which overlooks the rear yard of 1415 22A Street NW to the satisfaction of the concerned homeowners.

I have attached a set of drawings to this email which contain the revised Development Permit Plans, including redlines on the plans to show locations of changes to the plans. The changes are as follows:

- Site Plan
 - Dimensions to front and rear property lines, grades along the side yards at the rear of the home due to new position of the building.
- Block Plan
 - Dimensions to front and rear property lines, Dimension to appellant's home
- TPP – Site Plan
 - Location of main residence on lot
- Rear Elevation
 - Grades along the side yards at the rear of the home due to new position of the building.
- Right & Left Elevations
 - Location of home on lot has been moved 48" toward the rear property line
 - Allowable opening calculations have been revised for an increase in Exposing Wall Face.

This list contains all the changes made to the plans from the original approved Development Permit Drawings (DP2024-07946) dated December 13, 2024.

If there are any questions or concerns, please feel free to contact me at the number listed below.

Graeme West

Senior Architectural Technologist

(403) 245 8361 ext. 5

gwest@mcdowelldesign.com

McDowell & Associates Inc. | Residential Design

#501 - 933 17 Avenue SW, Calgary, AB, T2T 5R6



www.mcdowelldesign.com

From: [Graeme West](#)
To: [Calgary SDAB Info](#)
Subject: [External] SBAD hearing - Appeal Number SDAB2025-0003 (1415 22A Street NW) - Amended Drawings
Date: Tuesday, January 28, 2025 10:49:21 AM
Attachments: [image001.png](#)
[image002.png](#)
[Briar Hill Residence - Revised \(SDAB\) - Jan 28 2025.pdf](#)

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,

I sent you a set of revised plans for the Appeal hearing this morning but just realized that there was an issue with 3 grade elevations around the garage (not applicable to the appeal hearing). I would like to replace that set of files with this one to ensure that the approved set from the SDAB is accurate. My apologies for the inconvenience and any confusion.

Thank you for your assistance.

Graeme West

Senior Architectural Technologist

[\(403\) 245 8361](tel:(403)2458361) ext. 5

gwest@mcdowelldesign.com

McDowell & Associates Inc. | Residential Design

[#501 - 933 17 Avenue SW, Calgary, AB, T2T 5R6](#)



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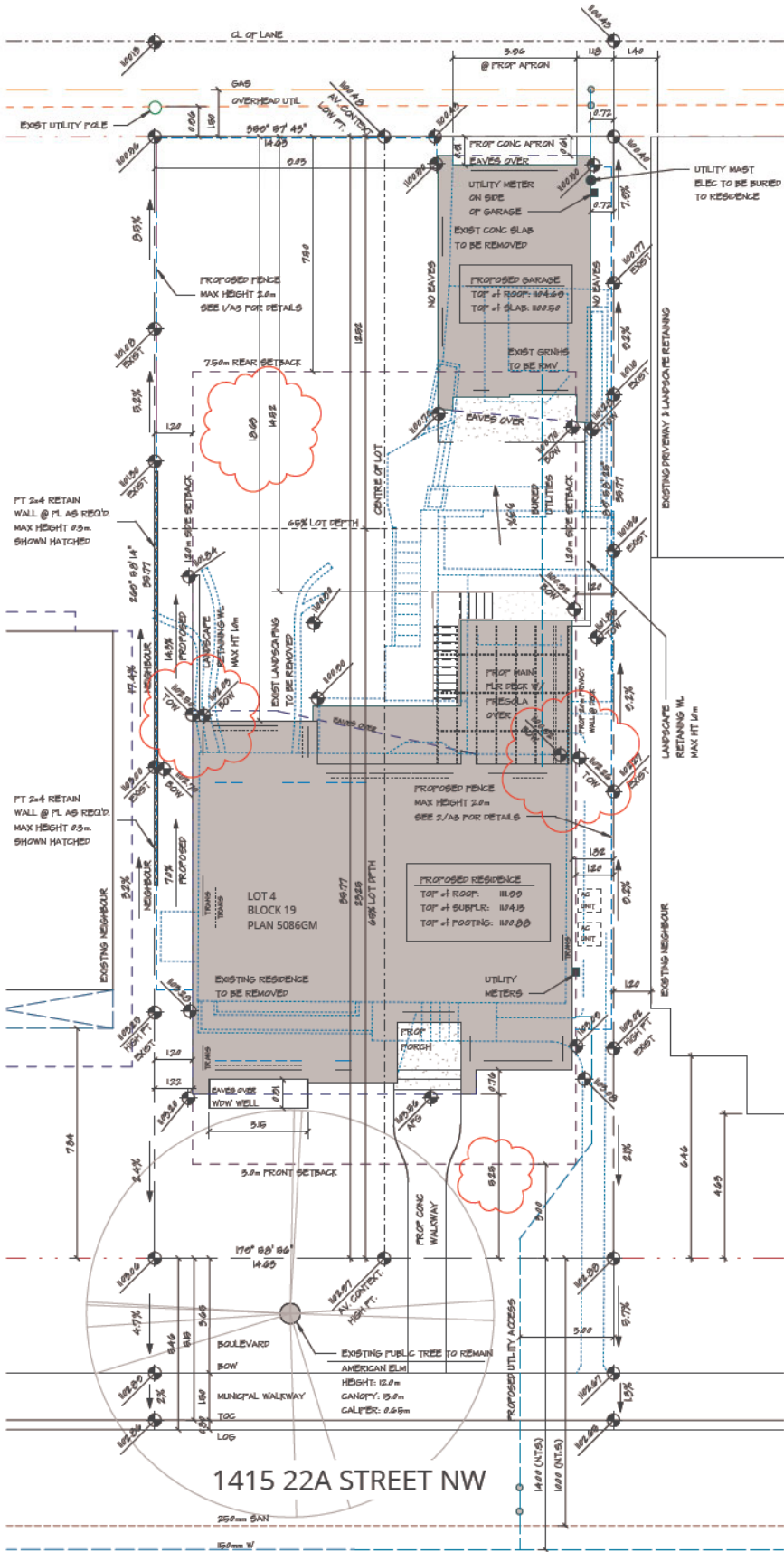
mcdowelldesign.com

project
Briar Hill Residence
1415 22A Street NW
Lot 4; Blk 19; Plan 5086 GM

PROJECT NO. 124-07 DATE ISSUED. JAN. 28, 2025

DRAWN BY. G.A. WEST

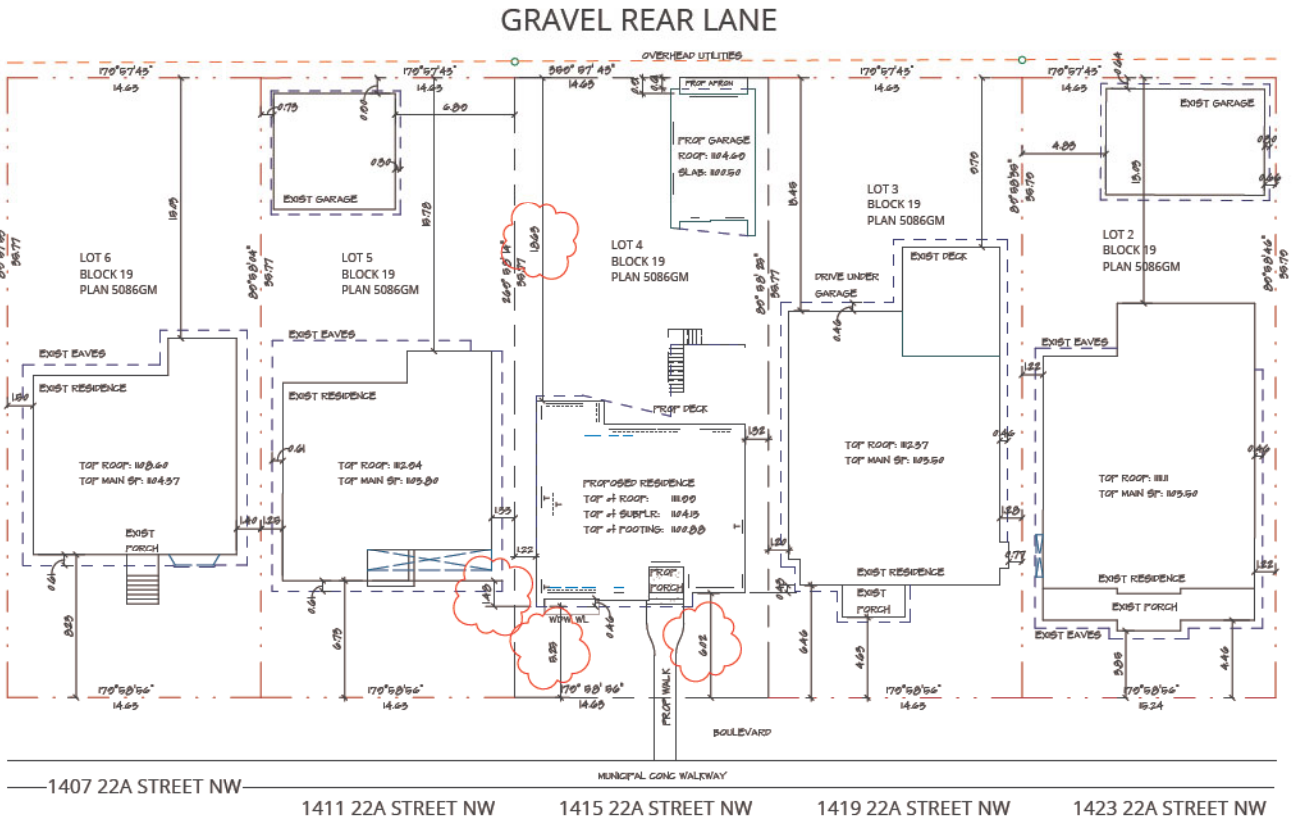
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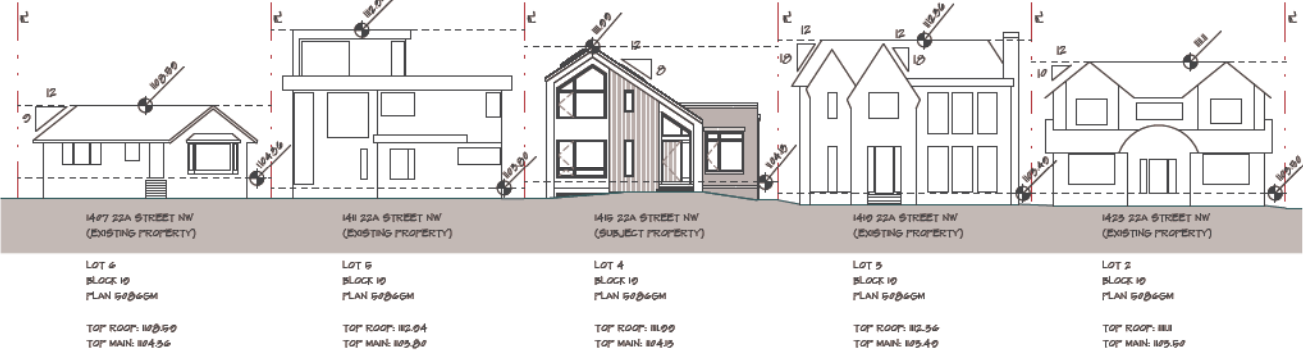
1 Site Plan
SP1 1:100



SDAB2025-0003



2 Block Plan
SP1 1:200



3 Streetscape
SP1 1:200

MUNICIPAL ADDRESS
1415 22A STREET NW,
CALGARY, AB

LEGAL ADDRESS
LOT: 4
BLOCK: 19
PLAN: 5086 GM

SITE DETAILS
LOT AREA (±3): 523.99
HOME & GARAGE AREA (±3): 175.10
LOT COVERAGE (±3): 33.46

RESIDENCE DETAILS
TOP ± MAIN FTS (L-T): 100.00
TOP ± MAIN SUBFLR (TOS): 104.15
TOP ± ROOF (TOR): 110.00

WINDOW SYMBOLOGY

MAIN FLOOR WINDOW
UPPER FLOOR WINDOW
LOWER FLOOR WINDOW

WINDOW SYMBOLOGY

MAIN FLOOR WINDOW
UPPER FLOOR WINDOW
LOWER FLOOR WINDOW

Site Plan

SP1



firm

McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

mcdowelldesign.com

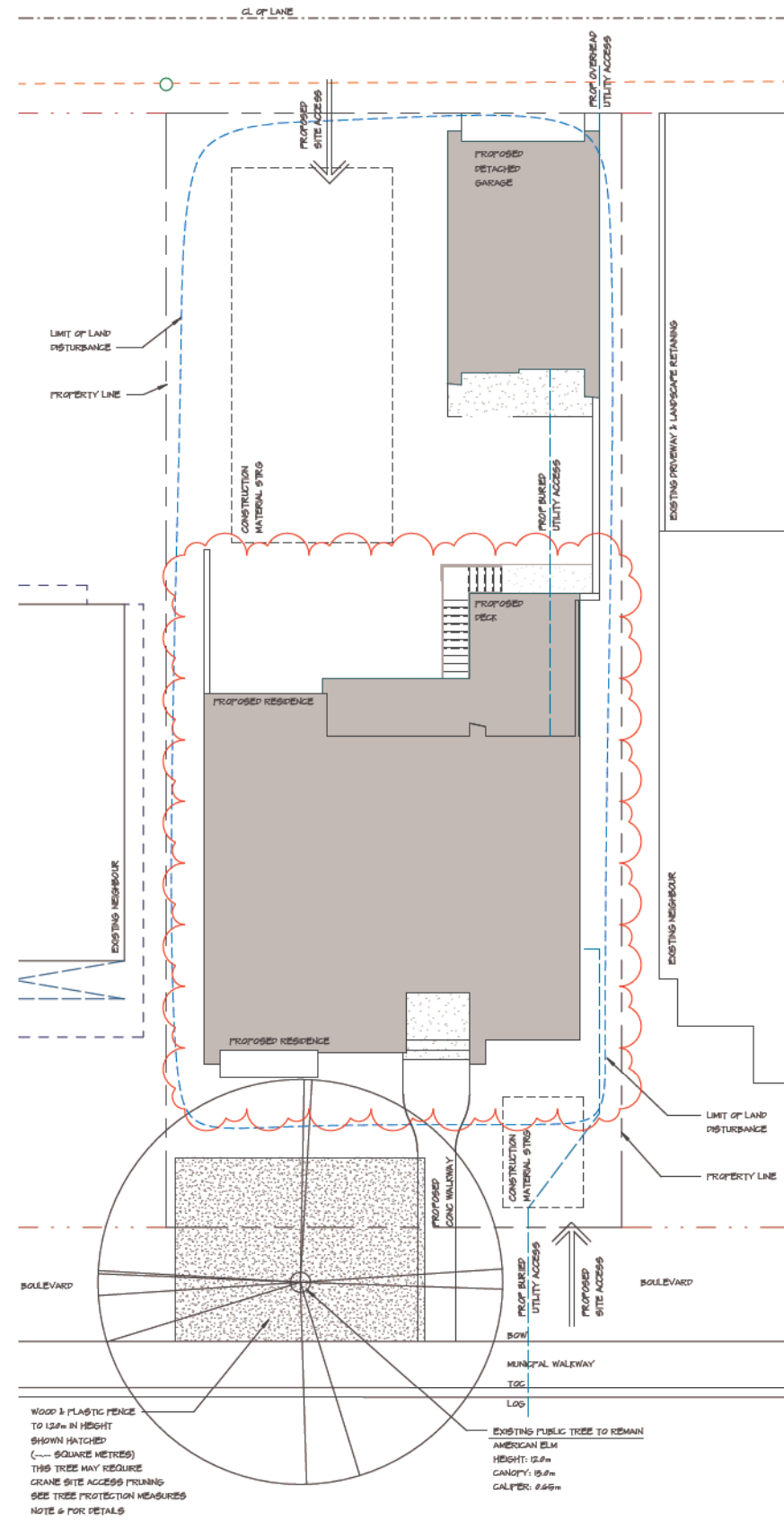
project

Briar Hill Residence
1415 22A Street NW
Lot 4; Blk 19; Plan 5086 GM

PROJECT NO. 124-07 DATE ISSUED. JAN. 28, 2025

DRAWN BY.
G.A. WEST

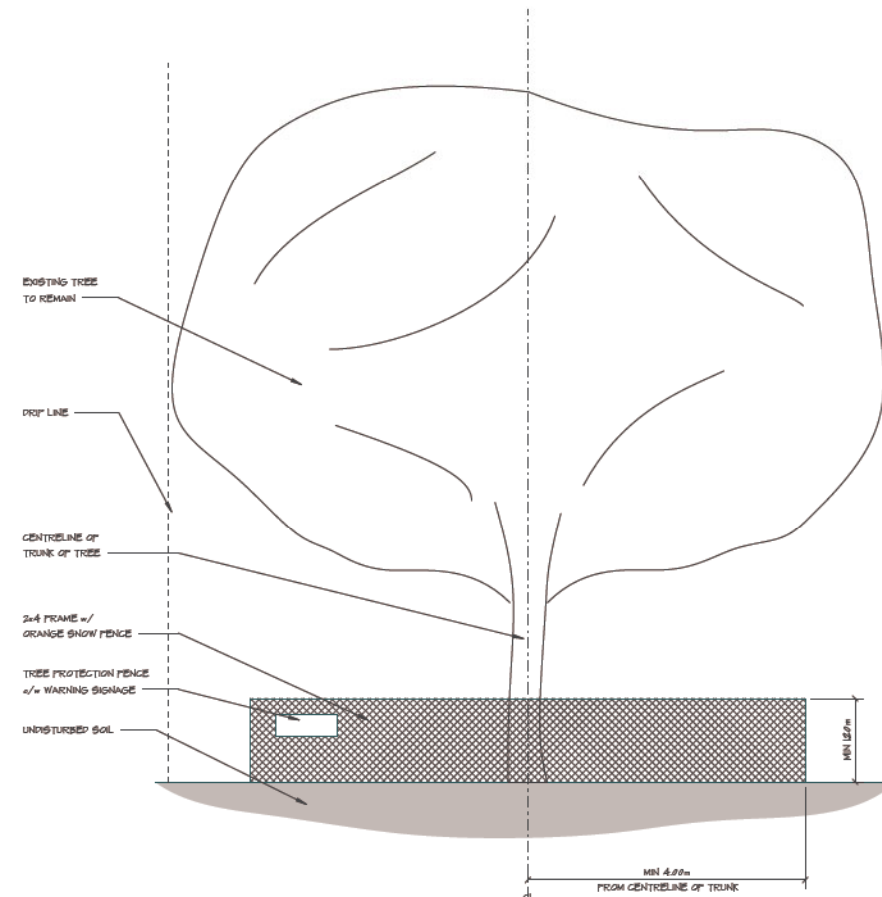
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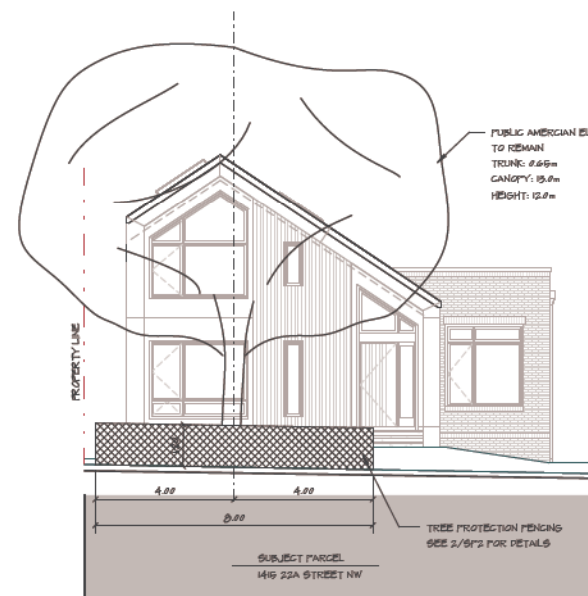
1 TPP - Site Plan
SP2 1 : 100



SDAB2025-0003



2 TPP - Fencing Detail
SP2 1:50



3 TPP - Front Elevation
SP2 1 : 100

TREE PROTECTION MEASURES:

1. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED IN THE TREE PROTECTION ZONE.
2. ALL STAGING, HOARDINGS, AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE ON PRIVATE PROPERTY.
3. WRITTEN AUTHORIZATION FROM URBAN FORESTRY MUST BE RECEIVED PRIOR TO ANY PRUNING, AND THE USE OF A CITY APPROVED TREE CONTRACTOR IS REQUIRED.
4. WRITTEN AUTHORIZATION FROM URBAN FORESTRY IS REQUIRED PRIOR TO THE REMOVAL OF ANY LAKE TREES, AND THE USE OF A CITY APPROVED TREE CONTRACTOR IS REQUIRED.
5. AN URBAN FORESTRY TECHNICIAN SHALL BE CONTACTED TO BE ON-SITE AT THE FOLLOWING STAGES OF CONSTRUCTION:
 - a. COMMENCEMENT
 - b. IF/WHEN CLEARANCE PRUNING COMMENCES
 - c. URBAN FORESTRY TECH AT 5-11 (SEE NUMBER 3 ABOVE)
6. TREE PROTECTION MEASURES PRIOR TO, AND DURING, CONSTRUCTION:
 - a. BRANCH PRUNING MAY BE REQUIRED ON PUBLIC TREES FOR ACCESS TO SITE
 - b. ROOT PRUNING (NOT TEARING) AS REQUIRED DURING FOUNDATION EXCAVATION
 - c. APPLY PROTECTIVE MULCH OVER FREE TREE PROTECTION ZONE
 - d. SUPPLEMENTAL WATERING WHEN REQUIRED
 - e. SOIL AERATION WHERE REQUIRED
 - f. PROVIDE SIGNAGE INSTRUCTING NO CONSTRUCTION WORK OR MATERIAL STORAGE IS TO OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS AUTHORIZED BY AN URBAN FORESTRY TECHNICIAN
 - g. CONSTRUCTION ACCESS IS LIMITED TO THE ACCESS POINTS INDICATED ON THESE PLANS
7. TREE PROTECTION MEASURES POST CONSTRUCTION:
 - a. SUPPLEMENTAL WATERING WHEN REQUIRED
 - b. SOIL AERATION WHERE REQUIRED
 - c. ANY DAMAGE TO BOULEVARD AREA, RESULTING FROM DEVELOPMENT ACTIVITY, CONSTRUCTION STAGING, OR MATERIALS STORAGE WILL REQUIRE RESTORATION AT THE DEVELOPER'S EXPENSE

2. ON-SITE TREE PROTECTION ADMINISTRATOR:

(NAME)
(COMPANY)
403-(PHONE)

THE TREE PROTECTION ADMINISTRATOR SHALL ENSURE ALL CONSTRUCTION WORK ADHERES TO THE APPROVED TREE PROTECTION PLAN AND THAT ALL CONTRACTED STAFF WORKING ON-SITE ARE AWARE OF THE TREE PROTECTION BYLAW AND APPROVED TREE PROTECTION PLAN.

GENERAL NOTES

1. Report any discrepancies, errors & omissions on these drawings to McDowell & Assoc.
2. If the layout (Structural, Architectural, or Otherwise) is modified from that which is shown on these plans, approvals are required prior to proceeding.
3. Submit shop drawings to McDowell & Assoc. prior to construction.
4. It is the responsibility of the Contractor to study and understand the entire drawing set prior to commencing any stage of construction.

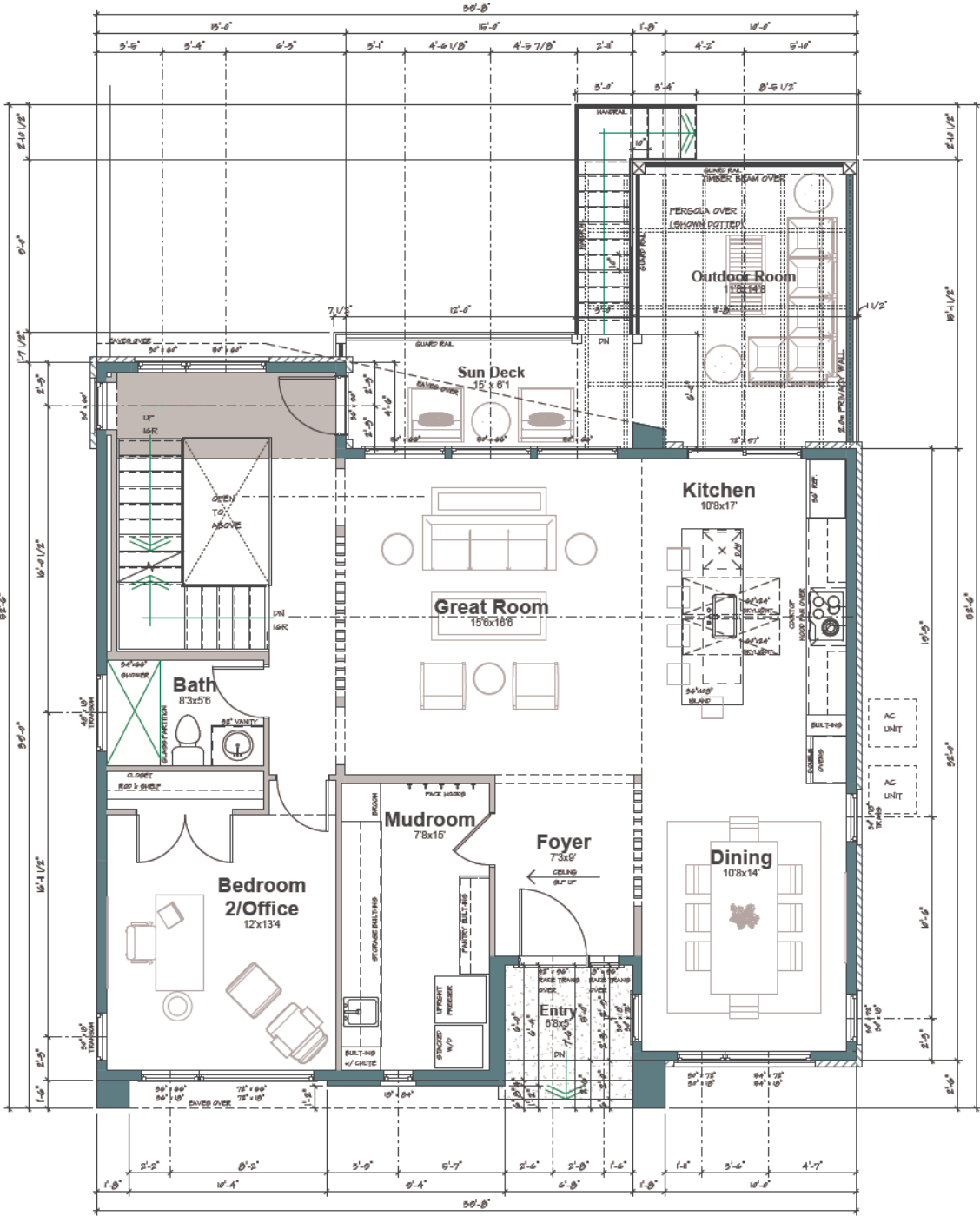
Tree Protection Plan

SP2



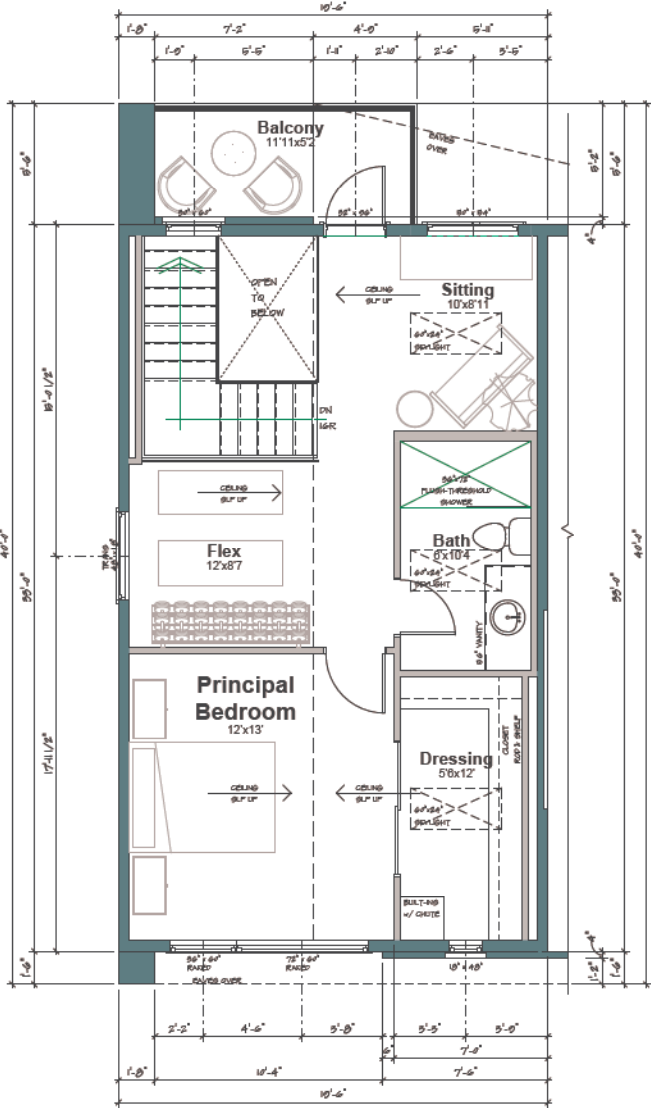
firm
McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361
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project
Briar Hill Residence
1415 22A Street NW
Lot 4; Blk 19; Plan 5086 GM
PROJECT NO. 124-07 DATE ISSUED. JAN. 28, 2025
DRAWN BY. G.A. WEST
builder



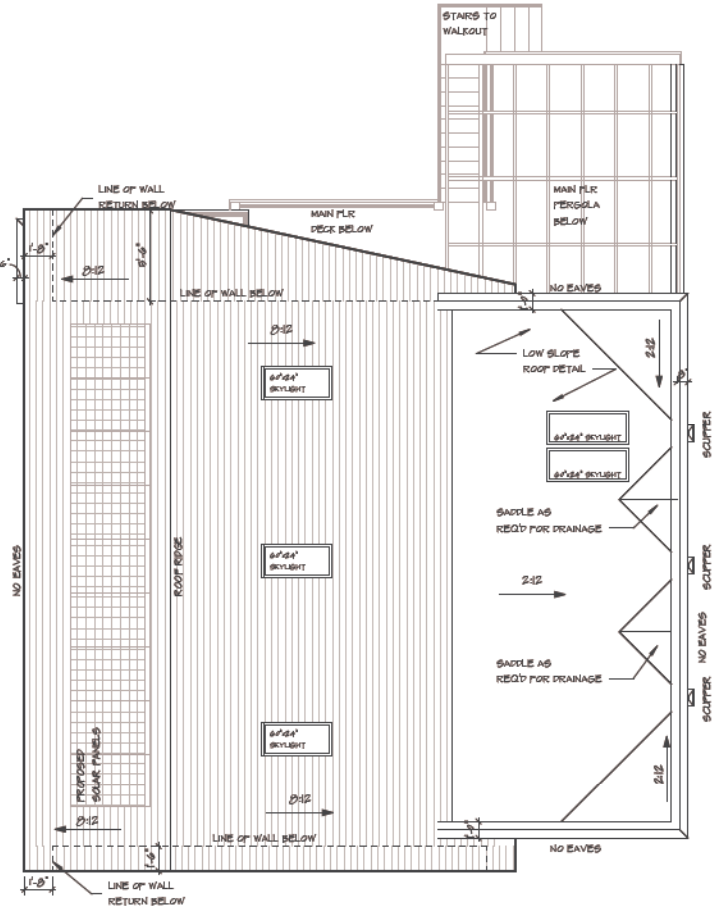
1 Main Floor Plan
A1 1/4" = 1'-0"

Main Floor Area: 1282 S.F.
Outdoor Room Area: 222 S.F.
Open Deck Area: 91 S.F.



2 Upper Floor Plan
A1 1/4" = 1'-0"

Upper Floor Area: 614 S.F.
Balcony Area: 65 S.F.

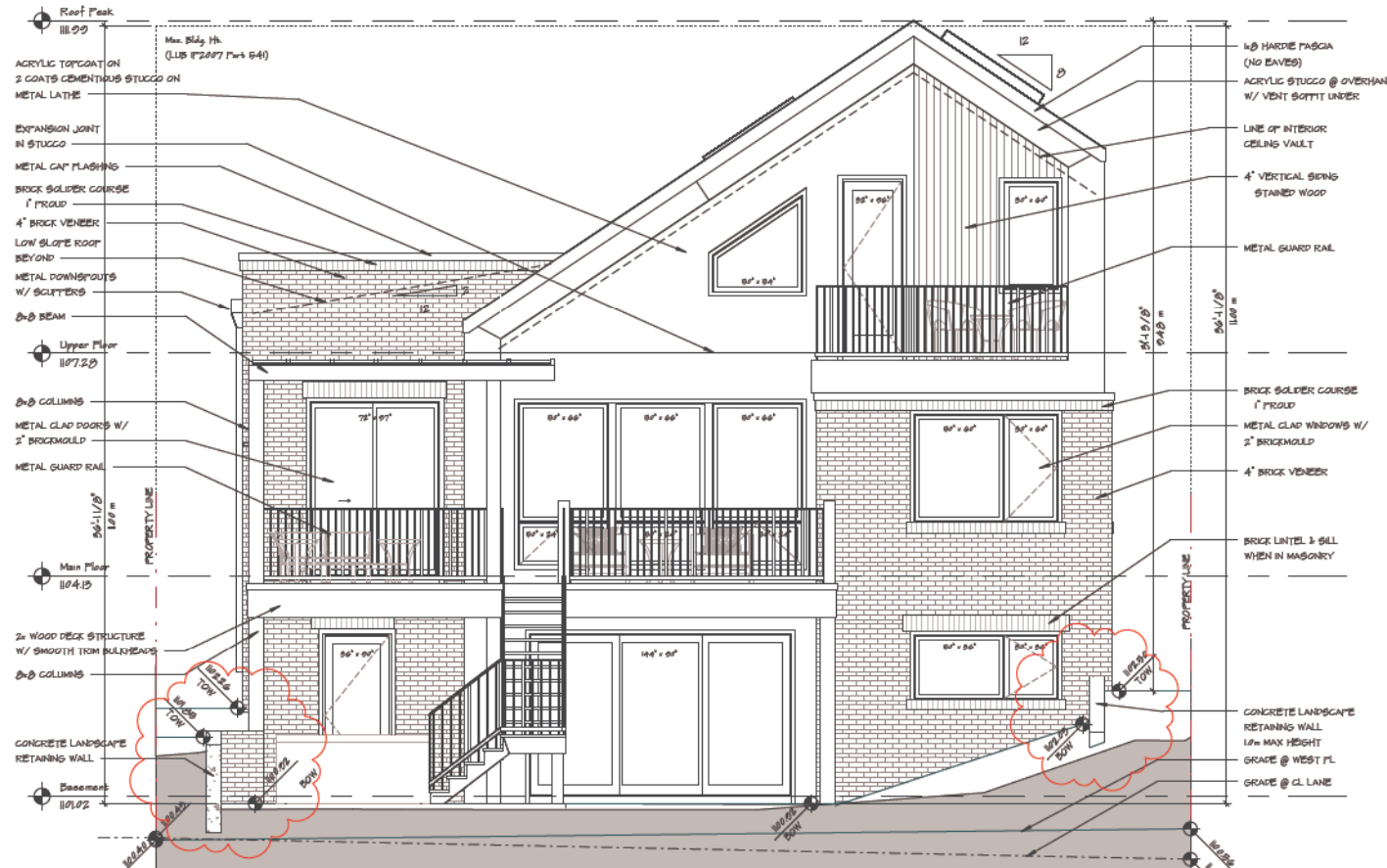
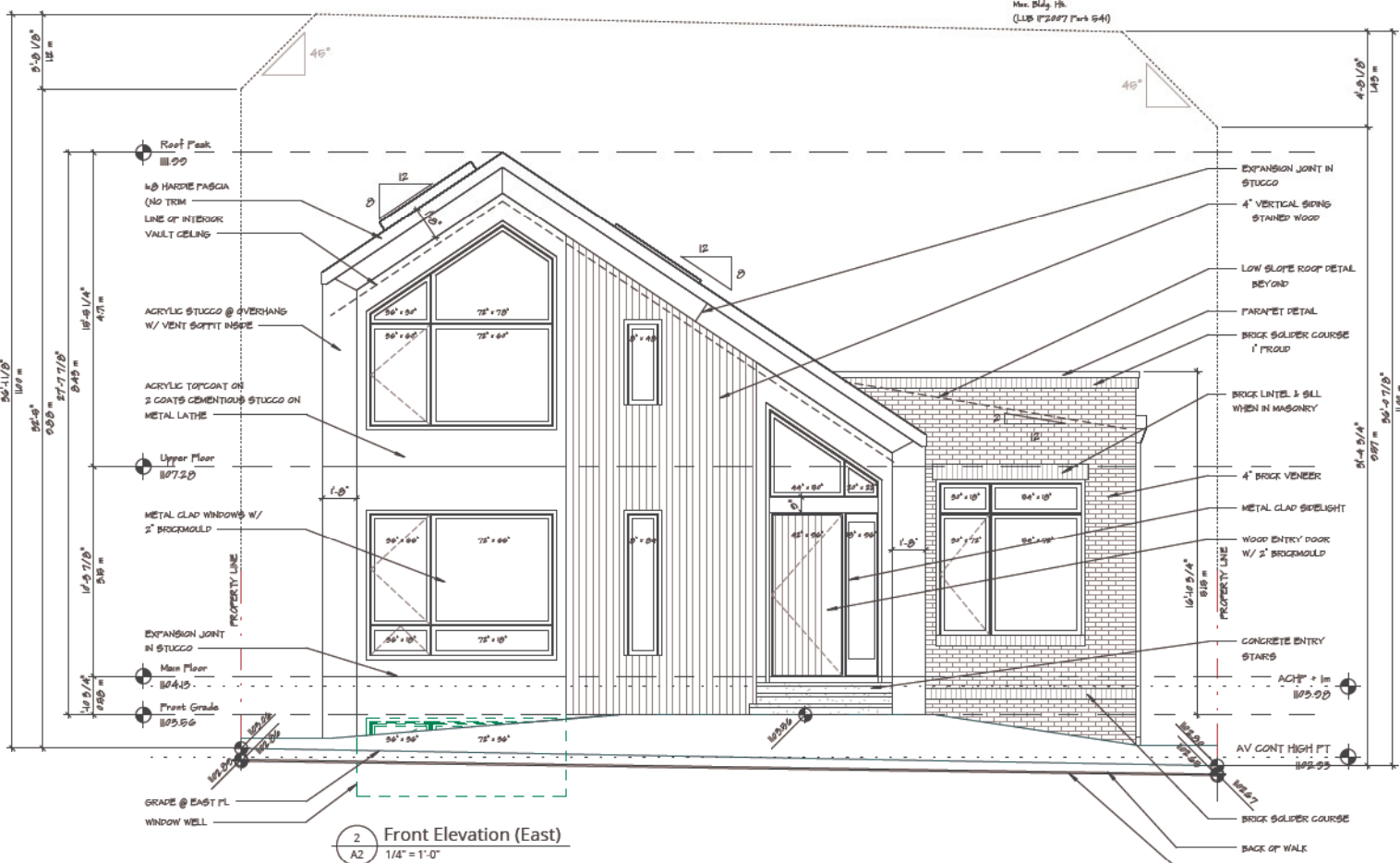
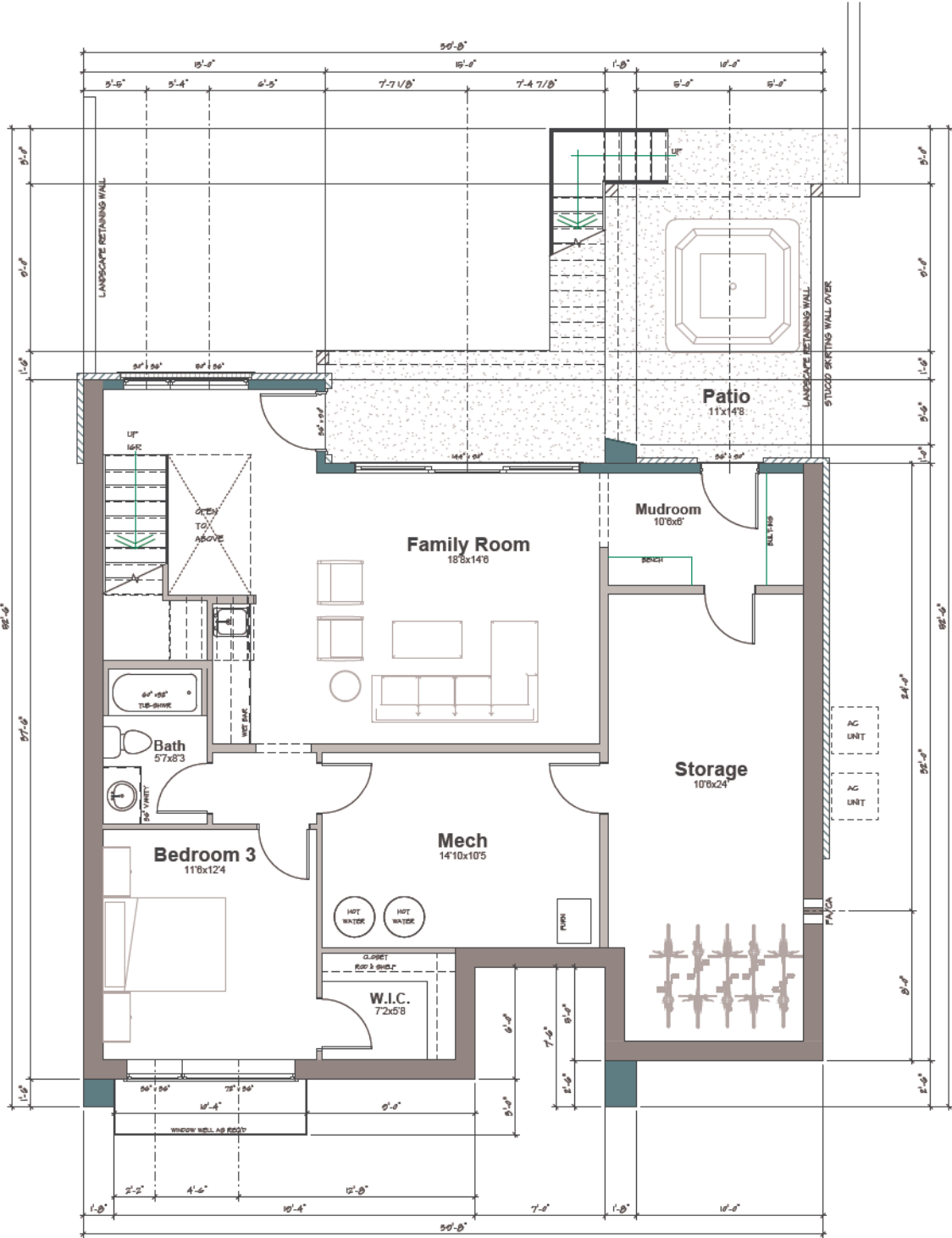


3 Roof
A1 3/16" = 1'-0"

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Main, Upper, &
Roof Plans

A1



firm
 McDowell & Associates
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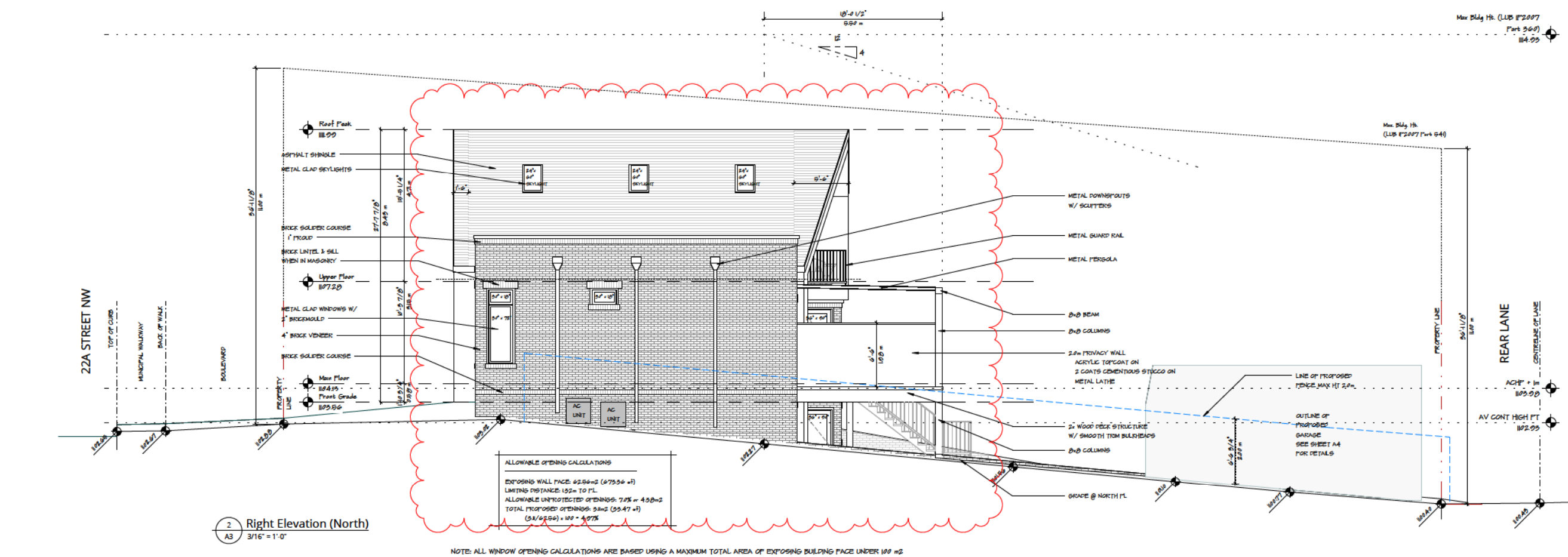
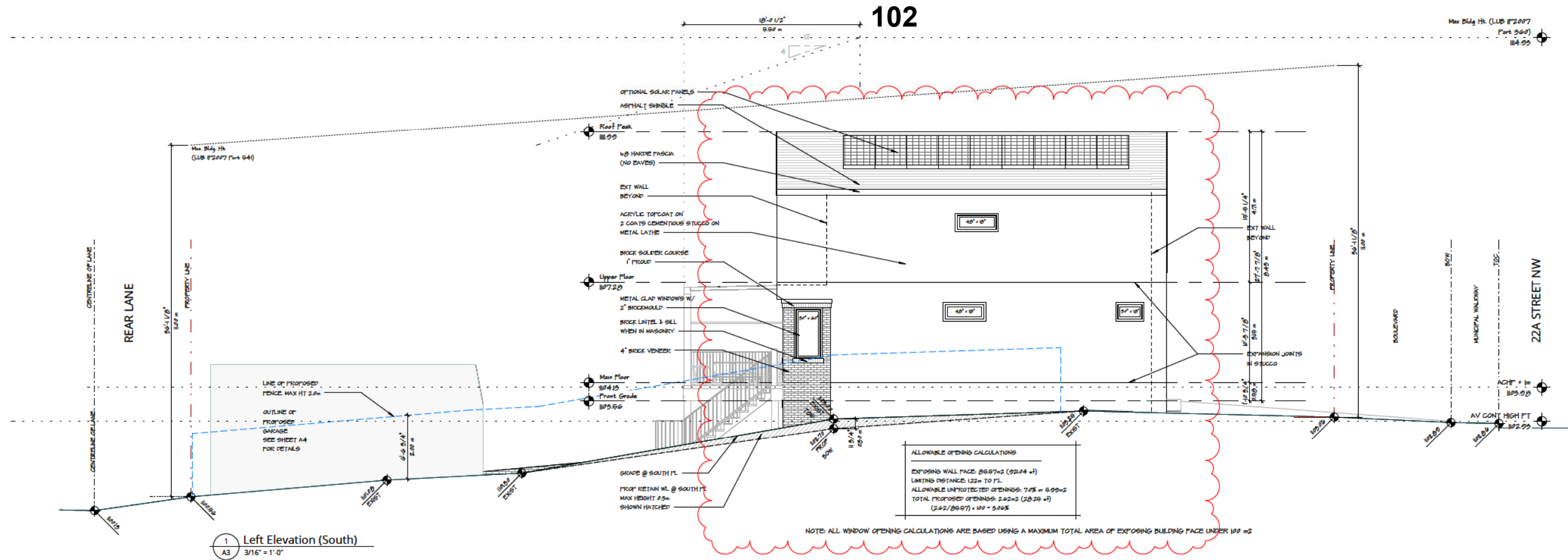
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Basement Plan,
 Front & Rear
 Elevations

A2



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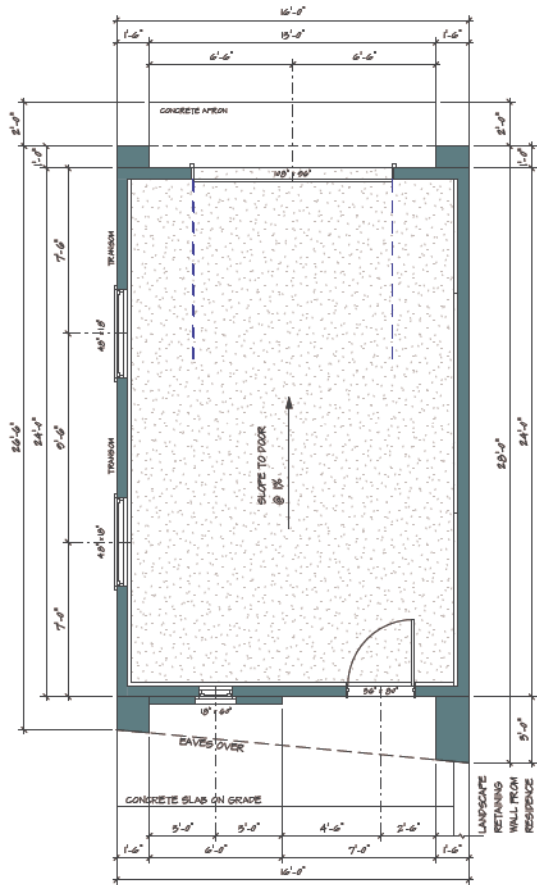
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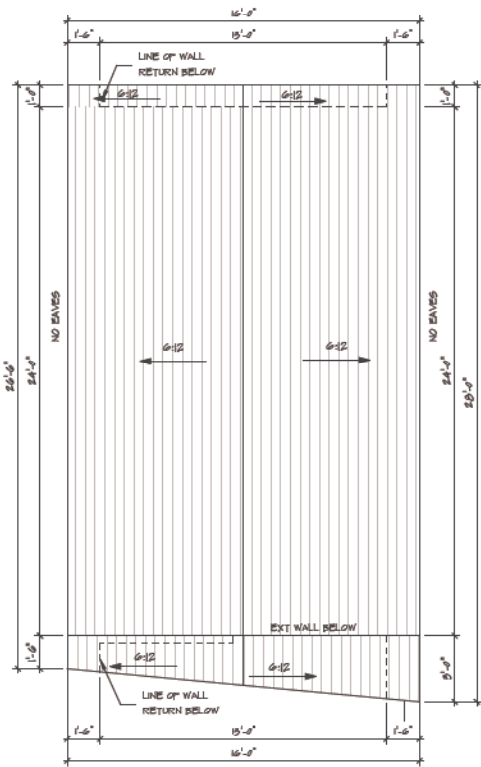
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Right & Left Elevations

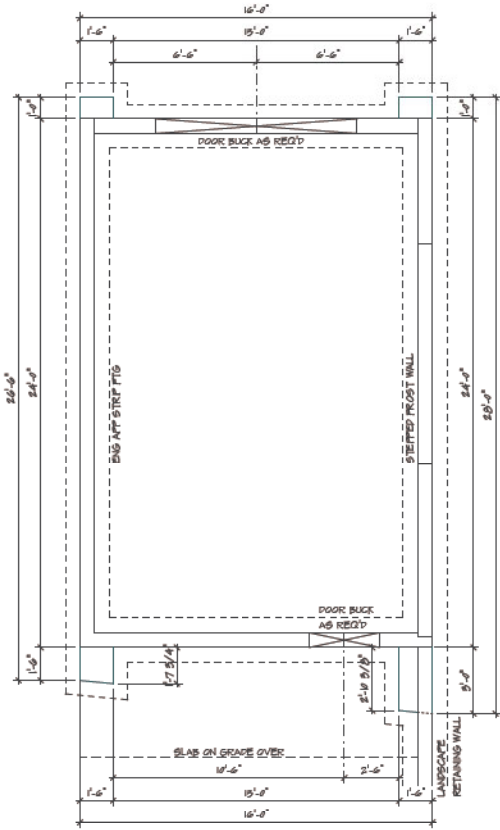
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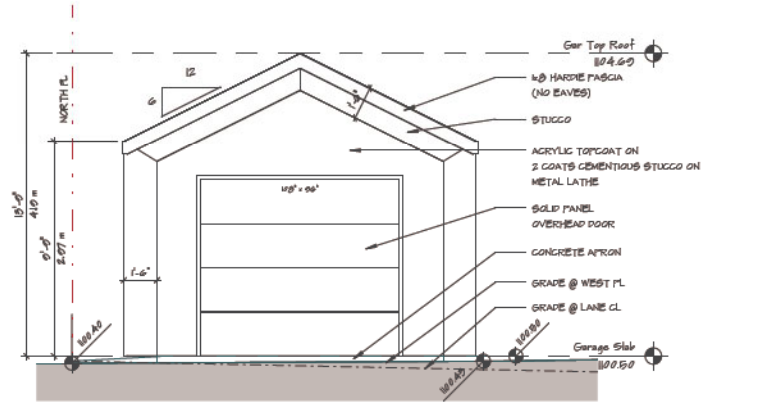
1 Garage Floor Plan
1/4" = 1'-0"



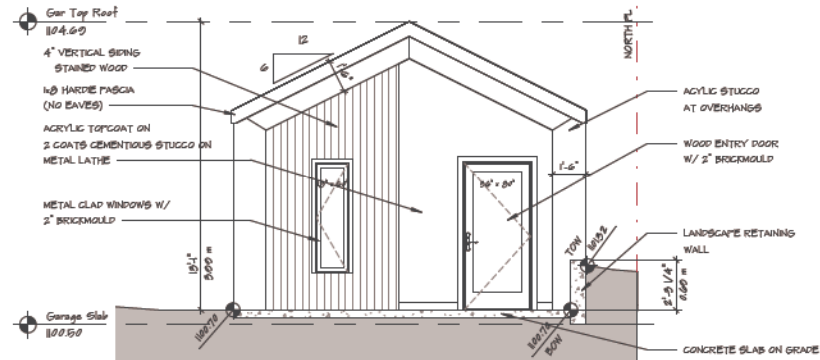
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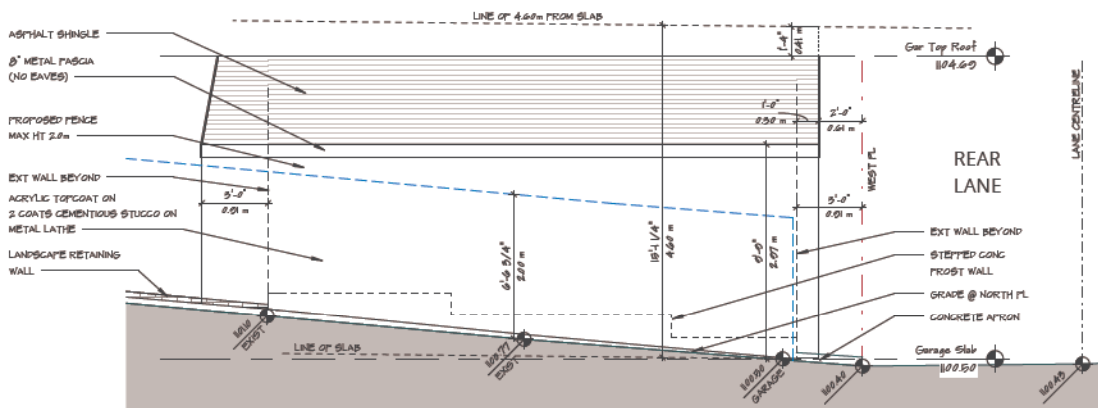
3 Garage Foundation Plan
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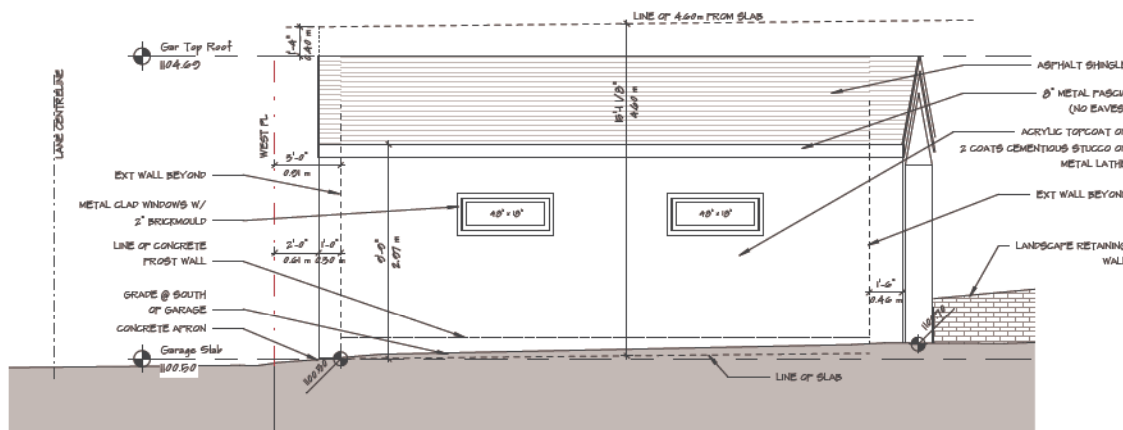
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7 Garage Right Elevation (South)
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ALLOWABLE OPENING CALCULATIONS	
EXTENDING WALL FACE	22.67 m ² (245.00 sq ft)
LIMITING DISTANCE, 0.95 m TO FL	
ALLOWABLE UNPROTECTED OPENINGS, 0.95 m ² = 10.29 sq ft	
TOTAL PROPOSED OPENINGS, 18 m ² (194.44 sq ft)	
(18/22.67) x 100 = 79.8%	

NOTE: ALL WINDOW OPENING CALCULATIONS ARE BASED USING A MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE UNDER 30 m²



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Garage Floor Plan, Roof Plan, & Elevations

A4



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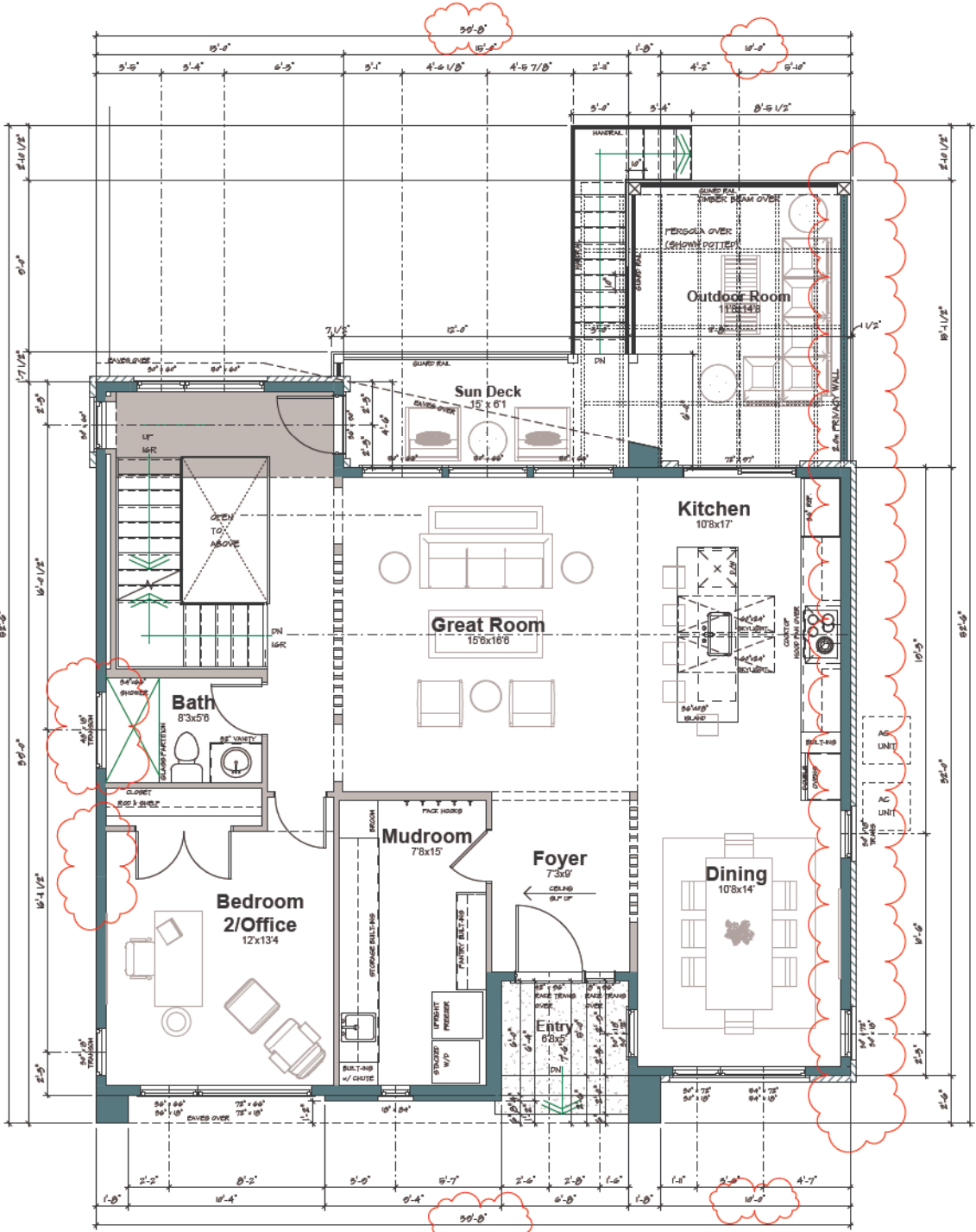
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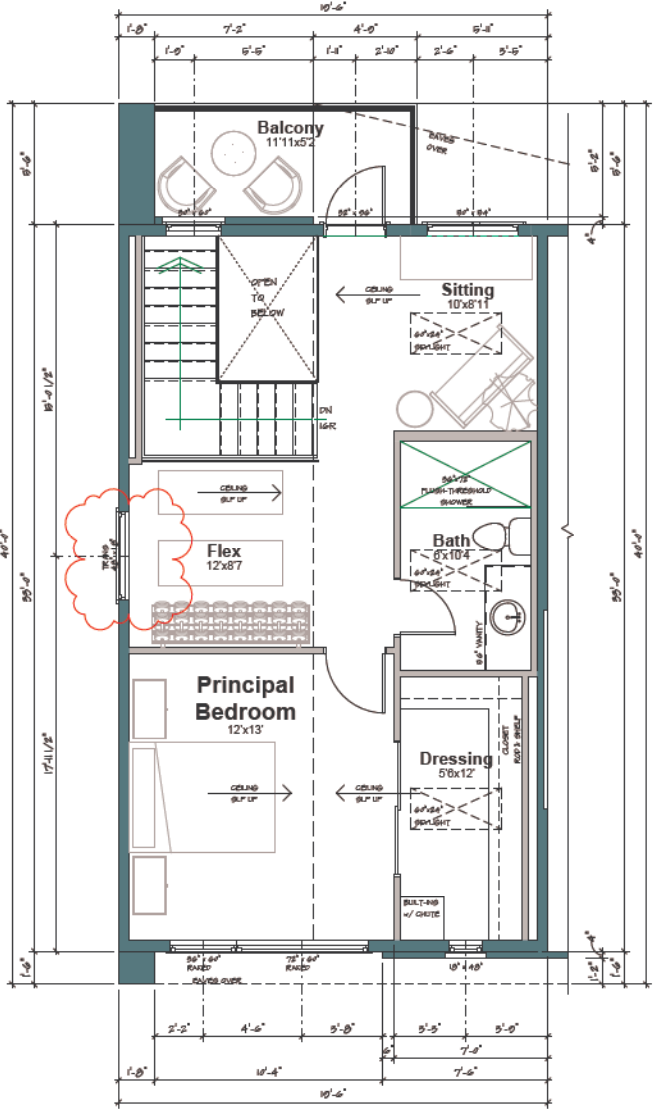
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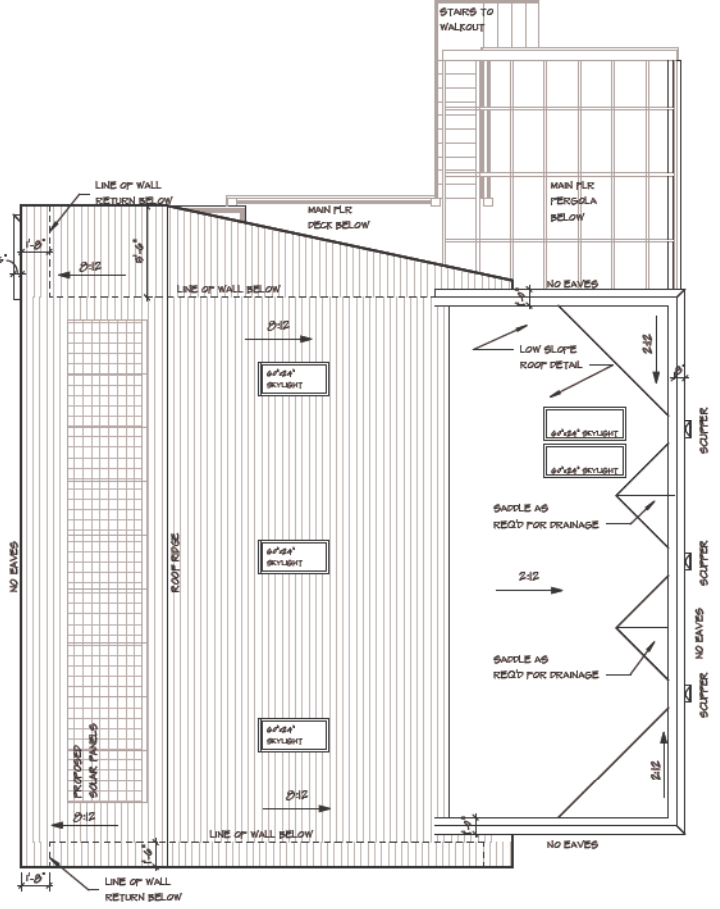
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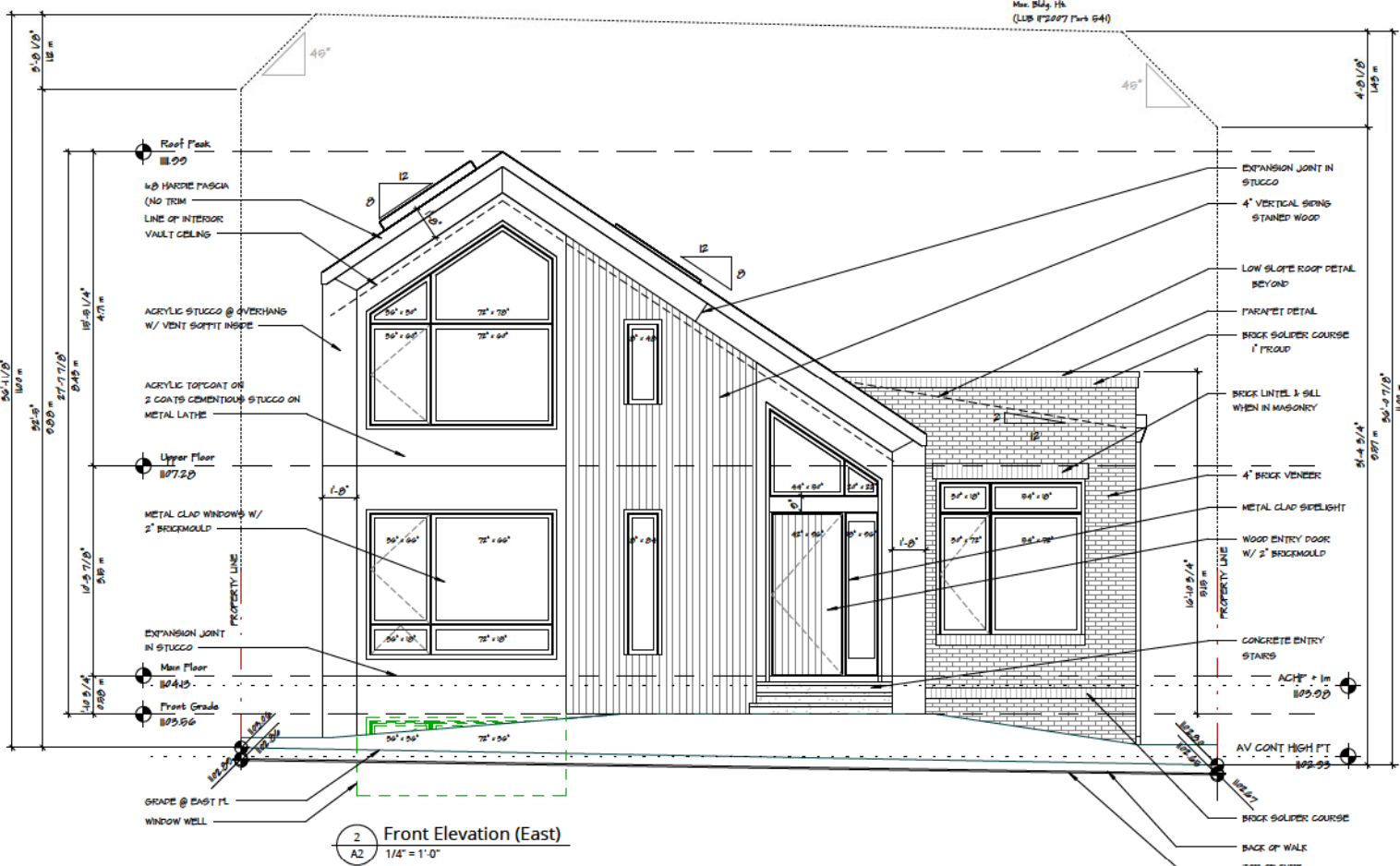
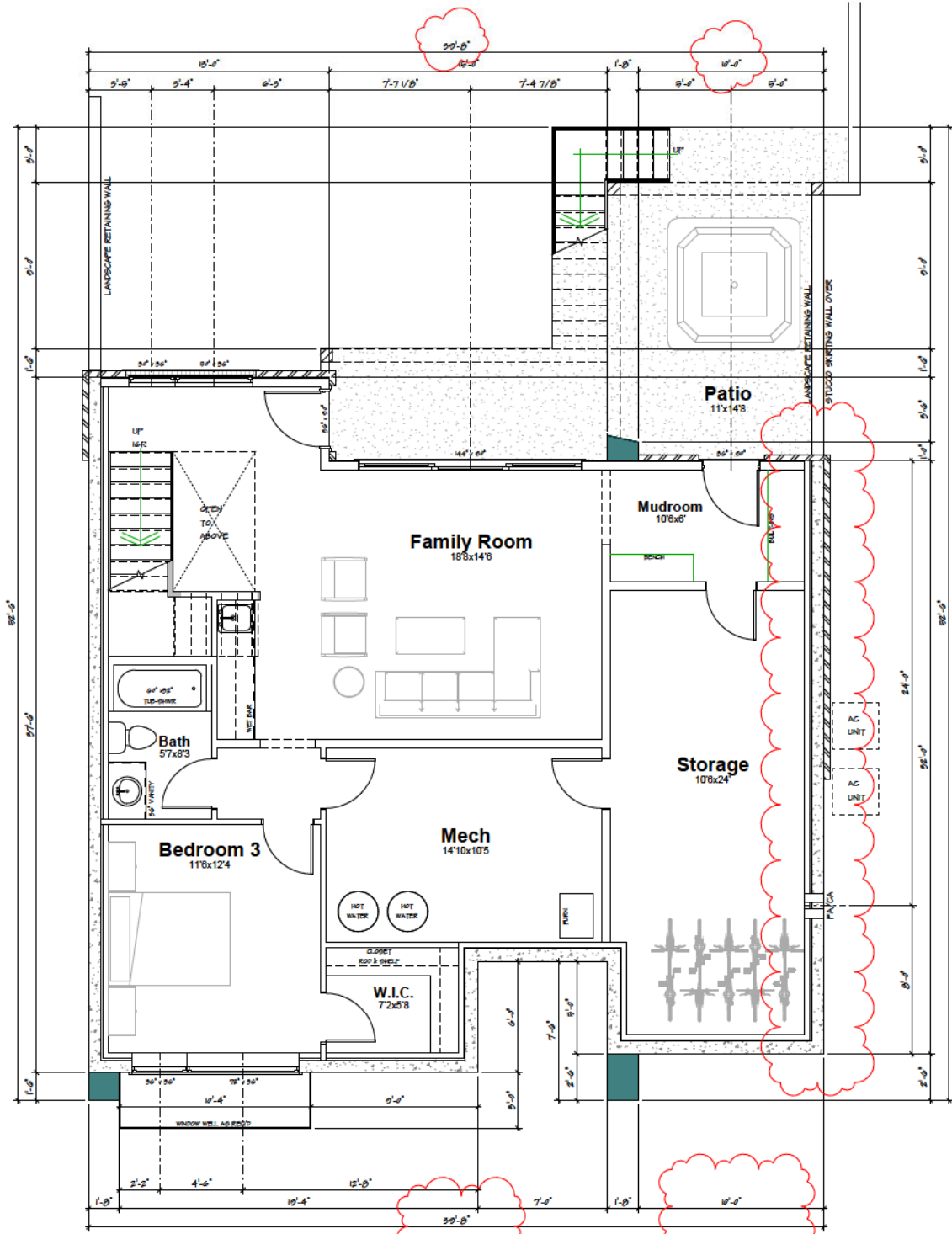


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Main, Upper, &
Roof Plans

A1



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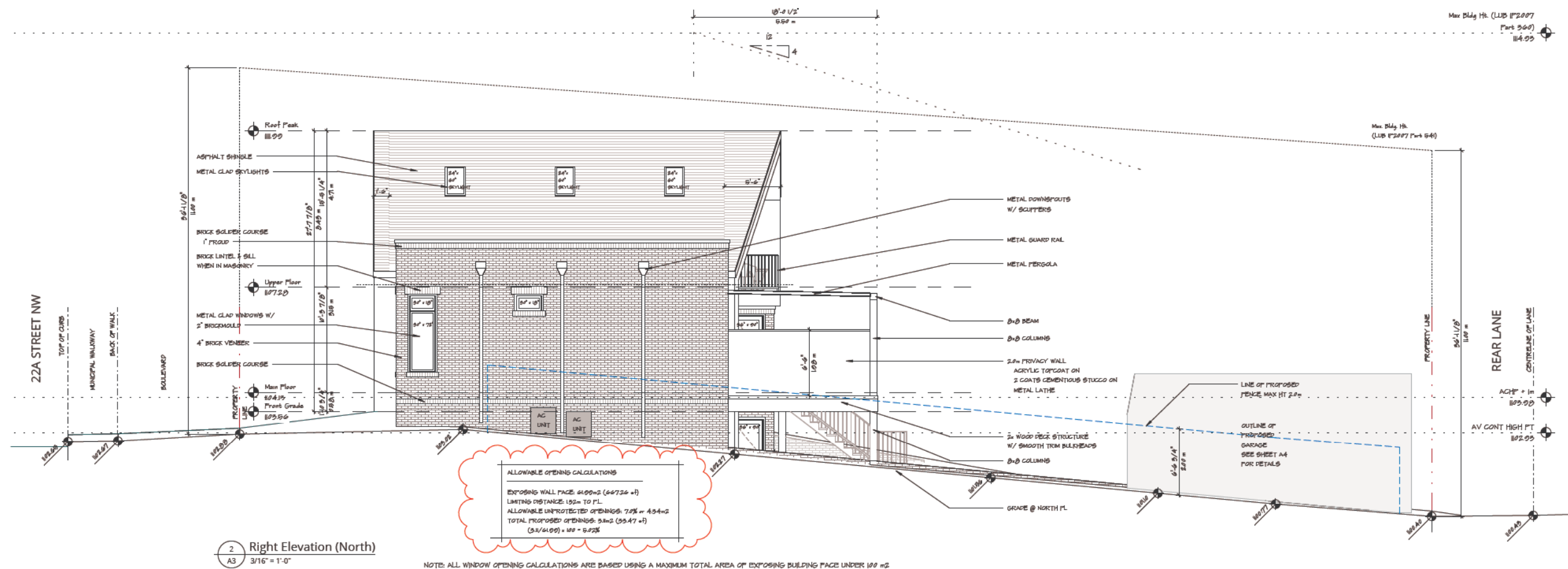
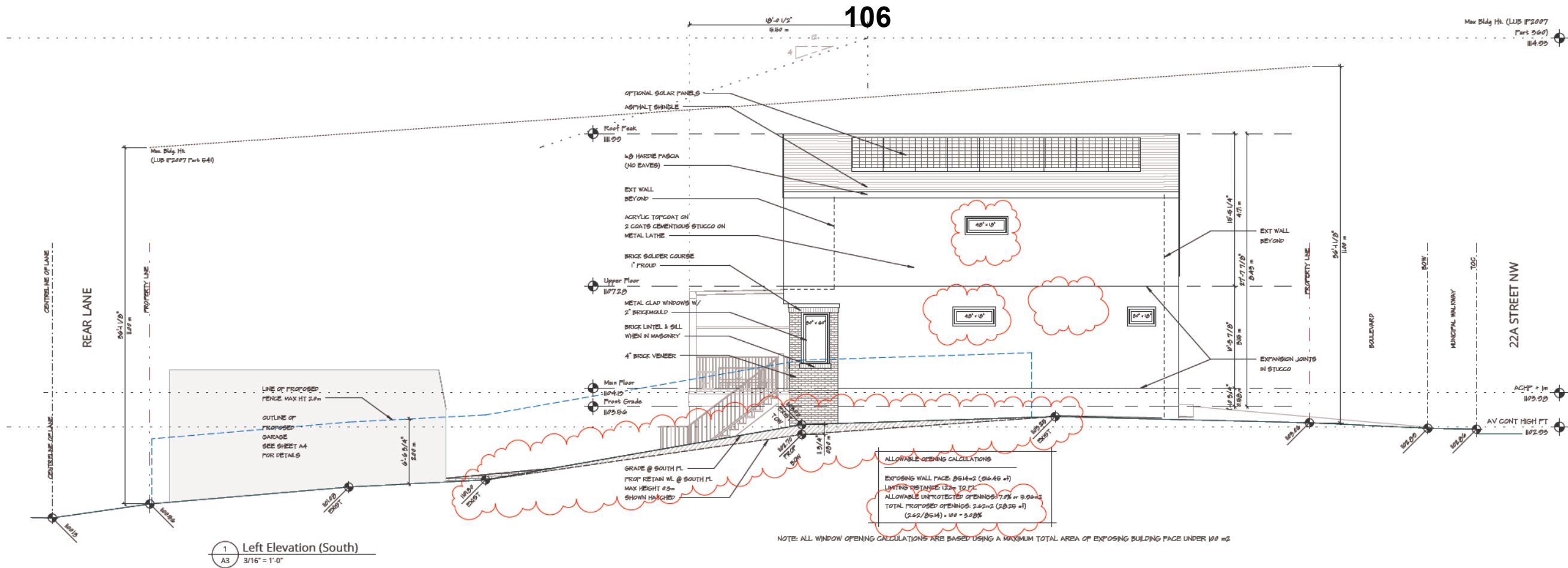
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Basement Plan,
Front & Rear
Elevations

A2



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Right & Left Elevations

A3



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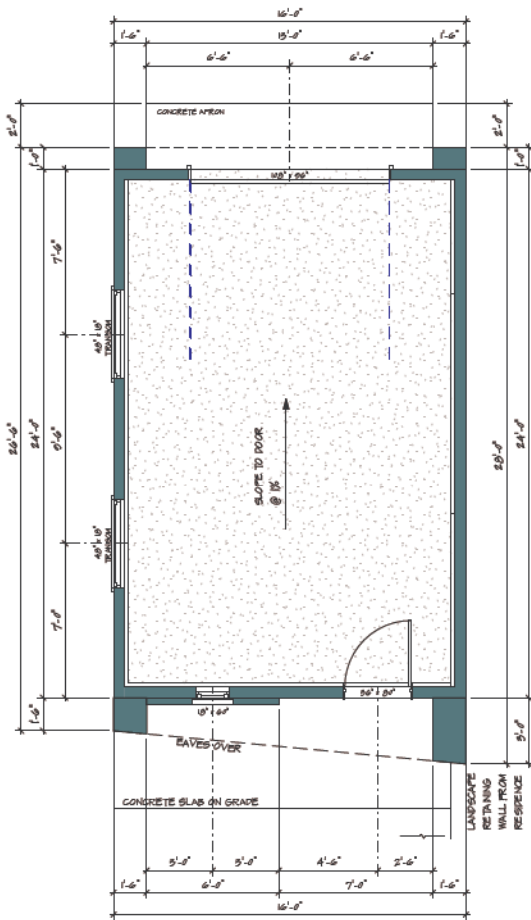
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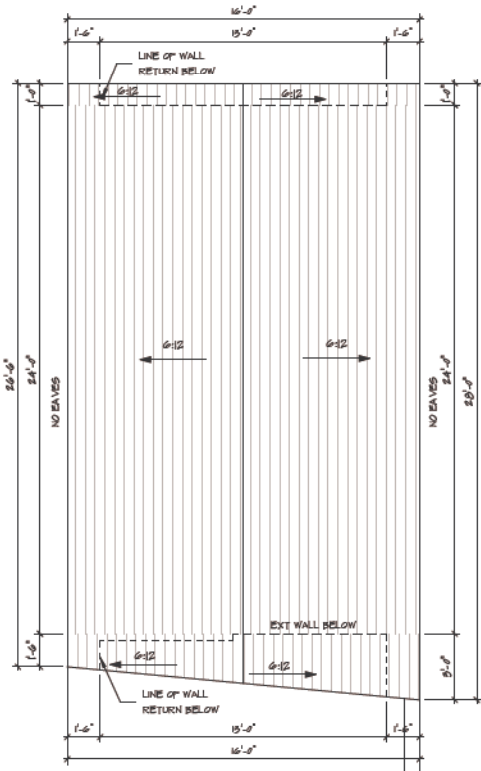
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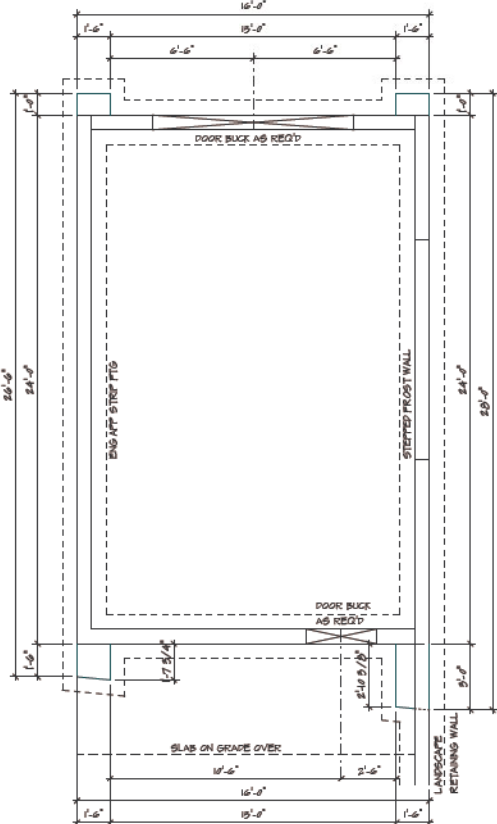
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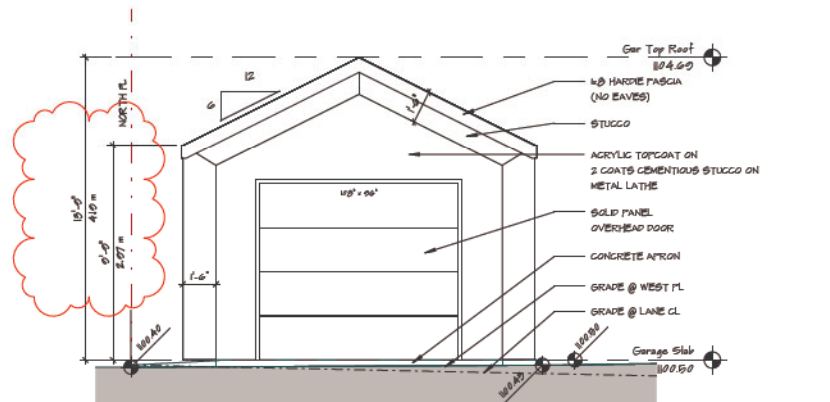
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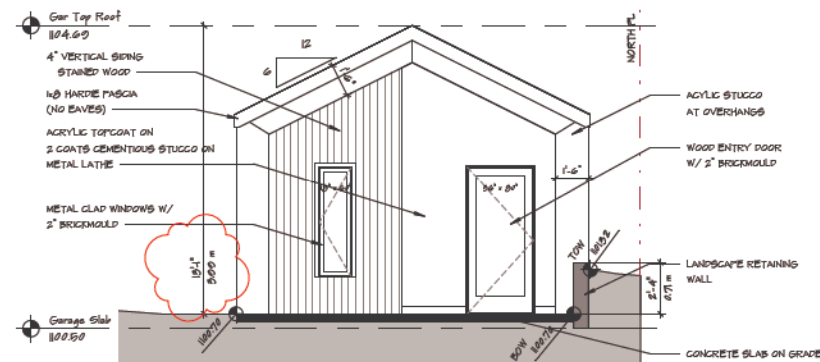
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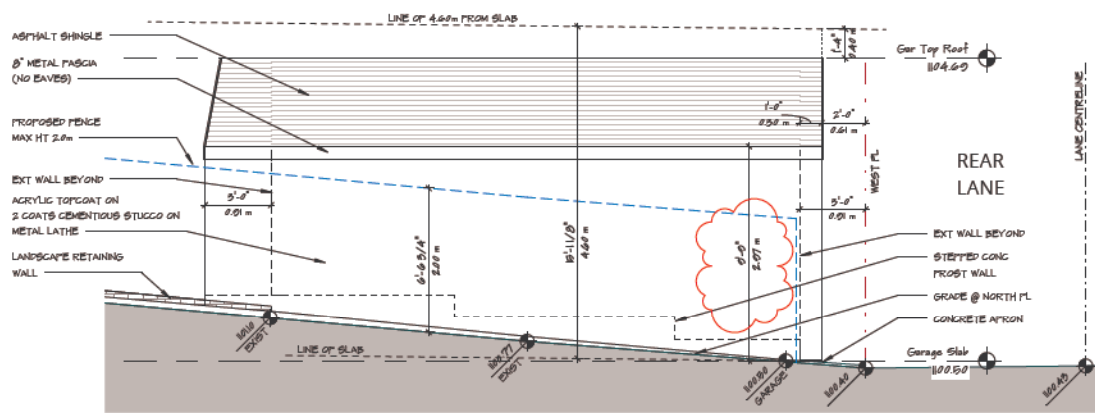
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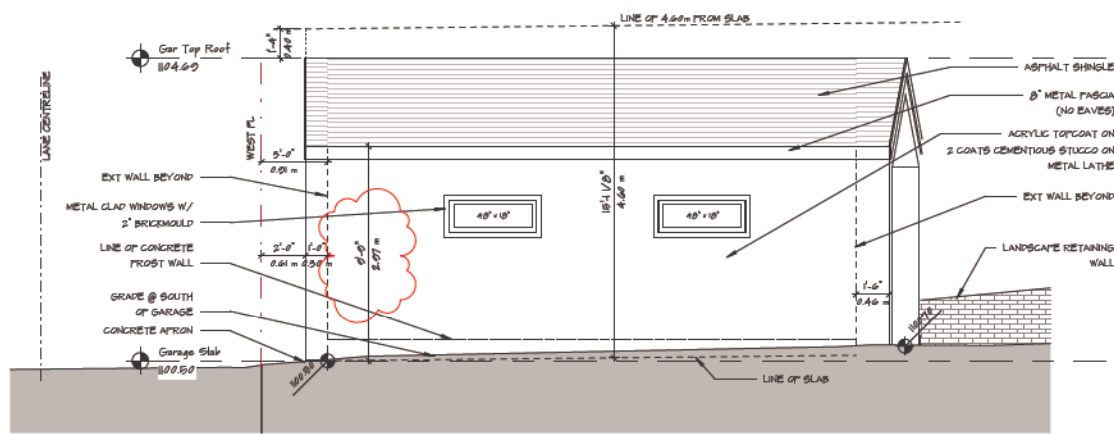
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Garage Floor Plan, Roof Plan, & Elevations

A4



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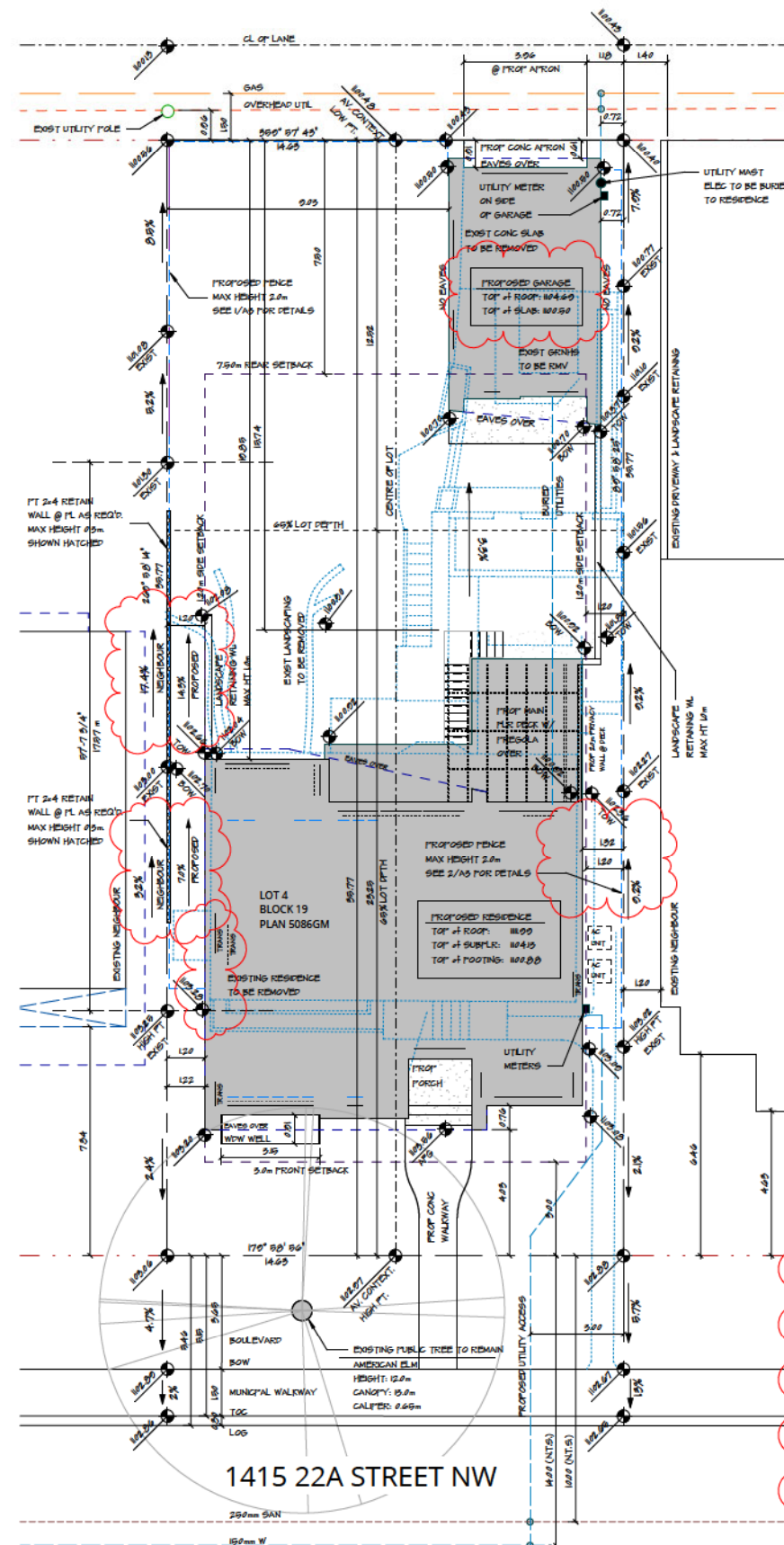
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124-07	DEC. 13, 2024

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G.A. WEST

builder

MUNICIPAL ADDRESS

1415 22A STREET N.W.
CALGARY, AB

LEGAL ADDRESS

LOT: 4
BLOCK: 19
PLAN: 5086GM

SITE DETAILS

LOT AREA (m²): 523.33
HOME & GARAGE AREA (m²): 175.10
LOT COVERAGE (%): 33.46

RESIDENCE DETAILS

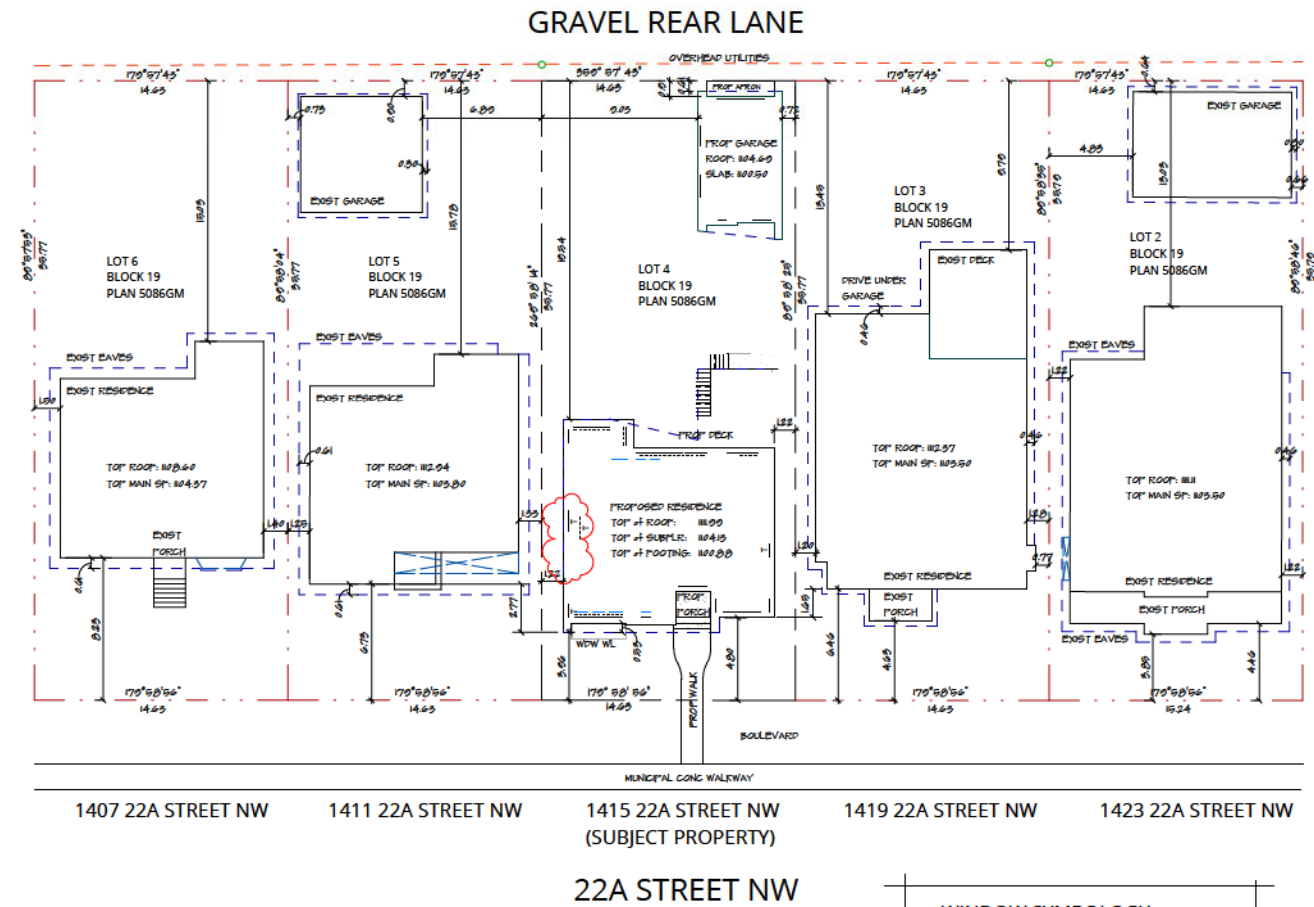
TOP of MAIN FTG (LTP) : 1100.88
TOP of MAIN SUPPLR (TOS) : 1104.13
TOP of ROOF (TOR) : 111.99

WINDOW SYMBOLOGY

MAIN FLOOR WINDOW _____

UPPER FLOOR WINDOW - - - - -

LOWER FLOOR WINDOW



2 Block Plan
SP1 1:200

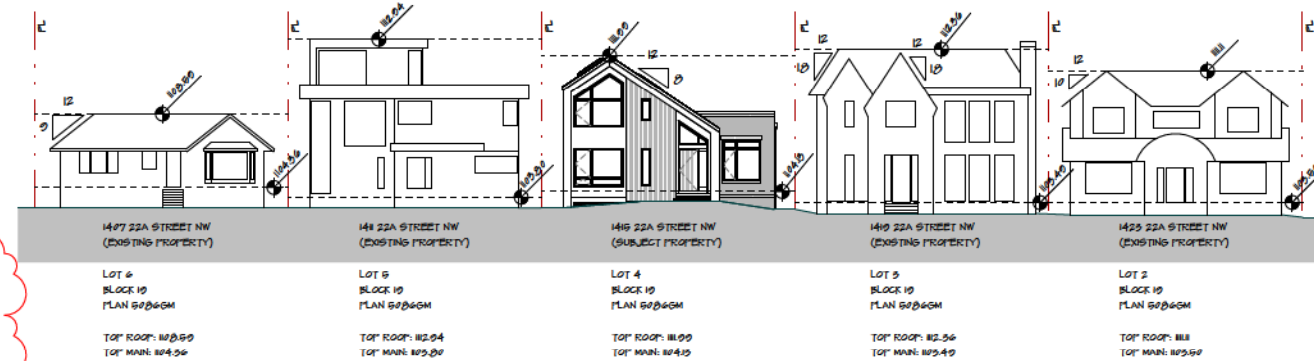


WINDOW SYMBOLOGY

MAIN FLOOR WINDOW

UPPER FLOOR WINDOW

LOWER FLOOR WINDOW



3 Streetscape
SP1 1:200

1 Site Plan
SP1 1 : 100



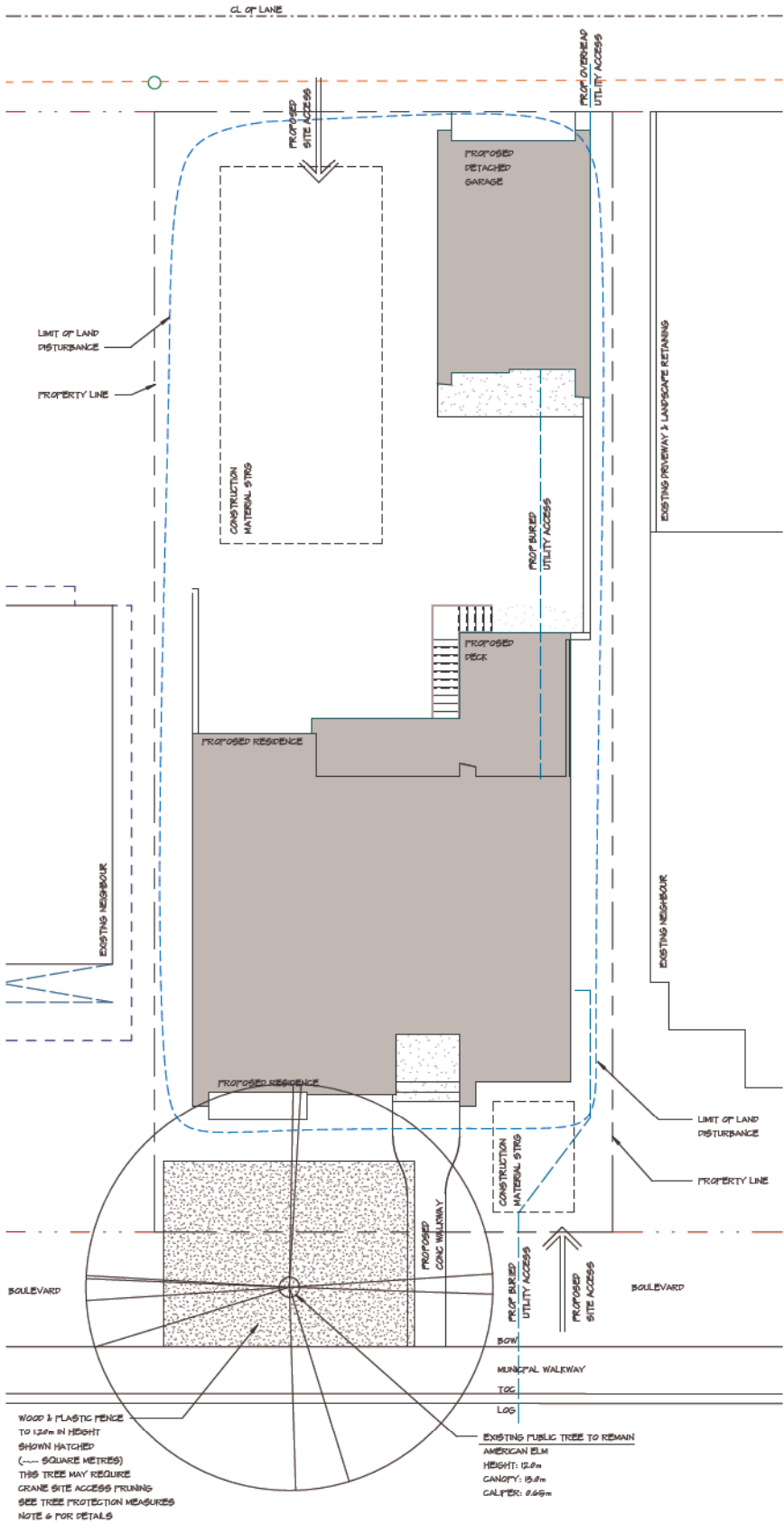
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GENERAL NOTES

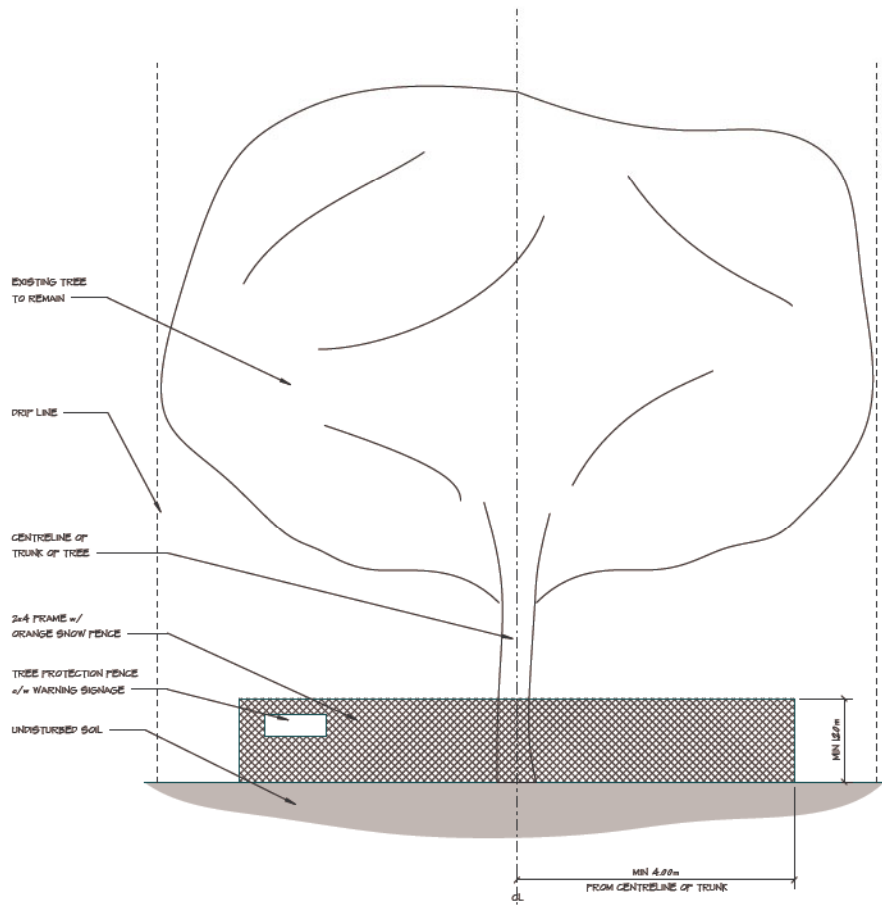
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Site Plan

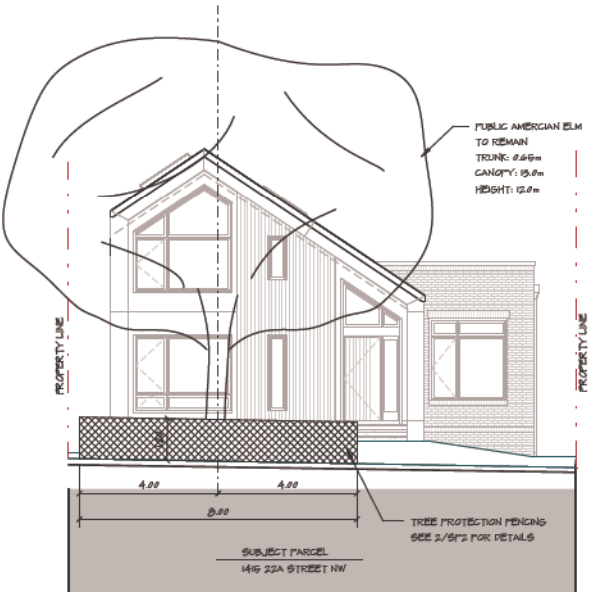
SP1



1 TPP - Site Plan
SP2 1:100



2 TPP - Fencing Detail
SP2 1:50



3 TPP - Front Elevation
SP2 1:100

TREE PROTECTION MEASURES:

1. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED IN THE TREE PROTECTION ZONE.
 2. ALL STAGING, HOARDING, AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE ON PRIVATE PROPERTY.
 3. WRITTEN AUTHORIZATION FROM URBAN FORESTRY MUST BE RECEIVED PRIOR TO ANY PRUNING, AND THE USE OF A CITY APPROVED TREE CONTRACTOR IS REQUIRED.
 4. WRITTEN AUTHORIZATION FROM URBAN FORESTRY IS REQUIRED PRIOR TO THE REMOVAL OF ANY LANE TREES, AND THE USE OF A CITY APPROVED TREE CONTRACTOR IS REQUIRED.
 5. AN URBAN FORESTRY TECHNICIAN SHALL BE CONTACTED TO BE ON-SITE AT THE FOLLOWING STAGES OF CONSTRUCTION:
 - a. COMMENCEMENT
 - b. IF/WHEN CLEARANCE PRUNING COMMENCES
 - c. CONTACT URBAN FORESTRY TECH AT 5-11 (SEE NUMBER 5 ABOVE)
 6. TREE PROTECTION MEASURES PRIOR TO, AND DURING, CONSTRUCTION:
 - a. BRANCH PRUNING MAY BE REQUIRED ON PUBLIC TREES FOR ACCESS TO SITE
 - b. ROOT PRUNING (NOT TEARING) AS REQUIRED DURING FOUNDATION EXCAVATION
 - c. ATTY. PROTECTIVE MULCH OVER TREE PROTECTION ZONE
 - d. SUPPLEMENTAL WATERING WHEN REQUIRED
 - e. SOIL AERATION WHERE REQUIRED
 - f. PROVIDE SIGNAGE INSTRUCTING NO CONSTRUCTION WORK OR MATERIAL STORAGE IS TO ENCRONCH IN THE TREE PROTECTION ZONE UNLESS AUTHORIZED BY AN URBAN FORESTRY TECHNICIAN
 - g. CONSTRUCTION ACCESS IS LIMITED TO THE ACCESS POINTS INDICATED ON THESE PLANS
 7. TREE PROTECTION MEASURES POST CONSTRUCTION:
 - a. SUPPLEMENTAL WATERING WHEN REQUIRED
 - b. SOIL AERATION WHERE REQUIRED
 - c. ANY DAMAGE TO BOULEVARD AREA, RESULTING FROM DEVELOPMENT ACTIVITY, CONSTRUCTION STAGING, OR MATERIALS STORAGE WILL REQUIRE RESTORATION AT THE DEVELOPER'S EXPENSE
 8. ON-SITE TREE PROTECTION ADMINISTRATOR:
 - (NAME)
 - (COMPANY)
 - 493-(PHONE)
- THE TREE PROTECTION ADMINISTRATOR SHALL ENSURE ALL CONSTRUCTION WORK ADHERES TO THE APPROVED TREE PROTECTION PLAN AND THAT ALL CONTRACTED STAFF WORKING ON-SITE ARE AWARE OF THE TREE PROTECTION BYLAW AND APPROVED TREE PROTECTION PLAN.

RESIDENTIAL DESIGN



firm

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Tree Protection Plan

SP2

