

REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

DATE: November 28, 2024	APPEAL NO.: SDAB2024-0073 FILE NO.: DP2024-05849
APPEAL BY: Daniel Collins	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Semi-detached Dwelling, Accessory Residential Building (garage) was approved at <u>3316 Caribou Drive NW.</u>	LAND USE DESIGNATION: R-CG Discretionary
COMMUNITY OF: Collingwood	DATE OF DECISION: October 21, 2024
APPLICANT: Sara Karimi Avval	OWNERS: Amandeep Kaur Gill and Jaspal Kailay

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] 3316 CARIBOU DR NW

Development Permit/Subdivision
Application/File Number
[required] DP2024-05849

Name of Appellant [required] Daniel Collins

Agent Name (if applicable)

Street Address [required] 3323 Caribou Drive NW

hdnFullAddress 3323 Caribou Drive NW CALGARY AB T2L 0S4

City [required] CALGARY

Province [required] Alberta

Postal Code [required] T2L 0S4

Residential Phone # [required] (403) 283-2928

Business Phone # (403) 604-7400

Email Address [required] dcollins7@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]

Thank you for taking the time to consider my recommended improvements to the development plan at 3316 CARIBOU DR NW File number DP2024-05849.

I would like some modifications to this proposed development to align it with the context of the neighborhood and preserve the character of our neighborhood. Specifically:

1. The plan calls for cutting down all 6 trees and 2 bushes on the existing property, including the city tree at the front of the property. Our street is one of the few streets in Calgary that have maintained our original trees and they should be preserved on this property as well.
2. The plan calls for a set back of only 4.22M from the property line. All the houses in the neighborhood have between a 9.09 and a 8.52M set back. The proposed dwelling needs to be moved back to within this range to keep it within a consistent range of the rest of the neighborhood.
3. In the spring this street is prone to flooding. Putting such a large footprint on this lot will force more snow and runoff into the street.
4. In the back of the garage there is less than a metre between the lane and the garage. No place to 6 store bins! Because the plan calls for covering the entire length of the lot with garage, the 6 Bins (which are ~ 1 metre in size and require an additional 1 metre to open) will need an an additional 3 metres of space for storage and access. Therefore the Garage needs to be set back by an additional 3 metres to accommodate this.

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

Estimated Presentation Time 15 minutes

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

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

If yes, what are the issues?

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

If yes, how many will you be
bringing?

I confirm and acknowledge that

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

Submission Date 2024-11-02 10:16:13 MST

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

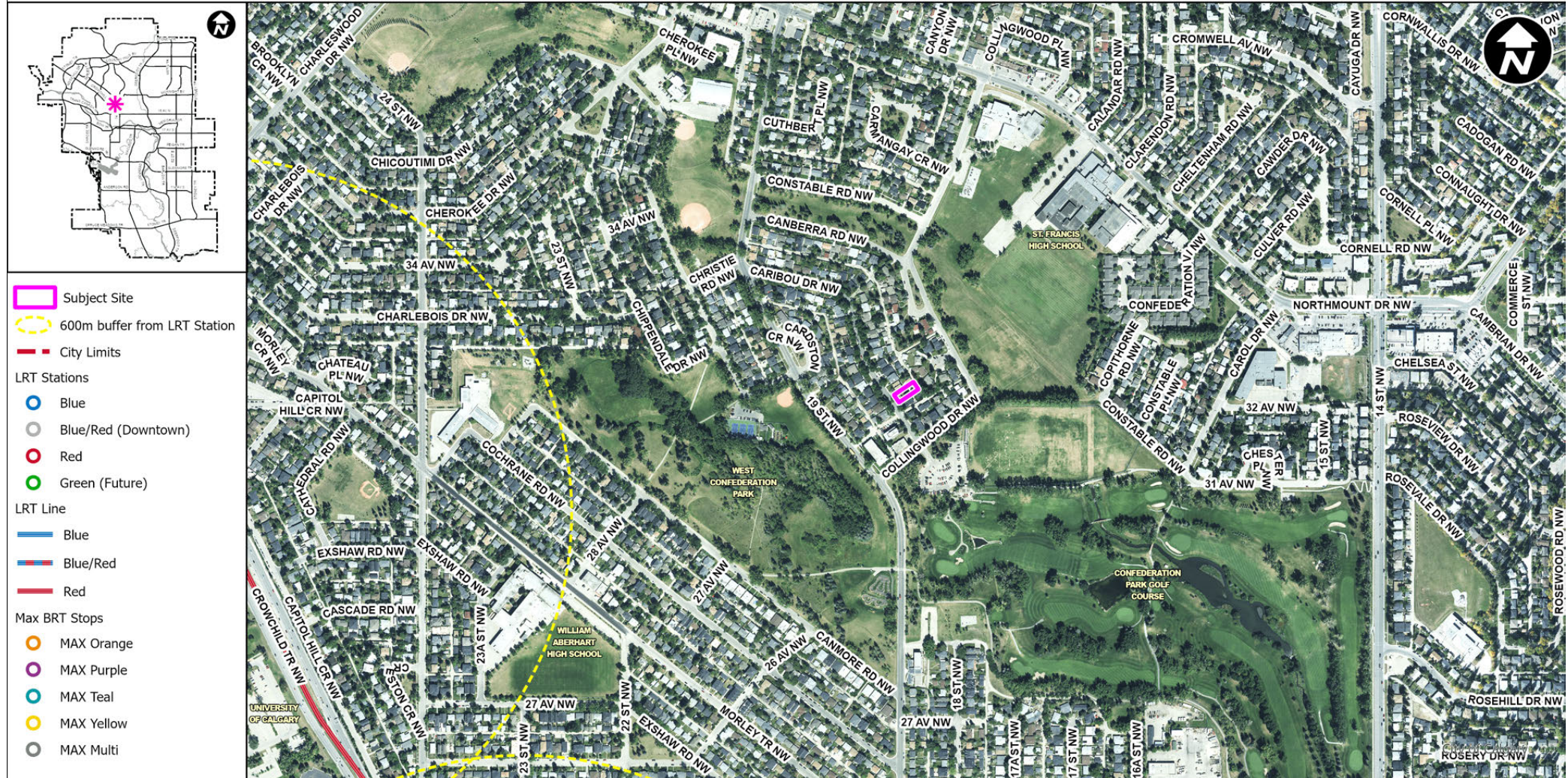
If you require further information regarding appeal deadlines and procedures, please contact the SDAB office at:

Website: calgary.ca/sdab

















Phone: (403) 268-5312

Email: info@calgarysdab.ca

Community Context SDAB2024-0073



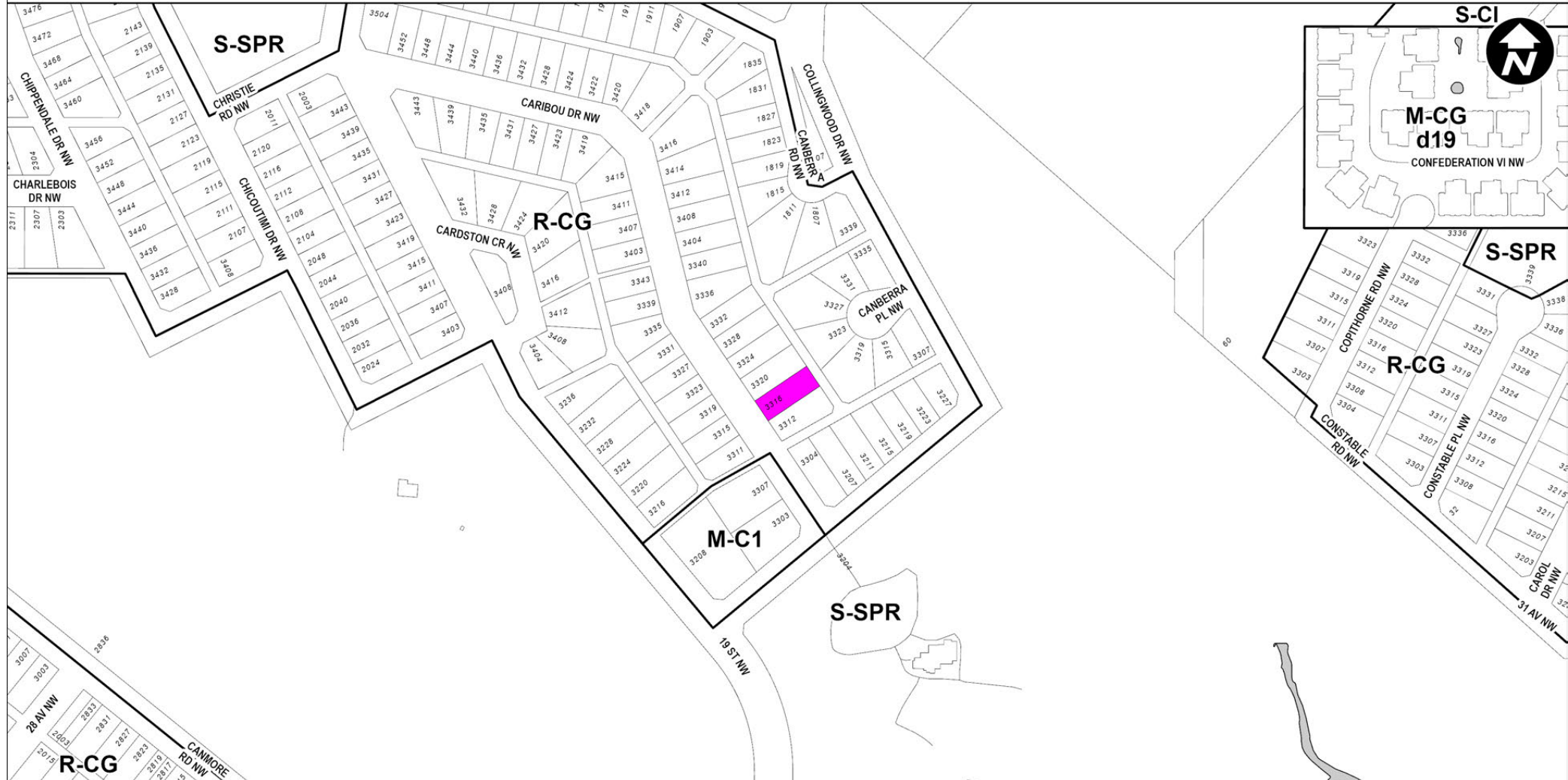
Site Context SDAB2024-0073

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



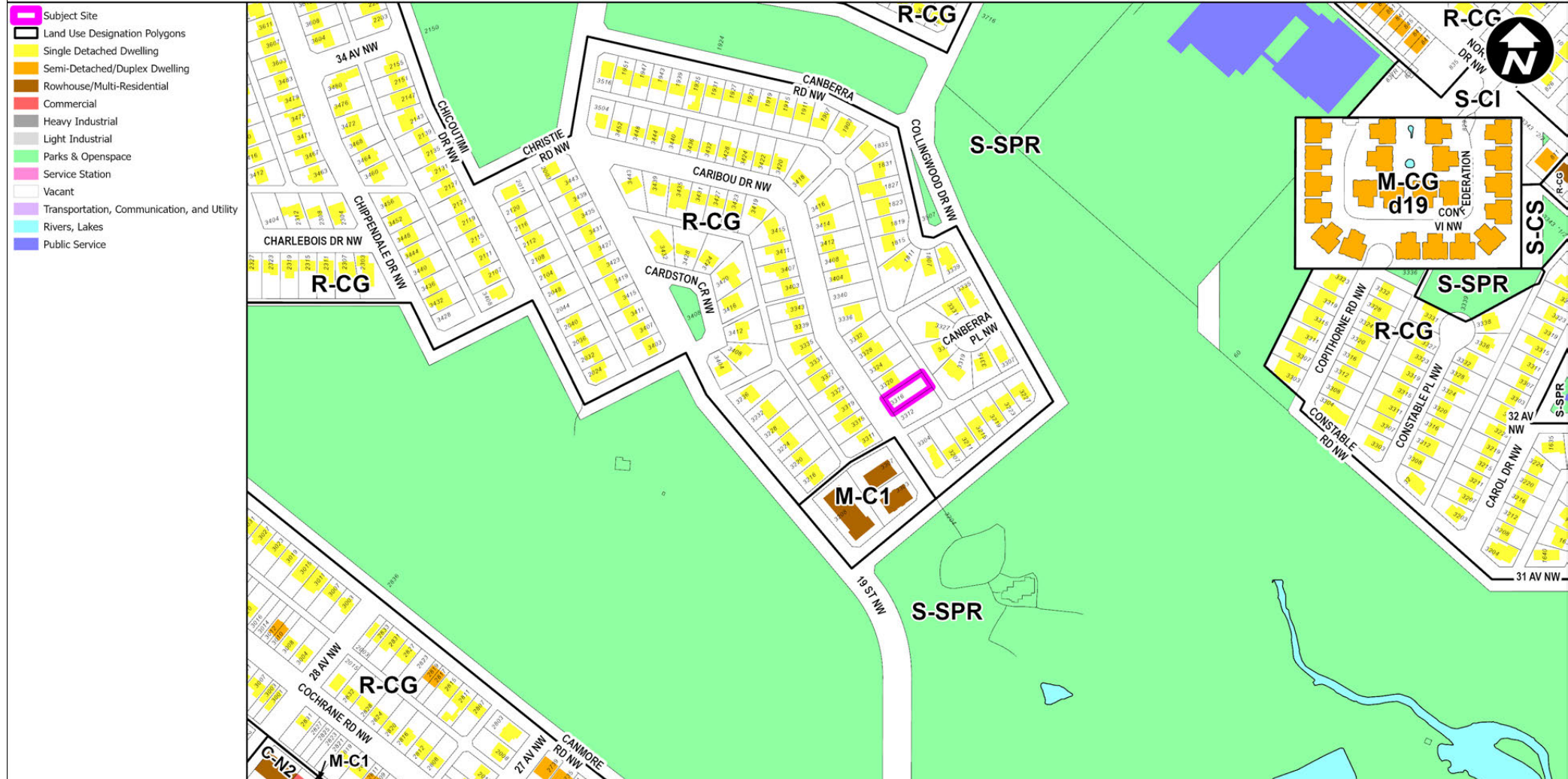
SDAB2024-0073

Land Use Districts SDAB2024-0073



SDAB2024-0073

Surrounding Land Use SDAB2024-0073



SDAB2024-0073



October 22, 2024

SARA KARIMI AVVAL*



Dear Applicant:

RE: Notification of Decision: DP2024-05849

Subject: New: Semi-detached Dwelling, Accessory Residential Building (garage)

Address: 3316 CARIBOU DR NW

This is your notification of decision by the Development Authority to approve the above noted application on October 21, 2024.

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

Development approved by this permit must commence by October 21, 2026 or the development permit shall cease to be valid. The decision will be advertised beginning October 24, 2024 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight November 14, 2024. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-620-8355 or by email at Naomi.Kunz@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Naomi Kunz
Senior Planning Technician
Planning and Development
Attachment(s)



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

DP2024-05849

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

3316 CARIBOU DR NW

Community: **Collingwood**

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

and legally described as:

873HW;3;24

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

New: Semi-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: **October 21, 2024**

Development Authority: **Melanie D Meadows**

File Manager: **Naomi Kunz**

Release Date: _____

This permit will not be valid if development has not commenced by: October 21, 2026

This Development Permit was advertised on: **October 24, 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: **SARA KARIMI AVVAL***

Address: **631 104 AV SW**

City: **CALGARY, AB, T2W 0A4**

Phone: [REDACTED]



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

DP2024-05849

Complete Address and Legal Description listing for Development Permit DP2024-05849

Address Type	Address	Legal Description
Parcel	3316 CARIBOU DR NW	873HW;3;24



Conditions of Approval – Development Permit

Application Number:	DP2024-05849
Application Description:	New: Semi-detached Dwelling, Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	3316 CARIBOU DR NW
Community:	COLLINGWOOD
Applicant:	SARA KARIMI AVVAL*
Planning:	NAOMI KUNZ 403-620-8355 Naomi.Kunz@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:

Engineering

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

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

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

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

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

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

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

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Permanent Conditions

The following permanent conditions shall apply:

Planning

2. 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.
3. 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.
4. A Development Completion Permit is required prior to the development being occupied.
5. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca
6. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3212 for an inspection.
7. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
8. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.
9. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
10. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
11. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 4 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
12. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca, call 311, or email tree.protection@calgary.ca for more information.

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

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Engineering

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

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

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SDAB2024-0073

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

14. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
15. 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.
16. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
17. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
18. A minimum of two trees per unit must be planted on the parcel for a total of four. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.
 To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.
 The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.
19. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property.

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

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

20. 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.
21. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
22. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during deep service installation and walkway installation. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
23. 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.
24. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **\$10,043.01**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
25. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

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

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The City of Calgary

Planning and Development Services

Development and Subdivision Application Services

Reasons for Approval for DP2024-05849

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 Semi-detached Dwelling and an Accessory Residential Building located at 3316 Caribou Drive NW in the community of Collingwood. The site is surrounded by low-density residential development, and directly south there are various multi-residential developments. Primary vehicular access for adjacent residences along Caribou Dr NW is via a rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Public Infrastructure** – Off-site Levy required, see Prior to Release requirements.
2. **Parks & Open Spaces** – Comments provided and resolved.
3. **ENMAX** – Reviewed application, no conflicts identified.
4. **Ward 4 Councillor** – No comments received.
5. **Triwood Community Association** – Comments received with the following concerns:
 - *The development has no access from front to back. The setback on both sides contain two window wells on each side. The 4 window wells make access from the front to back infeasible. This is a safety issue in case of an emergency.*
 - *The proposed side-by-side garage does not have access to accessory space to handle the 6 garbage/recycling bins. The garage and apron design does not accommodate bin use and storage. The bins are 28 inches width each. The garage apron is only 2' wide, and also has only 2' extension past the garage door. This is insufficient space to accommodate the space for 2 or 3 bins set out for collection. In addition, both garages have less than 2' from inside/middle side wall to garage door (see drawing A4.0), There is therefore not enough room to accommodate bin storage inside.*
 - *Landscaping does not appear to have any trees. The development proposal indicates the removal of all of the trees on the lot.*
 - *The plan indicates the removal of a City tree along Caribou Drive. The Community Association is against removal of City Owned urban forest trees. It does not appear that the removal of the tree is necessary.*



The City of Calgary

Planning and Development Services

Development and Subdivision Application Services

6. **Notice Posting** - As per Land Use Bylaw requirements, the application was notice posted for a 1-week period. Comments were received with the following concerns:

- Lane traffic will increase
- Garages do not have room to store the waste bins
- Garage is located too close to the narrow alley
- Rainwater run-off will impact back alley
- Excess parcel coverage will create drainage impacts
- Removal of a mature City tree
- Removal of all private trees and shrubs
- Proposal will shade adjacent parcels and limit access to sunlight
- Duplexes are out of context for the neighbourhood
- Duplexes will create parking issues on the street
- The proposal will have negative impact on the look and feel of Caribou Drive
- The building is proposed too far forward on the parcel and should be aligned more closely with existing homes
- Front doors are not wide enough

The above concerns were addressed in the following manner:

- The Land Use Bylaw permits window wells in both side setbacks. The proposal will be reviewed for compliance with the building code through the building permit review.
- There are no storage requirements for waste, recycling and organic bins that apply to low-density residential developments of less than three units.
- There are no regulations or policy to protect privately owned trees, and property owners can choose to keep or remove their trees.
- The tree planting requirements in the Land Use Bylaw have been captured under the Advisory Conditions in the Conditions of Approval.
- The plans have been amended to reflect the public tree to be retained and protected.
- The garage apron length meets the minimum requirement in the Land Use Bylaw.
- Lot drainage/water runoff is not required as part of the Development Permit. Property owners are responsible to ensure the parcel drains in accordance with applicable bylaws.
- The building height, depth, and parcel coverage are similar to the existing adjacent developments. This will mitigate shadowing and privacy impacts on the adjacent homes and their rear amenity spaces.
- The building was moved further back on the parcel by 2'-0" from the initial submission.
- The front door is a standard size and will be reviewed for compliance with building code through the building permit review.



The City of Calgary

Planning and Development Services

Development and Subdivision Application Services

Comments on Relevant City Planning Policies

Local Area Plan/Area Restructure Plan

The community of Collingwood doesn't have an applicable Local Area Plan or Area Restructure Plan.

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

The Infill Guidelines do not apply to the community of Collingwood.

Land Use Bylaw 1P2007

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

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

Planning Review

During the review, the Development Authority considered the Land Use Bylaw rules and the appropriateness of the proposed development in the context of the neighbourhood. The development will not unduly interfere with the amenities of the neighbourhood or interfere with or affect the use, enjoyment or value of neighbouring parcels of land while modestly increasing density. The development is supported.



Abandoned Well Declaration

Application # _____
for office use only

Site Address: 3316, Caribou Drive, NW

Legal Description: Lot 24, Block 3, Plan 873 HW

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

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

1. Provide a map of the subject parcel showing the presence or absence of abandoned wells.

- [User Guide to Finding Abandoned Wells on GeoDiscover Alberta's Map Viewer](#)
- [Abandoned Well Locations on GeoDiscover Alberta's Map Viewer](#)

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

2. Are there abandoned Oil/Gas wells located within 5 m of the site? ☐ Yes ☒ No
If you answered 'yes', please answer question 3 and include the well location(s) on the site plan.

3. Have you contacted the licensee of the well(s) to confirm the exact location? ☐ Yes ☒ No
If you answered 'yes', you must have written confirmation included with your application.

Licensee Company Name _____ Licensee Contact _____

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

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

☐ Applicant ☐ Owner ☐ Builder ☐ Other _____

Company Name _____ Contact Person _____

Address _____

Phone _____ Cell Phone _____ Email _____

5. Will the development result in construction activity within the setback area?

☐ Yes ☒ No

If you answered 'yes':

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

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

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

2023- 09 - 26

Date

Applicant Signature

Jaspal Kailay

Applicant Name (Please Print)

Company Name (Please Print)

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

Map Results



Legend

- ◇ Abandoned Wells (Large Scale)
- Abandoned Well Revised (Large Scale)
- Abandoned Well Loc Pointer
- ATS v4_1 Alberta Provincial Boundaries

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

Friday, August 18, 2023 20:47:15 -06:00

0.5

0.23

0.5 Kilometers

Map Scale: 1: 9,028



Alberta

Government
GeoDiscover Alberta



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

526553748-001

Taken By:

Application Date **Aug 9, 2024****APPLICATION NO DP2024-05849**

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

Total Fees: \$1,829.00Cart #: Applicant: **SARA KARIMI AVVAL***Address: **631 104 AV SW**City: **CALGARY, AB, T2W 0A4**Phone: Parcel Address: **3316 CARIBOU DR NW**Legal: **873HW;3;24**Building Address: **3316 CARIBOU DR NW**Legal: **L.U.D.: R-CG**Community: **COLLINGWOOD**Sec. Number: **32C** Ward: **04**Description: **New: Semi-detached Dwelling, Accessory Residential Building (garage)****New Semi-Detached Dwelling**

Gross Floor Area: 271.32 metres - squared/\nDwelling Units: 2

Proposed Development is: **Permitted**Proposed Use: **Accessory Residential Building
Semi-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 FIDP 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)**DP2024-05849** or call our Planning Support Centre at (403)268-5311.

SDAB2024-0073



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0020 665 197

873HW;3;24

231 256 232

LEGAL DESCRIPTION

PLAN 873HW

BLOCK 3

LOT 24

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;1;24;29;N

ATS REFERENCE: 5;1;24;32;S

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 231 176 125

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 256 232	25/08/2023	TRANSFER OF LAND	\$700,000	CASH & MORT

OWNERS

JASPAL KAILAY

OF 3316 CARIBOU DRIVE NW

CALGARY

ALBERTA T2L 0S5

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
231 256 233	25/08/2023	MORTGAGE
		MORTGAGEE - ROYAL BANK OF CANADA.
		10 YORK MILLS RD
		TORONTO
		ONTARIO M2P2G4
		ORIGINAL PRINCIPAL AMOUNT: \$560,000

TOTAL INSTRUMENTS: 001

(CONTINUED)

SDAB2024-0073

PAGE 2
231 256 232

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF
SEPTEMBER, 2023 AT 09:58 A.M.

ORDER NUMBER: 48450761

CUSTOMER FILE NUMBER: Kailay 2706



END OF CERTIFICATE

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

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

SDAB2024-0073

Jaspal Kailay

owner(s)

Jaspal Kailay

contact name

371 Corner Meadows Ave NE. Calgary, AB T3N-1

contact address

contact phone

contact email

City of Calgary

Planning & Development

P.O. Box 2100, Stn. M, # 8108

Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to 3316, Caribou Drive, NW
property addressNew Single Family Dwelling
project name (if applicable)Please be advised that I, Jaspal Kailay am:
full name

(select one)



the owner of the above mentioned property, and that I authorize

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

and/or its

agent or company name

applicant, consultant, contractor (if applicable)

to apply for any and all DP/BP/Demolish
permit type

for the above mentioned property.

I further agree to immediately notify The City of Calgary, in writing, of any changes regarding the
above information.September 26 2023

date signed


signature of ownerJaspal Kailay

name of owner (printed)

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Abandoned Well Declaration

Application # _____
for office use only

Site Address: 3316, Caribou Drive, NW

Legal Description: Lot 24, Block 3, Plan 873 HW

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

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

1. Provide a map of the subject parcel showing the presence or absence of abandoned wells.

- [User Guide to Finding Abandoned Wells on GeoDiscover Alberta's Map Viewer](#)
- [Abandoned Well Locations on GeoDiscover Alberta's Map Viewer](#)

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

2. Are there abandoned Oil/Gas wells located within 5 m of the site? ☐ Yes ☒ No
If you answered 'yes', please answer question 3 and include the well location(s) on the site plan.

3. Have you contacted the licensee of the well(s) to confirm the exact location? ☐ Yes ☒ No
If you answered 'yes', you must have written confirmation included with your application.

Licensee Company Name _____ Licensee Contact _____

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

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

☐ Applicant ☐ Owner ☐ Builder ☐ Other _____

Company Name _____ Contact Person _____

Address _____

Phone _____ Cell Phone _____ Email _____

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

☐ Yes ☒ No

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

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

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

2023- 09 - 26

Date

Applicant Signature

Jaspal Kailay

Applicant Name (Please Print)

Company Name (Please Print)

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Map Results



Legend

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

© Government of Alberta

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

Friday, August 18, 2023 20:47:15 -06:00

0.5

0.23

0.5 Kilometers

Map Scale: 1: 9,028



Alberta Government
GeoDiscover Alberta



Site Contamination Statement

Application # _____
for office use only

Site Address: 3316, Caribou Drive, NW

Legal Description: Lot 24, Block 3, Plan 873 HW

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

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

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

☐ Yes ☒ No

If yes, please provide copy(s).

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

If yes, please provide a brief description:

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

☐ Yes ☒ No

Examples include (but are not limited to):

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

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

5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities or the Calgary Fire Department for activities which may impact the property?
(e.g. certificates of approval, storage tank regulations, plant operating permits)

☐ Yes ☒ No

If yes, please describe:

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

☐ Yes ☒ No

If yes, please 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.

2023-09-26

Date



Applicant Signature

Jaspal Kaylay

Applicant Name (Please Print)

Company Name (Please Print)

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SDAB2024-0073



SDAB2024-0073



SDAB2024-0073





SDAB2024-0073



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: Jaspal Kailay Phone: 416-223-1234
Email: j.kailay@calgary.ca

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

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Site Contamination Statement

Application # _____
for office use only

Site Address: 3316, Caribou Drive, NW

Legal Description: Lot 24, Block 3, Plan 873 HW

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

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

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

☐ Yes ☒ No

If yes, please provide copy(s).

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

If yes, please provide a brief description:

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

☐ Yes ☒ No

Examples include (but are not limited to):

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

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

5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities or the Calgary Fire Department for activities which may impact the property?
(e.g. certificates of approval, storage tank regulations, plant operating permits)

☐ Yes ☒ No

If yes, please describe:

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

☐ Yes ☒ No

If yes, please provide a brief description:

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

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

2023-09-26

Date



Applicant Signature

Jaspal Kayal

Applicant Name (Please Print)

Company Name (Please Print)

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September 23, 2024

SARA KARIMI AVVAL*



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-05849

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

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

This information must be received, in its entirety, no later than October 23, 2024. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-620-8355 or by email at Naomi.Kunz@calgary.ca.

Sincerely,

NAOMI KUNZ

Senior Planning Technician



Detailed Review 1 – Development Permit

Application Number:	DP2024-05849
Application Description:	New: Semi-detached Dwelling, Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	3316 CARIBOU DR NW
Community:	COLLINGWOOD
Applicant:	SARA KARIMI AVVAL*
Date DR Sent:	September 23, 2024
Response Due Date:	October 23, 2024
Planning:	NAOMI KUNZ 403-620-8355 Naomi.Kunz@calgary.ca

General Comments

Development Scope:

The application is for a Semi-detached Dwelling located at 3316 Caribou Drive NW in the community of Collingwood. The site is surrounded by low-density residential development, and directly south there are various multi-residential developments. Primary vehicular access for adjacent residences along Caribou Dr NW is via a rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Public Infrastructure** – Off-site Levy required, see Prior to Release requirements.
2. **Parks & Open Spaces** – Comments provided, see Prior to Decision requirements.
3. **ENMAX** – Reviewed application, no conflicts identified.
4. **Ward 4 Councillor** – No comments received.
5. **Triwood Community Association** – Comments received with the following comments/concerns:
 - *The development has no access from front to back. The setback on both sides contain two window wells on each side. The 4 window wells make access from the front to back infeasible. This is a safety issue in case of an emergency.*
 - *The proposed side-by-side garage does not have access to accessory space to handle the 6 garbage/recycling bins. The garage and apron design does not accommodate bin use and storage. The bins are 28 inches width each. The garage apron is only 2' wide, and also has only 2' extension past the garage door. This is insufficient space to accommodate the space for 2 or 3 bins set out*

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.

for collection. In addition, both garages have less than 2' from inside/middle side wall to garage door (see drawing A4.0), There is therefore not enough room to accommodate bin storage inside.

- *Landscaping does not appear to have any trees. The development proposal indicates the removal of all of the trees on the lot.*
- *The plan indicates the removal of a City tree along Caribou Drive. The Community Association is against removal of City Owned urban forest trees. It does not appear that the removal of the tree is necessary.*

6. **Notice Posting** - As per Land Use Bylaw requirements, the application was notice posted for a 1-week period. Comments were received in opposition to the proposal with the following comments/concerns:

- Increased lane traffic and excess garbage bins in lane.
- Garages do not have room to store the waste bins
- The garage is located too close to the narrow alley
- Rainwater run-off will impact back alley
- The excess parcel coverage will create drainage impacts
- Removal of a mature City tree
- Removal of all private trees and shrubs
- Proposal will shade adjacent parcels and limit access to sunlight
- Duplexes are out of context for the neighbourhood
- Duplexes will create parking issues on the street
- The proposal will have negative impact on the look and feel of Caribou Drive
- The building is proposed too far forward on the parcel and should be aligned more closely with existing homes
- Front doors are not wide enough

Comments on Relevant City Policies

Local Area Plan/Area Restructure Plan

The community of Collingwood doesn't have an applicable Local Area Plan or Area Restructure Plan.

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

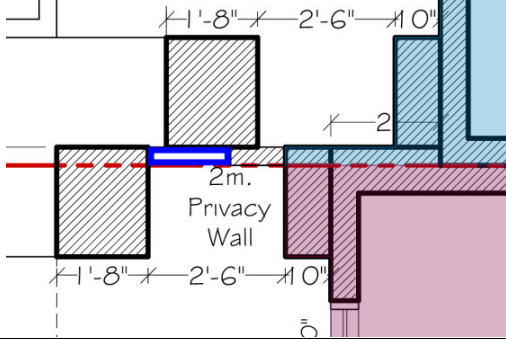
The Infill Guidelines do not apply to the community of Collingwood.

Land Use Bylaw 1P2007

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

A bylaw check of the proposed development identified the discrepancies highlighted in the chart below.

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.

Bylaw Discrepancies		
Regulation	Standard	Provided
339 Decks	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that: (a) is a min. of 2.0m in height; (b) is a max. of 3.0m in height; and (c) extends the full depth of the deck.	Plans indicate the privacy wall on the front deck does not extend the full depth of the deck. Please extend the privacy wall to the front column. 
540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.	Plans indicate a fence height greater than 1.2m between the foremost front façade of the main residential building of both adjoining parcels and the front property line. Relaxation supported.
Permitted Contextual Use Rules		
Regulation	Standard	Provided
None noted.		

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. Please submit the balance of the fee **\$30.00** required for your Development Permit.

To make a payment, please call (403) 268-5311, and have your permit number available.

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.

2. Please provide a streetscape drawing, per the application checklist.
3. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
4. Plans propose the removal of Public Tree A (T-32104493). We oppose this proposal and will not authorize/approve its removal. Development may occur while retaining this Public tree. We do not support the removal of public trees and will only authorize tree removals once all other reasonable options have been exhausted.

Amend the plans to:

- 1) Retain Public Tree A;
- 2) List the species in the Tree Table for Public Tree A;
- 3) Label Public Tree A as: "Public/City Tree".

You will find the species and more information on The City Urban Forestry Public Tree map website at:

<https://maps.calgary.ca/TreeSchedule/>

5. Plans do not indicate or label the proposed location of services or tie-ins. This is required to ensure they do not cause issue with public trees.

Amend the plans to label and show the proposed location of services and tie-ins.

We require the location of the water and sanitary services in split trenching to retain the public tree. We recommend trenches 2m from adjacent property line.

6. Amend the Proposed Block plan (Sheet: A1.1) to show the Public tree A, in relation to the proposed development, walkways and all hard surfaces.

Proposed concrete walkways as indicated on plan are 2.65m wide. Walkways must be reduced in width to be at least 3.0m away from the base of the trunk of public tree.

Redesign the walkways and provide the distance in metric from the base of the tree trunk to the walkways.

7. Amend the plans to add the statement: "An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during deep service installation and walkway installation. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite."

Prior to Release Requirements

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

Planning

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

Engineering

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

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

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

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

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

Page 7 of 10

21. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca, call 311, or email tree.protection@calgary.ca for more information.

Engineering

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

Advisory Comments

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

Planning

23. The Advisory Comments will be finalized at the time of Development Authority decision.
24. 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.
25. 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.
26. 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.
27. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
28. A minimum of two trees per unit must be planted on the parcel for a total of four. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.
 To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.
 The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

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

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29. 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.
30. 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.
31. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
32. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during deep service installation and walkway installation. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
33. 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.
34. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **\$10,043.01**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
35. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

DP2024-05849

3316 CARIBOU DR NW New: Semi-detached Dwelling, Accessory Residential Building (garage)

Dear Sir/Madam:

Here our response to DTR:

- 1- The privacy wall corrected now
- 2- Fence moved back to solve the front concern.
- 3- The fee was paid
- 4- Street Scape added on Page A1.1
- 5- Tree A added to the proposed site plan
- 6- The Service already was on the site (#5 & 6) just we make now 2m from each side property line as your recommendation
- 7- Both walkway reduced size and all dimensions was marked till trunk of tree
- 8- The note re Urban Forestry was added

Regards,

SDAB2024-0073

Part 4 A to Z Use and Use Rules			D.P. # 2024-05849			
Section / Use	Type	Requirements	Evaluation			
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	C	N/C	N/A	N/I
		(vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;	C	N/C	N/A	N/I
170.2 Contextual Semi-detached Dwelling	Compulsory	(i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
187 Duplex Dwelling	Compulsory	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;	C	N/C	N/A	N/I
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	C	N/C	N/A	N/I
		(ii) where one façade of each Dwelling Unit directly faces a public street;	C	N/C	N/A	N/I
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	C	N/C	N/A	N/I
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	C	N/C	N/A	N/I
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	C	N/C	N/A	N/I
295 Secondary Suite	Compulsory	(iii) is self-contained and located within a Dwelling Unit;	C	N/C	N/A	N/I
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	C	N/C	N/A	N/I
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
319 Townhouse	Compulsory	(i) comprising three or more Dwelling Units;	C	N/C	N/A	N/I
		(ii) where each Dwelling Unit has a separate direct entry from grade;	C	N/C	N/A	N/I
		(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(iv) that does not include a Rowhouse Building;	C	N/C	N/C	N/I

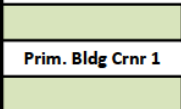
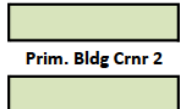
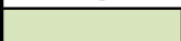
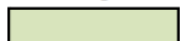


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Residential - Grade-Oriented Infill (R-CG) District										D.P. #		2024-05849	
Rule	Requirements									Evaluation			
							Notes			Provided/Variance			
Secondary Suites	If applicable please refer to Secondary Suites Form									See Attached	N/A	N/I	
347 Contextual Single Detached Dwelling	(Front A 91.44 + Front B 91.37) / 2 = Front Average Building Reference Point									91.41			
	(Rear A 92.48 + Rear B 92.26) / 2 = Rear Average Building Reference Point									92.37			
	(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 =						0.96		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						Southwest - To Deck			3.62		0.62	
347.1 Contextual Semi-Detached Dwelling	(1) A contextual Semi Detached Dwelling	(a) must have:	(i) principal front façade of one unit staggered a min of 0.60m behind the principal front façade of the other unit and						C	N/C	N/A	N/I	
			(ii) the principal rear façade of one unit staggered a min of 0.60m behind the principal rear façade or the other unit.						C	N/C	N/A	N/I	
		(b) must have façade articulation for each unit by including	(i) a portion of the front façade of each unit recessed or projecting forward from the remainder of the front façade of that unit with the projecting or recessed portion having a min dimension of: (A) 2.0m in width; (B) 0.6m in depth; and (C) 2.4m in height or						C	N/C	N/A	N/I	
		(ii)a porch that projects from the front façade a min dimension of (A)2.0m; and (B) 1.2m in depth						C	N/C	N/A	N/I		
		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
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.									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											
		(b) the area of a landing does not exceed 2.5m²											
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:												
		(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;											
		(b) the setback of the porch from the front property line is not less than the minimum setback in the district;											
		(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											
		(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.											
	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).												
	335 Length of Portions of a Building in Setback Areas (7.1.1)	(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					%
1st st				X 40% =									
2nd st				X 40% =			N/A						

(Front) Page 9	(2) The max. length of an individual projection into any setback area is 3.1m				N/A		
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		Northwest	1.22	0.02		
			Southeast	1.21	0.01		
	(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.		N/A			
	(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.						
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m						
	(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;					
		(b) that provides unrestricted vehicle access to the rear of the parcel.					
	(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						
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.						
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.		Northwest - 2F Cant x 2	0.54	-0.06		
			Southeast - 2F Cant x 2	0.55	-0.05		
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,			N/A			
	(a) for a Semi-detached Dwelling, only where the side setback area is on the streets side of a corner parcel; and						
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;					
		(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					
		(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.					
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.		Northwest - WW x 2	0.74	-0.06		
			Southeast - WW x 2	0.75	-0.05		
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.			C	N/C	N/A	N/I
	(3) Eaves may project a max. of 0.6m into any side setback area.		Northwest	0.59	-0.01		
			Southeast	0.60	0.00		
	(5) Landings, ramps other than wheelchair ramps and stairs may	(a) they provide access to the main floor or lower level of the building;					
		(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							

Page 10	Project in a side setback area provided:		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and				N/A			
			(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:									
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.					Closest Portion	1.22		0.32	
						C	N/C	N/A	N/I	
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>					PROVIDE LENGTH AND % VALUES	%	Length	%	Length
	2nd st	NW	17.25	X 40% =	6.90		32.12	5.54	-7.88	-1.36
	2nd st	SE	17.25	X 40% =	6.90		32.12	5.54	-7.88	-1.36
	__st			X 40% =						
	__st			X 40% =						
						Longest Projection	3.10		0.00	
	(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					Northeast - To 2F Cant	16.87		15.67	
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;							
						Unit 1				
			(b) does not exceed 75.0m ² in gross floor area for each Dwelling Unit located on the parcel.			Unit 2				
			(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 6.0m of a rear property line or 1.2m of a side property line.					Rear					
					Side					
					Side					
347.1 Contextual Semi- Detached Dwelling	(1) A contextual Semi- Detached Dwelling	(c) located on a corner parcel must have an exterior entrance which is visible from the street side of the corner parcel.				C	N/C	N/A	N/I	
		(d) must not have vehicular access from the lane to an attached private garage				C	N/C	N/A	N/I	
		(e) must not have windows that are located beyond the rear façade of a contextually adjacent building on an adjoining parcel unless:			(i) the window is located below the second storey;		Applies		N/A	N/I
					(ii) the window is located on the rear façade;		Applies		N/A	N/I
	(iii) the glass in the window is entirely obscured;					C	N/C	N/A	N/I	
	(iv) there is a minimum distance of 1.5m between the finished floor and the bottom of the window sill					C	N/C	N/A	N/I	
	335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>					PROVIDE LENGTH AND % VALUES	%	Length	%
1st st				X 40% =			N/A			
2nd st				X 40% =						
(2) The max. length of an individual projection into any setback area is 3.1 m.										

339 Decks	Page 11 (2) The height of a deck in the Developed Area must not exceed:	(a) 1.5 m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and				0.79		-0.71									
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.				-0.13		-0.43									
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and				N/A											
		(b) must not be located between the foremost front façade of the main residential building and the front property line.															
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:	(a) is a min. of 2.0m in height;				N/I		#VALUE!									
		(b) is a max. of 3.0m in height; and				N/I		#VALUE!									
		(c) extends the full depth of the deck.				C	N/C	N/A	N/I								
	340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the building façade to which it is attached.				N/A											
(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²																	
(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															
		(b) must not be located between the foremost front façade of the main residential building and front property line.															
(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:		(a) is a min. of 2.0m in height;															
		(b) is a max. of 3.0m in height; and															
		(c) extends the full depth of the balcony.															
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.										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														
			(ii) where it is on the street side of a corner parcel;														
		(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;														
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and														
			(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and		Minimum												
					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.															
	347.1 Contextual Semi-Detached Dwelling	(2) Unless otherwise referenced in this Part, a Contextual Semi-detached Dwelling:	(a) may have a balcony located on a side façade:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or													
				(ii) where it is on the street side of a corner parcel													
			(b) may have a balcony located on a rear façade where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel													
				(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextual adjacent building; and													
(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in																	

	e 12	height								
		(c) must not have a balcony with a height greater than 6.0m, measured vertically at any point from grade to the platform of the balcony								
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.		Northeast	9.32	-1.68					
			Southeast	9.48	-1.52					
			Southwest	9.59	-1.41					
			Northwest	9.46	-1.54					
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the maximum building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or		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 maximum of 11.0m measured from grade.								
	(3) On a corner parcel, the maximum area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the maximum area of a horizontal cross section through the building between average grade and 8.6m					N/A				
			Geo 9.5m Above Average Grade							
			Geo 8.6m Above Average Grade							
		X 75% =								
	Max. Area		Max. Area allowed at 9.5m							
	(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.					N/A Bldg depth is less than contextual building depth average				
	Height Required Beyond 26.31 m and Rear Property Line									
	20.10	23.32	39.60							
	C.A.B. #1	C.A.B. #2	Parcel Depth							
347.1 Contextual Semi-Detached Dwelling	(1) A contextual Semi-Detached Dwelling	(h) must not have an exterior entrance from grade located on a side façade, unless the entrance provides access to a Secondary Suite or is located on the street side of a corner parcel.		C	N/C	N/A	N/I			
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					
531 Parcel Width	The minimum parcel width is 7.5m for a parcel containing a Duplex Dwelling				N/A					
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m				6.40		2.20			
37 Contextual Building Depth Average	A) Contextual Building Depth Average for 2 Contextual Adjacent Buildings									
	(Adj. building 1	20.10	+ Adj. building 2	23.32) / 2 + 4.6 = A		26.31			
	OR B) Contextual Building Depth Average for 1 Contextual Adjacent Building									
	Adjacent Building				+ 4.6 = B					
347.1 Contextual Semi Detached Dwelling	OR C) Contextual Building Depth Average with no Contextual Adjacent Buildings									
	60% X				= C		0			
347.1 Contextual Semi Detached Dwelling	(3) The maximum building depth of a Contextual Semi-Detached Dwelling is the greater of:	(a) 60.0% of the parcel depth; or		22.73	-3.58					
		60% x	39.60							
		Parcel Depth		Max Building Depth						
		(b) the contextual building depth average								
Contextual Building Depth Avg. =		26.3		(3)(b) applies						
	(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 (%)							
			57.40%	-7.60%						
			Building Depth (m)							
	65%	x	39.60	=	25.70					
			Parcel Depth	Max Bldg Depth						
					22.73	-2.97				
			(a) there is more than one main residential building on the parcel;							
			(b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and							
					</					

535 Building Depth and Separation	(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>			Parcel Depth (m)	N/A Building not located wholly in rear of 40% parcel depth				
				40% / 60.0% Parcel Depth (m)					
				Total Number of Units					
				Required Number of Units in Front 60.0%					
		(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:	(a) 50.0 per cent parcel depth; or			N/A Interior lot					
	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								
347.1 Contextual Semi Detached Dwelling	(5) A Contextual Semi-detached Dwelling must not be located on a parcel that contains more than one main residential building.				C	N/C	N/A	N/I	
529 Density	For parcels designated R-CG use this calculation:								
	The maximum density for parcels designated R-CG District is 75 units per hectare.			Units	2	-2			
	75	603.50	(m2)	4.00					
		0.0603504	(ha)	=	Units	33.14	-41.86		
	U.P.H								
	For multi-residential parcels reverting to low density uses in section 573, use the density maximum for that multi-residential district:								
	Enter UPH of MDR district below: The max density for parcels designated multi-residential is the density requirement of that district.			Units	N/A				
			(m2)						
		Enter m² Above	(ha)	=					Units
U.P.H									
365 Exempt Addition	In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling: (b) the addition may be a maximum of:								
	(i) 40.0m² in floor area for any portion at a height less than or equal to:	(A) 7.5m measured from grade where the existing building has a walkout basement; or (B) 6.0m measured from grade where the existing building does not have a walkout basement; and			N/A				
	(ii) 10.0m² in floor area for any portion not exceeding the highest point of the existing roof;								
339.1 Porches <i>(must meet all requirements to be exempt)</i>	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or			C	N/C	N/A	N/I
			(ii) the side property line on the street side of a corner parcel;			C	N/C	N/A	N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and			C	N/C	N/A	N/I	
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.			C	N/C	N/A	N/I	
(2) Unless otherwise referenced in subsection (3), the maximum 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	(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								

534 Parcel Coverage	Cottage, Rowhouse, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	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%	<div>2</div> <div>603.50</div> <div>Parcel Area (m²)</div>	Number of Units minus <div></div> <div>Required Stalls</div> = <div>271.58</div> <div>Max. Coverage</div>	44.96%	-0.04%	
	Parcel Coverage Totals				m ²	m ²
	House	Proj. > 1.0m	Garage(s)	Other	Total	
197.01		74.32		271.33	271.33 -0.25	
347.1 Contextual Semi-Detached Dwelling	(4) Where a private garage is attached to a Contextual Semi-Detached Dwelling the maximum building coverage is the maximum parcel coverage which must be reduced by 21m ² for each required parking stall			m ²	m ²	
	<div>271.58</div> <div>Max. Coverage</div>	minus <div></div> <div>Required Stalls</div> x 21m ² = <div>271.58</div> <div>Max. Coverage</div>	N/A			
Accessory Building	If applicable please refer to Accessory Residential Building Form			See Attached	N/A N/I	
542 Landscaping Requirements <i>Applies with 3 or more units</i>	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.			N/A		
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.					
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.					
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.					
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping. <div></div> Landscaped Area (m ²)					
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.					
	(9) Mechanical systems or equipment that are located outside of a building must be screened.					
	542.2 Planting Requirements <i>Applies with 3 or more units</i>	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm; <div></div> # Provided			
(b) a coniferous tree has a minimum height of 2.0m <div></div> # Provided						
(a) a deciduous tree has a minimum calliper of 85mm; <div></div> # Provided						
(b) a coniferous tree has a minimum height of 4.0m <div></div> # Provided						
(5) The requirement for the provision of 2.0 trees is met where:						
(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved. <div></div> # Provided						
(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m ² of parcel area.						

		0	Required Trees						
		0	Required Shrubs	Parcel Area (m²)					
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.								
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;							
		(b) 0.6m for shrubs; an							
		(c) 0.3m for all other planting areas.							
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.								
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and				N/A			
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.							
	(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						
			(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.							
	(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.				Northeast	0.60	0.00		
	(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.					
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.					C	N/C	N/A	N/I
	(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	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

Page						
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority		C	N/C	N/A	N/I
	<i>*Note: Applies when there are 3 or more Units</i>					
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.	<i>*See Communities Tab to Adjust Parking Rate</i>				
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.					
	<div>2</div> Number of Units					
	Stalls Within a Private Garage <div>4</div>					
Stalls provided on Parking Pad <div>0</div>						
546.1 Mobility Storage	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.					
	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.					
	<div>-2</div> 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.					
	(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.					
	<div>-2</div> Number of Units					
13(90.3) Mobility Storage Locker	(a) has a door with a minimum width of 0.9m that has direct access to grade;					
	(b) has a minimum length of 2.8m;					
	(c) has a minimum width of 1.2m;					
	(d) has a minimum height of 1.8m					
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for:					
	(a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling		C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:					
	(a) 3.0m where both sides of a stall abut a physical barrier;					
	(b) 2.85m where one side of a stall abuts a physical barrier; and		C	N/C	N/A	N/I
	(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:					
	(a) hard surfaced; and		C	N/C	N/A	N/I
	(b) located wholly on the subject parcel.					

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Accessory Residential Building						D.P. # 2024-05849							
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.			Northeast		0.60		0.00				
					Northwest		1.52		0.92				
					Southeast		1.52		0.92				
	(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			
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or					C	N/C	N/A	N/I			
							C	N/C	N/A	N/I			
					(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:			(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and		C	N/C	N/A	N/I
								(ii) include a 0.60m eave and footing encroachment easement.		C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not be located in the actual front setback area.						C	N/C	N/A	N/I			
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.						C	N/C	N/A	N/I			
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m ² or more and a main residential building or a building containing a Secondary Suite is 1.0m						C	N/C	N/A	N/I			
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;					4.28		-0.32				
							3.00		0.00				
		(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			
							Unit 1	37.16	-37.84				
					(ii) 75.0m ² for each Dwelling Unit located on the parcel; and		Unit 2	37.16	-37.84				
							Unit 3						
					Unit 4								

FILE: DP2024-05849

DATE AMENDED PLANS

RECEIVED: Sept 26, 2024

Bylaw Discrepancies		
Regulation	Standard	Provided
339 Decks	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that: (a) is a min. of 2.0m in height; (b) is a max. of 3.0m in height; and (c) extends the full depth of the deck.	Plans do not indicate privacy walls on the portion of the front decks within 1.2m of the party wall. <i>Amended plans indicate a privacy wall has been added to the front decks. Complies.</i>
540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.	Plans indicate a fence height greater than 1.2m between the foremost front façade of the main residential building of both adjoining parcels and the front property line. <i>Amended plans indicate the fence does not extend beyond the foremost front façade of the adjacent buildings. Complies.</i>
Permitted Contextual Use Rules		
Regulation	Standard	Provided
NONE NOTED.		

SDAB2024-0073



Re: DP2024-05849 COMPLETENESS REVIEW - 3316 CARIBOU DR NW

Dear Applicant,

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

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

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

Please track your application, using your Job Access Code (JAC) DP2024-05849-53748, at www.calgary.ca/vista.

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

Regards,

NAOMI KUNZ
Senior Planning Technician
Naomi.Kunz@calgary.ca
403-620-8355
www.calgary.ca/PDMap



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

September 4, 2024

File No: DP2024-05849

Location: 3316 CARIBOU DR NW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated August 22, 2024 and based on the information provided and as of the above noted date, the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in Section 10 Overhead System (Table 7) and Section 12 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (*including any code or regulations thereunder*) (OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

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

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

QR Code for ENMAX Ground
Disturbance Guidelines

Sincerely,

Rodel Santiago, P.Eng
Standards and Equipment
ENMAX Power Corporation



Samnick, Cyrille

From: Cullen Hamill <[REDACTED]>
Sent: Wednesday, August 28, 2024 12:36 PM
To: Kunz, Naomi
Cc: jenna ham
Subject: [External] Comment on DP2024-05849

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

Hi Naomi,

My wife and I have some comments below on the development, but it's worth noting that the link for comments is not available on DP (map) site. I called the city as I couldn't find a link, and the city employee asked I mention it to you. We live on the street at 3304 Caribou Dr.

Comments

I am troubled by 3 items pertaining to the development.

- 1) the removal of a city boulevard (elm) tree (tree 'A' on the permit I believe). All other trees on the property have already been removed. Part of the charm and appeal of Caribou Dr is the boulevard trees, so to remove a city tree seems outrageous. I have 3 elm boulevard trees on my property. Furthermore, the city has a program (branching out yyc, which I have participated in) to encourage more trees in the city by giving away free trees; why have that program and then allow for the removal of healthy, character trees?
- 2) the garage-bin situation will be a nightmare. The alley is tight and space will already be in short supply for both residents trying to park in the garages of the proposed duplex and for the city trucks which use the alley. A city truck has already scrapped an adjacent fence to this property this year. The garage should be set back from the alley/rear property line (especially when considering there is two separate garages) to allow for turning room, room for bins, and to accommodate alley traffic. The existing property has a parking pad in the back to be considerate of space constraints. Personally, I set back my garage when I built for these reasons on my own volition
- 3) the duplex will be more forward (and in contradiction to the aesthetic of Caribou Dr) than any other property on the street. The property should be set back in line with the current standard of the street.

Development may be unavoidable and I understand the city wants more density (I guess that makes duplexes more desirable to the city than the single family dwelling which this developer had already applied for this year), but to break with the street's character with no concern for space management, ecology, and aesthetic is reckless.

Regards,

Cullen and Jenna Hamill

Samnick, Cyrille

From: Daniel Collins <[REDACTED]>
Sent: Monday, September 2, 2024 4:50 PM
To: Kunz, Naomi
Cc: Triwood Planning Committee
Subject: [External] Feedback on 3316 CARIBOU DR NW File number DP2024-05849

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

Dear Ms. Kunz,

Thank you for taking the time to consider my opposition to the development at 3316 CARIBOU DR NW File number DP2024-05849.

I am very opposed to this development for several reasons that all have to do with the fact that the proposed construction is totally out of context with the rest of this neighborhood, environmentally atrocious, and will destroy the character of our neighborhood. Specifically:

1. The plan calls for cutting down all 6 trees and 2 bushes on the existing property, including the city tree at the front of the property. Our street is one of the few streets in Calgary that have maintained our original trees and they should be preserved on this property as well.
2. The plan calls for a set back of only 4.22M from the property line. The neighboring houses have a 9.09 and a 8.52M set back. The proposed dwelling needs to be moved back to within this range to keep the context of the neighborhood.
3. In the spring this street is prone to flooding. Putting such a large footprint on this lot will only add to the flooding problem on the street.
4. In the back of the garage there is less than a metre between the lane and the garage. No place to 6 store bins! Bins need are a metre in size and need an additional metre to open and close properly when the recycling truck comes. The Garage needs to be set back by 3M to make room for the 6 garbage bins.
5. Finally, there are no duplexes on this street and they should not be allowed. They are out of context for the neighborhood.

A few years back, my family paid a premium to move from a neighborhood of duplexes to buy a home in Triwood for our big family as they outgrew our existing home. Our old neighborhood was

zoned for duplexes and it was great when the kids were small. By putting in duplexes on a single family street you are destroying the character and value of our homes. It is not appropriate here and should not be allowed.

Thank you for your time and consideration,

Dan Collins

--

Dan Collins

[REDACTED]

Samnick, Cyrille

From: Des Smith [REDACTED] >
Sent: Wednesday, September 4, 2024 3:10 PM
To: DP Circ; CLWARD4 - Andrew Chin
Subject: [External] DP2024-05849 issurs

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

Hi,

I am having trouble with the website so I am sending an email.

I do not want the large mature tree's cut down or the property sticking way out into the front lawn way past the other houses on the street. They could fill the backyard with house but it would look very wrong if it was allowed to stick out in the front. I would rather see 1 big house rather than 2 tall skinny hallways, this will also make parking brutal in the long run the longer this new blanket rezoning is aloud. This was an issue I had while living in Killarney so I moved here and now here it is on my doorstep again.

I am ccing Sean Chu but he seems to be in hiding and does nothing for this (his) community!

Des

Comment Summary



Permit #: DP2024-05849
 Address: 3316 CARIBOU DR NW
 Job Description: New: Semi-detached Dwelling, Accessory Residential Building (garage)

Name:	Alan and Gail Browne	Created Date:	August 30, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	531238369
Address:	3311 CARIBOU DR NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Caribou Drive is a beautiful mature neighbour hood that has been responsibly updated and renovated. Many of the homes are not the original builds. People on this Street care about the quality and look of their homes and front Yards. We are against this development for the following reasons. 1) This proposal will have negative impact on feel and look of Caribou Drive and opens the door for more infills if approved and will have an even greater negative impact on our property values. 2) Removal of a mature canopy tree does not go well for the environment and the City's promotion and encouragement of an urban forest and will change the look of the street and negatively impact property values. 2) the proposed development is too close to the road again negatively impacting the look and the feel of Caribou Drive and property values. 3) the property will block the side view of their neighbours unfairly while there will be no blocking of proposed development view 4) the double garages are too large for side beside and do not appear to provide space for 3 waste management bins for each household. The waste bins will end up across the property lines in front of the neighbours back properties or blocking movement of vehicles in the laneway. 5) the Front doors of the homes don't appear wide enough to allow delivery of furniture and large appliances. Thank you for the opportunity to share our concerns.

Attachments

Name:	Bruce and Haver Harburn	Created Date:	August 30, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	531245723
Address:	3404 Caribou Dr. NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Access/accessibility (vehicle, pedestrian, cycling)
 Privacy considerations
 Garbage and recycling facility locations
 Site layout

General Comment

We have reviewed the plot plan and drawings and are totally opposed to this development. This is a single family area with mostly bungalows and, when we purchased in this area 25 yrs ago, we paid 30k to 50k more for such a neighbourhood.

Specific concerns;

The proposed development is too close to the street and should not be allowed as it will block the neighbours view.

Duplexs are not suitable for this area as there are mostly bungalows and some 2 story homes. The building proposed is too high , will shadow the adjacent home and block sunlight for part of the year, negating the neighbour's ability to install solar panels. The proposed garage is too close to the alley (already a narrow alley) and will make it very difficult to access the garage causing congestion in a busy alley. There is insufficient space for the 6 garbage/recycle/compost bins that will inevitably be placed there. In discussing this with many of our neighbours I find they are upset by this proposal and no-one is in favor ***Please do the right thing and reject this proposal***

Attachments

Name:	Dean Casorso & Natalie Guy	Created Date:	August 31, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	531275948
Address:	3315 Caribou Dr NW		
Overall:	In opposition of this application		

Area of Concern

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

Parking or loading zones

Site layout

Other

General Comment

This is the first and only duplex that would be on this street zoned for R1 when we bought here. Our understanding is this zoning would prevent high density in this street. Higher density has concerns for parking pressure, increased traffic and a general detailing of this area. We are very apposed to this type of development and change to zoning without consultation.

The building also seems closer to the road than any other development. This changes the community feel we have here, where people use their front yards.

Attachments

Name:	Christina Roberts	Created Date:	September 1, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	531318766
Address:	3312, Caribou Drive Nw		
Overall:	In opposition of this application		

Area of Concern

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

Access/accessibility (vehicle, pedestrian, cycling)

Environmental preservation

Garbage and recycling facility locations

Site layout

General Comment

Please be advised that this proposed duplex will have a big impact on our current home. We are the neighbours and have a beautiful front porch, however if this structure gets approved we will be starting at the side of the duplex. The current proposal shows the location of the duplex being very far forward on the lot.

My request is that the city either pushes the property back so it is aligned with all the other homes on the street, or at least consider that the one side of the duplex be moved back more.

The current plan affects our view, privacy and overall does not fit in with the rest of the homes on the street being so far forward.

We also request that the tree stays at the front for environmental reasons and aesthetics.

Thank you for your consideration and please see the picture and how the house being so far forward will negatively effect us.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - IMG_0294.jpeg](#)

Name:	Alan Roberts	Created Date:	September 1, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]a	Number:	531319293
Address:	3312 Caribou Dr. NW		
Overall:	In opposition of this application		

Area of Concern

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

Environmental preservation

Site layout

General Comment

I am writing to express my serious concerns regarding the proposed duplex development at 3316 Caribou Dr. NW as outlined in file number DP2024-05849. As the owner of the adjacent property and resident of this community, I believe this development, as currently planned, will have a significant negative impact on our property and our overall neighbourhood. Below are the two issues I have with the proposed development.

1. Position of the Duplex on the Lot: The proposed positioning of the duplex, so far forward on the lot relative to the front street, will greatly affect the surrounding homes, particularly ours. The current plans indicate that the entire front of the duplex will block a significant amount of sunlight in the late afternoon and evening from reaching our front porch and will drastically reduce natural light within our home. Additionally, this positioning encloses our property, obstructing our ability to see down the street effectively leaving us blocked by a wall that extends greater than ~4m past the corner of our house. This will not only severely affect our property but will also diminishing the overall aesthetic of the neighbourhood.

2. Tree Removal: We are deeply concerned about the proposal to cut down all the trees on the property, including a mature and healthy tree located on city property. This tree is a valuable asset to the community, providing shade, beauty, and contributing to the overall green space that makes our neighborhood so desirable. The removal of this tree would not only detract from the visual appeal of the area but would also impact local wildlife and the environment. One of the many things that makes this community special is the presence of mature trees, and it is disheartening to think that such a significant tree could be lost.

We strongly urge you to reconsider the current plans and require the developer to make adjustments that would minimize the impact on neighboring properties and preserve the character of our community. Specifically, we ask that:

The duplex be repositioned further back on the lot to align more closely with the existing homes on the street.

The mature tree on city property be preserved, and alternatives be explored to integrate the natural landscape into the development.

HOUSE



I appreciate your attention to these concerns and trust that the City of Calgary and the developer will adjust the plans to balance increased density with neighbour concerns and the preservation of mature trees.

Alan Roberts
3312 Caribou Dr. NW

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 3316 Caribou Dr. Comments.pdf](#)

Name:	Daniela Karisna-Royal	Created Date:	September 2, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	531362206
Address:	3320 Caribou Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Other

General Comment

We are concerned that instead of one residential unit there is now going to be two. Originally, the developer applied for one unit house and now he changed it. The height of units will create shade and we will lose benefits of solar panels on our roof (we did our best to make our old house renovated and to be eco friendly). Houses are close to the road and with garages in a back there will be issue with storage. Where will these people park their cars??? They also want to cut down a city tree in addition to 5 mature trees that were already cut down!!!! This developer is in it for profit - sad to see. One of the fences between our house and this site fell. It is not safe for our children nor dog we have. Where do we complain? I am concerned how they will build and keep our neighborhood safe. The current owner has not been maintaining property - not cutting lawn, with excessive weeds growing for two years now.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - IMG_1456.jpeg](#)

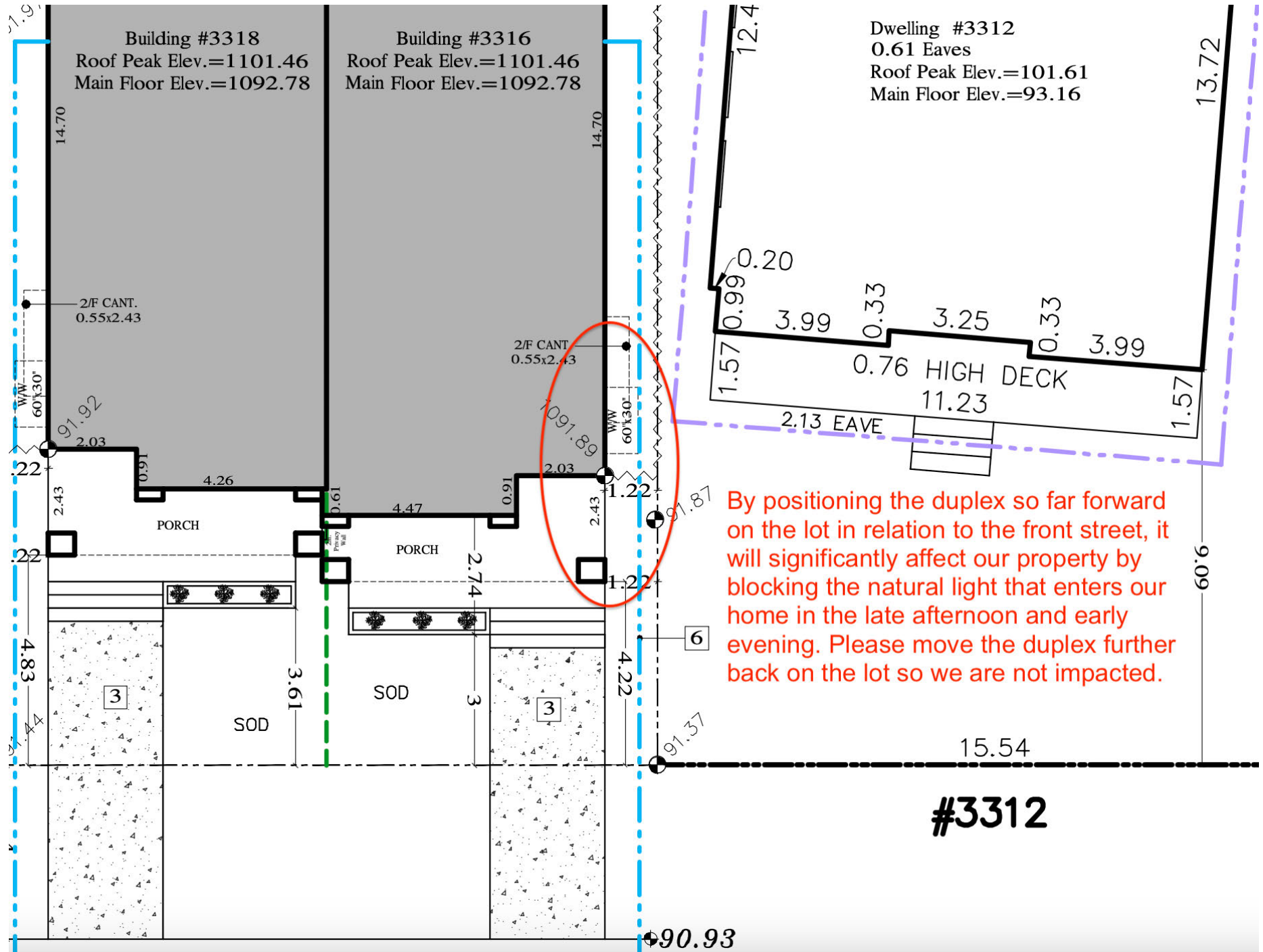
[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - IMG_1455.jpeg](#)

Name:	Fleur Bennett	Created Date:	September 2, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	531370191
Address:	3323 Caribou Dr NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Other

75



SDAB2024-0073





General Comment

I am in full opposition to this proposal, as follows:

Building:

- the proposed structure comes far closer to the sidewalk and curb than existing homes. Even the very new home (under 5 years old) to the south of this proposal was built in line with the other homes. This is absolutely against contextualization.
 - this would be the only semi-detached dwelling on the street and therefore is, by definition, against contextualization.
- One of the main reasons we purchased in this neighbourhood (and saved up for years so that we could) was to be in a single family zoned community. We had lived in a duplex prior to this and chose to leave that neighbourhood for this one.

Accessibility:

- the garages do not leave enough room to fit the 6 required bins (garbage x 2, compost x 2, recycling x 2), let alone enough room for the trucks to manoeuvre to pick them up. All garbage pick up on our street takes place in the lanes.

Parking: Permitting duplexes will create parking challenges in the future.

Environmental preservation:

- this is a tree-lined street; most of the trees are established, healthy and beautiful. We have great horned owls, hawks and various other bird life that utilize the trees in our community. This proposal seeks to cut down all trees (6) and a bush on the property.
- This structure would mop up much more of the lot's square footage with building than any other building on the street (with the exception of the apartment complexes nearer to the golf course). Permitting such developments to go forward will ultimately have drainage impacts and risks flooding of homes.

Privacy considerations:

- the proposed structure comes so close to the neighbour's home on the north that you could literally reach your hand out of the window and touch the other home
- I'd like to reiterate the choice we made and paid for, that of living on a single-family zoned street. Permitting duplexes and other multi-family structures will erode the privacy of existing neighbours.

Other:

- I'm using this to reiterate that this proposal does not fit with contextualization on several fronts, as stated above. Please do not let this permit go through. Doing so would begin the process of breaking up this community.

Attachments

Name:	Daniel A Collins	Created Date:	September 2, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	531370207
Address:	3323 Caribou Drive NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Dear Ms. Kunz,

Thank you for taking the time to consider my opposition to the development at 3316 CARIBOU DR NW File number DP2024-05849.

I am very opposed to this development for several reasons that all have to do with the fact that the proposed construction is totally out of context with the rest of this neighborhood, environmentally atrocious, and will destroy the character of our neighborhood. Specifically:

1. The plan calls for cutting down all 6 trees and 2 bushes on the existing property, including the city tree at the front of the property. Our street is one of the few streets in Calgary that have maintained our original trees and they should be preserved on this property as well.
2. The plan calls for a set back of only 4.22M from the property line. The neighboring houses have a 9.09 and a 8.52M set back. The proposed dwelling needs to be moved back to within this range to keep the context of the neighborhood.
3. In the spring this street is prone to flooding. Putting such a large footprint on this lot will only add to the flooding problem on the street.
4. In the back of the garage there is less than a metre between the lane and the garage. No place to 6 store bins! Bins need are a metre in size and need an additional metre to open and close properly when the recycling truck comes. The Garage needs to be set back by 3M to make room for the 6 garbage bins.
5. Finally, there are no duplexes on this street and they should not be allowed. They are out of context for the neighborhood.

A few years back, my family paid a premium to move from a neighborhood of duplexes to buy a home in Triwood for our big family as they outgrew our existing home. Our old neighborhood was zoned for duplexes and it was great when the kids were small. By putting in duplexes on a single family street you are destroying the character and value of our homes. It is not appropriate here and should not be allowed.

Thank you for your time and consideration,

Dan Collins

--

Dan Collins
(403) 604-7400

Attachments

Name:	Meaghan Brown	Created Date:	September 2, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	531389792
Address:	3340 Caribou Drive Northwest		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations

General Comment

As a resident on Caribou Dr, we have a gorgeous City tree canopy with large mature trees. I am opposed to this development being updated from a reasonably sized single family residence to a larger footprint duplex which requires

the removal of City trees. Additionally, the privacy of the existing house on the south is compromised by the new development. Large garage footprint in the alley will result in bins in the actual alley as they have nowhere to go. The alley is tight as it is. The property had an approved development plan for a house that fits the aesthetic of this mature neighbourhood, and the new zoning bylaw has allowed the developer to bait and switch and now propose something new where the only benefit is to the developers pocket, not the existing neighbours on this lovely quiet street.

Attachments

Name:	Ron Getz	Created Date:	September 2, 2024
Phone:		Circulation Referee:	N
Email:	[REDACTED]t	Number:	531389890
Address:	3412 Caribou Drive NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

I see NO strengths in this proposed development. But there are a number of challenges with the amount of space the new dwelling is going to take up on the property. This proposal has the front of the building coming so far that it will hinder the neighbors and negatively effect the neighboring houses. The placement of the garage, having the garage so close to the alley leaving very little room in an already small alley, and now your going to have 6 garbage bins behind the garage sticking out even further into the alley (there just isn't enough room in the alley for this type of garage).

Property Impact

Yes it will. My property value will over time go down because of these types of projects on my street. The people who have bought houses on this street was because there is only single homes. Projects like this one will only mean that more will be done on this street and thus my property value will go down as less people will desire to buy on this street because of these types of developments.

Community Impact

IT DOESN'T make for great communities, when the majority are against such a development. IT DOSEN'T do anything for "Greening the City", the proposal has them cutting down every tree on the property EVEN the City owned tree. The City preaches climate change so how can the City allow the removal of healthy trees? This is not good urban design, good urban design would be to design something that fits in with the neighborhood no something that is going to impact the neighbor hood negatively.

Surrounding Impact

This project directly effects the neighbors on both sides of the property with how close the building is allowed to come to the street. The height of the building with negatively effect both neighbors due to privacy concerns. The neighbor at 3320 Caribou Drive has SOLAR panels on their roof and this building will be blocking most if not all of the SUN to the SOLAR panels. I thought the City wanted to go greener, 3320 Caribou drive is trying to go greener but I guess the City does not care. If the City allows for this type of development onto Caribou Drive then the City is basically telling all of the other people who live on Caribou Drive that you should put SOLAR panels on your roof because the home next to you is probably going to be taken down and a similar development will be approved and you will lose most if not all of the sun light you thought you had for the SOLAR panels will be gone and you will never reduce your energy foot print (THANK YOU to the CITY of Calgary).

General Comment

Caribou drive is a desirable location because of the single homes on the street. This project is not the type of project that should be allowed onto Caribou Drive. I would like to think that the City cares about what the neighbors think but I think reality is the the City of Calgary and the Mayor are more concerns with listening to the developers who are the only ones who benefit with this type of project because this project will not create affordable homes, this project will only make money for the developers (the two living spaces will not be cheap to buy, they will be very expensive). I would like to know if there is more in favor or NOT in favor of this project. We've always been told that we live in a democracy but lately it seems like a dictatorship.

Attachments

Name:	Brian and Donna Gies	Created Date:	September 2, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	531390697
Address:	3319 Canberra Place NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This will be the first duplex built on this road of single family dwellings and will set precedent. It needs to be done right! Of course we don't want the essence of our neighbourhood changing at all but the powers that be decided to go against the wishes of the majority of its citizens. We are directly behind this proposed property and share the lane. Our view of the trees and sky will be blocked from the size of this. Our ability to park our trailer in our parking pad will be impacted. The increased lane traffic and excess garbage bins is of concern to us. The rainwater run off from this development will impact our back alley creating large holes and trenches. The green space will be so much smaller and the developers have the audacity to propose they get rid of the city tree. Isn't there a fine for that? This house will shade the home with the solar panels next to it and it will be so much farther front on the plot than the neighbours on either side impeding their views. Do you really think approving these plans will help with affordable housing? Do you not understand that the only people benefiting from changing our well established neighborhoods are the developers who put the money in their pockets. When this area was planned the multi family dwellings were built on the outer feeder roads. It is the same as in all the new districts. It should remain that way in our older established districts for people who enjoy gardening, nature and peace in their yards. If you must approve it please scale it down. Preferably go back to the plan you had approved for the single family dwelling.

Attachments

Name:	ENMAX Power	Created Date:	September 4, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	531825490
Address:	141-50 Ave SE, Calgary, AB, T2G 4S7		
Overall:	In support of this application		

Area of Concern

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

General Comment

No conflict

Attachments

Name:	Jim Andrekson	Created Date:	September 7, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	532601081
Address:	3331 Canberra Pl. NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Please read my attached comments

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Comments.pdf](#)

Name:	Triwood Community Association	Created Date:	September 11, 2024
Phone:	[REDACTED]	Circulation Referee:	Y
Email:	triwoodplanning@gmail.com	Number:	533560036
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

The Triwood Planning Committee has review DO2024-05849 and has the following comments to the proposed development:

1. The development has no access from front to back. The setback on both sides contain two window wells on each side. The 4 window wells make access from the front to back infeasible. This is a safety issue in case of an emergency.
2. The proposed side-by-side garage does not have access to accessory space to handle the 6 garbage/recycling bins. The garage and apron design does not accommodate bin use and storage. The bins are 28 inches width each. The garage apron is only 2' wide, and also has only 2' extension past the garage door. This is insufficient space to accommodate the space for 2 or 3 bins set out for collection. In addition, both garages have less than 2' from inside/middle side wall to garage door (see drawing A4.0). There is therefore not enough room to accommodate bin storage inside.
3. Landscaping does not appear to have any trees. The development proposal indicates the removal of all of the trees on the lot.

4. The plan indicates the removal of a City tree along Caribou Drive. The Community Association is against removal of City Owned urban forest trees. It does not appear that the removal of the tree is necessary.

Attachments

Sept 6, 2024

I am 100% opposed to the proposed duplex development in our neighbourhood.

The architect and developer propose to build a massive structure (two duplexes) on a lot that leaves limited green space for future tree, gardening and or vegetative planting development.

Any and all existing trees currently on the property will be removed if a development permit is granted.

Our current neighborhood thrives in an ecosystem with a strong and mature tree presence which supports multiple song birds, nesting birds, migratory birds, great horned owls, rabbits, squirrels, coyotes, bobcats, skunks and much more.

Both architect and developer will make and take the first step towards marginalizing and destroying that ecosystem if a development permit is granted. Both blatantly reject its importance and significance in our community and all communities.

There is no room in our community for duplexes.
They will foster animosity and create antagonism toward its new owners and occupants.

A retired Calgary city planner has recently advised the communities of Chinook and Eagle Ridge that the city already owns enough land along McLeod TRAIL to build and develop affordable housing to resolve housing shortages? Perhaps the city should review that more Meaningfully.

Blanket zoning will destroy inner city communities.

On Sept 9, 2024 an application will be made in a Calgary Court requesting a Stay Order prohibiting further development approvals issued by the City until the Court rules on two judicial review applications already made.

Stop the madness. Stop issuing Development Permits.



Development Authority Appeal Response

Appeal Number: SDAB2024-0073

Development Permit Number: DP2024-05849

Address: 3316 CARIBOU DR NW

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

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

Community: Collingwood

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

Use: Discretionary

Notice Posted: Completed as per Bylaw

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

Applicable Planning Policies:

- Municipal Development Plan

Bylaw Relaxations:

The development does not require any Land Use Bylaw relaxations.

Additional Factors, Considerations, and/or Rationale:

1. Please see the Reasons for Approval.
2. In response to the Notice of Appeal:
 - a. To ensure the public tree will be preserved and protected plans were revised. Conditions related to the public tree are included in the approval document.
 - b. For this development, section 542(2) of the Land Use Bylaw applies for the landscaping requirements. Landscaping for the parcel is addressed through conditions and, as per section 346.1 (b), it must be provided on the parcel within 12 months of the issuance of a development completion permit.

Condition:

A minimum of two trees per unit must be planted on the parcel for a total of four. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian

Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:

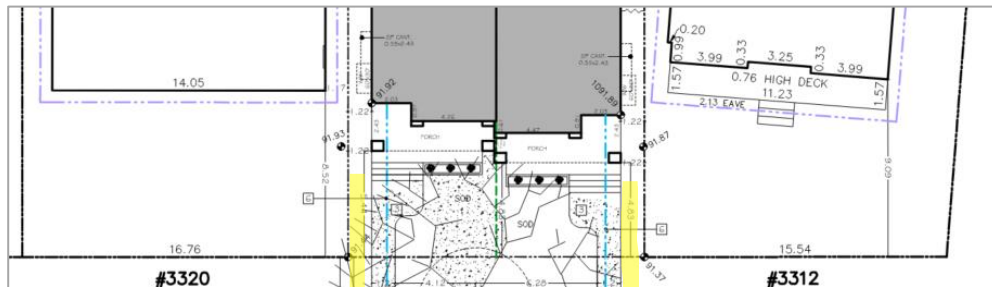
- a. A deciduous tree with a minimum calliper of 50.0mm; or*
- b. A coniferous tree with a minimum height of 2.0 metres.*

To satisfy the requirement of two trees, the following sizes must be met:

- a. A deciduous tree with a minimum calliper of 85.0mm; or*
- b. A coniferous tree with a minimum height of 4.0 metres.*

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

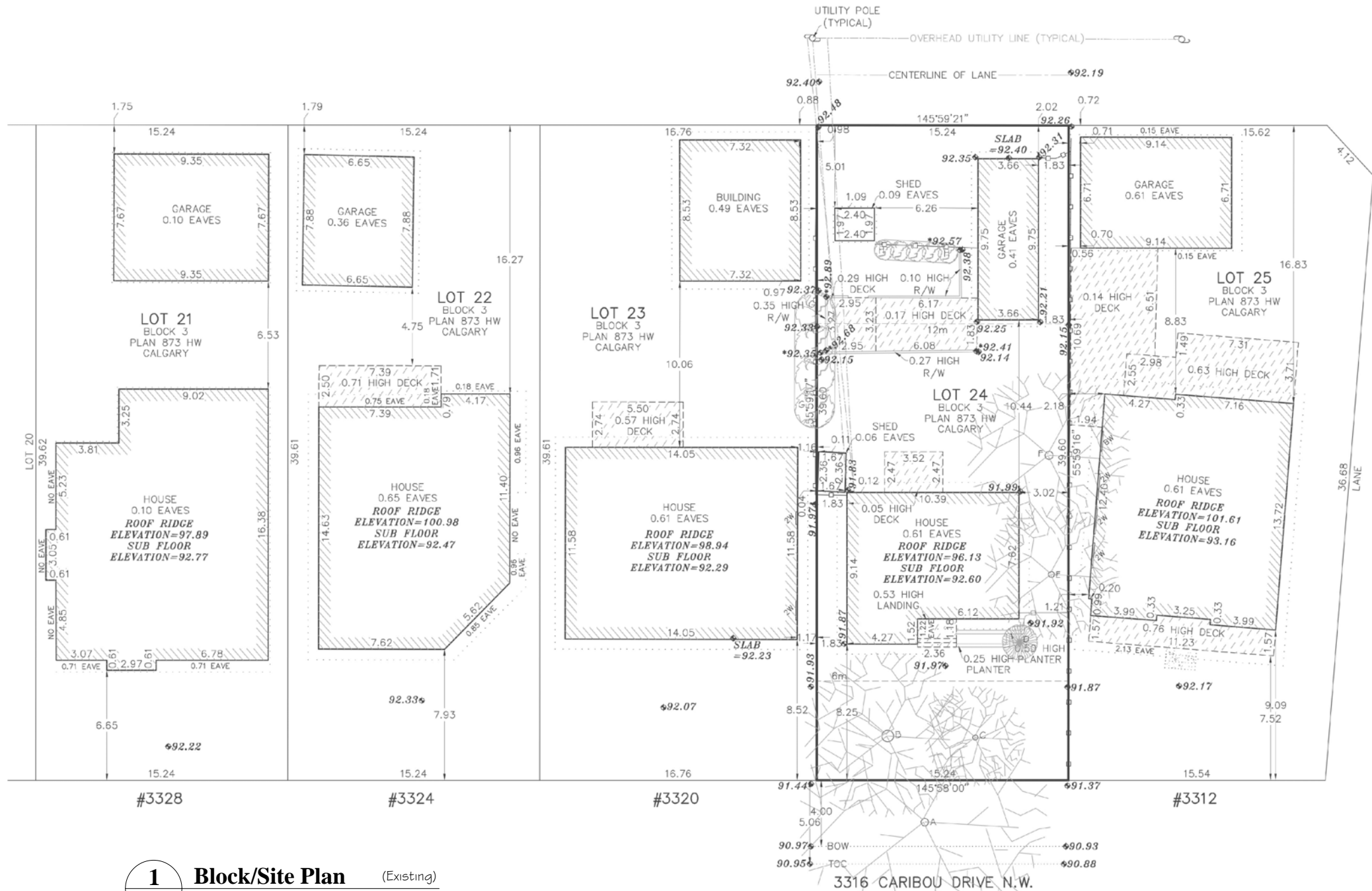
- c. The east unit's front setback measured to the porch post is 4.83 metres and the west unit's front setback measured to the porch post is 5.44. The required front setback is 3.0 metres.



- d. There are no storage requirements for waste, recycling and organic bins that apply to low-density residential developments of less than three units. (LUB s.546.3)
- e. The MDP identifies the subject parcel within the Inner City land use typology on the Urban Structure map. MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit. The MDP promotes housing diversity and choice through the following policies:
 - i. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing (MDP 2.2.5.a)
 - ii. Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities. (MDP 2.2.5.b)
 - iii. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
 - A mix of housing types and tenures, including single detached, ground oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium and higher-density and mixed-use residential developments.
 - A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types (MDP 2.3.1.a)

3. The Development Authority may provide additional materials prior to the merits hearing.

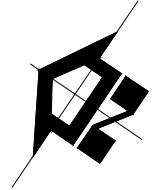




Project:
New Semi-Detached Dwelling

Address :
3316, Caribou Drive, NW
Calgary, AB

Project Designer:
Sara Karimi avval



RENOCAL

Tel: 403-971-8177
calgary.renov@gmail.com

Lot 24, Block 3, Plan 873 HW

Drawing :
Block Plan, Existing

Scale :
1:300

Designed By :
SK

Drawn By :
SK

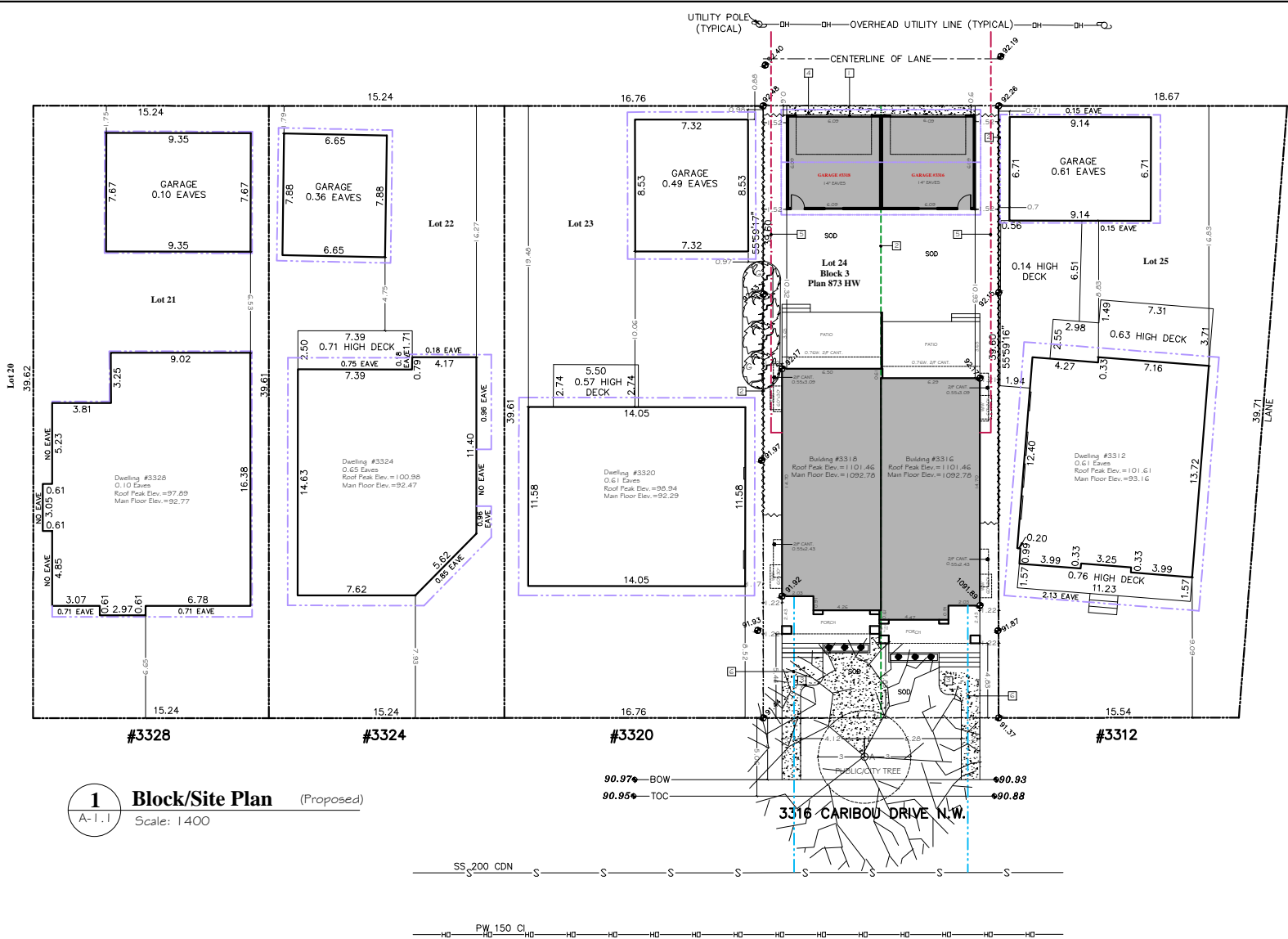
Checked By :
SK

Date :
15-July-2024

File No.
24-158-20240715-A1.0

Sheet :
A1.0

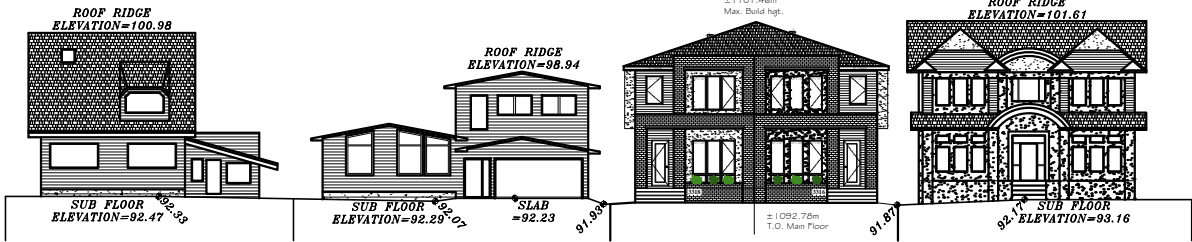
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1 Block/Site Plan (Proposed)
A-1.1 Scale: 1:400

- 1 Overhead Garage Door
- 2 New 6' High Fence
- 3 New Walkways
- 4 New Concrete Apron - Extend width of garage
- 5 New Power Lines - Location TBD on Site
- 6 New Water and Sewer Lines - Location TBD on Site

Note: An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during deep service installation and walkway installation. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.



TREE TABLE						
TREE	CALLIPER	SPREAD	HEIGHT	TYPE	STATUS	
A	0.46	15.0	11.0	DECIDUOUS	WILL REMAIN	PUBLIC/CITY TREE
B	0.41	10.0	12.0	DECIDUOUS	WILL REMOVE	
C	0.31	6.0	11.5	DECIDUOUS	WILL REMOVE	
D	0.07	2.1	3.1	CONIFEROUS	WILL REMOVE	
E	0.37	8.0	9.0	DECIDUOUS	WILL REMOVE	
F	0.50	10.0	14.0	DECIDUOUS	WILL REMOVE	
G	-	2.4	3.4	BUSH LINE	---	
H	-	1.2	1.7	BUSH LINE	WILL REMOVE	

3316, Caribou Drive, NW

Legal Description:

Lot 24
Block 3
Plan 873 HW

Zoning:
Residential, (RCG) District

Total Parcel Area 3316:
301.66 SQ.M. (3'247.04 SQ.FT.)

Max. Lot Coverage = 45%
Building Area Allowed:
1'461.16 SQ.FT.

Area House 3316:
Lower= ±1'056.91 SQ.FT.
Main = ±1'060.25 SQ.FT.
Upper= ±1'146.05 SQ.FT.
Porch = ±123.33 SQ.FT.
Garage= ±400.00 SQ.FT.

Total Building Footprint Area :
135.66 SQ.M. (1'460.25 SQ.FT.)

Lot Coverage:44.97%

Total Parcel Area 3318:
301.68 SQ.M. (3'247.25 SQ.FT.)

Max. Lot Coverage = 45%
Building Area Allowed:
1'461.26 SQ.FT.

Area House 3318:
Lower= ±1'056.91 SQ.FT.
Main = ±1'060.25 SQ.FT.
Upper= ±1'146.05 SQ.FT.
Porch = ±120.00 SQ.FT.
Garage= ±400.00 SQ.FT.

Total Building Footprint Area :
135.66 SQ.M. (1'460.25 SQ.FT.)

Lot Coverage:44.96%

Project:

New Semi-Detached Dwelling

Address :

3316, Caribou Drive, NW
Calgary, AB

Project Designer:

Sara Karimi avval



RENOCAL

Tel: 403-971-8177
calgary.renov@gmail.com

Lot 24, Block 3, Plan 873 HW

Drawing :

Block Plan, Proposed

Scale :

1:400

Designed By :

SK

Drawn By :

SK

Checked By :

SK

Date :

26-September-2024

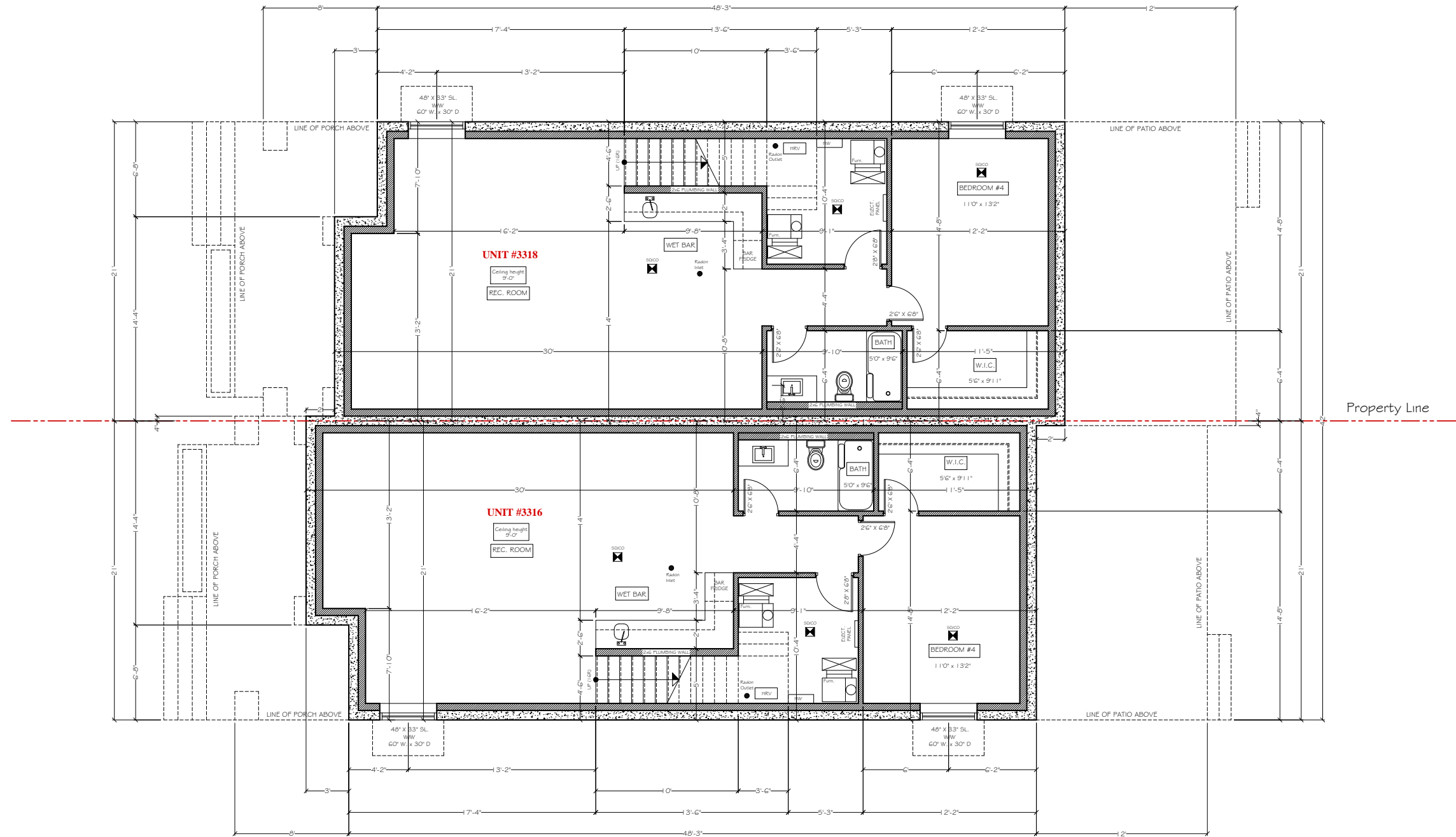
File No.

24-158-20240926-A1.1

Sheet :

A1.1

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1 Lower Floor Plan (Proposed)
A-2.0 Scale: 1/8"=1'-0"

Area Unit 3316:

Lower Plan ... 1'056.91 SQ.FT.
Garage ... 400.00 SQ.FT.
Porch ... 123.33 SQ.FT.

Main Floor ... 1'060.25 SQ.FT.
Upper Floor ... 1'146.05 SQ.FT.

Total Area= 2'206.30 SQ.FT.

Area Unit 3318:

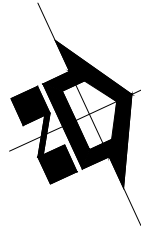
Lower Plan ... 1'056.91 SQ.FT.
Garage ... 400.00 SQ.FT.
Porch ... 120.00 SQ.FT.

Main Floor ... 1'060.25 SQ.FT.
Upper Floor ... 1'146.05 SQ.FT.

Total Area= 2'206.30 SQ.FT.

Lower Floor Actual Area= 789.09 SQ.FT.

Project:
New Semi-Detached Dwelling
Address :
3316, Caribou Drive, NW
Calgary, AB
Project Designer:
Sara Karimi avval



RENOCAL

Tel: 403-971-8177
calgary.renov@gmail.com

Lot 24, Block 3, Plan 873 HW

Drawing :
Lower Floor Plan, Proposed

Scale :
1/8"=1'-0"

Designed By :
SK

Drawn By :
SK

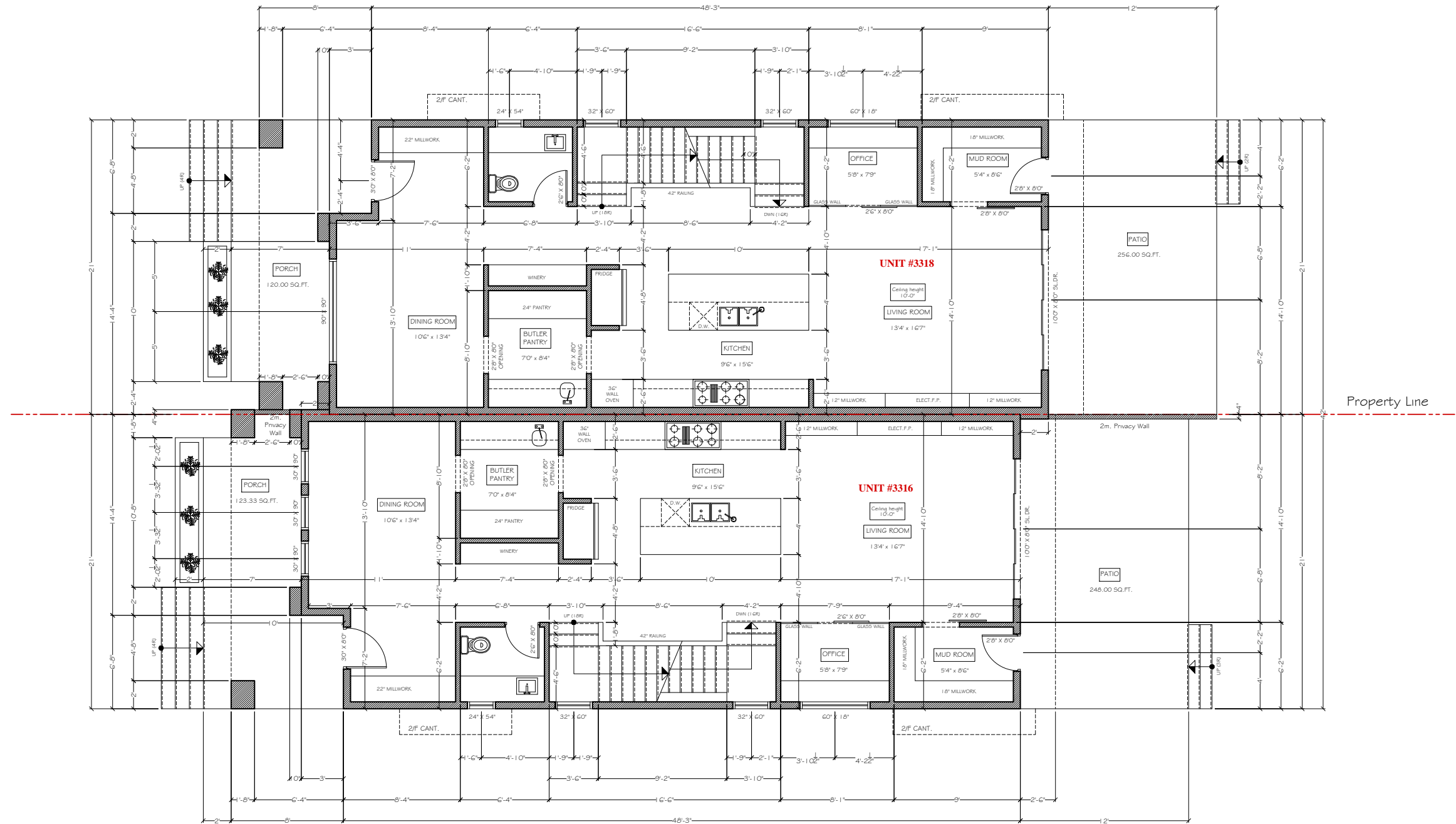
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Date :
15-July-2024

File No.
24-158-20240715-A2.0

Sheet :
A2.0

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1 Main Floor Plan (Proposed)
A-2.1 Scale: 1/8"=1'-0"

Area Unit 3316:

Lower Plan ... 1'056.91 SQ.FT.
Garage ... 400.00 SQ.FT.
Porch ... 123.33 SQ.FT.

Main Floor ... 1'060.25 SQ.FT.
Upper Floor ... 1'146.05 SQ.FT.

Total Area= 2'206.30 SQ.FT.

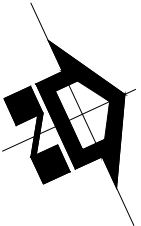
Area Unit 3318:

Lower Plan ... 1'056.91 SQ.FT.
Garage ... 400.00 SQ.FT.
Porch ... 120.00 SQ.FT.

Main Floor ... 1'060.25 SQ.FT.
Upper Floor ... 1'146.05 SQ.FT.

Total Area= 2'206.30 SQ.FT.

Project:
New Semi-Detached Dwelling
Address :
3316, Caribou Drive, NW
Calgary, AB
Project Designer:
Sara Karimi avval



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calgary.renov@gmail.com

Lot 24, Block 3, Plan 873 HW

Drawing :
Main Floor Plan, Proposed

Scale :
1/8"=1'-0"

Designed By :
SK

Drawn By :
SK

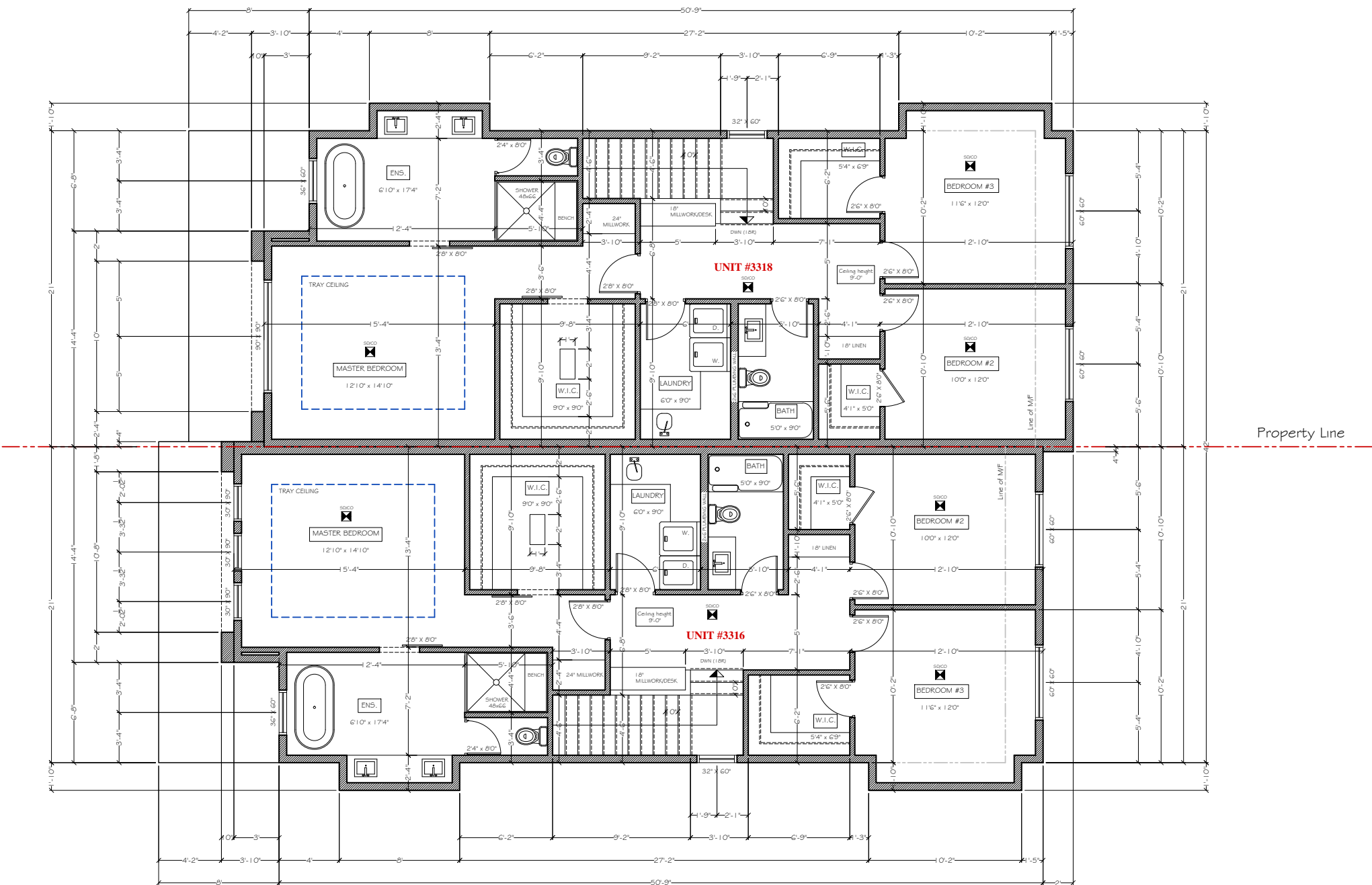
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Date :
24-September-2024

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24-158-20240924-A2.1

Sheet :
A2.1

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1 Upper Floor Plan (Proposed)
A-2.2 Scale: 1/8"=1'-0"

Area Unit 3316:

Lower Plan ... 1'056.91 SQ.FT.
Garage ... 400.00 SQ.FT.
Porch ... 123.33 SQ.FT.

Main Floor ... 1'060.25 SQ.FT.
Upper Floor ... 1'146.05 SQ.FT.

Total Area= 2'206.30 SQ.FT.

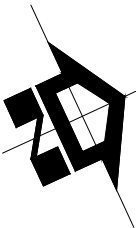
Area Unit 3318:

Lower Plan ... 1'056.91 SQ.FT.
Garage ... 400.00 SQ.FT.
Porch ... 120.00 SQ.FT.

Main Floor ... 1'060.25 SQ.FT.
Upper Floor ... 1'146.05 SQ.FT.

Total Area= 2'206.30 SQ.FT.

Project:
New Semi-Detached Dwelling
Address :
3316, Caribou Drive, NW
Calgary, AB
Project Designer:
Sara Karimi avval



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Tel: 403-971-8177
calgary.renov@gmail.com

Lot 24, Block 3, Plan 873 HW

Drawing :
Upper Floor Plan, Proposed

Scale :
1/8"=1'-0"

Designed By :
SK

Drawn By :
SK

Checked By :
SK

Date :
15-July-2024

File No.
24-158-20240715-A2.2

Sheet :
A2.2

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Exterior Materials

- 1 Stucco
- 2 Wood
- 3 Brick/ Stone Veneer
- 4 Window - Clear Glazing
- 5 Shingle Asphalt - Black
- 6 Prefinished Metal / Cedar Trim-Soffit

Windows & Doors
Rough Terrain- Class R- PG25, 1 200 Pa
Design Pressure, 260 Pa Water Resistance,
A2 Air, U-Value (Doors & Windows) Max. 1 .6

**** Note****
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering
To Ensure Proper Venting And Egress.

****Note****
Provide Proper Slope to Allow Drainage Away From Residence

****Note****
Contractor To Confirm Dim. Prior To Const.



1 Front Elevation (Proposed)
A-3.0 Scale: 1/8"=1'-0"

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Project:
New Semi-Detached Dwelling
Address :
3316, Caribou Drive, NW
Calgary, AB
Project Designer:
Sara Karimi avval

RENOCAL

Tel: 403-971-8177
calgary.renov@gmail.com

Lot 24, Block 3, Plan 873 HW

Drawing :
Front Elevation, Proposed

Scale :
1/8"=1'-0"

Designed By :
SK

Drawn By :
SK

Checked By :
SK

Date :
15-July-2024

File No.
24-158-20240715-A3.0

Sheet :
A3.0

Exterior Materials

- 1 Stucco
- 2 Wood
- 3 Brick/ Stone Veneer
- 4 Window - Clear Glazing
- 5 Shingle Asphalt - Black
- 6 Prefinished Metal / Cedar Trim-Soffit

Glazing Calculation:

Wall Area = 1117.26 SQ.FT.
Allowable Glazing = 7% = 78.20 SQ.FT.
Proposed Glazing = 67.01 SQ.FT.

Windows & Doors

Rough Terrain- Class R- PG25, 1 200 Pa
Design Pressure, 260 Pa Water Resistance,
A2 Air, U-Value (Doors & Windows) Max. 1.6

** Note**

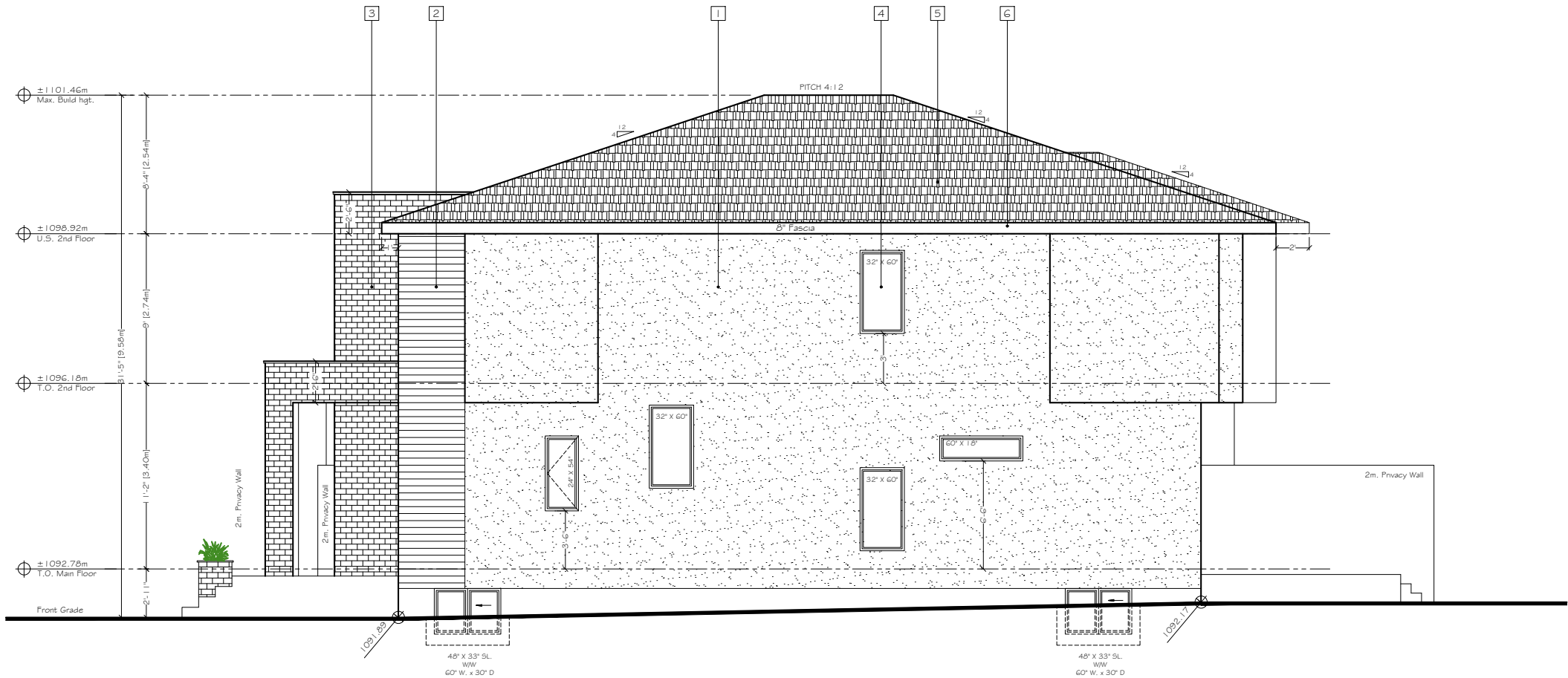
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering
To Ensure Proper Venting And Egress.

Note

Provide Proper Slope to Allow Drainage Away From Residence

Note

Contractor To Confirm Dim. Prior To Const.



1 Right Elevation (Proposed)
A-3.1 Scale: 1/8"=1'-0"

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Project:

New Semi-Detached Dwelling

Address :

3316, Caribou Drive, NW
Calgary, AB

Project Designer:

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calgary.renov@gmail.com

Lot 24, Block 3, Plan 873 HW

Drawing :

Right Elevation, Proposed

Scale :

1/8"=1'-0"

Designed By :

SK

Drawn By :

SK

Checked By :

SK

Date :

15-July-2024

File No.

24-158-20240715-A3.1

Sheet :

A3.1

Exterior Materials

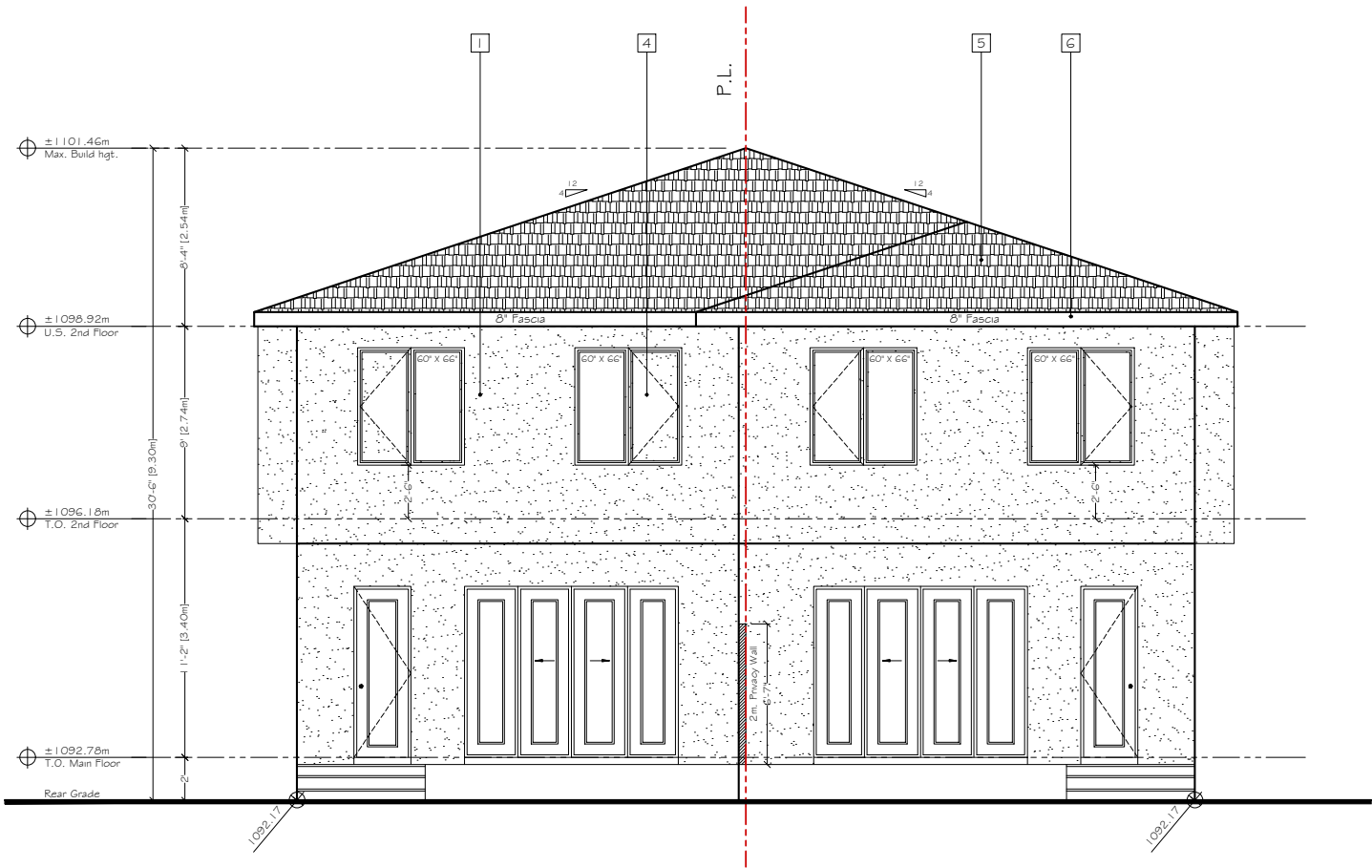
- 1 Stucco
- 2 Wood
- 3 Brick/ Stone Veneer
- 4 Window - Clear Glazing
- 5 Shingle Asphalt - Black
- 6 Prefinished Metal / Cedar Trim-Soffit

Windows & Doors
Rough Terrain- Class R- PG25, 1 200 Pa
Design Pressure, 260 Pa Water Resistance,
A2 Air, U-Value (Doors & Windows) Max. 1 .6

**** Note****
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering
To Ensure Proper Venting And Egress.

****Note****
Provide Proper Slope to Allow Drainage Away From Residence

****Note****
Contractor To Confirm Dim. Prior To Const.



1 Rear Elevation (Proposed)
A-3.2 Scale: 1/8"= 1'-0"

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Project:
New Semi-Detached Dwelling
Address :
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Calgary, AB
Project Designer:
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calgary.renov@gmail.com

Lot 24, Block 3, Plan 873 HW

Drawing :
Rear Elevation, Proposed

Scale :
1/8"=1'-0"

Designed By :
SK

Drawn By :
SK

Checked By :
SK

Date :
15-July-2024

File No.
24-158-20240715-A3.2

Sheet :
A3.2

Exterior Materials

- 1 Stucco
- 2 Wood
- 3 Brick/ Stone Veneer
- 4 Window - Clear Glazing
- 5 Shingle Asphalt - Black
- 6 Prefinished Metal / Cedar Trim-Soffit

Glazing Calculation:

Wall Area = 1116.69 SQ.FT.
Allowable Glazing = 7% = 78.16 SQ.FT.
Proposed Glazing = 61.64 SQ.FT.

Windows & Doors

Rough Terrain- Class R- PG25, 1200 Pa
Design Pressure, 260 Pa Water Resistance,
A2 Air, U-Value (Doors & Windows) Max. 1.6

**** Note****
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering
To Ensure Proper Venting And Egress.

****Note****
Provide Proper Slope to Allow Drainage Away From Residence

****Note****
Contractor To Confirm Dim. Prior To Const.

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Project:
New Semi-Detached Dwelling

Address :
**3316, Caribou Drive, NW
Calgary, AB**

Project Designer:
Sara Karimi avval

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Tel: 403-971-8177
calgary.renov@gmail.com

Lot 24, Block 3, Plan 873 HW

Drawing :
Left Elevation, Proposed

Scale :
1/8"=1'-0"

Designed By :
SK

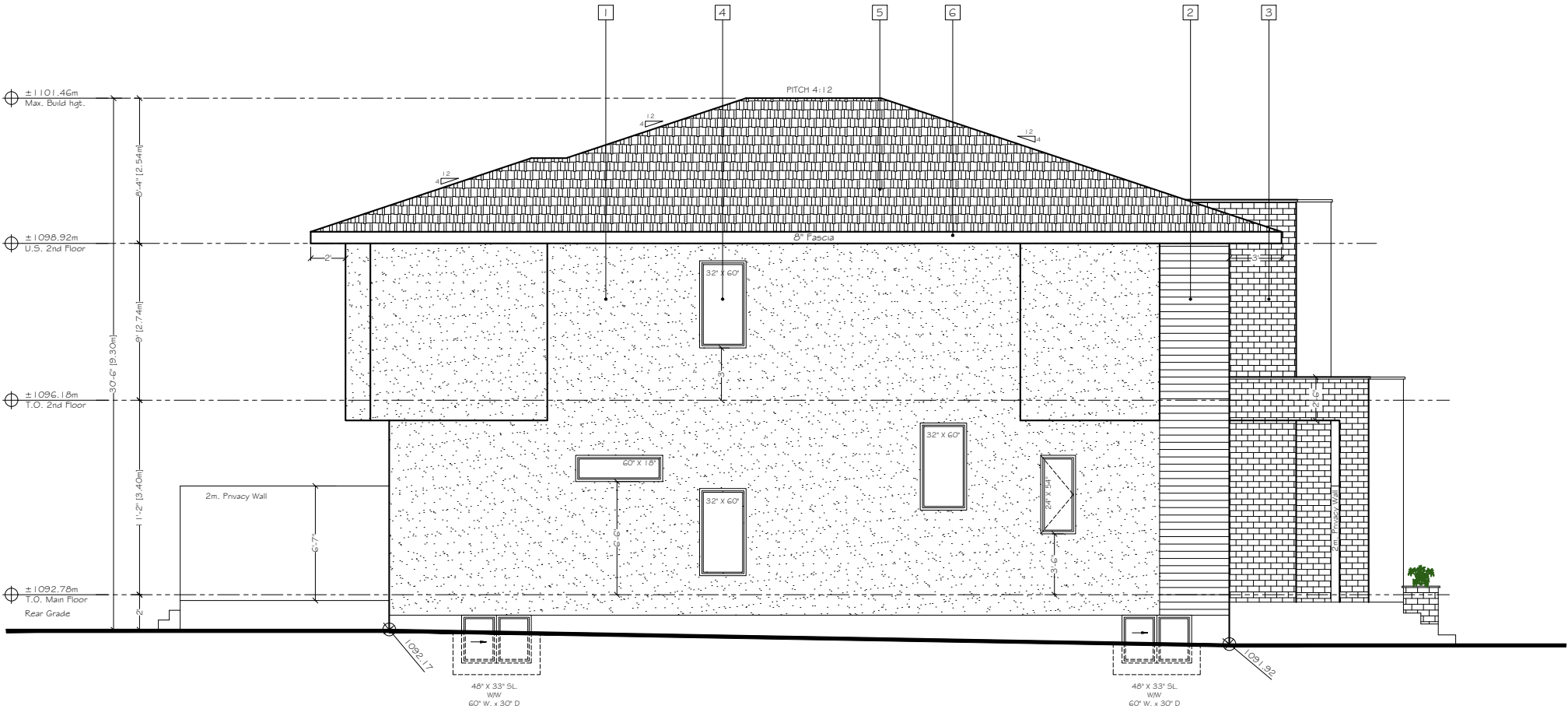
Drawn By :
SK

Checked By :
SK

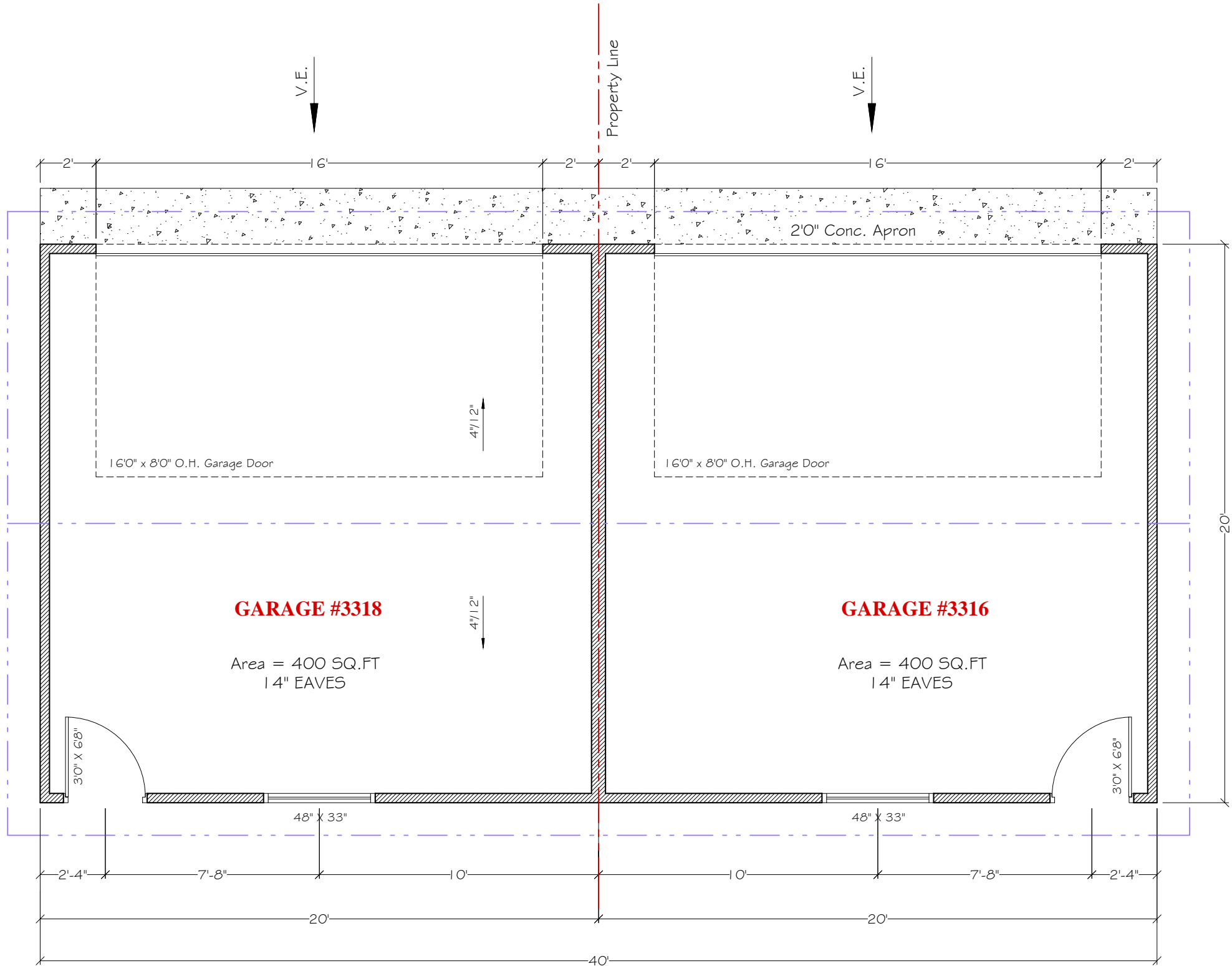
Date :
15-July-2024

File No.
24-158-20240715-A3.3

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A3.3



1 Left Elevation (Proposed)
A-3.3 Scale: 1/8"=1'-0"



1 Garage Plan (Proposed)
A-4.0 Scale: 1/4" = 1'-0"

Project:

Accessory Building

Address :

3316, Caribou Drive, NW
Calgary, AB

Project Designer:

Sara Karimi avval

RENOCAL

Tel: 403-971-8177
calgary.renov@gmail.com

Lot 24, Block 3, Plan 873 HW

Drawing :

Garage Floor Plan, Proposed

Scale :

1/4"=1'-0"

Designed By :

SK

Drawn By :

SK

Checked By :

SK

Date :

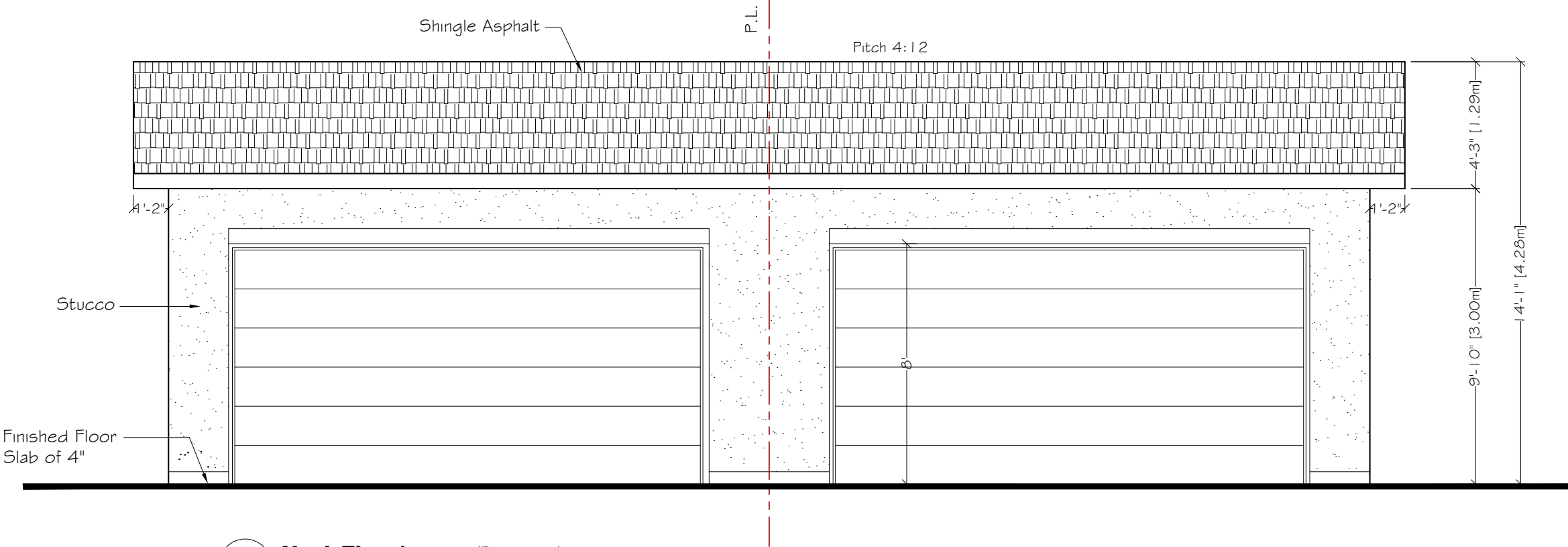
15-July-2024

File No.

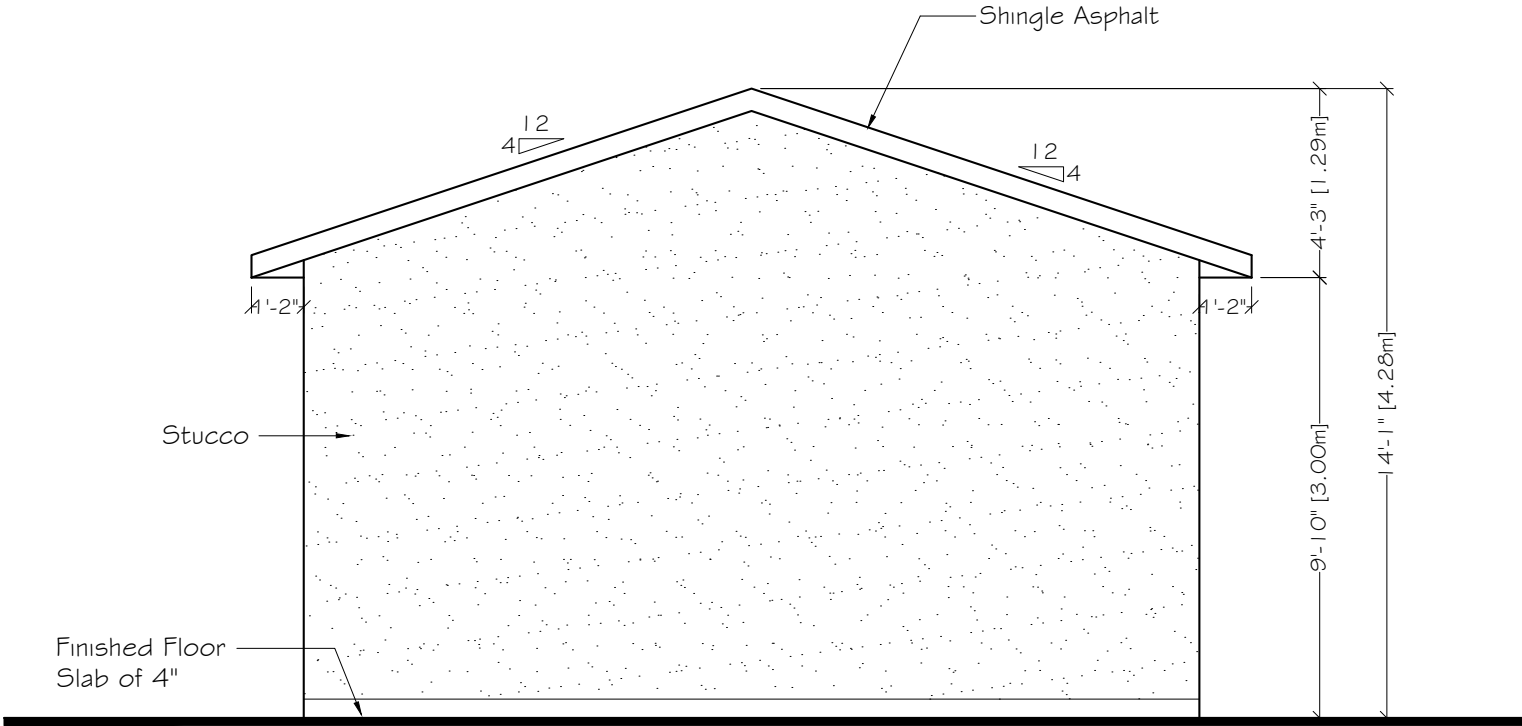
24-158-20240715-A4.0

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A4.0



1 North Elevation (Proposed)
A-4.1 Scale: 1/4" = 1'-0"



2 East & West Elevation (Proposed)
A-4.1 Scale: 1/4" = 1'-0"

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Project:
Accessory Building
Address :
3316, Caribou Drive, NW
Calgary, AB
Project Designer:
Sara Karimi avval

RENOCAL
Tel: 403-971-8177
calgary.renov@gmail.com

Lot 24, Block 3, Plan 873 HW

Drawing :
Garage Elevations, Proposed

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

Designed By :
SK

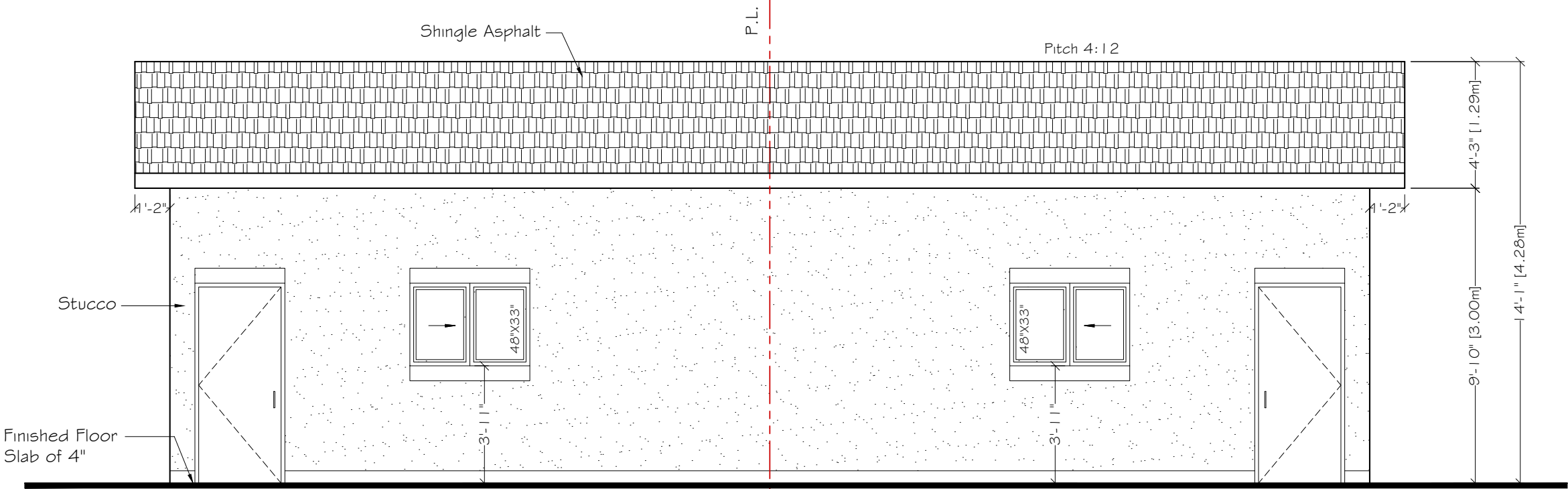
Drawn By :
SK

Checked By :
SK

Date :
15-July-2024

File No.
24-158-20240715-A4.1

Sheet :
A4.1



1 South Elevation (Proposed)
A-4.2 Scale: 1/4" = 1'-0"

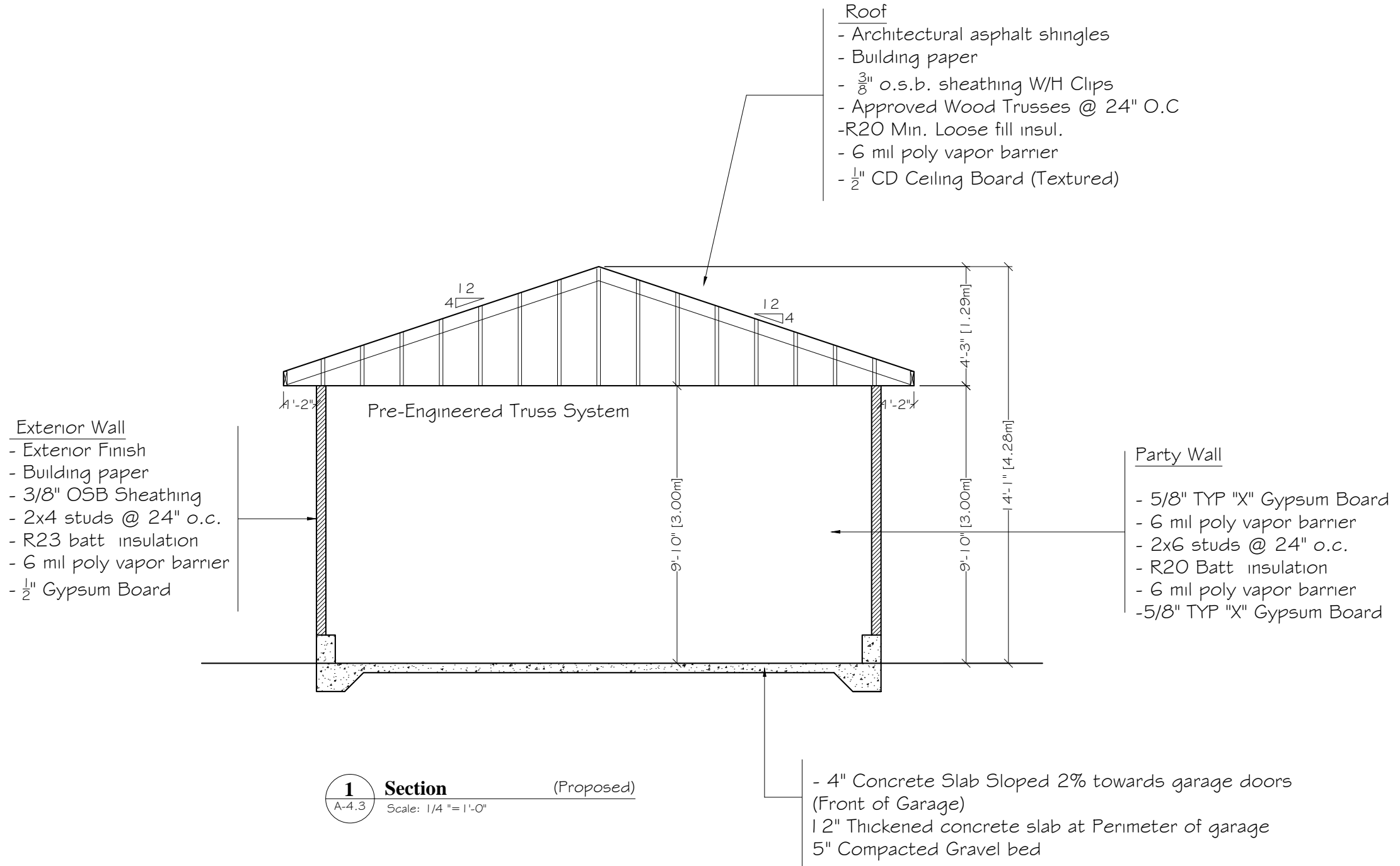
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Project:
Accessory Building
Address :
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Calgary, AB
Project Designer:
Sara Karimi avval

RENOCAL
Tel: 403-971-8177
calgary.renov@gmail.com

Lot 24, Block 3, Plan 873 HW

Drawing :
Garage Elevation, Proposed
Scale :
1/4"=1'-0"
Designed By :
SK
Drawn By :
SK
Checked By :
SK
Date :
15-July-2024
File No.
24-158-20240715-A4.2
Sheet :
A4.2



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Project:
Accessory Building

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Calgary, AB

Project Designer:
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RENOCAL

Tel: 403-971-8177
calgary.renov@gmail.com

Lot 24, Block 3, Plan 873 HW

Drawing :
Garage Section, Proposed

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

Designed By :
SK

Drawn By :
SK

Checked By :
SK

Date :
15-July-2024

File No.
24-158-20240715-A4.3

Sheet :
A4.3