

REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

DATE: April 24, 2025	APPEAL NO.: SDAB2025-0038 FILE NO.: DP2024-06760
APPEAL BY: Catherine Bootle & Cameron Huard represented by Carol McClary, Sharon Barr, and Haysboro Community Association represented by Karen Arndt & Jennifer Baldwin	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Dwelling Units (2 buildings), Secondary Suites (basement) was approved at <u>9611 ELBOW DR SW.</u>	LAND USE DESIGNATION: H-GO Permitted
COMMUNITY OF: Haysboro	DATE OF DECISION: March 7, 2025
APPLICANT: PHASE ONE represented by Rick Grol	OWNERS: AMARPREET BASRA

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]	9611 Elbow Drive SW
Development Permit/Subdivision Application/File Number [required]	DP2024-06760
Name of Appellant [required]	Catherine Bootle & Cameron Huard
Agent Name (if applicable)	Carol McClary
Street Address [required]	11 Haddock Road Southwest
hdnFullAddress	11 Haddock Road Southwest Calgary AB T2S 0G7
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2S 0G7
Residential Phone # [required]	(403) 612-4184
Business Phone #	
Email Address [required]	cat.i.bootle@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]

DP2024-06760 was granted a relaxation on the separation between the buildings on the parcel and the basement window wells project into the walkway. This development is contrary to the Heritage Communities Local Area Plan. This development negatively impacts the adjacent land owners. As well as any information that may arise after careful examination of the file and the plans.

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

Estimated Presentation Time 1.5 hours

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

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

If yes, what are the issues?

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

If yes, how many will you be bringing?

I confirm and acknowledge that

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

Submission Date 2025-03-26 09:08:32 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



March 25th, 2025

The Haysboro Community Association will be co-appellants on appeal with Catherine Bootle, Cameron Huard, and Sharon Barr for permit DP2024-06760. We grant Karen Arndt, Planning Director/Board Member, and Jennifer Baldwin Planning Committee Member/ Board Member, to speak on behalf of the Haysboro Community Association at the upcoming SDAB hearing.

Contact information:

Karen Arndt - karena@haysboro.org 403-860-7462

Jennifer Baldwin - jenniferb@haysboro.org 778-877-7898

Address: Haysboro Community Association 1204 89 Ave SW, Calgary, AB T2V 0W4

Regards,

Planning Committee

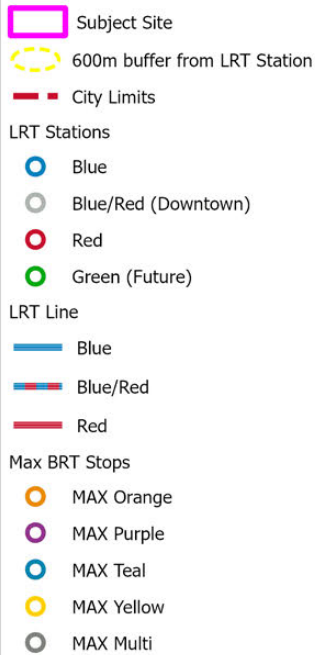
Haysboro Community Association

March 25th, 2025

















I, Sharon Barr will be co-appellants with Catherine Bottle, Cameron Huard, and Haysboro Community in the appeal for DP2024-06760. My contact information is as follows:

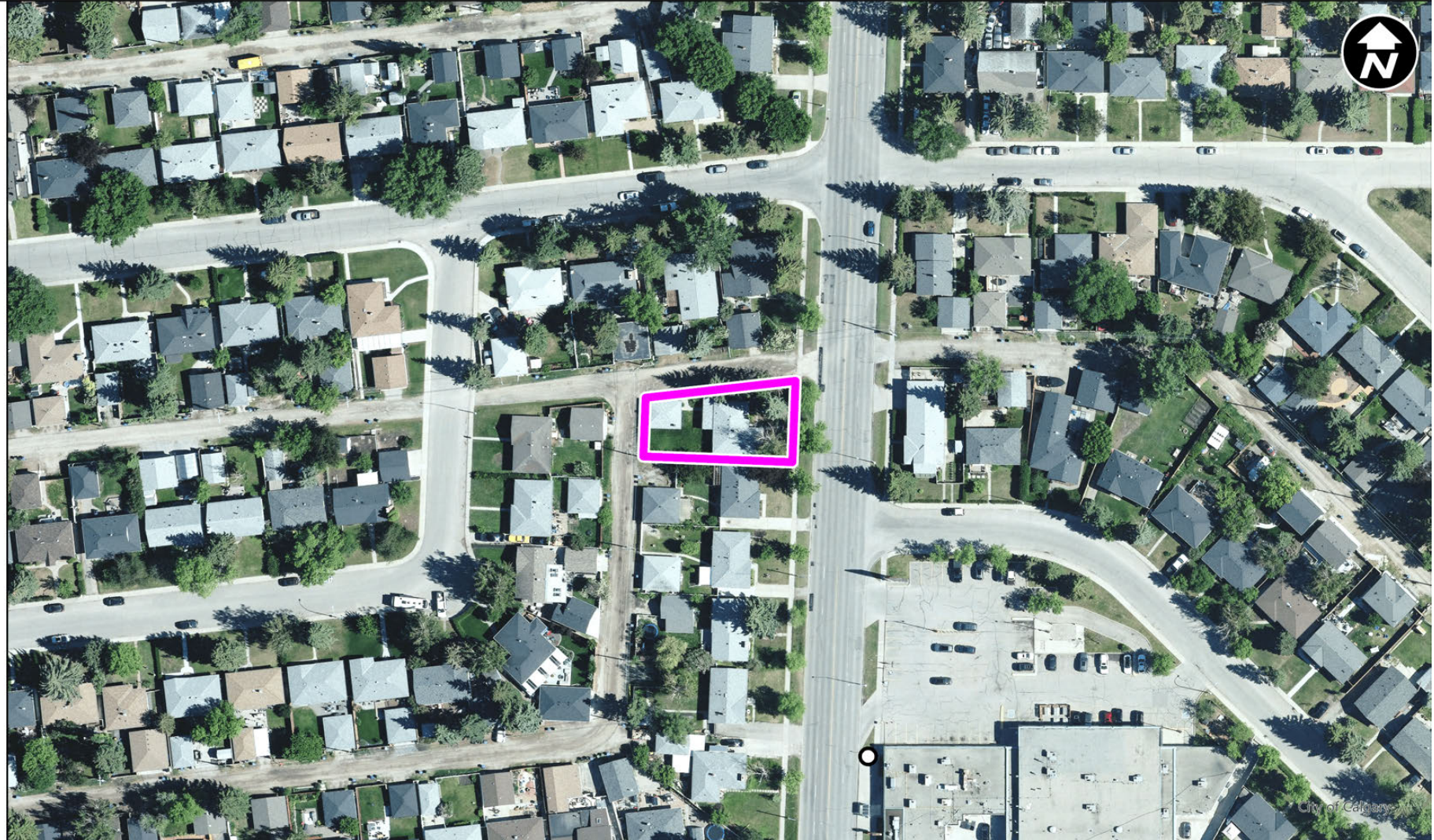
Sharon Barr - silverdolphin555@hotmail.com 403-813-1507

Address: 9615 Elbow Dr. S.W. Calgary, AB T2V 1M1



Site Context SDAB2025-0038

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



Land Use Districts SDAB2025-0038







March 10, 2025

PHASE ONE



Dear Applicant:

RE: Notification of Decision: DP2024-06760

Subject: New: Dwelling Units (2 buildings), Secondary Suites (basement)

Address: 9611 ELBOW DR SW

This is your notification of decision by the Development Authority to approve the above noted application on March 7, 2025.

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

Development approved by this permit must commence by March 7, 2027 or the development permit shall cease to be valid.

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 or by email at Tyler.Josephson@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Tyler Josephson
Planner 2
Planning and Development
Attachment(s)



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

DP2024-06760

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

9611 ELBOW DR SW

Community: **Haysboro**

L.U.D.: **H-GO**

and legally described as:

4704HL;34;5

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

New: Dwelling Units (2 buildings), Secondary Suites (basement)

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: **March 7, 2025**

Development Authority: **Rafal Cichowlas**

File Manager: **Tyler Josephson**

Release Date: _____

This permit will not be valid if development has not commenced by: March 07, 2027

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: **PHASE ONE**

Address: **#201 1218A 9 AV SE**

City: **Calgary, Alberta, T2G0T1**

Phone: **4034573645**



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

DP2024-06760

Complete Address and Legal Description listing for Development Permit DP2024-06760

Address Type	Address	Legal Description
Building	9611 ELBOW DR SW	
Parcel	9611 ELBOW DR SW	4704HL;34;5



Conditions of Approval – Development Permit

Application Number:	DP2024-06760
Application Description:	New: Dwelling Units (2 buildings), Secondary Suites (basement)
Land Use District:	Housing - Grade Oriented District (H-GO)
Use Type:	Permitted
Site Address:	9611 ELBOW DR SW
Community:	HAYSBORO
Applicant:	PHASE ONE
Development Applications Review Team	
Planning:	TYLER JOSEPHSON Tyler.Josephson@calgary.ca
Utility Engineering:	CHRIS FLEETWOOD (403) 268-5690 Chris.Fleetwood@calgary.ca
Mobility Engineering:	HILARY ENNS 403-200-8641 Hilary.Enns@calgary.ca

Prior to Release Requirements

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

Planning

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly.

Utility Engineering

2. Submit an electronic Development Site Servicing Plan (DSSP) circulation, for review and acceptance, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.

For further information, refer to the following:

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

Note:

For further information, contact Utility Specialists at:

WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

3. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

Based on the information provided with the initial submission, the preliminary estimate is \$17,958.40.

Note(s):

- Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.
- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

4. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction. The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work). Roads
 - a. Construction of new 1.7m wide separate sidewalk (width varies due to existing trees;)
 - b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,
5. Remit payment (certified cheque, bank draft) for street light relocation or upgrades, if required, adjacent to the development within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

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

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

*Note : this condition is a formality and is included when securities are requested as it forms a portion of the estimate letter. Unless street lights are present and relocation or other work is required, the value will be \$0.00.

Permanent Conditions

The following permanent conditions shall apply:

Planning

6. All rules of Land Use Bylaw 1P2007 apply, there are no relaxations applicable to the development.
7. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
8. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
9. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.
10. The development must be constructed to ensure a minimum separation of 6.5 metres is provided between the two main residential buildings as detailed on the approved site plan.
11. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca
12. All sodded areas should be planted with a drought tolerant grass species. For information about water efficient landscaping refer to the [YardSmart](https://www.yardsmart.ca) webpage.
13. 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.
14. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
15. 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.
16. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to

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

construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

17. 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.
18. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 4.0 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
19. 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.

Utility Engineering

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

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

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

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

21. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a

minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

22. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Manager, Development Engineering.
23. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
24. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
25. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within utility rights-of-way.
26. Pursuant to Bylaw 1H2024, off-site levies are applicable.

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.

Note(s):

-Include the completed Payment Submission Form, which was emailed to the applicant.

-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

To obtain a final estimate contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

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

28. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca
29. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

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

30. 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.
31. 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.
32. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
33. 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.
34. Contact City of Calgary Business Licensing at 403-268-5311 to determine what is required for business licensing.
35. 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.
36. 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.
37. 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

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.

at the applicants expense. Please contact Urban Forestry at 311 for more information.

38. 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.
39. 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 **\$8,924.51**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
40. 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.

Utility Engineering

41. The developer is responsible for ensuring that:
 - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation or risk management is undertaken.
 - b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action plan and/or risk management plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Alberta Health Services.
 - c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
 - d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
 - e. The development is in compliance with applicable environmental approvals (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

42. Prior to the commencement of construction, alteration or demolition operations, a fire safety plan, accepted in writing by the Fire Department and the authority-having jurisdiction, shall be prepared for the site and conform to the requirements of the AFC 2014, Division B, 5.6.1.3. This document is required as a Building Permit condition for approval.

Note:

For further details, contact Fire Department Technical Services at ryan.smith@calgary.ca OR 403-801-6595.

43. Fire access and/or proximities shall be in accordance with current Calgary Fire Department Access Standards and / or current applicable code(s) articles. See below.

For context:

- a) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard. Appropriate code reference 9.10.20.3.(1).
- b) Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property. Appropriate code reference A 9.10.20.3.(1) Fire Department Access Route Modification.

Some buildings and / or units may be subject to having to be sprinklered.

1.3.3.4. Building Size Determination

1) Where a firewall divides a building, each portion of the building so divided shall be considered as a separate building, except when this requirement is specifically modified in other parts of this Code.

- c) Where access to a building as required and is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.
- d) For residential buildings, including townhouse complexes, the distance of the principle entrance from a street should not exceed 45m (as per RB14-042). Each dwelling unit (secondary suites included) must be within 45m travel distance to from street (fire access lane) to principle entrance.

Fire Professional involvement, NBC(AE) 2.4.2.1(4)

Residential buildings with 5 to 20 dwelling units must be imprinted with the seals or stamps of either a registered architectural professional, or one or more registered engineering professionals.

Each Principle (Building) Entrance is within a 45m path of travel of the fire access route, while also ensuring that the path of travel to each entrance is to be a hard surface AND continuously maintained and unobstructed.

Note:

For further details regarding fire access requirements, see the below link:
<http://www.calgary.ca/CSPS/Fire/Documents/Fire-Department-Access-Standard.pdf>

For further details, contact Fire Department Technical Services at 403-801-6595 or Ryan.Smith@calgary.ca.

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

For further details, contact Fire Department Technical Services at 403-801-6595 or Ryan.Smith@calgary.ca OR 403-815-1114 or Miguel.Groenewoud@calgary.ca.

45. The available fire flow available in the adjacent City watermain is 10,000 LPM with 15m residual pressure under normal operating conditions.

Note:

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

46. Water and sanitary connections are available from the adjacent lane right-of-way.

Note:

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

47. Storm connection is available at / within Elbow DR SW.

Note:

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

48. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall, 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

Note:

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

49. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
50. Redundant services are to be disconnected at the source and new service installed at the owners expense.
51. Each unit must be individually metered.
52. Review with Fire Prevention Bureau at 403-268-8742 for on-site hydrant coverage and Siamese connection location(s). A site servicing plan (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labelled on the plan.
53. Each titled parcel must have separate (direct) service connections to public mains.

Note:

For further information, contact Utility Specialists at:

WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

54. Ensure that the water service separation from the foundation wall or piles is:
 - a. 4.0m (100mm service or larger), or
 - b. 3.0m (50mm service or smaller), or
 - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
 55. The applicant must apply for water and sewer connections as per City Standards.
 56. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
- Note:
- For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.
57. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100 year storm events.
 58. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
 59. Controlled stormwater discharge is required for the subject site.
 60. All on-site sewers are to be designed to City of Calgary specifications.
 61. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.

Note:

For further information, contact Utility Specialists at:
 WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR
 mark.brown@calgary.ca.

62. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100 year elevation, whichever is higher. The minimum grade within the lot adjacent to trap low must be 0.3m higher than the 1:100 year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
63. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
64. Stormwater emergency escape routes must be to a public roadway.
65. The applicant is encouraged to explore and adopt stormwater volume control options for this development.

Note:

For further information, contact Utility Specialists at:
 WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR
 mark.brown@calgary.ca.

66. Locate any / all services and / or utilities in the field.

Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities. All of the above is contingent to the satisfaction of the affected utility owner(s).

67. Any / all tree planting proposed to be located within road rights of way shall require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
 - a. Property lines
 - b. Curb/sidewalks
 - c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
 - d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
 - e. Dimensions from property line to all of the above features

Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026. Alternatively, the required information can be submitted to the ULA Support email as a PDF at ulasupport@calgary.ca.

For further details, contact ulasupport@calgary.ca.

68. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste, found at:

<http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

Garbage, recyclable materials and food and yard (organics) waste and recycling storage and/or collection areas shall be maintained and clear of snow and ice.

Secondary suites may not be eligible to receive a separate set of waste and recycling containers from The City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.

Note:

For further details, contact Waste and Recycling Services at 403-268-8445 or jc.lauzier@calgary.ca OR 403-268-8429 or steve.gorda@calgary.ca.

Mobility Engineering

69. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.
70. Garage aprons at rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.
71. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

72. In accordance with the [Encroachment Policy \(9M2020\)](#) adopted by Council on March 16, 2020 , encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developers expense. Encroachments are subject to approval by the Encroachment Administrator, Real Estate & Development Services.
73. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes are to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route.



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

534581802-001

Taken By:

Application Date **Sep 16, 2024**

APPLICATION NO DP2024-06760

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: \$1,263.00**Cart #:** Applicant: **PHASE ONE**Address: **#201 1218A 9 AV SE**City: **Calgary, Alberta, T2G0T1**Phone: Parcel Address: **9611 ELBOW DR SW**Legal: **4704HL;34;5**Building Address: **9611 ELBOW DR SW**Legal: L.U.D.: **H-GO**Community: **HAYSBORO**Sec. Number: **21S** Ward: **11**Description: **New: Dwelling Units (2 buildings), Secondary Suites (basement)**Gross Floor Area: 9229.35 feet - squared
Dwelling Units: 5Proposed Development is: **Permitted**Proposed Use: **Dwelling Unit****Accessory Residential Building****Secondary Suite**

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

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

Applicant / Agent Signature: _____

Date: _____

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

Track your application on-line with **VISTA** Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) **DP2024-06760**

or call our Planning Support Centre at (403)268-5311.

SDAB2025-0038



Development Permit Complete Application Requirement List

Addition or New Multi-Residential Building:

Three or more unit development in a Multi-Residential, R-CG or
H-GO Land Use District

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

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

The Development Authority may require additional material considered necessary to properly evaluate the proposed development (as stated in Part 2, Section 26(3) of the Land Use Bylaw 1P2007).

Processing Times and Deemed Refusals

Applicants are advised of their option under the Municipal Government Act to treat their application as being refused if the Development Authority fails to make a decision within 40 days of the application being accepted by the Development Authority, or at the expiry of an extended review timeframe specified by a time extension agreement between the Development Authority and Applicant. [Time extension agreements](#) must be initiated by the Applicant.

To exercise the "deemed refusal" option, an appeal to the Subdivision and Development Appeal Board must be filed within 14 days of the latest specified date for the review, or the right to an appeal is lost until such time as a decision is rendered on the application by the Development Authority.

SECTION 1: Applicant Details

☐ Property Owner ☒ Representing Owner

Applicant's Name: LINDSAY YONG	Company Name (if applicable): PHASE ONE DESIGN
Applicant's Email: [REDACTED]	Applicant's Phone Number (during business hours): [REDACTED]

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

SECTION 2: Project Details

Project Address: **9611 Elbow Dr SW, Calgary, AB**

Cumulative gross floor area:	<input type="checkbox"/> Addition	9229.35	<input checked="" type="checkbox"/> ft ² <input type="checkbox"/> m ²
	<input checked="" type="checkbox"/> New Building		
New dwelling units created:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, number of new dwelling units: 5	

SECTION 3: Application Requirements for Development Approval (Development Permit)**Supporting Documents**

- A.** ☒ A copy of the current **Certificate(s) of Title**
- B.** Current copies of any **Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats** registered on the Title(s)
- C.** ☒ **A Letter of Authorization*** from the registered owner of the land, their agent, or other persons having legal or equitable interest in the parcel.
*You may use this [sample letter of authorization template](#) or you can provide your own letter, but it must contain all information indicated on the sample letter

D.	Colour Photographs (minimum of four different views, label and identify each photographs) <ul style="list-style-type: none"> Site from front and rear Two adjoining parcels on either side Unique features and aspects of significance to development of the parcel Details of curbs, driveways, sidewalks, waste enclosures and overhead poles Indicate on a key plan or the site plan, the direction and location of photos
E.	Development Permit fee (Fee Schedule)
F.	Completed Site Contamination Statement
G.	Completed Public Tree Disclosure Statement If public trees are identified one additional site plan may be required
H.	Completed Abandoned Well Declaration
I.	Completed Use Questionnaire *This is only required if there is a Commercial Use being proposed within the building or addition
J.	Completed Climate Resilience Inventory form
K.	Applicant's Submission Planning Analysis (recommended) The purpose of the Planning Analysis is to provide key information about the project; information that cannot be communicated in a set of plans (i.e. the thought process behind the proposal). This information will reduce the number of conditions in the first Detailed Team Review form and speed up the application processing time. Where relevant, the Planning Analysis will be circulated to the Community Association for comment as part of the development permit circulation process. While this is not a mandatory requirement , we strongly encourage applicants to provide this key information. <ul style="list-style-type: none"> Provide an explanation of the proposal/project and how it fits with the surrounding context Describe how the landscaped areas and amenity spaces are configured and programmed. For small residential developments refer to the Landscape Design Guide for Small Residential Sites Identify and provide rationale for any variation from the relevant City of Calgary policies Identify and provide rationale for any proposed relaxations to the Land Use Bylaw
Renderings	
L.	Rendering or Elevation for Notice Posting
At least one (1) rendering matching the specifications below, OR one (1) elevation of the proposed development Note: the purpose of this is to include a visual for the notice posting and is encouraged. This is discretionary upon discussions between the file manager and the applicant.	
1	Perspective: <ul style="list-style-type: none"> For single-building projects, the view must be: <ul style="list-style-type: none"> From the perspective of the sidewalk across the street from the subject site's primary frontage From the perspective of the midpoint of the subject site's primary street frontage At a 90-degree angle, perpendicular to the sidewalk, and From the perspective of 1.5 metres (average human eye-level) above the sidewalk; OR For multiple building projects, the rendering: <ul style="list-style-type: none"> Should be from an aerial angle; and Must show the entire project area.
2	Depiction must: <ul style="list-style-type: none"> Match site plans, landscape plans, and elevations with no removed nor additional items Depict the exterior finishing materials of all parts of proposed and existing neighbouring buildings depicted accurately, including freestanding signs, and retaining walls visible in the frame <ul style="list-style-type: none"> Views through clear windows for proposed buildings may depict interiors, blinds, or curtains Views through clear windows for neighbouring buildings must be of blinds or curtains Depict the landscaping and paving materials of all landscaped and paved areas visible in the frame Depict trees and shrubs Not depict people nor vehicles; and Have the lighting of September 21 at 4:00pm.
3	Technical Requirements: <ul style="list-style-type: none"> Be 2431 pixels in width by 2243 pixels in height, landscape view; and Be a Portable Graphics (.PNG) file.

Plans (preferred scale is Metric 1:100 or Imperial 1/4" = 1'0")

NOTE: Plans must be uploaded as one complete drawing set. Plans should not be uploaded as separate documents.

M. One (1) copy of a Site Plan

Your **Site Plan** should include the following:

1. **North arrow**, pointing to top or left of page
2. **Municipal address** (i.e. street address) and legal address (i.e. plan/block/lot)
3. All elements of plan labelled as **existing** or **proposed**
4. **Plot and dimension property lines:**
 - Label existing and proposed
 - Label parcel area in square meters
5. **Easements, Utility Rights-Of-Way:**
 - Dimension (width, depth and location)
 - Label type of easement and registration number)
6. **Utilities on and adjoining the parcel (deep, shallow and overhead):**
 - Water, storm and sanitary sewer
 - Gas
 - Electrical
 - Cable, telephone
7. **If an abandoned gas or oil well is identified on the site**, indicate the necessary setback area for each well
8. **Plot Rights-of-Way setback lines required in Section 53, Table 1:**
 - Dimension depth of Rights-of-Way
 - Dimension distance from Rights-of-Way to building
9. **Floodway, Flood Fringe and Overland Flow:**
 - Indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)]
 - Dimension distance to buildings and structures
10. **Adjacent to parcel:**
 - City streets, label street names
 - Sidewalks, City and public paths (Regional Pathway System)
 - Curb cuts, medians and breaks in medians
 - Existing and proposed pedestrian crosswalks
 - Bus zones and bus shelters (including signage & route number)
 - Light standards, utility poles, street signage, street furniture
 - Paid parking equipment (parking meters, ticket dispensers, Pay-and-Display)
11. **Provide Land Use Designation of adjacent parcels** (Land Use Designation can be found at calgary.ca/myproperty)
12. **Dimension to property line:**
 - Back of sidewalk and curb
 - Lip of gutter
 - Width of sidewalk and public paths (Regional Pathway System)
13. **Parcel Setbacks:**
 - Dimension front, side and rear building setbacks from property lines
 - Draw, label and dimension required setback areas (as prescribed in the Land Use Bylaw)
14. **Parcel and building coverage:**
 - Calculate area of each building (include all covered structures)
15. **Location of all:**
 - Catch basins
 - Utility poles
 - Guy wires/pole anchors
 - Hydrants, utility fixtures or boxes
 - At-grade mechanical equipment (parkade vents, air conditioning)
16. **Corner parcels only:**
 - Outline and dimension corner visibility triangle
17. **Geodetic datum points/contours:**

<ul style="list-style-type: none"> ▪ All the corners of the parcel ▪ At the back of sidewalk or curb ▪ At primary corners of the building ▪ geodetic contours at 0.5 metres intervals including berming for site ▪ label existing and proposed geodetic datum points
<p>18. Outline and dimension buildings:</p> <ul style="list-style-type: none"> ▪ Projections and structures (bay windows, cantilevers, deck, window wells) ▪ Detached buildings and structures (sheds, garages) ▪ Mobility storage lockers ▪ Mechanical equipment (parkade vents, air conditioners) ▪ Label existing and proposed buildings (or portions of buildings) ▪ Location of all openings (windows, doors, overhead doors) ▪ Label use area within the building (tenant locations) ▪ Label uses to be located in each use area (see uses listed under Use CARLs)
<p>19. Gross Floor Areas (GFA is the total area of all above-grade floors) of:</p> <ul style="list-style-type: none"> ▪ Proposed and existing buildings ▪ Each distinct use area in buildings (tenant location) ▪ Calculate Floor Area Ratio (FAR) (GFA divided by Parcel Area)
<p>20. Density:</p> <ul style="list-style-type: none"> ▪ Calculate number of existing and proposed units ▪ Calculate the density in units per hectare (UPH) (Units divided by Parcel Area)
<p>21. Parking areas, drive aisles and circulation roads:</p> <ul style="list-style-type: none"> ▪ Include curbs and sidewalks ▪ Crosswalks (provide detail if raised) ▪ Speed bumps (provide detail) ▪ Label all surface material of areas accessible by motor vehicles ▪ Dimension widths of all aisles and roads ▪ Provide details on vehicle circulation (direction of travel, signage and fire lanes)
<p>22. Waste and collection and loading areas:</p> <ul style="list-style-type: none"> ▪ Details of garbage, recycling, and organics containers (i.e. method of collection, types, size and volume) ▪ Types of waste containers on site ▪ Volume of waste containers ▪ Waste storage area location and dimensions; including geodetic elevations at all corners and grades of the collection area ▪ Screening or enclosure details and dimensions ▪ Sweep paths for collection vehicles and dimensions of clearance ▪ Vehicle weight supported in collection area (minimum 25,000kg) ▪ Refer to the Development Reviews Design Standards for the Storage and Collection of Waste
<p>23. Firefighting Access</p> <ul style="list-style-type: none"> ▪ Sweep paths for the firefighting vehicle access route and dimensions of clearance ▪ Indication that the fire access route is designed to a 12.0 metre centerline of the roadway turning radius ▪ Vehicle weight supported in firefighting vehicle access route (minimum 38,556kg (85,000 lbs)) ▪ Grades of the firefighting vehicle access route ▪ Indication that the access is designed to support the NFPA 1901 point load of 517kPa (75 psi) over a 24" by 24" area which corresponds to the outrigger pad size ▪ Any lockbox location, firefighting service connection, and alarm panel locations ▪ Refer to the Fire Department Access Standard
<p>24. Motor vehicle parking stalls:</p> <ul style="list-style-type: none"> ▪ Label as Commercial, Dwelling, Live/Work or Visitor ▪ Total each type of motor vehicle parking stall by use ▪ Dimension width and depth ▪ Dimension overhead clearance ▪ Dimension column size and distance between columns ▪ Dimension angle of parking stall (if less than 90 degrees) ▪ Location and size of wheel stop (provide next to sidewalk) ▪ Provide calculations for motor vehicle parking stall requirement by use
<p>25. Driveways:</p> <ul style="list-style-type: none"> ▪ Label proposed or existing

	<ul style="list-style-type: none"> Label curb cuts to be removed and rehabilitated Dimension length from back of curb or sidewalk Dimension width of driveway at throat and flare (adjacent to street) Dimension distance to adjoining driveways
26.	Parking and loading area geodetic grades: <ul style="list-style-type: none"> Driveways grades and parkade ramp grades Detail any areas over 2 per cent slope
27.	Bicycle parking: <ul style="list-style-type: none"> Location of bicycle parking stall - class 1 (secure) and class 2 (un-secure) Label surface material of bicycle parking stalls Dimension separation to surrounding structures Dimension separation of devices (bike racks) and rows of devices Dimension of bicycle parking area Location of signage related to bicycle parking Cross reference to a detail drawing (for each type of parking device) Total each type of bicycle parking stall (class 1 or class 2) Calculate bicycle parking stall requirement
28.	Internal sidewalks: <ul style="list-style-type: none"> Label surface material Dimension height from grade or parking areas Dimension width
29.	Fencing: <ul style="list-style-type: none"> Label height (include height of retaining walls) Cross reference to an elevation (for each type of fence)
30.	Retaining walls: <ul style="list-style-type: none"> Label height (provide height of fences on top of wall) Provide geodetic datum points at top and bottom of wall Cross reference to elevation (for each wall) If one metre in height or higher, provide engineered, stamped structural design drawings, including cross-sections Provide geodetic datum points of grade on each side of the wall <p>NOTE: height of retaining wall measured as the vertical difference between the ground levels on each side of the wall)</p>
31.	Lighting: <ul style="list-style-type: none"> Plot locations of light fixtures and light standards Plot maximum wattage of fixtures Provide detail of light fixtures (drawing or specification) <p>NOTE: Site lighting plan, showing compliance with Part 3, Division 4 of Bylaw 1P2007, may be requested during the review of this application.</p>
32.	Signage: <ul style="list-style-type: none"> Outline and label the location of all proposed canopy, fascia and freestanding signage (for all other types of signage, obtain the appropriate requirement list for that sign) Label the source of power for the signage (underground, etc.) Plot location of all existing signage on the parcel Dimension distance from property lines to signage Dimension distance to all freestanding signs on the parcel or within 30 metres of the parcel
33.	Phasing for multi-building developments must be included: <ul style="list-style-type: none"> Outline areas encompassed by each phase Label the sequence of phasing
N.	One (1) copy of a Landscaping Plan(s) (landscaping and site plans may be combined provided all elements of the plan are clear and legible)
Note: for small residential development, refer to Landscape Design Guide for Small Residential Sites	
Your Landscaping Plan should include the following:	
1.	North arrow , pointing to top or left of page
2.	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
3.	All elements of plan labelled as existing or proposed

4.	Plot and dimension property lines
5.	Draw, label and dimension required setbacks
6.	Easements, Utility Rights-Of-Way: <ul style="list-style-type: none"> ▪ Dimension (width, depth and location) on or abutting the parcel ▪ Label type of easement and registration number
7.	Utilities on and adjoining the parcel (deep, shallow and overhead): <ul style="list-style-type: none"> ▪ Water, storm and sanitary sewer ▪ Gas ▪ Electrical ▪ Cable, telephone
8.	Corner parcels only: <ul style="list-style-type: none"> ▪ Outline and dimension corner visibility triangle
9.	Geodetic datum points/contours: <ul style="list-style-type: none"> ▪ All the corners of the parcel ▪ At the back of sidewalk or curb ▪ At primary corners of the building ▪ Geodetic contours at 0.5 metres intervals including berming for site ▪ Label existing and proposed geodetic datum points
10.	Outline and dimension buildings: <ul style="list-style-type: none"> ▪ Include projections and structures (bay windows, cantilevers, deck, window wells) ▪ Include detached buildings and structures (sheds, garages) ▪ Include mechanical equipment (parkade vents, air conditioners) ▪ Label existing and proposed buildings (or portions of buildings)
11.	Outline and dimension all at grade amenity spaces (including courtyards): <ul style="list-style-type: none"> ▪ Label amenity space as private or common ▪ Indicate the associated unit and/or suite for each private amenity space ▪ Indicate access to amenity spaces ▪ Indicate surface treatment or surface materials ▪ Indicate how the common amenity spaces will be used (seating, dining areas, play areas, urban agriculture, etc.)
12.	Plot and label: <ul style="list-style-type: none"> ▪ Fencing, retaining walls, sidewalks (dimension width) ▪ Waste storage areas and screening
13.	Trees and shrubs <ul style="list-style-type: none"> ▪ Plot location of trees by symbol (each symbol should be unique to size and type of tree) ▪ Plot shrubbed areas ▪ Label number of shrubs in each shrubbed area (only include shrubs greater than 0.6 metres in height or spread) ▪ Indicate trees and shrubs to be added, removed or retained
14.	Landscape legend: <ul style="list-style-type: none"> ▪ Label by symbol (each symbol should be unique to size and type of tree and shrub) ▪ Provide species ▪ Provide caliper of deciduous trees ▪ Provide height of coniferous trees ▪ Provide height and spread of shrubs (greater than 0.6 metres) ▪ Provide total of each type of tree and shrub (by height and size)
15.	Landscaped area: <ul style="list-style-type: none"> ▪ Surface treatment of all soft surfaced landscaped areas (e.g. grass, plant cover) ▪ Surface treatment of all hard surfaced landscaped areas (e.g. decorative pavers, brick, stamped concrete) ▪ Label surface material of bicycle parking area ▪ Curb details to separate landscaping ▪ Label new landscaped areas and areas to be retained
16.	Irrigation: <ul style="list-style-type: none"> ▪ Method of irrigation (specify if using Low Water Irrigation System) ▪ Label all soft surface landscaping to be irrigated or plot specific areas (zones)
17.	Provide Land Use Designation of adjacent parcels (Land Use Designation can be found at calgary.ca/myproperty)
18.	If a landscape area reduction, listed in Section 553 of the Bylaw, is being requested, clearly indicate which reduction is being applied for and provide any additional information required by Part 6 of the Bylaw.

19.	<p>If trees are existing on public lands adjacent to the site:</p> <ul style="list-style-type: none"> Specify the species of each tree (e.g. Green Ash, Colorado blue spruce, American Elm). Note that identification of deciduous or coniferous is not sufficient. If you require assistance in identifying the species of a tree, call 311 to obtain additional information. Diameter of each tree, measured at a height of 1.4 metres above the ground Estimated mature height of each tree (e.g. less than 3 metres, 3-6 metres, 6-9 metres, etc.) Location of the centre point of the trunk of each tree Outline of the "drip line" of each tree (i.e. the outline of the outer reach of the branches of the tree)
O.	<p>On M-CG, M-C1 and M-C2 designated parcels, provide one (1) copy of Block Plan(s) (block and site plans may be combined provided all elements are clear and legible)</p>
	<p>Your block plans should include the following:</p>
1.	<p>North arrow, pointing to top or left of page</p>
2.	<p>Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)</p>
3.	<p>All elements of plan labelled as existing or proposed</p>
4.	<p>Plot and dimension property lines</p>
5.	<p>Outline subject parcel</p>
6.	<p>Draw, label and dimension required setbacks</p>
7.	<p>Outline and dimension all buildings:</p> <ul style="list-style-type: none"> Eaves, porches, projections and exterior walls Plot location of exterior openings (windows, doors, overhead doors) Label geodetic datum of roof peak of adjacent buildings
8.	<p>Adjacent parcels:</p> <ul style="list-style-type: none"> Indicate two parcels on either side of the subject parcel that are located on the same block face (total of four parcels) If there are fewer than two parcels on either side of the subject parcel, provide all the parcels on the block face Where a building is on a corner parcel, the block plan should extend to include the parcels on both streets within the block. If there are no buildings located on the parcels adjoining the subject parcel, plot all parcels to the closest two parcels with buildings contained in the block face (including the parcels containing the buildings)
9.	<p>Provide Land Use Designation of adjacent parcels (Land Use Designation can be found at calgary.ca/myproperty)</p>
P.	<p>One (1) copy of Floor Plan(s)</p>
	<p>Your floor plans should include the following:</p>
1.	<p>Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)</p>
2.	<p>All elements of plan labelled as existing or proposed</p>
3.	<p>Outline and dimension walls:</p> <ul style="list-style-type: none"> Include exterior dimensions (dimension to centre line of common walls) Plot location of interior and exterior openings (windows, doors, overhead doors) Internal motor vehicle, bicycle parking, mobility storage, loading and waste collection facilities (see site plan requirements) Label use in each use area (tenant space) Label the purpose of spaces (e.g. Kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities) Label private and common amenity spaces on balconies and rooftop terraces Label existing and proposed rooms and portions of the building Label units as dwelling units, live/work units or secondary suites
Q.	<p>One (1) copy of Elevation(s)</p>
	<p>Your elevations should include the following:</p>
1.	<p>Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)</p>
2.	<p>All elements of plan labelled as existing or proposed</p>

3.	Include elevations for: <ul style="list-style-type: none"> Buildings Fences Retaining walls (over 0.6 metres in height) Waste collection facilities Screening (e.g. Service meters, privacy screens, mechanical equipment) Additional walls or structures (e.g. Exhaust fan shed) Cross reference with other plans, where applicable
4.	Include on elevations: <ul style="list-style-type: none"> Doors, windows, overhead doors Projections, service meters, decorative elements, rooftop equipment Screening (e.g. Service meters, rooftop equipment, privacy screens) Dimension all doors, windows and overhead doors
5.	Label finishing materials: <ul style="list-style-type: none"> Exterior materials (brick, stucco, vinyl siding, metal siding) Roof materials (asphalt, cedar shakes, concrete tile) Colours of all major exterior materials
6.	Lighting: <ul style="list-style-type: none"> Plot location of light fixtures Dimension height of fixtures from grade to bottom of fixture
7.	Grade: <ul style="list-style-type: none"> Plot existing and proposed grade extending to property lines Plot property lines (extending vertically) Plot all geodetic datum points required on site plan
8.	Building height (indicate on all elevations): <ul style="list-style-type: none"> Plot line for main floor Plot line for roof when concealed by parapet Dimension height of building from existing and proposed grade Dimension height of main floor from existing and proposed grade Dimension height of structures (fences, retaining walls) from existing and proposed grade
9.	Signage (where appropriate, provide separate sign elevation): <ul style="list-style-type: none"> Label materials, lettering details, copy and colours Dimension sign and signable area Dimension distance from grade to bottom of sign Label means of supporting sign (structures, guy wires, brackets, bracing) Label physical form of sign (cabinet, box, individual letters) Provide details on exterior lighting, label if internally illuminated
R.	One (1) copy of Cross-sections
Your cross-sections should include the following:	
1.	If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.
2.	Label width of any roof structure, mechanical rooms, projections
3.	Dimension to outermost limits of the cross-section
4.	Calculate the area of the cross-section, including all elements of buildings
5.	For landscaped areas with building below (e.g. parkade): <ul style="list-style-type: none"> Detail location of underlying slabs and abutting walls Dimension depth of the growing medium for each planting area Detail the waterproofing membranes, protection board, insulation and drainage layer
6.	Cross-section of sloping driveways and parkade ramps <ul style="list-style-type: none"> Indicate slope and include transition lengths Provide geodetic datum points at transition points in ramp (including top and bottom) Dimension overhead clearance
7.	Cross-sections may be required if there are retaining walls on the parcel that are 1.2 metre or higher, or to provide more information on the impact of the proposed building on the adjacent properties, showing: <ul style="list-style-type: none"> Existing and proposed grade of parcel

- Grade of adjacent parcels and city streets
- Cross-sectional outline of the building
- Geodetic datum points

SECTION 4: Supporting Information

- A. If the site is within the Airport Vicinity Protection Area (AVPA), please note that additional copies of plans may be required during the review of this application.**
- B. When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a written planning rationale in support of such deficiencies.**
- C. If the application is being submitted concurrently with an existing Land Use Amendment, a completed Concurrent Submission Declaration Form is required.**
- ☐ Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20 ____ - ____
- ☒ No, this application is not being submitted concurrently with a Land Use Amendment
- D. Slope Stability Report where:**
- Slope across the property is fifteen (15) per cent or greater; and/or
 - Development is to be located within a zone where an imaginary line, drawn from the toe to the top of an embankment, exceeds a slope of one in three, and
 - Required by city engineer
- E. Where a residential development is adjacent to a major road, expressway, railway, LRT line, or any other transportation and/or utility corridor:**
- Provide information confirming the provision for sound attenuation meets The City's standards (for information on such standards, contact the Transportation Department)
 - **Transportation Impact Assessment:** where required by the Land Use Bylaw and at the discretion of the approving authority
- F. When proposed development is to be phased (i.e. portions are to be occupied prior to the completion of the entire development)**
- Provide a phasing plan showing the sequence of the phases and the area encompassed by each phase
 - Provide information detailing how the site will function throughout the phasing; details such as access to waste facilities
- G. Off-site Levy Bylaw**
Review the Off-site Levy Bylaw at calgary.ca/offsitelevy to determine if additional charges are applicable to the application.
- H. Energy Code Compliance Declaration**
By submitting this application, the applicant acknowledges that the proposed development will be designed to comply with either NECB or Alberta Building Code Section 9.36 for energy efficiency as required. This compliance will be verified as a condition of Building Permit issuance. At the time of application for the Building Permit, the applicant will declare a compliance path as described on the appropriate Building Permit requirement list.

SECTION 5: Use Application Requirement Lists

- I. Please **list all Uses*** that are being proposed as part of the Development Permit application below. A list of Uses, and their definitions, are available online under [Schedule A](#) at calgary.ca/landusebylaw.
- Proposed or Existing Use(s):
- *If the use being proposed is listed below, a completed additional information form is required at the time of application.
- [Agriculture and Animal - Use](#)
 - [Automotive Use](#)
 - [Eating and Drinking Use](#)
 - [Residential, Care and Health Use](#)
 - [Commercial Use](#)
 - [Commercial Multi-Residential Uses](#)
 - [Industrial Use](#)
 - [Care Facility Information Form](#)
 - [Child Care Service Information Form](#)
 - [Instructional Facility Information Form](#)
 - [Medical Treatment Letter of Intent](#)
 - [Payday Loan /Pawn Shop Information Form](#)
 - [Public School Information Form](#)

SECTION 6: Applicant's Declaration

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

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

The personal information on this form is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (Section 5) and amendments thereto, as well as section 33(c) of the [FOIP Act](#). This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received

from Planning & Development. **The name of the applicant and the nature of the permit will be available to the public through general inquiries, paid subscription reports for permit data and resources found online, as authorized by the FOIP Act.** You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by contacting the FOIP Program Administrator for Planning and Development through telephone at 403-268-5480 or by writing to PO Box 2100, Station M, Calgary, AB T2P 2M5.

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

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

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



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0019 406 313 4704HL;34;5 241 161 779

LEGAL DESCRIPTION
 PLAN 4704HL
 BLOCK 34
 LOT 5
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;1;23;21;SW

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 241 044 645

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
241 161 779	25/06/2024	TRANSFER OF LAND	\$651,000	\$651,000

OWNERS

AMARPREET BASRA
 OF 7 CASTLEBURY RD NE
 CALGARY
 ALBERTA T3J 1M3

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
241 161 780	25/06/2024	MORTGAGE MORTGAGEE - EQUITABLE BANK. 30 ST. CLAIR AVENUE WEST, SUITE 700 TORONTO ONTARIO M4V3A1 ORIGINAL PRINCIPAL AMOUNT: \$423,150
241 161 781	25/06/2024	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTSPAGE 2
241 161 779

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

CAVEATOR - EQUITABLE BANK.
30 ST. CLAIR AVENUE WEST, SUITE 700
TORONTO
ONTARIO M4V3A1
AGENT - DEREK COUGLE

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 12 DAY OF AUGUST,
2024 AT 12:54 P.M.

ORDER NUMBER: 51313138

CUSTOMER FILE NUMBER: 6021



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).

Amarpreet Basra

Amarpreet

contact name

7 castlebury way ne, Calgary

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

9611 Elbow Drive SW

property address

Please be advised that I,

Amarpreet Basra

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 authorize

Phase One Design

agent or company name

and/or its

Utopia construction Inc

applicant, consultant, contractor (if applicable)

to apply for any and all

Development Permit

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.

6 Sept 2024

date signed



signature of owner

Amarpreet Basra

name of owner (printed)

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.

Colour Photos



9611 Elbow Dr SW – Front



9611 Elbow Dr SW – Rear



9615 Elbow Dr SW – Front



9603 Elbow Dr SW – Front



Abandoned Well Declaration

Application # _____
for office use only

Site Address: 9611 Elbow Dr SW, Calgary, AB

Legal Description: Lot 5, Block 34, Plan 4704HL

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 PHASE ONE DESIGN Contact Person LINDSAY YONG

Address 201, 1218 9TH AVE SE, CALGARY, AB

Phone [REDACTED] Cell Phone _____ Email PERMITS@PHASEONEDESIGN.CA

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.

Date

Applicant Signature

LINDSAY YONG

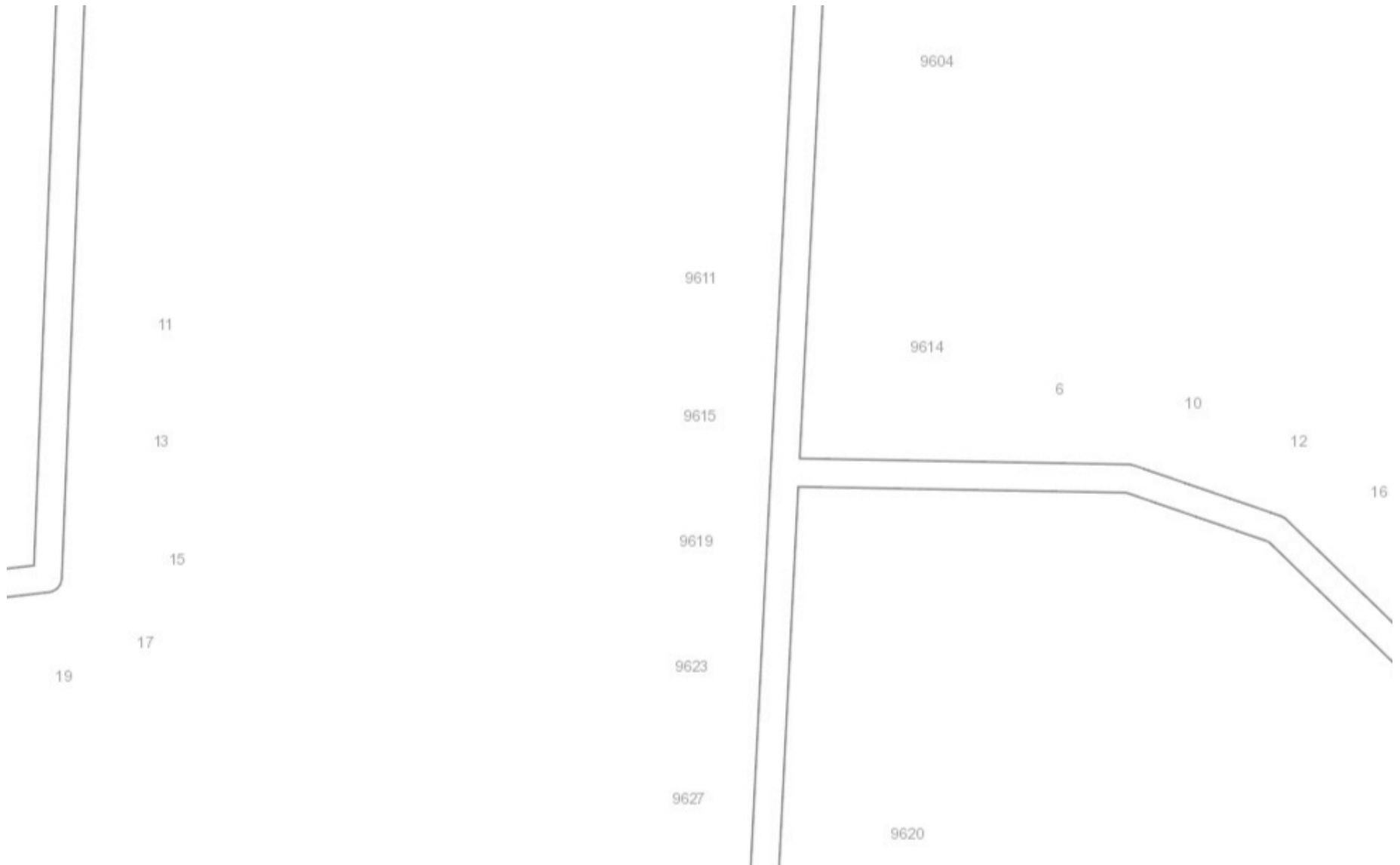
Applicant Name (Please Print)

PHASE ONE DESIGN

Company Name (Please Print)

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9611 Elbow Dr SW



Thursday, July 18, 2024 15:49:23 -06:00

Map Scale: 1: 1,128



0.1 0 0.03 0.1 Kilometers



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.

Alberta Government
GeoDiscover Alberta

© Government of Alberta

SDAB2025-0038

Legend

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



Public Tree Disclosure Statement

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

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

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

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

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

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

☐ Applicant ☐ Owner ☐ Builder ☐ Other:

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

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

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Site Contamination Statement

Application # _____
for office use only

Site Address: 9611 Elbow Dr SW, Calgary, AB

Legal Description: Lot 5, Block 34, Plan 4704HL

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

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiry and the thorough inspection and review of all documents and other information pertaining to the subject property.

Please be aware that further site assessments may be required as part of the review of your application.

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

☐ Yes ☒ No

If yes, please provide copy(s).

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

If yes, please provide a brief description:

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

☐ Yes ☒ No

Examples include (but are not limited to):

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

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

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

☐ Yes ☒ No

If yes, please describe:

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

☐ Yes ☒ No

If yes, please provided a brief description:

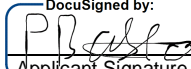
NOTE: This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

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

September 6, 2024 | 3:32 PM MDT

Date

DocuSigned by:


Applicant Signature
16267F64A9E341C...

SIGN HERE

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

Paul Basra

Applicant Name (Please Print)

Utopia Construction

Company Name (Please Print)




Climate Resilience Inventory Additions and new buildings

Purpose

- This form is intended to assist in the evaluation of applications for alignment with the climate policies of the Municipal Development Plan and [Climate Climate Strategy](#).
- Information provided will be used to advance implementation of these policies at The City and inventory current practices.
- While The City encourages innovation and commitment towards meeting these policy requirements, not all applications will be expected to include features which are highlighted below.
- Scale and scope of the project are relevant considerations.
- For a helpful resource to assist in completing this form, refer to the [Climate Resilience Inventory User Guide](#)
- For assistance contact CPclimate@calgary.ca

SECTION 1: Application information

Applicant name: Paul Basra	Company name (if applicable):
Email: paul@utopialuxuryhomes.ca	Phone number (during business hours): 403-966-5014
Applicant signature:  DocuSigned by: 0207F044A0E0410...	



Correspondence will be sent to only the applicant

SECTION 2: Certification

Is the project seeking green building certification?

☐ Yes, indicate type and level:

☒ No, explain why not:

Does the energy modelling indicate improved energy performance over energy code minimum? If yes, provide details on improved energy performance: ☒ Yes ☐ No

To be confirmed with Energy Modeling completed at time of Building Permit.

SECTION 3: Energy efficiency and renewables

Describe how the development will improve energy performance over energy code minimum and incorporate renewable energy generation. If no features are proposed, outline the rationale for not including.

☐ Photovoltaics: kW rated output

SECTION 4: Low carbon mobility

Describe how the development will prioritize low-carbon transportation choices (transit, wheeling, walking) and support the adoption of electric vehicles. If no features are proposed, outline the rationale for not including.

☐ EV charging stations

Level of EV charging stations

Number of stalls

% of total stalls

SECTION 5: Green infrastructure

Describe the low-impact development (LID) and green infrastructure features of the proposed development, including but not limited to rain gardens, bioswales, green roofs and walls, and enhanced landscaping. If no features are proposed, outline the rationale for not including.

☐ Green roof

Area:

m²

Percent of building foot print covered by green roof:

%

☐ Permeable surfaces

Area

m²

Permeable area:

%

SECTION 6: Flood and Disaster Resilience

Describe the flood and disaster-resilience features of the proposed development. If no features are proposed, outline the rationale for not including.

☐ Building envelope meets Passive House Standard

SECTION 7: Other features

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

SECTION 8: Issues

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

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of section 5(1) of Bylaw 39M2018 and amendments thereto, as well as section 33(c) of the [FOIP Act](#). This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services.



It may also be used to conduct ongoing evaluations of services received from Planning & Development. The name of the applicant and the nature of the permit will be available to the public, as authorized by the FOIP Act. You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by emailing the FOIP Program Administrator for Planning and Development at plngbldg@calgary.ca or by telephone at (403)268-5311.

Richview Engineering Inc.

Unit 130, 201 38Ave NE
Calgary AB T2E2M3

Tel: (403)230-3218

December 06, 2024

Our file#: 2126

City of Calgary

Attn To Who May Concern

Re: Fire Flow Letter for "DP2024-06760".

We provide the following summary of the Required Fire Flow (RFF) for the above referenced project. In accordance with the City of Calgary's instructions, the fire flow demand has been calculated based on the Fire Underwriters Survey (FUS) guideline for Water Supply for Public Fire Protection (2020)

DP Number : DP2024-06760

Project Address: 9611 ELBOW DR SW

Type of Building : Multi-family(2 buildings) without Sprinkler System.

Available Fire Flow provided from City of Calgary: 10,000 L/m

Required Fire Flow calculated : **10,600 L/m**

The required fire flow is **greater than** the available fire flow provided by City.

Should you have any concern or question, please feel free to contact myself @ 403-230-3218.

Yours truly,

2024-12-06

Robin Li
Richview Engineering Inc



Thursday, September 5, 2024

Site Information and Design Rationale

9611 Elbow Drive SW Development Permit

Project Overview

The proposed 6-unit development, that includes 4 secondary suites, helps to address the City of Calgary's Housing Strategy, in alignment with the goals and objectives of the Heritage Communities Local Area Plan. It encourages the types of housing necessary to meet the needs of the community and provides the opportunity for a range of high-quality housing types to be offered.

This unique site provided the opportunity to design a creative solution that offers a variety of types of Dwelling Units that suit the changing demographics of the Haysboro community.

Site Details

The subject property is a corner lot with lane access on 2 sides. The lot has street frontage of 19.94m and tapers to 14.38m at the rear. Along the rear of the lot there is a power pole and guy wires/anchors.. There is a generous boulevard between the back of walk and the curb, and 2 mature City Owned Spruce Trees that will remain.



Existing Front View



Existing Side View near Elbow Drive



Existing Side View at rear property corner



Existing Lane View

Area Context

The subject property is located within the community of Haysboro and is located directly on Elbow Drive, and is across from Haysboro Plaza, which is a mid sized shopping centre containing a Gym, Brewery, various restaurants and shops.. The proposed development is also located within 8KM of Mount Royal University and 7KM of St. Mary's University, it is the ideal location for development of this type that is accessible for students, and on the transit lines within 1.4KM of the Southland LRT Station and directly on a transit route.

According to the City of Calgary's Community Profile, 77% of Haysboro households are made up of 1 – 2 people. The proposed development has varying sizes of units, including 1 bedroom to 3 bedroom options.

With the central and well connected location of the subject property, the proposed development will contribute to revitalizing the area. This development offers varying types of dwelling units, which meets the recommendation of the Municipal Development Plan which encourages 'mixed housing options'. A development of this type also contributes to the City of Calgary's Housing Strategy, which promotes increasing the supply of housing, as well as ensuring diverse housing choice.

Heritage Communities Local Area Plan

The subject property falls within the boundaries of the Heritage Communities Local Area Plan. A core idea of the plan is to *promote inclusive and diverse housing choices throughout the Heritage Communities and in key locations such as the Macleod Trail S Urban Main Street area, transit station areas and Activity Centres*. The Haysboro Plaza is identified as an Activity Centre in the Local Area Plan. This proposal is a prime example of providing a diverse housing option in the community, at an appropriate scale.

The property falls within the Neighbourhood Connector area that is Elbow Drive. As outlined in the Local Area Plan, Development in Neighbourhood Connector and Neighbourhood Local areas of a community should:

- i. be primarily residential uses; and,
- ii. support a broad range and mix of housing types, unit structures and forms.

Project Specific Details

This proposal was designed to meet the requirements in Part 15 of the Housing District Zoning of the Land Use Bylaw IP2007.

The proposed Front Building is of similar scale and style on the streetscape to a development of a Semi-Detached Home while containing 4 units and 3 suites. The proposed development falls within the allowed Building Depth as well as being below the maximum building height. The 3rd story element of the building is located adjacent the side lane, and away from overlooking or shadowing the neighbouring property. There are 3 entrances and small private amenity spaces provided on the streetscape to promote interaction with the surrounding community, while offer the users with an outdoor space of their own.

The Rear Building contains 2 units and 1 suite, as well as one garage stall. The proposed development falls within the allowed Building Depth as well as being below the maximum building height, including the required chamfer to the adjacent property. The 3rd Floor is stepped back away from the lane and power lines.

The 5 required parking stalls are located within the footprints of the 2 buildings w/ 4 located in the front building and 1 located in the rear. They are accessed off the side lane, as to not disturb the Enmax infrastructure located along the rear property line. This is the same configuration as the current onsite 2 car detached garage.

The 3 Required Mobility Storage Units are located in the courtyard between the buildings, and are used to create separation of the walkways and the common amenity spaces. There is one additional Class One Bike Locker provided in the shared courtyard. The Class One bike parking for Unit 6 is contained in the main floor flex space of that unit.

We trust that you will find the enclosed documents in good order. Please contact me (Permits@phaseonedesign.ca) with any questions or concerns. The office number I can be reached at is (403) 457-3645.

Thank you in advance for your time.

bliss.
HOME DESIGNS



November 07, 2024

PHASE ONE



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-06760

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

Should you have any questions or concerns, please contact me at 587-229-9853 or by email at Cameron.Thompson@calgary.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Cameron Thompson".

Cameron Thompson

Senior Planner – City of Calgary



Detailed Review 1 – Development Permit

Application Number: DP2024-06760
Application Description: New: Dwelling Units (2 buildings), Secondary Suites (basement)
Land Use District: Housing - Grade Oriented District (H-GO)
Use Type: Permitted
Site Address: 9611 ELBOW DR SW
Community: HAYSBORO
Applicant: PHASE ONE

Date DR Sent: November 7, 2024
Response Due Date: January 6, 2025

Development Applications Review Team

Planning: CAMERON THOMPSON 587-229-9853
Cameron.Thompson@calgary.ca
Utility Engineering: CHRIS FLEETWOOD 587-576-4329
Chris.Fleetwood@calgary.ca
Mobility Engineering: HILARY ENNS 403-200-8641
Hilary.Enns@calgary.ca

Bylaw Discrepancies		
Regulation	Standard	Provided
1402 Landscaping Requirements	(2) 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.	The hatch used for sod as indicated within the landscape material legend is not indicated on the landscaping plan.
	(3) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	
	(6) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.	Plans indicate 11.68% (-18.32%) or 28.53m ² (-44.76m ² of the landscaping provided is soft surfaced landscaping.

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

		<i>Note: 95.12m² worth of material is not indicated within the landscaping legend and was not included in the count above.</i>
1404 Planting Requirements	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m ² of parcel area.	Plans indicate 5 (-1) trees are provided on site.
1413 Bicycle Parking Stalls	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.	Plans indicate 1 (-1) bicycle class 1 parking stalls are provided on site.
13(90.3) Mobility Storage Locker	(b) has a minimum length of 2.8m;	Plans indicate the length of one of the mobility storage lockers provided is 2.79m (-0.01m).
1406 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.	Plans do not indicate the height of the retaining wall along the South property line.
1415 Waste, Recycling and Organics	Garbage, recycling, and organics containers must be stored in a screened location shown on a site plan approved by the Development Authority.	Plans indicate Black, Blue, and Green bins are provided for the waste, recycling and organic waste on site.

Prior to Decision Requirements

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

Planning

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DTR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

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.

This information must be received, in its entirety, no later than 60 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 60 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice of the inactivation and of a further 30 day time frame within which the application may be reactivated subject to a reactivation fee. If the development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

In the event that the application needs to be recirculated, a recirculation fee may be applied.

2. Amend plans to address the bylaw discrepancies noted at the beginning of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted at the beginning of this document.
3. Submit a letter from ENMAX Corporation, and any associated plans, indicating that the conflicts, noted above/attached, have been addressed. If you have questions regarding the conflicts, please contact the ENMAX Representative indicated in the letter above/attached.
4. This Development Permit shows no indication of professional stamps or seals. Refer to the Alberta Association of Architects (AAA) Practice Bulletin PB-26 for information on when the involvement of a registered architect is necessary. While professional stamps or seals may not be required by The City of Calgary on drawings until the Building Permit stage, it does not preclude the need for professional involvement at all stages of a project when it applies, including the Development Permit stage. Based on this, The City of Calgary may notify the AAA of Development Permit applications where the involvement of a registered architect appears to be needed but has not been demonstrated.
5. Clearly indicate existing trees to be removed in the landscape plan. Consider retaining existing trees if feasible, including the ones along the north property line, and integrate them as part of the landscaping design elements in the site plan.
Consider providing one more medium/large canopy trees where feasible in the front setback area to formulate a row of trees along the building frontage.
6. The landscaping design should be enhanced to create a better street edge. Refer to the Landscape Design Guide for Small Residential Sites. Layered landscaping is expected to emphasize edges and frame the unit walkways and the amenity spaces. Use landscaping strategies (such as planting beds, decorative grasses, low shrubs and trees) to formulate aesthetically appealing front yards and a consistent streetscape.
For those dwelling units and suites that are not visible from the public sidewalk, provide a wayfinding system along the concrete walkways that connect from public sidewalk/lane to the unit/suite entrances, enhanced with planting areas, lighting and unique address signs.
The setback along the south property line is minimal considering that there are window wells and suites entrances. Further side setbacks on a portion of the

main floor level may be provided to accommodate a more generous walkway with the site design elements mentioned in the comment above.

A continuous walkway should be provided along the lane within the property boundary connecting to the public sidewalk, considering that there is a unit entrance to Unit 6 at the gravel lane. Or alternatively, orient the unit entrance towards east (the amenity space).

Consider rearranging the mobility storage lockers so that they do not appear to be overwhelming in the courtyard space. This will impact the orientation of door/window openings, the location of landscaping, etc.

7. The File Manager has received a significant number of opposition letters from neighbouring properties to this development proposal. The File Manager would consider this application highly likely to be appealed. Please indicate any engagement efforts performed to-date.
8. The Haysboro Community Association provided a letter of objection to the proposed development. Provide a written response to the CA's letter. Ensure a thorough description of all engagement activities undertaken to-date are included in the written response.
9. Regarding the locations of services and tie-ins we prefer the water, sanitary, gas and electric be installed from the alley. If the alley service location is not possible, consider splitting the services between the two public trees, 11m north of south property line from Elbow Dr SW.

If stormwater service is required, it may be installed between the two Public trees, 11m north of the south property line from Elbow Drive SW.

Amend the plans to show and label all services with tie-ins. The planting of trees over service lines is not permitted.

Utility Engineering

10. Submit an electronic Fire Flow Letter, for review and acceptance.

The fire flow letter must be prepared by a qualified professional engineer under seal and permit to practice stamp, to the satisfaction of the Coordinator, Utility Specialists.

The fire flow letter shall identify the type of the development, address of the development, DP application and the fire flow required for the developing property (based on the Fire Underwriters Survey calculations). If the City watermain does not have the flows available to meet the fire flow requirements of the developing property the City main must be upgraded at the cost of the developer. The letter must reference the Fire Underwriters Survey.

The Internal system will need to be designed accordingly in-order-to ensure adequate water supply and fire protection.

Note:

The fire flow available in the adjacent City water network is 10,000 L/min, at 15m residual pressure, under normal operating conditions.

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR
mark.brown@calgary.ca.

11. Amend the plans to:

Utility Specialists:

- a. Provide additional site grading information / details (along property lines, within the site), clarifying both existing and proposed elevations, for the site / proposal, as to adequately confirm that the sites stormwater (conceptually) will not drain OR be directed into other neighbouring sites / parcels.
- b. Clarify / ensure (i.e. note) that a minimum of 300mm topsoil is proposed to be used for all absorbent landscaping areas on / within the proposed site / development.

Note:

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR
mark.brown@calgary.ca.

12. Amend the plans to:

Water Servicing

- a. Indicate (and dimension) adequate Water Meter Rooms, which shall be located internal to the buildings (basement level 1) adjacent to an exterior wall where the services (100mm and larger) enter the buildings.

OR

Indicate (show / label) adequate Water Meter Areas, where the services (50mm and smaller) enter the buildings, internal to the buildings.

Note:

Both buildings are typically required to have their own water metering. Metering requirements are determined by the size of water service (See above).

Important to note that meters are NOT typically permitted under / beneath stairs.

For further details, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR
mark.brown@calgary.ca.

13. Amend the plans to:

Waste & Recycling Services:

- a. Show / clarify the number of waste, recycling and organics carts (total, each) for the proposed development. The maximum (total) number of carts (for all three waste streams) should be reduced to 9.
- b. Indicate (show / note) which waste containers (carts) are for garbage, which are for recyclable materials and which are for food & yard (organics) waste materials.

Notes:

- The number of waste carts (total) is to provided, while clarifying which carts are for which above noted / required waste stream.
- Limit (reduce) the total number of containers (for all three waste streams) to 9.

For further details, contact Waste and Recycling Services at 403-268-8445 or jc.lauzier@calgary.ca OR 403-268-8429 or steve.gorda@calgary.ca.

14. Amend the plans to:

Fire:

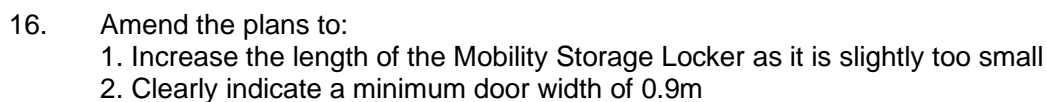
Indicate (label and dimension) on site plan (AS.1) that each Principle (Building) Entrance is within a 45m path of travel of the fire access route, while (ALSO) ensuring that the path of travel to each entrance is to be a hard surface AND continuously maintained and unobstructed (i.e. structures, window wells, etc.).

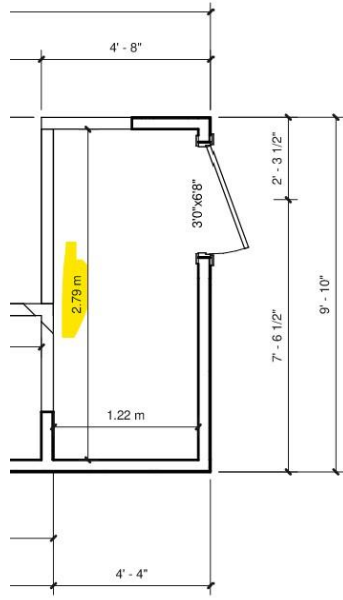
Note:

For further details, contact Fire Department Technical Services at 403-801-6595 or Ryan.Smith@calgary.ca.

Mobility Engineering

15. The lane is required to be re-graded due to negative drainage towards the property across the lane, steep grades from the subject site to the lane and the existing condition of the lane (lots of potholes). Please refer to the figure below for lane grading expectations and reach out to the Mobility Generalist on file at hilary.enns@calgary.ca for the full document.





17. Given that a bicycle will be the primary vehicle for one household, it is imperative that storage is practical, reasonable convenient and used for its intended purpose. Therefore, amend the plans:

1. to provide internal dimensions of class 1 bicycle enclosures and provide rationale on the dimensions chosen. It needs to be shown that an average sized adult bicycle can fit reasonably well within the enclosure.
2. to include a rack to or bike-parking signage to ensure the purpose of the enclosure is clear and is used as intended.

18. Sidewalk widening will be required in order to comply with current standards and serve the increased density & pedestrian activity as a result of this development. As per the Design Guidelines for Subdivision Servicing (DGSS), 2.0m sidewalks are required along collector roads (Elbow Dr SW) from property line to property line. Amend the plans to reflect this requirement. Be sure to extend sidewalk replacement across the adjacent lane and indicate a maximum 2% grade in the boulevard.

Where significant trees are to be retained, existing sidewalk width can remain within the drip line and transition to new width clear of the drip line. Refer to the Roads Construction Standard Specifications for detailed requirements.

A public access easement will be required where the sidewalk crosses the property line.

19. Amend the plans to include one additional class 1 stall.
 No Class 1 = (Units + Suites - Mob. Storage Lockers - Stalls in Garage) x 1

$$= (6+4-3-5)(1)$$

$$= 2$$

20. Amend the plans to clearly indicate the maximum slope of a motor vehicle parking stall is 4.0 per cent in any direction as per the LUB section 122 (13)

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

21. The Prior to Release Requirements will be finalized at the time of Development Authority decision.
22. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly.

Utility Engineering

23. Submit an electronic Development Site Servicing Plan (DSSP) circulation, for review and acceptance, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.

For further information, refer to the following:

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

Note:

For further information, contact Utility Specialists at:

WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

24. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

Based on the information provided with the initial submission, the preliminary estimate is \$17,958.40.

Note(s):

-Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

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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- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

25. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction. The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work). Roads
 - a. Construction of new 2.0m separate sidewalk;
 - b. Lane re-grading;
 - c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,
26. Remit payment (certified cheque, bank draft) for street light relocation or upgrades, if required, adjacent to the development within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

*Note : this condition is a formality and is included when securities are requested as it forms a portion of the estimate letter. Unless street lights are present and relocation or other work is required, the value will be \$0.00.

Permanent Conditions

The following permanent conditions shall apply:

Planning

27. The Permanent Conditions will be finalized at the time of Development Authority decision.
28. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
29. 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.
30. 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.
31. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.
32. A Development Completion Permit is required prior to the development being occupied.
33. 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.
34. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
35. 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.
36. 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.

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.

37. 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.
38. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 4.0 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
39. 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.

Utility Engineering

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

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

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

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

41. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more

frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

42. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Manager, Development Engineering.
43. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
44. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
45. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within utility rights-of-way.
46. Pursuant to Bylaw 1H2024, off-site levies are applicable.

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.

Note(s):

-Include the completed Payment Submission Form, which was emailed to the applicant.

-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

To obtain a final estimate contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

47. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.
48. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements,

lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca

49. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

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

50. The Advisory Comments will be finalized at the time of Development Authority decision.
51. 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.
52. 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.
53. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
54. Contact City of Calgary Business Licensing at 403-268-5311 to determine what is required for business licensing.
55. 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.
56. 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.
57. 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.
58. 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.

59. 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 **\$8,924.51**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
60. 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.

Utility Engineering

61. The developer is responsible for ensuring that:
 - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation or risk management is undertaken.
 - b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action plan and/or risk management plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Alberta Health Services.
 - c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
 - d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
 - e. The development is in compliance with applicable environmental approvals (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

62. Prior to the commencement of construction, alteration or demolition operations, a fire safety plan, accepted in writing by the Fire Department and the authority-having jurisdiction, shall be prepared for the site and conform to the requirements

of the AFC 2014, Division B, 5.6.1.3. This document is required as a Building Permit condition for approval.

Note:

For further details, contact Fire Department Technical Services at ryan.smith@calgary.ca OR 403-801-6595.

63. Fire access and/or proximities shall be in accordance with current Calgary Fire Department Access Standards and / or current applicable code(s) articles. See below.

For context:

- a) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard. Appropriate code reference 9.10.20.3.(1).
- b) Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property. Appropriate code reference A 9.10.20.3.(1) Fire Department Access Route Modification.

Some buildings and / or units may be subject to having to be sprinklered.

1.3.3.4. Building Size Determination

1) Where a firewall divides a building, each portion of the building so divided shall be considered as a separate building, except when this requirement is specifically modified in other parts of this Code.

- c) Where access to a building as required and is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.
- d) For residential buildings, including townhouse complexes, the distance of the principle entrance from a street should not exceed 45m (as per RB14-042). Each dwelling unit (secondary suites included) must be within 45m travel distance to from street (fire access lane) to principle entrance.

Fire Professional involvement, NBC(AE) 2.4.2.1(4)

Residential buildings with 5 to 20 dwelling units must be imprinted with the seals or stamps of either a registered architectural professional, or one or more registered engineering professionals.

Each Principle (Building) Entrance is within a 45m path of travel of the fire access route, while also ensuring that the path of travel to each entrance is to be a hard surface AND continuously maintained and unobstructed.

Note:

For further details regarding fire access requirements, see the below link:

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.

<http://www.calgary.ca/CSPS/Fire/Documents/Fire-Department-Access-Standard.pdf>

For further details, contact Fire Department Technical Services at 403-801-6595 or Ryan.Smith@calgary.ca.

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

For further details, contact Fire Department Technical Services at 403-801-6595 or Ryan.Smith@calgary.ca OR 403-815-1114 or Miguel.Groenewoud@calgary.ca.

65. The available fire flow available in the adjacent City watermain is 10,000 LPM with 15m residual pressure under normal operating conditions.

Note:

For further information, contact Utility Specialists at: WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

66. Water and sanitary connections are available from the adjacent lane right-of-way.

Note:

For further information, contact Utility Specialists at: WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

67. Storm connection is available at / within Elbow DR SW.

Note:

For further information, contact Utility Specialists at: WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

68. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall, 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

Note:

For further information, contact Utility Specialists at: WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

69. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.

70. Redundant services are to be disconnected at the source and new service installed at the owners expense.

71. Each unit must be individually metered.
72. Review with Fire Prevention Bureau at 403-268-8742 for on-site hydrant coverage and Siamese connection location(s). A site servicing plan (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labelled on the plan.
73. Each titled parcel must have separate (direct) service connections to public mains.
- Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.
74. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
75. The applicant must apply for water and sewer connections as per City Standards.
76. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
- Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.
77. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100 year storm events.
78. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
79. Controlled stormwater discharge is required for the subject site.
80. All on-site sewers are to be designed to City of Calgary specifications.
81. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
- Note:
For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.
82. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100 year elevation, whichever is higher. The minimum grade within the lot adjacent to trap low must be 0.3m

higher than the 1:100 year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

83. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
84. Stormwater emergency escape routes must be to a public roadway.
85. The applicant is encouraged to explore and adopt stormwater volume control options for this development.

Note:

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR
mark.brown@calgary.ca.

86. Locate any / all services and / or utilities in the field.

Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities. All of the above is contingent to the satisfaction of the affected utility owner(s).

87. Any / all tree planting proposed to be located within road rights of way shall require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
 - a. Property lines
 - b. Curb/sidewalks
 - c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
 - d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
 - e. Dimensions from property line to all of the above features

Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026. Alternatively, the required information can be submitted to the ULA Support email as a PDF at ulasupport@calgary.ca.

For further details, contact ulasupport@calgary.ca.

88. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste, found at:

<http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

Garbage, recyclable materials and food and yard (organics) waste and recycling storage and/or collection areas shall be maintained and clear of snow and ice.

Secondary suites may not be eligible to receive a separate set of waste and recycling containers from The City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.

Note:

For further details, contact Waste and Recycling Services at 403-268-8445 or jc.lauzier@calgary.ca OR 403-268-8429 or steve.gorda@calgary.ca.

Mobility Engineering

89. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.
90. Garage aprons at rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.
91. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.
92. In accordance with the [Encroachment Policy \(9M2020\)](#) adopted by Council on March 16, 2020, encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developers expense. Encroachments are subject to approval by the Encroachment Administrator, Real Estate & Development Services.
93. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian

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.

routes are to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route.



Friday, December 13, 2024

WRITTEN RESPONSE TO DETAILED REVIEW

DP2024-06760 / 9611 ELBOW DRIVE SW

Bylaw Discrepancies		
Regulation	Standard	Provided
1402 Landscaping Requirements	(2) 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.	<p>The hatch used for sod as indicated within the landscape material legend is not indicated on the landscaping plan.</p> <p>Plan revised to reflect revised material legend. Refer to AS.1</p>
	(3) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	
	(6) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.	<p>Plans indicate 11.68% (-18.32%) or 28.53m² (-44.76m² of the landscaping provided is soft surfaced landscaping.</p> <p>Landscaping breakdown has been revised to reflect updated soft surfaced landscaping. Refer to AS.1</p>

1404 Planting Requirements	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m ² of parcel area.	Plans indicate 5 (-1) trees are provided on site. Plan has been revised to reflect total of 2 coniferous tree and total of 4 deciduous trees. Refer to AS.1
1413 Bicycle Parking Stalls	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.	Plans indicate 1 (-1) bicycle class 1 parking stalls are provided on site. Plan has been revised to reflect bicycle stall as requested. Refer to AS.1
13(90.3) Mobility Storage Locker	(b) has a minimum length of 2.8m;	Plans indicate the length of one of the mobility storage lockers provided is 2.79m (-0.01m). The interior clearance of mobility storage locker has been revised. Refer to A1.0a.
1406 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.	Plans do not indicate the height of the retaining wall along the South property line. Plan has been revised to reflect elevation points to indicate the height of retaining wall. Refer to AS.1
1415 Waste, Recycling and Organics	Garbage, recycling, and organics containers must be stored in a screened location shown on a site plan approved by the Development Authority.	Plans indicate Black, Blue, and Green bins are provided for the waste, recycling and organic waste on site. Garbage enclosure detail and elevation have been added. Refer to AS.1

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

2. Amend plans to address the bylaw discrepancies noted at the beginning of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted at the beginning of this document.

The plans have been revised to address discrepancies and ensure compliance with the Land Use Bylaw as reflected in the development permit drawing set.

3. Submit a letter from ENMAX Corporation, and any associated plans, indicating that the conflicts, noted above/attached, have been addressed. If you have questions regarding the conflicts, please contact the ENMAX Representative indicated in the letter above/attached.
Building B as been modified to be to not encroach into the ENMAX setback. Drawings have been circulated to Enmax as requested. Updated letter is attached.
4. This Development Permit shows no indication of professional stamps or seals. Refer to the Alberta Association of Architects (AAA) Practice Bulletin PB-26 for information on when the involvement of a registered architect is necessary. While professional stamps or seals may not be required by The City of Calgary on drawings until the Building Permit stage, it does not preclude the need for professional involvement at all stages of a project when it applies, including the Development Permit stage. Based on this, The City of Calgary may notify the AAA of Development Permit applications where the involvement of a registered architect appears to be needed but has not been demonstrated.
As discussed with the File Manager, if required by the City of Calgary at Building Permit stage, Profession involvement, including stamps and seals with be added to the drawings.
5. Clearly indicate existing trees to be removed in the landscape plan. Consider retaining existing trees if feasible, including the ones along the north property line, and integrate them as part of the landscaping design elements in the site plan. Consider providing one more medium/large canopy trees where feasible in the front setback area to formulate a row of trees along the building frontage.

The existing trees along the north property line are located where the proposed garage and apron area are located. We have also been asked to provide a walkway from the front yard to the rear yard along with the north property line abutting the lane, so we are unable to maintain the location of the existing trees. We are proposing a revised landscape plan with one additional coniferous tree in the front yard, this is providing a row of trees as requested. Landscaping plan has been revised to reflect the requested changes / suggestions. Refer to AS.1

6. The landscaping design should be enhanced to create a better street edge. Refer to the Landscape Design Guide for Small Residential Sites. Layered landscaping is expected to emphasize edges and frame the unit walkways and the amenity spaces. Use landscaping strategies (such as planting

beds, decorative grasses, low shrubs and trees) to formulate aesthetically appealing front yards and a consistent streetscape. The landscape plan has been revised to provide an additional coniferous tree in the front, as well as modifying the location of the shrubs, and providing decorative grasses.

For those dwelling units and suites that are not visible from the public sidewalk, provide a wayfinding system along the concrete walkways that connect from public sidewalk/lane to the unit/suite entrances, enhanced with planting areas, lighting and unique address signs. Wayfinding Signage has been added at the street, and lighting locations have been indicated in the side yards and walkways.

The setback along the south property line is minimal considering that there are window wells and suites entrances. Further side setbacks on a portion of the main floor level may be provided to accommodate a more generous walkway with the site design elements mentioned in the comment above. The side setback on the south property line has been proposed at 1.2M, which is the required side setback. As noted above, we have added wayfinding and lighting to enhance the side yard.

A continuous walkway should be provided along the lane within the property boundary connecting to the public sidewalk, considering that there is a unit entrance to Unit 6 at the gravel lane. Or alternatively, orient the unit entrance towards east (the amenity space). As requested, the walkway has been added to the north property boundary from the sidewalk to Unit 6. With the limited footprint on Unit 6, we have been unable to re-locate the entry, but have added the walkway and lighting as requested.

Consider rearranging the mobility storage lockers so that they do not appear to be overwhelming in the courtyard space. This will impact the orientation of door/window openings, the location of landscaping, etc. We have modified the location of 2 of the mobility stalls to be adjacent to Building B to open the courtyard as requested. The third Mobility Storage Locker is located to create a sense of separation from the lane to the shared courtyard between Building A & B.

7. The File Manager has received a significant number of opposition letters from neighbouring properties to this development proposal. The File Manager would consider this application highly likely to be appealed. Please indicate any engagement efforts performed to-date.

The Proposed development is a Permitted Use within the H-GO zoning. We have reviewed the comments sent via the City and made modifications where possible. We have noted those areas below. Many of the more common comments will be addressed in the response to Item #8 below.

Lane Grading/Drainage – As required in Item #15 from Mobility Engineering, the lane grades will be adjusted to provide positive drainage in the laneway that should improve the current conditions referenced in the letters.

Potential overlooking into yard to East - With the modifications of the rear building to satisfy the Enmax Clearance, we have reduced the area on the 2nd floor of the rear building, and eliminated windows on the rear of this level of the façade. The windows added on the 3rd floor will be obscure glass towards the East to prevent any visual connection. We were required to add egress balconies to meet requirements of the National Building Code (AE). The small scale of these balconies do not promote frequent use and have been located in such a way they are oriented towards the lane intersection on the North and have included a privacy wall on the south unit.

8. The Haysboro Community Association provided a letter of objection to the proposed development. Provide a written response to the CA's letter. Ensure a thorough description of all engagement activities undertaken to-date are included in the written response.

Overall Density and Number of Units – The number of units proposed is allowed under the H-GO zoning, and we are under the maximum Floor Area Ratio of 1.5. Within the Heritage Communities Local Area Plan, Elbow Drive is designated as a Neighbourhood Collector and identified as an area suitable for increased density which this proposal provides.

Coverage Reduction – The Community Association requests a reduction in coverage to 50% of the lot area. We are not requesting a relaxation on coverage and have met the required 60% allowed.

Parking – The required parking stalls are all provided within private garages located within the buildings. The required Mobility Storage Lockers and Bike Stalls are provided to allow the Suite occupants with options for transportation. Elbow Drive is serviced by Calgary Transit and there are bus stops nearby. Regarding the concerns about parking in the laneways, that would be addressed by the Calgary Parking Authority, as that is not permitted in laneways, regardless of the type of proposal.

Garbage – The City requested 9 Waste and Recycling/Organics carts be provided with the development. As required, the carts will be stored within the property boundaries and will be enclosed and screened. We believe the Community Association comments stems from an assumption that 3 bins would be provided per unit, which is not the case.

Scale of Building B – The scale of building B has been reduced with the second floor being modified to be within the Enmax setback. The floor-to-floor heights have also been reduced and the overall height reduced by 1.4M.

Roof Drainage – As required, this proposal will be accompanied by a Development Site Servicing Application and review process with deals with the overall site drainage and storage.

Amount of concrete/greenspace – The revised application includes a more open courtyard layout, and a more visually connected greenspace. The Detailed Review did request an additional hardscape walkway, and we have provided wider walkways where required at mobility storage lockers, so while there has been an increase in the quantity of hardscape, it has been added in an efficient manner.

Building Look/Materials/Roof Slope – The applicant recognizes that while the style of the building is more modern than the older more traditional surrounding homes, it is not out of line with what is seen in transitioning communities throughout the city. The building materials have been selected to be low maintenance and durable, while also being budget friendly to keep with the goal of providing affordable housing units with the development. The combination of Stucco and Siding is seen through many homes throughout the area, including the direct neighbours.

9. Regarding the locations of services and tie-ins we prefer the water, sanitary, gas and electric be installed from the alley. If the alley service location is not possible, consider splitting the services between the two public trees, 11m north of south property line from Elbow Dr SW.

If stormwater service is required, it may be installed between the two Public trees, 11m north of the south property line from Elbow Drive SW.

Amend the plans to show and label all services with tie-ins. The planting of trees over service lines is not permitted.

Service Tie In's are shown on from the rear lane along the south property boundary. Storm

Connection has been located approximately 11.75M from the south property boundary to accommodate the Public Trees and the window well.

Utility Engineering

10. Submit an electronic Fire Flow Letter, for review and acceptance.

The fire flow letter must be prepared by a qualified professional engineer under seal and permit to practice stamp, to the satisfaction of the Coordinator, Utility Specialists.

The fire flow letter shall identify the type of the development, address of the development, DP application and the fire flow required for the developing property (based on the Fire Underwriters Survey calculations). If the City watermain does not have the flows available to meet the fire flow requirements of the developing property the City main must be upgraded at the cost of the developer. The letter must reference the Fire Underwriters Survey.

The Internal system will need to be designed accordingly in-order-to ensure adequate water supply and fire protection.

Fire Flow Letter was submitted on December 6th by Richview Engineering Inc. Copy attached for your reference.

Note:

The fire flow available in the adjacent City water network is 10,000 L/min, at 15m residual pressure, under normal operating conditions.

For further information, contact Utility Specialists at:

WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

11. Amend the plans to:

Utility Specialists:

- a. Provide additional site grading information / details (along property lines, within the site), clarifying both existing and proposed elevations, for the site / proposal, as to adequately confirm that the sites stormwater (conceptually) will not drain OR be directed into other neighbouring sites / parcels.

Plan has been revised to reflect requested site grading details. Refer to AS.1

- b. Clarify / ensure (i.e. note) that a minimum of 300mm topsoil is proposed to be used for all absorbent landscaping areas on / within the proposed site / development.

A note addressing the 300mm minimum topsoil requirement has been added. Refer to AS.1

Note:

For further information, contact Utility Specialists at:

WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

12. Amend the plans to:

Water Servicing

- a. Indicate (and dimension) adequate Water Meter Rooms, which shall be located internal to the buildings (basement level 1) adjacent to an exterior wall where the services (100mm and larger) enter the buildings.

OR

Indicate (show / label) adequate Water Meter Areas, where the services (50mm and smaller) enter the buildings, internal to the buildings.

Plan has been revised to reflect addition of water meter rooms/areas in Suite 1 and Suite 5, as requested. Refer to A1.0a

Note:

Both buildings are typically required to have their own water metering. Metering requirements are determined by the size of water service (See above).

Important to note that meters are NOT typically permitted under / beneath stairs.

For further details, contact Utility Specialists at:

WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

13. Amend the plans to:

Waste & Recycling Services:

- a. Show / clarify the number of waste, recycling and organics carts (total, each) for the proposed development. The maximum (total) number of carts (for all three waste streams) should be reduced to 9.

Plan has been revised to clearly indicate the number of waste, recycling, and organics carts for the proposed development. The total number of carts across all three waste streams has been reduced to a maximum of 9, as requested. The storage area has been modified avoid the Power Pole guy wires. Refer to AS.1 for details.

- b. Indicate (show / note) which waste containers (carts) are for garbage, which are for recyclable materials and which are for food & yard (organics) waste materials.

Plan has been updated to clearly indicate and label the waste containers. Refer to AS.1

Notes:

- The number of waste carts (total) is to provided, while clarifying which carts are for which above noted / required waste stream.
- Limit (reduce) the total number of containers (for all three waste streams) to 9.

For further details, contact Waste and Recycling Services at 403-268-8445 or jc.lauzier@calgary.ca OR 403-268-8429 or steve.gorda@calgary.ca.

14. Amend the plans to:

Fire:

Indicate (label and dimension) on site plan (AS.1) that each Principle (Building) Entrance is within a 45m path of travel of the fire access route, while (ALSO) ensuring that the path of travel to each entrance is to be a hard surface AND continuously maintained and unobstructed (i.e. structures, window wells, etc.).

The plan has been updated to illustrate the fire access route around the building, with dimension strings added to indicate the 45m path of travel to the principal entrances and the fire access route. Refer to AS.1

Basement layouts have been revised for Unit 2 and Unit 3 to relocate the bedroom to be able to provide egress windows meet the requirements of NBC(AE) 9.9.10.1

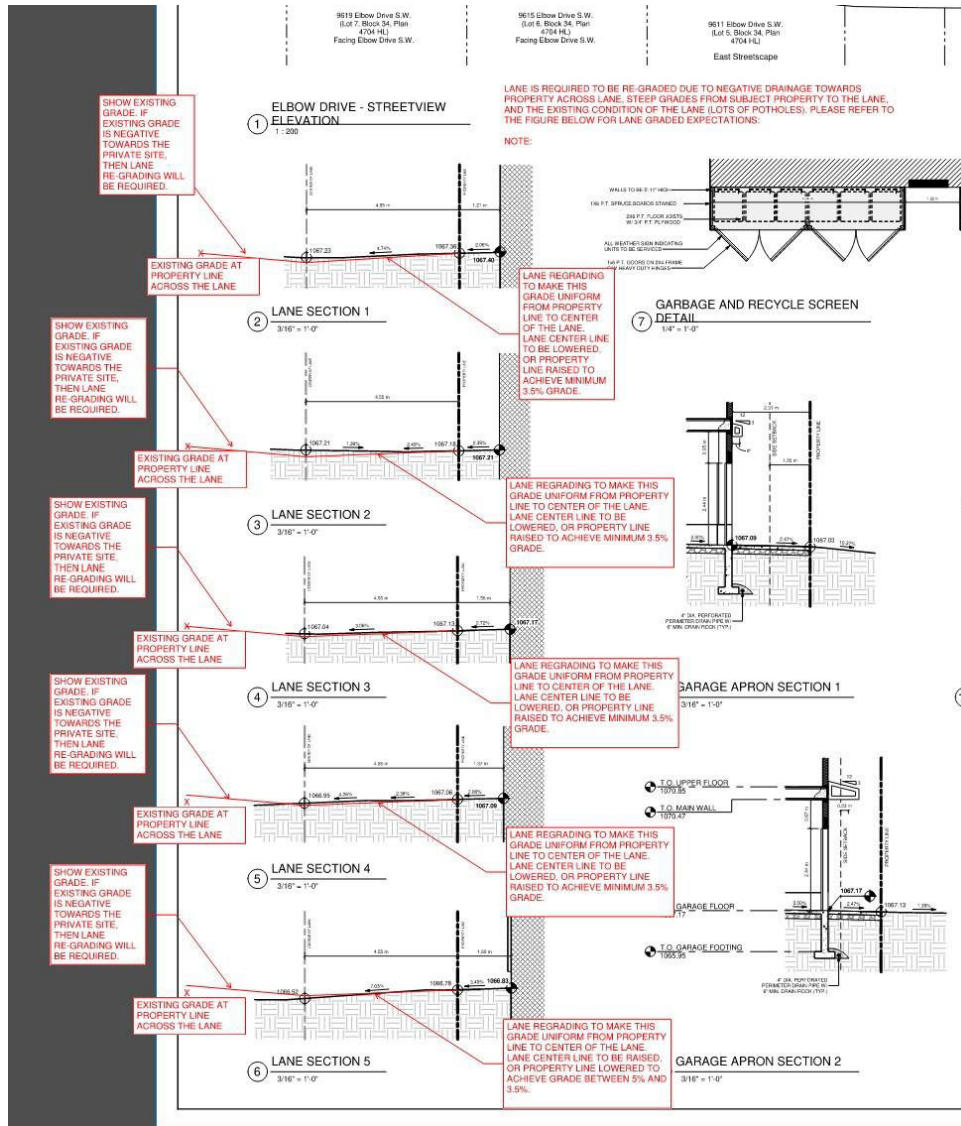
Note:

For further details, contact Fire Department Technical Services at 403-801-6595 or Ryan.Smith@calgary.ca.

Mobility Engineering

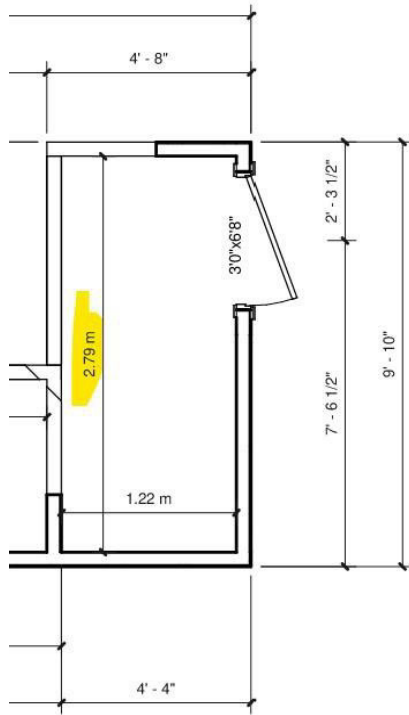
15. The lane is required to be re-graded due to negative drainage towards the property across the lane, steep grades from the subject site to the lane and the existing condition of the lane (lots of potholes). Please refer to the figure below for lane grading expectations and reach out to the Mobility Generalist on file at hilary.enns@calgary.ca for the full document.

Lane grades have been updated and additional information added as requested. Refer to AS.2.



16. Amend the plans to:
 1. Increase the length of the Mobility Storage Locker as it is slightly too small
 2. Clearly indicate a minimum door width of 0.9m

Plan has been revised to reflect updated clearance inside mobility storage locker along with revised door width. Refer to



17. Given that a bicycle will be the primary vehicle for one household, it is imperative that storage is practical, reasonable convenient and used for its intended purpose. Therefore, amend the plans:

1. to provide internal dimensions of class 1 bicycle enclosures and provide rationale on the dimensions chosen. It needs to be shown that an average sized adult bicycle can fit reasonably well within the enclosure.

Plan has been modified to reflect internal dimensions of class 1 bicycle enclosures. The door opening/internal size of the Lockers are 0.69m W x 1.2M D. The storage requirements for an average adult sized bicycle are 0.64m W x 1.1M D Refer to A1.0a

2. to include a rack to or bike-parking signage to ensure the purpose of the enclosure is clear and is used as intended.

Plan has been updated to incorporate requested changes. Bicycle class storage elevation has been added. Refer to AS.1

18. Sidewalk widening will be required in order to comply with current standards and serve the increased density & pedestrian activity as a result of this development. As per the Design Guidelines for Subdivision Servicing (DGSS), 2.0m sidewalks are required along collector roads (Elbow Dr SW) from property line to property line. Amend the plans to reflect this requirement. Be sure to extend sidewalk replacement across the adjacent lane and indicate a maximum 2% grade in the boulevard.

Where significant trees are to be retained, existing sidewalk width can remain within the drip line and transition to new width clear of the drip line. Refer to the Roads Construction Standard Specifications for detailed requirements.

A public access easement will be required where the sidewalk crosses the property line.

The plan has been amended to incorporate the proposed sidewalk widening in accordance with the roads construction standards specifications. Slope arrows have been added to indicate the existing slope of the boulevard grade. Refer to AS.1

19. Amend the plans to include one additional class 1 stall.
 No Class 1 = (Units + Suites - Mob. Storage Lockers - Stalls in Garage) x 1
 = (6+4-3-5)(1)
 = 2

Plan has been revised to reflect total of 2 - class 1 bicycle stalls

20. Amend the plans to clearly indicate the maximum slope of a motor vehicle parking stall is 4.0 per cent in any direction as per the LUB section 122 (13)

Annotation has been added indicating garage slab slope. Refer to A1.0a

We trust that you will find the enclosed documents in good order. Please contact me (Permits@phaseonedesign.ca) with any questions or concerns. The office number I can be reached at is (403) 457-3645.

Thank you in advance for your time.





January 15, 2025

PHASE ONE

[REDACTED]
[REDACTED]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-06760

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

Should you have any questions or concerns, please contact me at 587-229-9853 or by email at Cameron.Thompson@calgary.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Cameron Thompson", is written over a horizontal line.

Cameron Thompson

Senior Planner – City of Calgary



Detailed Review 2 – Development Permit

Application Number: DP2024-06760
Application Description: New: Dwelling Units (2 buildings), Secondary Suites (basement)
Land Use District: Housing - Grade Oriented District (H-GO)
Use Type: Permitted with a Relaxation
Site Address: 9611 ELBOW DR SW
Community: HAYSBORO
Applicant: PHASE ONE

Date DR Sent: January 15, 2025
Response Due Date: March 14, 2025

Development Applications Review Team

Planning: CAMERON THOMPSON 587-229-9853
Cameron.Thompson@calgary.ca
Utility Engineering: CHRIS FLEETWOOD 587-576-4329
Chris.Fleetwood@calgary.ca
Mobility Engineering: HILARY ENNS 403-200-8641
Hilary.Enns@calgary.ca

Bylaw Discrepancies		
Regulation	Standard	Provided
1395 Building Setback from Front Property Line	The minimum building setback from a front property line is 3.0m	Plans indicate the East setback to the stucco buildout is 2.90m (-0.10m).
1396 Building Setback from Side Property Line	(1) Subject to subsections (2) through (5), the minimum building setback from any side property line is 1.2m	Plans indicate the South setback to the stucco buildout is 1.12m (-0.10m).
1398 Projections Into Setback Area	(1) Unless otherwise referenced in subsections (2) through (9), a building or air conditioning units must not be located in any setback area.	Plans indicate a stucco buildout within the East and South setbacks.
1393 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of	Plans indicate the building depth is 98.20% (+33.20%) or 35.99m (+12.17m). OR

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	<p>the parcel depth for a building containing a unit.</p> <p>OR</p> <p>(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: (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</p>	<p>Plans indicate the building separation is 5.01m (-1.49m).</p>
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Prior to Decision Requirements

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

Planning

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DTR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

This information must be received, in its entirety, no later than 60 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 60 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice of the inactivation and of a further 30 day time frame within which the application may be reactivated subject to a reactivation fee. If the development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

In the event that the application needs to be recirculated, a recirculation fee may be applied.

2. Amend plans to address the bylaw discrepancies noted at the beginning of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted at the beginning of this document.

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.

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

3. The Prior to Release Requirements will be finalized at the time of Development Authority decision.
4. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly.

Utility Engineering

5. Submit an electronic Development Site Servicing Plan (DSSP) circulation, for review and acceptance, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005.

For further information, refer to the following:

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

Note:

For further information, contact Utility Specialists at:

WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

6. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

Based on the information provided with the initial submission, the preliminary estimate is \$17,958.40.

Note(s):

-Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

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.

- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

7. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction. The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work). Roads
 - a. Construction of new 1.7m wide separate sidewalk (width varies due to existing trees;)
 - b. Lane re-grading;
 - c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,
8. Remit payment (certified cheque, bank draft) for street light relocation or upgrades, if required, adjacent to the development within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

*Note : this condition is a formality and is included when securities are requested as it forms a portion of the estimate letter. Unless street lights are present and relocation or other work is required, the value will be \$0.00.

9. Space between the fence and the sidewalk should be available for maintenance. Amend the plans to leave 0.3m available. The extension of the sidewalk toward Elbow Drive is acceptable.

Permanent Conditions

The following permanent conditions shall apply:

Planning

10. The Permanent Conditions will be finalized at the time of Development Authority decision.
11. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
12. 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.
13. 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.
14. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.
15. A Development Completion Permit is required prior to the development being occupied.
16. 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.
17. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
18. 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.
19. 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.

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.

20. 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.
21. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 4.0 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
22. 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.

Utility Engineering

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

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

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

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

24. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more

frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

25. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Manager, Development Engineering.
26. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
27. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
28. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within utility rights-of-way.
29. Pursuant to Bylaw 1H2024, off-site levies are applicable.

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.

Note(s):

-Include the completed Payment Submission Form, which was emailed to the applicant.

-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

To obtain a final estimate contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

30. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.
31. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements,

lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca

32. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

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

33. The Advisory Comments will be finalized at the time of Development Authority decision.
34. 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.
35. 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.
36. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
37. 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.
38. Contact City of Calgary Business Licensing at 403-268-5311 to determine what is required for business licensing.
39. 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.
40. 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.

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.

41. 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.
42. 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.
43. 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 **\$8,924.51**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
44. 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.

Utility Engineering

45. The developer is responsible for ensuring that:
 - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation or risk management is undertaken.
 - b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action plan and/or risk management plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Alberta Health Services.
 - c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
 - d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
 - e. The development is in compliance with applicable environmental approvals (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

46. Prior to the commencement of construction, alteration or demolition operations, a fire safety plan, accepted in writing by the Fire Department and the authority-having jurisdiction, shall be prepared for the site and conform to the requirements of the AFC 2014, Division B, 5.6.1.3. This document is required as a Building Permit condition for approval.

Note:

For further details, contact Fire Department Technical Services at ryan.smith@calgary.ca OR 403-801-6595.

47. Fire access and/or proximities shall be in accordance with current Calgary Fire Department Access Standards and / or current applicable code(s) articles. See below.

For context:

- a) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard. Appropriate code reference 9.10.20.3.(1).
- b) Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property. Appropriate code reference A 9.10.20.3.(1) Fire Department Access Route Modification.

Some buildings and / or units may be subject to having to be sprinklered.

1.3.3.4. Building Size Determination

1) Where a firewall divides a building, each portion of the building so divided shall be considered as a separate building, except when this requirement is specifically modified in other parts of this Code.

c) Where access to a building as required and is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.

d) For residential buildings, including townhouse complexes, the distance of the principle entrance from a street should not exceed 45m (as per RB14-042). Each dwelling unit (secondary suites included) must be within 45m travel distance to from street (fire access lane) to principle entrance.

Fire Professional involvement, NBC(AE) 2.4.2.1(4)

Residential buildings with 5 to 20 dwelling units must be imprinted with the seals or stamps of either a registered architectural professional, or one or more registered engineering professionals.

Each Principle (Building) Entrance is within a 45m path of travel of the fire access route, while also ensuring that the path of travel to each entrance is to be a hard surface AND continuously maintained and unobstructed.

Note:

For further details regarding fire access requirements, see the below link:
<http://www.calgary.ca/CSPS/Fire/Documents/Fire-Department-Access-Standard.pdf>

For further details, contact Fire Department Technical Services at 403-801-6595 or Ryan.Smith@calgary.ca.

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

For further details, contact Fire Department Technical Services at 403-801-6595 or Ryan.Smith@calgary.ca OR 403-815-1114 or Miguel.Groenewoud@calgary.ca.

49. The available fire flow available in the adjacent City watermain is 10,000 LPM with 15m residual pressure under normal operating conditions.

Note:

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

50. Water and sanitary connections are available from the adjacent lane right-of-way.

Note:

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

51. Storm connection is available at / within Elbow DR SW.

Note:

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR mark.brown@calgary.ca.

52. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall, 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

Note:

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 further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR
mark.brown@calgary.ca.

53. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
54. Redundant services are to be disconnected at the source and new service installed at the owners expense.
55. Each unit must be individually metered.
56. Review with Fire Prevention Bureau at 403-268-8742 for on-site hydrant coverage and Siamese connection location(s). A site servicing plan (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labelled on the plan.
57. Each titled parcel must have separate (direct) service connections to public mains.

Note:

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR
mark.brown@calgary.ca.

58. Ensure that the water service separation from the foundation wall or piles is:
 - a. 4.0m (100mm service or larger), or
 - b. 3.0m (50mm service or smaller), or
 - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
59. The applicant must apply for water and sewer connections as per City Standards.
60. The allowable stormwater run-off coefficient shall be 50 L/s/ha.

Note:

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR
mark.brown@calgary.ca.

61. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100 year storm events.
62. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
63. Controlled stormwater discharge is required for the subject site.
64. All on-site sewers are to be designed to City of Calgary specifications.

65. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.

Note:

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR
mark.brown@calgary.ca.

66. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100 year elevation, whichever is higher. The minimum grade within the lot adjacent to trap low must be 0.3m higher than the 1:100 year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
67. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
68. Stormwater emergency escape routes must be to a public roadway.
69. The applicant is encouraged to explore and adopt stormwater volume control options for this development.

Note:

For further information, contact Utility Specialists at:
WA-ResourcesDevelopmentApprovals@calgary.ca OR 403-268-5688 OR
mark.brown@calgary.ca.

70. Locate any / all services and / or utilities in the field.

Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities. All of the above is contingent to the satisfaction of the affected utility owner(s).

71. Any / all tree planting proposed to be located within road rights of way shall require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
- Property lines
 - Curb/sidewalks
 - Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)

- d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
- e. Dimensions from property line to all of the above features

Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026. Alternatively, the required information can be submitted to the ULA Support email as a PDF at ulasupport@calgary.ca.

For further details, contact ulasupport@calgary.ca.

72. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste, found at:

<http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

Garbage, recyclable materials and food and yard (organics) waste and recycling storage and/or collection areas shall be maintained and clear of snow and ice.

Secondary suites may not be eligible to receive a separate set of waste and recycling containers from The City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.

Note:

For further details, contact Waste and Recycling Services at 403-268-8445 or jc.lauzier@calgary.ca OR 403-268-8429 or steve.gorda@calgary.ca.

Mobility Engineering

73. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.
74. Garage aprons at rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.
75. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has

been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

76. In accordance with the [Encroachment Policy \(9M2020\)](#) adopted by Council on March 16, 2020 , encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developers expense. Encroachments are subject to approval by the Encroachment Administrator, Real Estate & Development Services.
77. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes are to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route.



Thursday, January 23, 2025

WRITTEN RESPONSE TO DETAILED REVIEW #2

DP2024-06760 / 9611 ELBOW DRIVE SW

Bylaw Discrepancies		
Regulation	Standard	Provided
1395 Building Setback from Front Property Line	The minimum building setback from a front property line is 3.0m	Plans indicate the East setback to the stucco buildout is 2.90m (-0.10m). <i>Plans have been amended to remove the stucco buildout within the East setback area. Refer to pages AS.1, A1.0a, A3.0 & A3.1.</i>
1396 Building Setback from Side Property Line	(1) Subject to subsections (2) through (5), the minimum building setback from any side property line is 1.2m	Plans indicate the South setback to the stucco buildout is 1.12m (-0.10m). <i>Plans have been amended to remove the stucco buildout within the South setback area. Refer to pages AS.1, A1.0a, A3.0 & A3.1.</i>
1398 Projections Into Setback Area	(1) Unless otherwise referenced in subsections (2) through (9), a building or air conditioning units must not be located in any setback area.	Plans indicate a stucco buildout within the East and South setbacks. <i>Plans have been amended to remove the stucco buildout within the East & South setback areas. Refer to pages AS.1, A1.0a, A3.0 & A3.1.</i>
1393 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of	Plans indicate the building depth is 98.20% (+33.20%) or 35.99m (+12.17m). OR

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

	<p>the parcel depth for a building containing a unit.</p> <p>OR</p> <p>(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: (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</p>	<p>Plans indicate the building separation is 5.01m (-1.49m). Plans have been amended to provide 0.15m of separation between the proposed semi-detached dwelling and the proposed mobility storage lockers providing a building separation of 6.51m. Refer to pages AS.1, A1.0a, A3.0 & A3.1.</p>
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Prior to Decision Requirements

Planning

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DTR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly. [Amended plans and written response are attached.](#)
2. Amend plans to address the bylaw discrepancies noted at the beginning of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted at the beginning of this document. [Plans have been amended and attached to address all of the bylaw discrepancies.](#)

Prior to Release Requirements

Planning

3. The Prior to Release Requirements will be finalized at the time of Development Authority decision.
4. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly. [Amended plans and written response are attached.](#)

Utility Engineering

5. Submit an electronic Development Site Servicing Plan (DSSP) circulation, for review and acceptance, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. [Development Site Servicing Plan will be provided by Jubilee Engineering Consultants Ltd. Under separate cover.](#)

6. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

Based on the information provided with the initial submission, the preliminary estimate is \$17,958.40.

Note(s):

-Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

-Include the completed Payment Submission Form, which was emailed to the applicant.

-Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

Mobility Engineering

7. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction. The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads

- a. Construction of new 1.7m wide separate sidewalk (width varies due to existing trees);
- b. Lane re-grading;
- c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel

8. Remit payment (certified cheque, bank draft) for street light relocation or upgrades, if required, adjacent to the development within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction. The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

9. Space between the fence and the sidewalk should be available for maintenance. Amend the plans to leave 0.3m available. The extension of the sidewalk toward Elbow Drive is acceptable. [Plans have been amended to provide 0.3m of space between the fence and the proposed widened city sidewalk. The proposed extension of the sidewalk has been revised to provide 0.3m to the back of walk and the sidewalk has been extended an additional 0.3m in the portions of the sidewalk that don't affect the existing city trees. Refer to page AS.1.](#)

We trust that you will find the enclosed documents in good order. Please contact me (Permits@phaseonedesign.ca) with any questions or concerns. The office number I can be reached at is (403) 457-3645.
Thank you in advance for your time.




PHASE ONE
DESIGN

District Title:

Housing District

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

Date:	February 19, 2025
Date Received:	January 28, 2025
BLC BY:	Christine Loxton
Review Required:	<div>Partial </div>

D.P. #

2024-06760

For Internal Distribution Only

Modifier(s):	F.A.R		Height		Density		
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Floodway/Floodfringe/Overland Flow

Does Not Apply

****If applicable Complete Flood Sheet****

Public Realm Setbacks

N/A

Main Floor Elevation(S):		Roof Peak Elevation(s):	
E. Bldg	1067.70	E. Bldg	1078.10
W. Bldg	1067.65	W. Bldg	1077.82

Notes:

Partial check on previous discrepancies only at FM request. See December 13th check for last full check.

Housing – Grade Oriented (H-GO) District				D.P. # 2024-06760			
Rule	Requirements		Evaluation				
		Notes	Provided/Variance				
1395 Building Setback from Front Property Line	The minimum building setback from a front property line is 3.0m	East - Main façade	3.00	0.00			
1396 Building Setback from Side Property Line	(1) Subject to subsections (2) through (5), the minimum building setback from any side property line is 1.2m	South (front bldg)	1.22	0.02			
1398 Projections Into Setback Area	(1) Unless otherwise referenced in subsections (2) through (9), a building or air conditioning units must not be located in any setback area.	East and South setback non-compliant to stucco buildouts	C	N/C	N/A	N/I	
1405 Amenity Space	(1) Each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.		F/M Discretion		N/A	N/I	
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.		Applies		N/A	N/I	
1393 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.		Building Depth (%)				
			98.20%		33.20%		
			Building Depth (m)				
	36.65	Parcel Depth (m)		35.99		12.17	
	(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:	(a) there is more than one main residential building on the parcel;		2		0	
		(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		Number of Units within First 60.0% of Parcel Depth			
			36.65	Parcel Depth (m)	4	1	
			21.99	40% / 60.0% Parcel Depth (m)			
	5	Total Number of Units					
	(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m		6.51m between principal facades	6.41	-0.09		
		6.41m between East bldg stucco buildout					
(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	Interior parcel	N/A				
							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						
1413 Bicycle Parking Stalls	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.	Pre-fab Vertical bike lockers proposed; FM/Mobility to review for compliance	2	0			
	2	Number of Units					

1415 Waste, Recycling and Organics	NOTE: Moloks are considered garbage enclosures; Earthbins, Dumpsters, etc. are <u>NOT</u> . Blue and black carts are an acceptable "garbage enclosure" for buildings with 4 or less units. <i>Reminder: Ensure an area is dedicated to Waste; Recycling AND Organics</i>		
	Garbage, recycling, and organics containers must be stored in a screened location shown on a site plan approved by the Development Authority.	Detail on page AS.2	FM Review

Housing District

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

Date:	January 7, 2025
Date Received:	December 13, 2024
BLC BY:	Andrew Kjartanson
Review Required:	<div> <div>Complete</div> <div></div> </div>

D.P. #	2024-06760
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For Internal Distribution Only

Modifier(s):	F.A.R		Height		Density		
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Floodway/Floodfringe/Overland Flow

Does Not Apply

****If applicable Complete Flood Sheet****

<i>Public Realm Setbacks</i>	
N/A	

Main Floor Elevation(S):		Roof Peak Elevation(s):	
E. Bldg	1067.70	E. Bldg	1078.10
W. Bldg	1067.65	W. Bldg	1077.82

[illegible]

Housing – Grade Oriented (H-GO) District					D.P. # 2024-06760			
Rule	Requirements				Evaluation			
			Notes	Provided/Variance				
Part 4	If applicable please refer to Part 4 Form			See Attached	N/A	N/I		
1395 Building Setback from Front Property Line	The minimum building setback from a front property line is 3.0m		East - Main façade	3.00	0.00			
			East - Stucco buildout	2.90	-0.10			
1396 Building Setback from Side Property Line	(1) Subject to subsections (2) through (5), the minimum building setback from any side property line is 1.2m		North (front bldg)	1.20	0.00			
			North (rear bldg)	1.21	0.01			
			South (front bldg)	1.22	0.02			
			South (front bldg) Stucco buildout	1.12	-0.08			
			South (rear bldg)	1.22	0.02			
	(2) There is no requirement for a building setback from a property line upon which a party wall is located.			Applies	N/A	N/I		
	(3) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m			N/A				
	(4) Unless otherwise referenced in subsection (5), 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		Garage attached to rear building complies with Subsection 1	N/A				
	(5) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.			Applies	N/A	N/I		
	1397 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 5.0m			N/A			
(2) On a corner parcel or a laned parcel, the minimum building setback from a rear property line is 1.2m		West (rear bldg)	1.22	0.02				
		West (front bldg)	Complies					
1398 Projections Into Setback Area	(1) Unless otherwise referenced in subsections (2) through (9), a building or air conditioning units must not be located in any setback area.		East and South setback non-compliant to stucco buildouts	C	N/C	N/A	N/I	
	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area.			Applies		N/A	N/I	
	(4) Patios may project without any limits into a setback area.			Applies		N/A	N/I	
	(5) Wheelchair ramps may project without any limits into a setback area			Applies		N/A	N/I	
	(6) Eaves may project a maximum of 0.6 metres, and window wells may project a maximum of 0.8 metres, into any setback area.	Window Wells	North WW X1 (front blg)	0.28	-0.52			
			North WW X1 (rear blg)	N/A				
			South WW X2 (front bldg)	0.74	-0.06			
			South WW X1 (rear bldg)	0.74	-0.06			
		Eaves	East Eaves (front bldg)	0.59	-0.01			
			South Eave (front bldg) side entry	0.56	-0.04			
			South Eave (front bldg) main eave	0.44	-0.16			
			North Eave (front bldg)	0.58	-0.02			
	(7) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area			East Landing (Unit 1)	2.11	-0.39		
				East Landing (Unit 2)	2.09	-0.41		
	(9) Air conditioning equipment may project a maximum of 1.0m into any setback area that does not share a property line with a street.			N/A				
	1409 Decks and Patios	(1) The height of a deck must not exceed 1.5m above grade at any point.			N/A			
		(2) A privacy wall located on a deck or patio:	(a) must not exceed 2.0m in height when measured from the surface of the deck or patio; and					
(b) must not be located between the foremost front façade of the main residential building and the front property line.								
	(1) Unless otherwise referenced in subsection (2), no porch below ground level							

1410 Balconies	(1) Unless otherwise referenced in subsection (2), an open balcony must not project more than 1.85m from the building façade to which it is attached.		All balconies are recessed by definition		N/A				
	(2) Where a balcony is located on the roof of the first or second storey and does not overhang any façade of the storey below the maximum area is equal to 50.0% of the horizontal cross section of the storey below.		Unit 4 Balcony 1.31sm		Percentage (%)				
			Floor below 89.44sm		5.04%	-44.96%			
			1.46% (-48.54%)						
			Unit 5 Balcony 1.88sm		Area (m²)				
			Floor below 37.28sm		1.88	-16.76			
			5.04% (-44.94%)						
1405 Amenity Space	(1) Each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.				F/M Discretion	N/A	N/I		
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.				Applies	N/A	N/I		
1391 At Grade Orientation of Units	(1) All units must provide individual, separate, direct access to grade.				C	N/C	N/A	N/I	
	(2) Units with an exterior wall facing a street must provide:	(a) an entrance that is visible from the street; and			C	N/C	N/A	N/I	
		(b) sidewalks that provide direct exterior access to the unit.							C
1393 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.				Building Depth (%)				
					98.20%		33.20%		
					Building Depth (m)				
					35.99		12.17		
	(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:	(a) there is more than one main residential building on the parcel;				2		1	
				(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		Number of Units within First 60.0% of Parcel Depth			
						4		1	
	(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		6.51m between principal facades		5.01		-1.49	
		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.		Interior parcel		N/A		
	3.0m Building Side Setback Required beyond								
0.00 m and the rear property line									
1390 Floor Area Ratio	The maximum floor area ratio is 1.5.		East Bldg = 597.02sm		Floor Area Ratio				
			West Bldg = 229.75sm		1.33		-0.17		
			MSL = 4.21sm		Gross Floor Area (m²)				
			Bike Class 1 bldg = 1.96sm		832.94		-108.22		
	627.44	Parcel Area (m²)							
	5	Number of Units							
	(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;								
	Required Stalls								
	282.35								Max Coverage

1392 Parcel Coverage	(1) Unless otherwise referenced in subsection (2), the maximum cumulative building coverage over all the parcels subject to a single development permit containing one or more Dwelling Units is:	(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;		N/A					
			Required Stalls						
		313.72	Max Coverage						
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or							
			Required Stalls						
		345.09	Max Coverage						
		(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.	Secondary Suites not applicable to density					Parcel Coverage (%)	
			East Bldg = 277.71sm					59.76%	-0.24%
			West Bldg = 97.25sm					Area (m²)	
			MSL and Bike ARB not included per 13(100)					374.96	-1.50
	(2) The maximum parcel coverage referenced in subsection (1), must be reduced by 21.0m² for each motor vehicle parking stall provided on a parcel that is not located in a private garage.			Applies	N/A	N/I			
				N/A					
(3) In all other cases, the maximum parcel coverage is 45.0%									

1402 Landscaping Requirements	(2) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.				C	N/C	N/A	N/I
	(3) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.				C	N/C	N/A	N/I
	(4) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.				Applies		N/A	N/I
	(6) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.				Percentage (%)			
		201.17 landscaped area (m²)			37.49%		7.49%	
					Area (m²)			
					75.42		15.07	
	(7) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.				C	N/C	N/A	N/I
					Low Water Irrigation Provided			
	(8) Mechanical systems or equipment that are located outside of a building must be screened.				C	N/C	N/A	N/I

1404 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm; or		Calliper (mm)				
			4 # Provided		60.00		0.00	
		(b) a coniferous tree has a minimum height of 2.0m		Height (m)				
			2 # Provided		2.00		0.00	
		(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm; or		Calliper (mm)			
				0 # Provided		N/A		
	(b) a coniferous tree has a minimum height of 4.0 metres.			Height (m)				
			0 # Provided		N/A			
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.			Calliper (mm)				
				N/A				
				N/A				
			0 # Provided	N/A				
				N/A				
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.			# of Trees				
			6 Required Trees	6		0		
			18 Required Shrubs	# of Shrubs				
				20		2		
				0.60		0.00		
	(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;		N/A									
		(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.												
1399 Building Height	(1) Unless otherwise referenced in subsections (2), the maximum building height is 12.0m measured from grade.				See Attached								
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, H-GO or the M-CG District, the maximum building height:	(a) is the greater of:	Both buildings comply. South side only as North side is abutting a lane						C	N/C	N/A	N/I	
		(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or											
		(ii) 8.0m from grade;											
		(b) increases at a 45 degree angle to a maximum of 12.0m measured from grade.											
1400 Solar Collector	(1) A solar collector may only be located on the wall or roof of a building.				N/A								
	(2) A solar collector mounted on a roof with a pitch of less than 4:12:	(a) may project a maximum of 2.0m from the surface of the roof; and											
		(b) must be located at least 1.0m from the edge of the roof.											
	(3) A solar collector mounted on a roof with a pitch of 4:12 or greater:	(a) may project a maximum of 1.3m from the surface of the roof; and											
		(b) must not extend beyond the outermost edge of the roof.											
	(4) A solar collector that is mounted on a wall:	(a) must be located a minimum of 2.4m above grade; and											
		(b) may project a maximum of 0.6m from the surface of that wall.											
	1401 Accessory Residential Buildings	(1) An Accessory Residential Building:	(a) may have an amenity space in the form of a deck or a patio;						Applies		N/A	N/I	
			(b) Unless specified in subsection (4) must not be located in a required setback area; and						C	N/C	N/A	N/I	
(c) must not be located between any building and a public street.					C	N/C	N/A	N/I					
(2) Notwithstanding section 1399, the maximum height for an Accessory Residential Building is:		(a) 4.6m, when measured from grade at any point adjacent to the building; and	North Mobility Storage locker	2.28		-2.32							
			South - pre-fab bike lockers	1.94		-2.66							
		(b) 3.0m to any eaveline, when measured from the finished floor of the building.	North Mobility Storage locker	1.93		-1.07							
			South - pre-fab bike lockers	Complies									
(3) Notwithstanding section 1396, for an Accessory Residential Building, unless otherwise referenced in subsection (4), the minimum building setback from a side property line that is not shared with a street is 0.6m				N/A									
(4) Notwithstanding section 1398, an Accessory Residential Building may be located in a setback area from another parcel where:		(a) the Accessory Residential Building is less than 10.0m² gross floor area; or	South - pre-fab bike lockers		Applies		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.								
1414 Driveway Length and Parking Areas	(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 to a street must:	(a) be a minimum of 6.0m in length, when measured along the intended direction of travel for vehicles from the back of the public sidewalk or curb; and								
		(b) be a minimum of 3.0m in width.								
	(3) A driveway connecting to a lane must:	(a) be a minimum of 0.60m in length, when measured along the intended direction of travel for vehicles; and	North - East building garage					1.20	0.60	
			North - West building garage					1.22	0.62	
		(b) be located between the property line shared with a lane and the vehicular entrance of the private garage.		C	N/C	N/A	N/I			
	(4) In the Developed Area a driveway accessing a street must not be constructed, altered or replaced except where:	(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.		N/A						
		Number of Parcels along Block Face								
1411 Motor Vehicle Parking Stalls	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. <div>10</div> Number of Units Stalls Within a Private Garage <div>5</div> Stalls provided on Parking Pad <div>0</div>			5		0				
1412 Mobility Storage	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>5</div> Number of Units			3		0				
1413 Bicycle Parking Stalls	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		Pre-fab Vertical bike lockers proposed; FM/Mobility to review for compliance		2		0			
13(90.3) Mobility Storage Locker	(a) has a door with a minimum width of 0.9m that has direct access to grade;		Detail on page AS.2		1.22		0.32			
	(b) has a minimum length of 2.8m;				2.80		0.00			
	(c) has a minimum width of 1.2m;				1.20		0.00			
	(d) has a minimum height of 1.8m				1.93		0.13			
1406 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.		South PL only		0.43		-0.77			
	(2) A minimum horizontal separation of 1.0m must be maintained between retaining walls.				N/A					
1407 Fences	The height of a fence above grade, at any point along a fence line, must not exceed:	(a) 1.2m for that portion of the fence extending beyond the foremost portion of all buildings on the parcel;	No fences on plans		N/A					
		(b) 2.0m for that portion of the fence that does not extend beyond the foremost portion of all buildings on the parcel; and								

		(c) 2.5m to the highest point of a gateway, provided that the gateway does not exceed 2.5m in length.				
1415 Waste, Recycling and Organics	NOTE: Moloks are considered garbage enclosures; Earthbins, Dumpsters, etc. are <u>NOT</u> . Blue and black carts are an acceptable "garbage enclosure" for buildings with 4 or less units. <i>Reminder: Ensure an area is dedicated to Waste; Recycling AND Organics</i>					
	Garbage, recycling, and organics containers must be stored in a screened location shown on a site plan approved by the Development Authority.	Detail on page AS.2	FM Review			
1408 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not be located between 0.75 metres and 4.60 metres above the lowest elevation of the street.		C	N/C	N/A	N/I

Page 8		<div>Secondary Suite - H-GO</div>		D.P. # 2024-06760	
Rule	Requirements			Evaluation	
			Notes	Provided/Variance	
Note: Remember to check any applicable district rules					
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;		Unit 1 Suite	52.94	-47.06
			Unit 2 Suite	54.60	-45.40
			Unit 3 Suite	52.51	-47.49
			Unit 5 Suite	32.48	-67.52

Bicycle / Loading / Motor Vehicle Parking Stalls (min.)	If applicable please refer to Parking/Loading/Bicycle Calculation Form <i>Note: For R-CG & H-GO, see the respected district's Main sheet form.</i>		See Attached	N/A	N/I
Additional Notes					

[illegible]

Parking Standards						D.P. #	2024-06760		
Rule	Requirements					Evaluation			
				Notes		Provided/Variance			
122 Standards for Motor Vehicle Parking Stalls	Table 2: Minimum Dimensions for Motor Vehicle Parking Stalls								
	Parking Angle (degrees)	Aisle width (metres)	Stall depth perpendicular to aisle (metres)	Stall width parallel to aisle (metres)					
				Dwelling Unit	Other Uses				
	90.00	7.20	5.40	2.50	2.60	Applies	Not Applicable		
	75.00	6.12	5.64	2.59	2.69	Applies	Not Applicable		
	60.00	4.82	5.49	2.89	3.00	Applies	Not Applicable		
	45.00	4.00	5.00	3.54	3.68	Applies	Not Applicable		
						Applies	Not Applicable		
	(1.1) The minimum width of a motor vehicle parking stall when it abuts a physical barrier, is:	(a) 3.1m when a physical barrier abuts both sides; and		C	N/C	N/A	N/I		
		(b) 2.85m when a physical barrier abuts only one side.		C	N/C	N/A	N/I		
	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for:	(a) a Backyard Suite, Contextual Semi-detached Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling; and		C	N/C	N/A	N/I		
			(b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.		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;		C	N/C	N/A	N/I		
		(b) 2.85m where one side of a stall abuts a physical barrier;		C	N/C	N/A	N/I		
		(c) 2.5m in all other cases.		C	N/C	N/A	N/I		
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor a Townhouse or a Rowhouse provided for the exclusive use of a Dwelling Unit is reduced to 2.6m where:	(a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage;		Applies		Not Applicable			
		(b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and		Applies		Not Applicable			
		(c) the motor vehicle parking stalls are only counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.		Applies		Not Applicable			
	(9) The minimum vertical clearance of a motor vehicle parking stall is 2.1m.			C	N/C	N/A	N/I		
	(10) Minimum required motor vehicle parking stall dimensions must be clear of all obstructions, other than wheel stops and structural columns.			C	N/C	N/A	N/I		
	(11) Where structural columns encroach into a motor vehicle parking stall, such columns:	(a) must not encroach into the width of the motor vehicle parking stall by more than a total of 0.3m;		C	N/C	N/A	N/I		
		(b) must be located within 1.2m of either end of the motor vehicle parking stall; and		C	N/C	N/A	N/I		
		(c) must not encroach into a motor vehicle parking stall within 0.3m of a drive aisle.		C	N/C	N/A	N/I		
	(14) Motor vehicle parking stalls must not be provided as tandem parking unless other wise allowed in this Bylaw.			C	N/C	N/A	N/I		
	(15) Motor vehicle parking stalls for a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-deatched 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.		C	N/C	N/A	N/I		
123 Loading Stalls	(1) A loading stall must be located so that all motor vehicles using the stall can be parked and manoeuvred entirely within the boundary of the site before moving onto a street or a lane.			F/M Discretion		N/A	N/I		
	(2) A loading stall must have:	(a) a minimum width of 3.1m;		C	N/C	N/A	N/I		
		(b) a minimum depth of 9.2m; and		C	N/C	N/A	N/I		
		(c) a minimum height of 4.3m.		C	N/C	N/A	N/I		
(3) Minimum loading stall dimensions bust be clear of all obstructions, other than wheel stops.			C	N/C	N/A	N/I			

FILE: DP 2024-06760

DATE RECEIVED: January 28, 2025

Bylaw Discrepancies		
Regulation	Standard	Provided
1393 Building Depth and Separation	<p>(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.</p> <p>OR</p> <p>(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: (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</p>	<p>Plans indicate the building depth is 98.20% (+33.20%) or 35.99m (+12.17m).</p> <p>OR</p> <p>Plans indicate the building separation is 6.41 (-0.09m).</p> <p>The approval stamped plans show on the site plan the buildings will have a separation of 6.51m, which is +0.01m above the Bylaw requirement. As such it is the intention that the buildings will be appropriately separated without the need for a relaxation.</p> <p>The Bylaw team measured 6.41m from a elevation plan, though it is not clear what portion of the building they measured from. Administration will proceed with following the dimensions labelled on the plan rather than the arbitry measurement.</p>

FILE: DP 2024-06760

DATE RECEIVED: December 13, 2024

Bylaw Discrepancies		
Regulation	Standard	Provided
1395 Building Setback from Front Property Line	The minimum building setback from a front property line is 3.0m	Plans indicate the East setback to the stucco buildout is 2.90m (-0.10m).
1396 Building Setback from Side Property Line	(1) Subject to subsections (2) through (5), the minimum building setback from any side property line is 1.2m	Plans indicate the South setback to the stucco buildout is 1.12m (-0.10m).
1398 Projections Into Setback Area	(1) Unless otherwise referenced in subsections (2) through (9), a building or air conditioning units must not be located in any setback area.	Plans indicate a stucco buildout within the East and South setbacks.
1393 Building Depth and Separation	<p>(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.</p> <p>OR</p> <p>(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: (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</p>	<p>Plans indicate the building depth is 98.20% (+33.20%) or 35.99m (+12.17m).</p> <p>OR</p> <p>Plans indicate the building separation is 5.01m (-1.49m).</p>

BUILDER:

No.	Date:	Description:	By:
1	09-JUL-24	PRELIMINARY SITING	TT
2	06-AUG-24	DSO DRAWINGS	TT
3	09-AUG-24	DSO DRAWINGS	TY
4	04-SEPT-24	DP DRAWINGS	TT
5	31-OCT-24	TREE PROTECTION PL	AK
6	06-NOV-24	TREE PROTECTION PL	AK
7	05-DEC-24	DR DRAWINGS	TY

MAIN FLOOR : 2626.70 sq. ft.
UPPER FLOOR: 3704.91 sq. ft.
LOFT FLOOR: 844.32 sq. ft.
TOTAL AREA: 7175.93 sq. ft.

BSMT DEV. : 2261.45 sq. ft.

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CLIENT:
UTOPIA LUXURY HOMES

9611 ELBOW DRIVE SW
CALGARY, AB
LOT 5, BLOCK 34
PLAN 4704 HL

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
SITE PLAN - PROPOSED

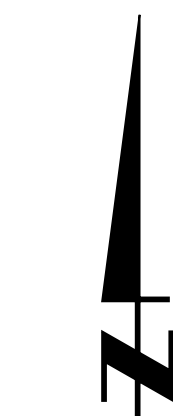
DRAWN BY: T.T. **CHECKED BY:** K.L.

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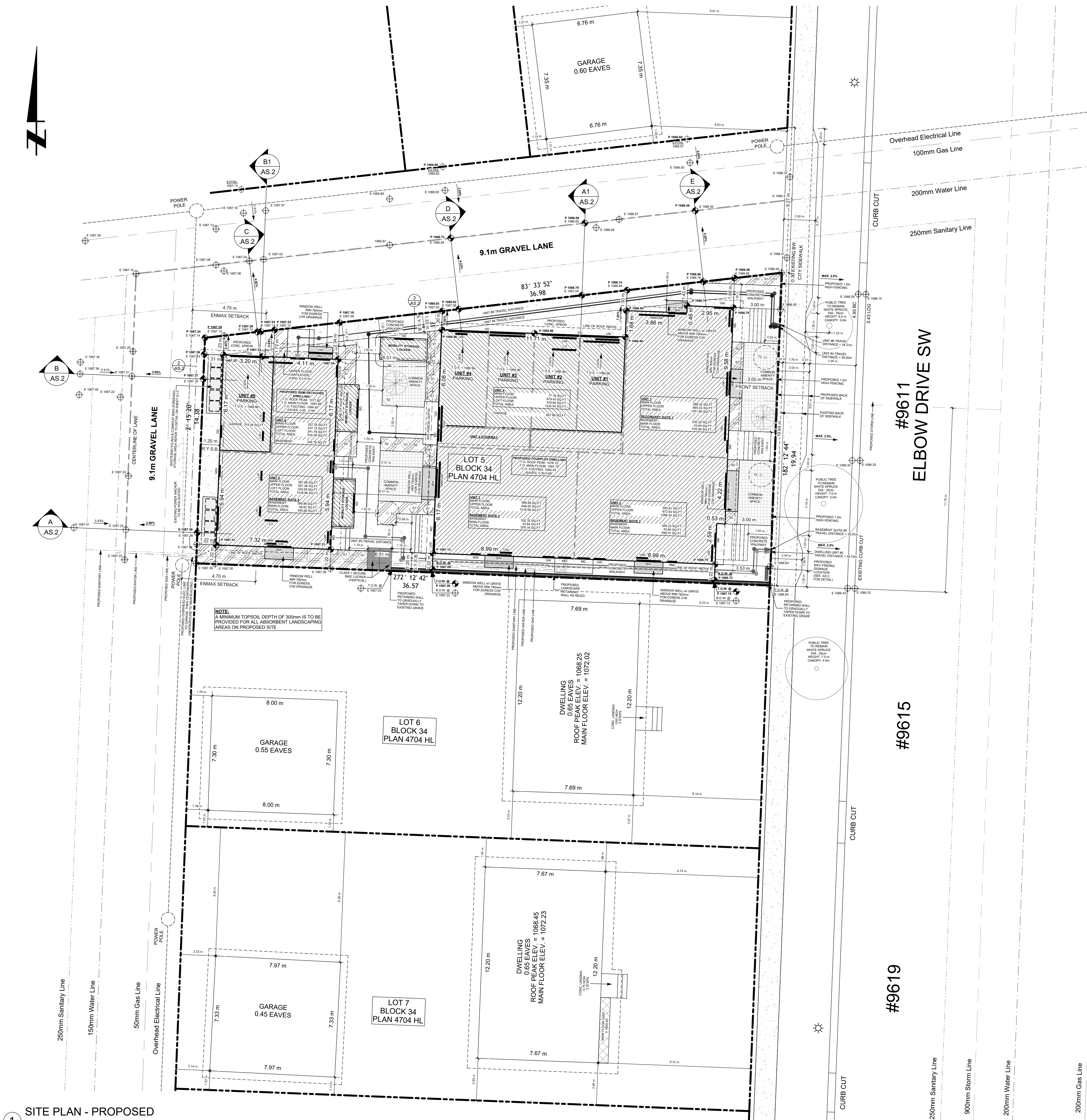
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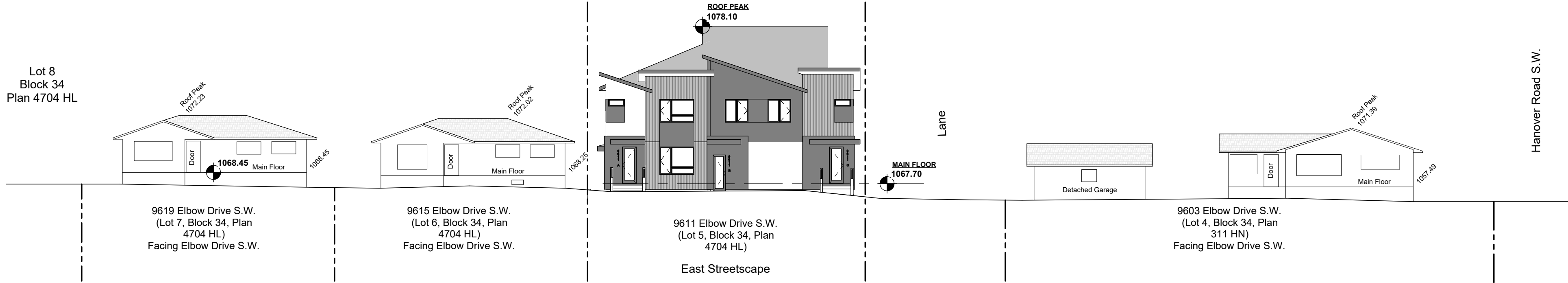
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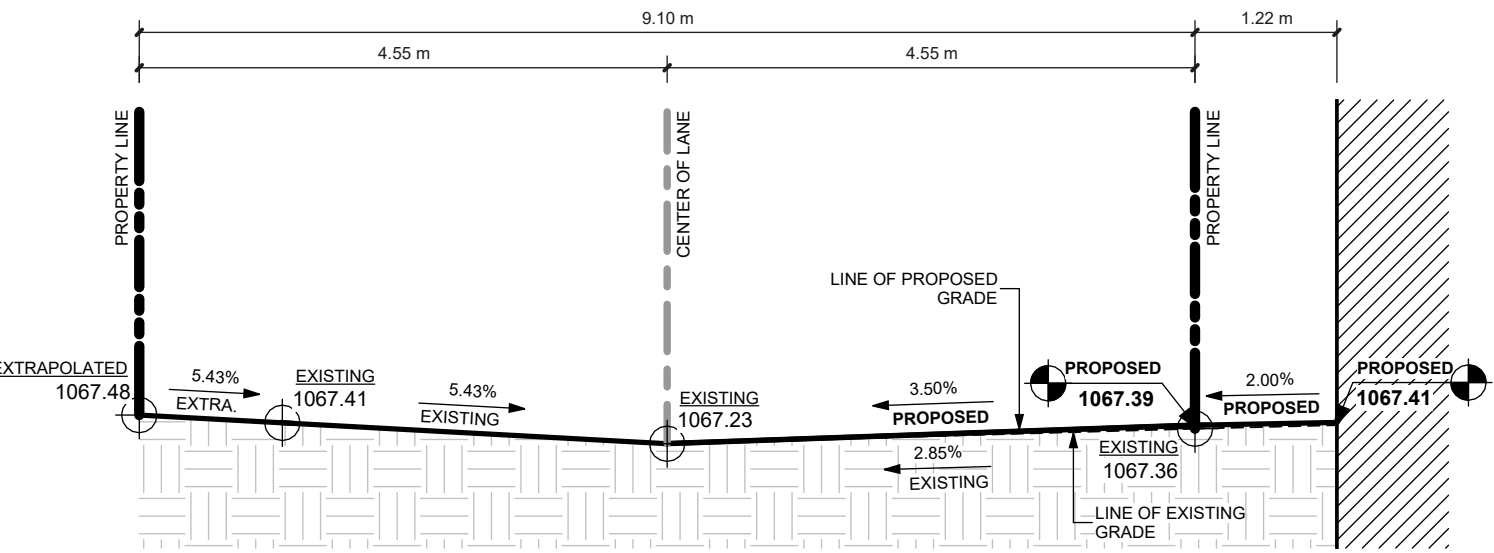
LEGEND		PROPOSED TREE LEGEND		LANDSCAPING BREAKDOWN
EXISTING PROPERTY LINES... EXISTING SETBACK LINES...	---			
PROPOSED CONCRETE PROPOSED DWELLINGS... PROPOSED CANTILEVER PROPOSED GARAGE... PROPOSED ROOF OVERHANG... PROPOSED MULCH... PROPOSED DECORATIVE STONE... PROPOSED SOD...		TREE CONIFEROUS - T1 - UPRIGHT COLORADO SPRUCE - PICEA, PUNGUEUS "FASTIGIATA" 2 PROVIDED 2 @ Min. Height 2.0m MATURE H. 23' MATURE S. 5' 	SHRUBS - S1 - MUGO PINE - PINUS MUGO 9 PROVIDED Min. Height or Spread of 0.60m at time of planting SHRUBS - S2 - ALPINE CURRANT - RIBES ALPINUM 11 PROVIDED Min. Height or Spread of 0.60m at time of planting DECORATIVE GRASS - G1 - KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 8 PROVIDED	BUILDING A: BUILDING B: GARAGE APRON: WASTE/RECYCLING: MOBILITY STORAGE: LANDSCAPING AREA:

LOT INFORMATION	SITE COVERAGE:	PARKING	MOBILITY STORAGE LOCKERS
LEGAL ADDRESS: LOT 5, BLOCK 34, PLAN 4704 HL MUNICIPAL ADDRESS: 9611 ELBOW DRIVE SW CALGARY, ALBERTA PROPOSED USE: 6 DWELLING UNITS 4 SECONDARY SUITES	SITE COVERAGE BREAKDOWN: BUILDING A: 2962.52 sq. ft. = 275.23m ² BUILDING B: 954.00 sq. ft. = 88.53m ² MOBILITY STORAGE: 136.11 sq. ft. = 12.64m ² TOTAL COVERAGE: 376.50m ² / 60.00% SQUARE FOOTAGE SUMMARY - PER UNIT BUILDING A DWELLING UNIT 1 MAIN FLOOR: 586.32 SF UPPER FLOOR: 663.33 SF LOFT FLOOR: 1251.66 SF SECONDARY SUITE 1 BASEMENT: 132.25 SF MAIN FLOOR: 43.84 SF LOFT FLOOR: 578.09 SF BUILDING B DWELLING UNIT 2 MAIN FLOOR: 585.61 SF UPPER FLOOR: 672.43 SF LOFT FLOOR: 1258.04 SF SECONDARY SUITE 2 BASEMENT: 132.25 SF MAIN FLOOR: 43.84 SF LOFT FLOOR: 578.09 SF BUILDING C DWELLING UNIT 3 MAIN FLOOR: 609.99 SF UPPER FLOOR: 649.00 SF LOFT FLOOR: 1218.99 SF SECONDARY SUITE 3 BASEMENT: 132.32 SF MAIN FLOOR: 43.84 SF LOFT FLOOR: 578.16 SF BUILDING D DWELLING UNIT 4 MAIN FLOOR: 77.18 SF UPPER FLOOR: 879.43 SF LOFT FLOOR: 1333.54 SF SECONDARY SUITE 4 BASEMENT: 132.32 SF MAIN FLOOR: 43.84 SF LOFT FLOOR: 578.16 SF	PROVIDED PARKING: 5 STALLS 5 IN ATTACHED GARAGE BIKE RACK SPECIFICATIONS PROVIDE 2 BIKE LOCKERS (CLASS 1) TO ACCOMMODATE BICYCLE PARKING STALLS. 2 VERTICAL BIKE LOCKER PROVIDED GARAGE / RECYCLING INDIVIDUAL STORAGE AND COLLECTION THIS PROPERTY DOES NOT FALL WITHIN THE OVERLAND FLOOD REGION OF THE FLOODWAY / FLOOD FRINGE ACCORDING TO THE MAP FROM www.calgary.ca DISCLAIMER THE GAS LINE INFORMATION SHOWN ON THIS SHEET IS COMPILED FROM RECORDS MAINTAINED BY ATCO GAS. NO WARRANTY OR GUARANTEE IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. SERVICE LINES, WATER LINES, STORM, SANITARY, ELECTRICAL AND CABLE AS SHOWN ARE SCHEMATIC REPRESENTATION ONLY, AND DO NOT INDICATE THE ACTUAL LOCATION OR LENGTH OF THE SERVICE LINE. DIAL-BEFORE-YOU-DIG SERVICES SHOULD BE UTILIZED BEFORE COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION.	REQUIRED: 3 UNITS PROVIDED: 3 UNITS

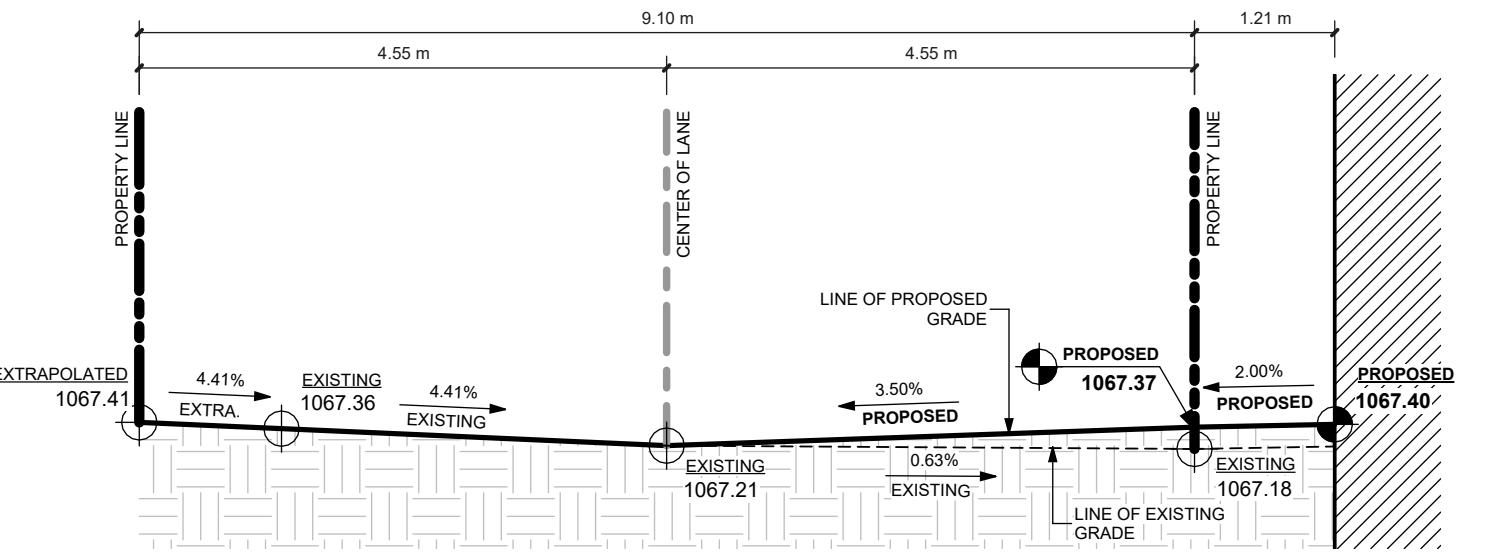


1 ELBOW DRIVE - STREETVIEW ELEVATION

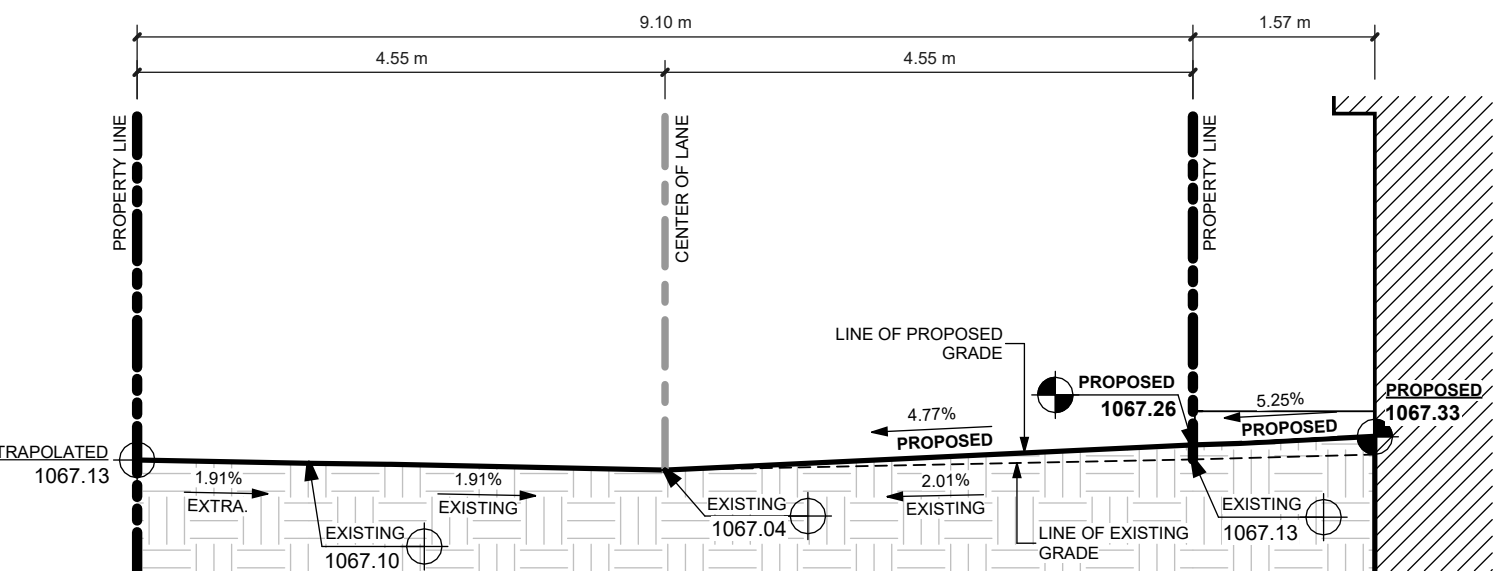
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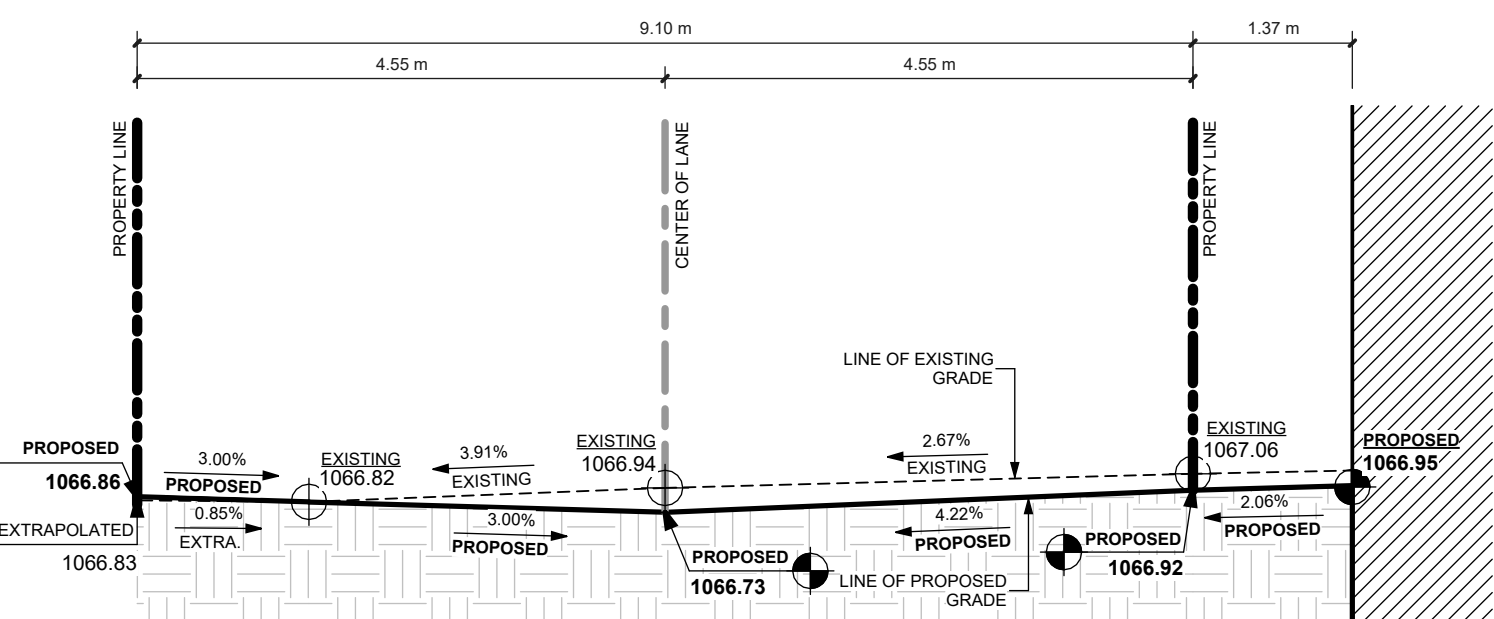
A LANE SECTION A
3/16" = 1'-0"



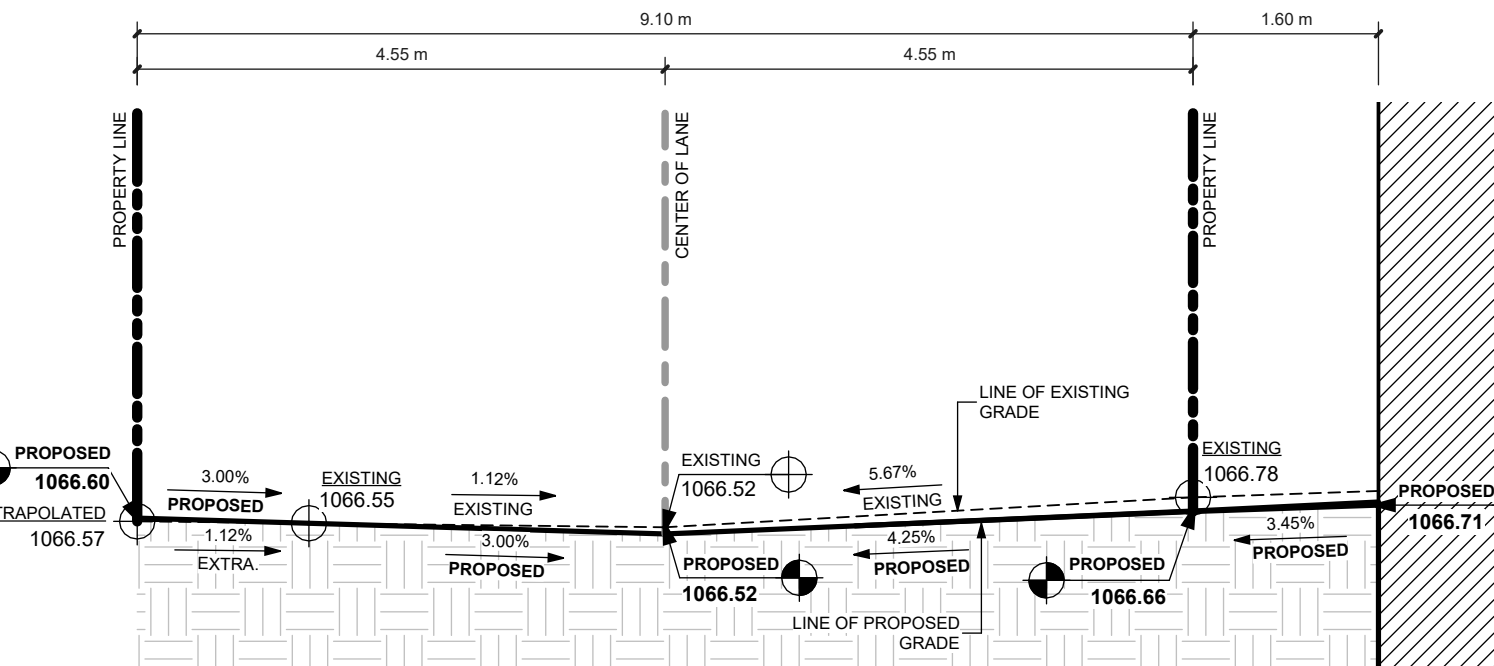
B LANE SECTION B
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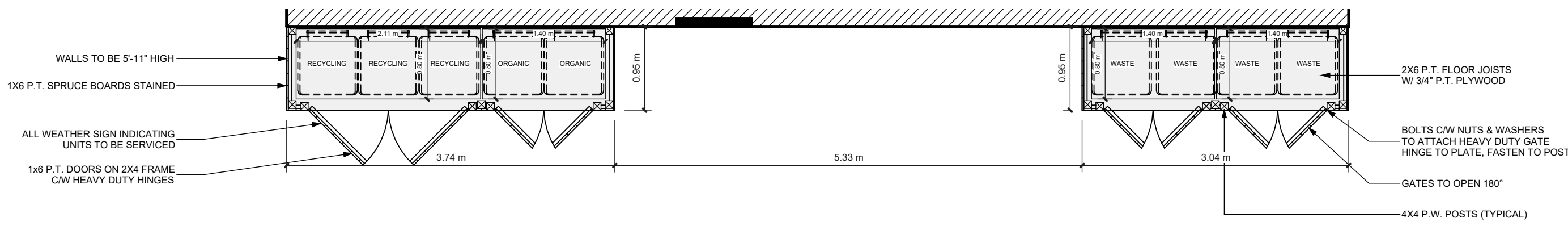
C LANE SECTION C
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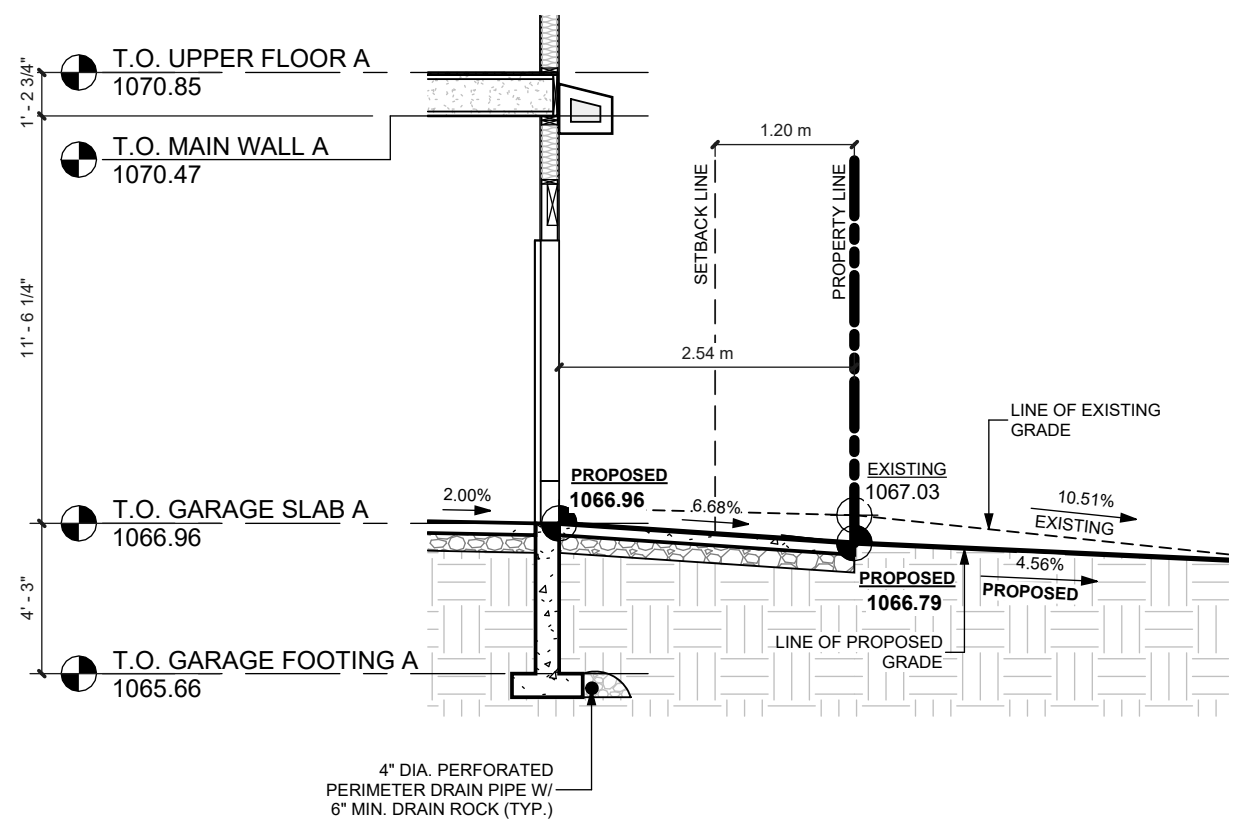
D LANE SECTION D
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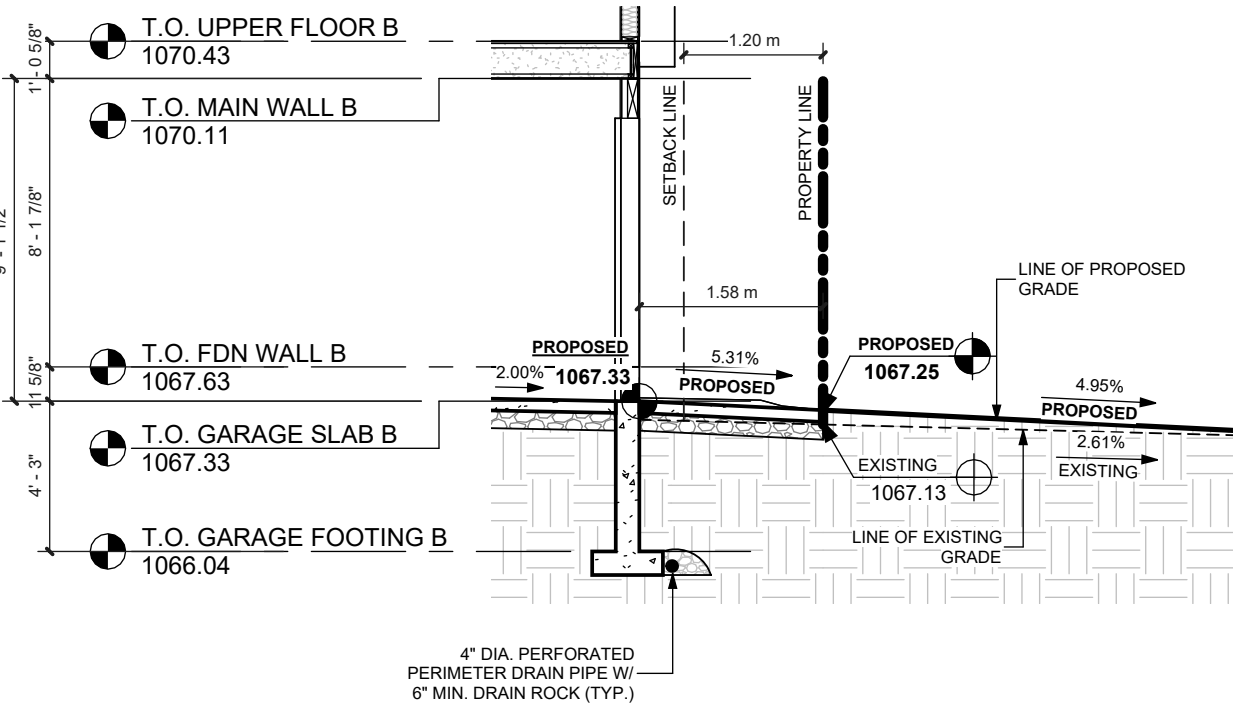
E LANE SECTION E
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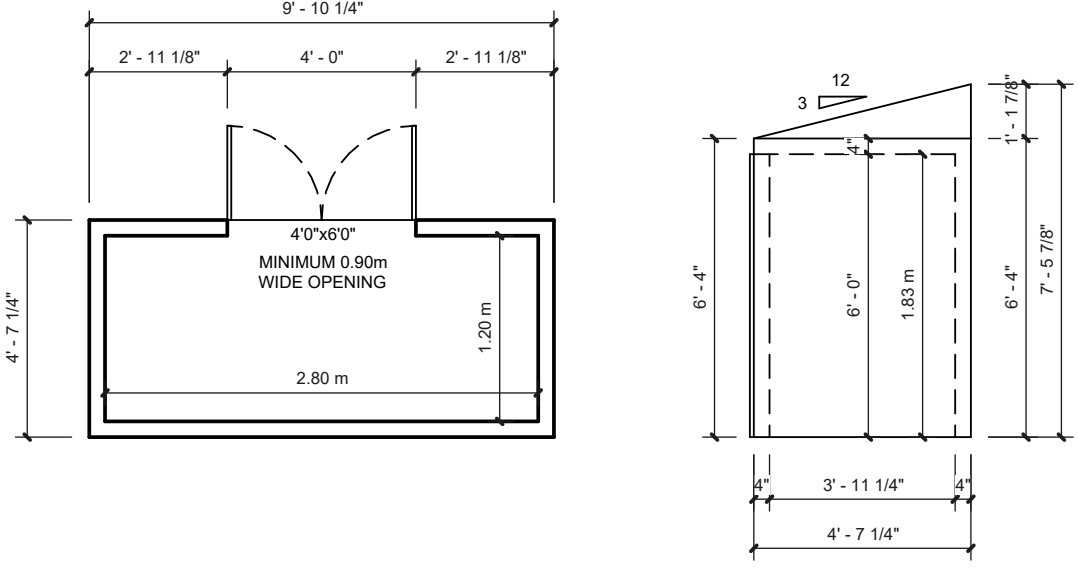
2 GARBAGE AND RECYCLE SCREEN DETAIL
1/4" = 1'-0"



A1 GARAGE APRON SECTION A1
3/16" = 1'-0"



B1 GARAGE APRON SECTION 2
3/16" = 1'-0"



3 MOBILITY STORAGE LOCKER PLAN
1/4" = 1'-0"

BUILDER:

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3	09-AUG-24	DSO DRAWINGS	TY
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MAIN FLOOR :	2626.70 sq. ft.
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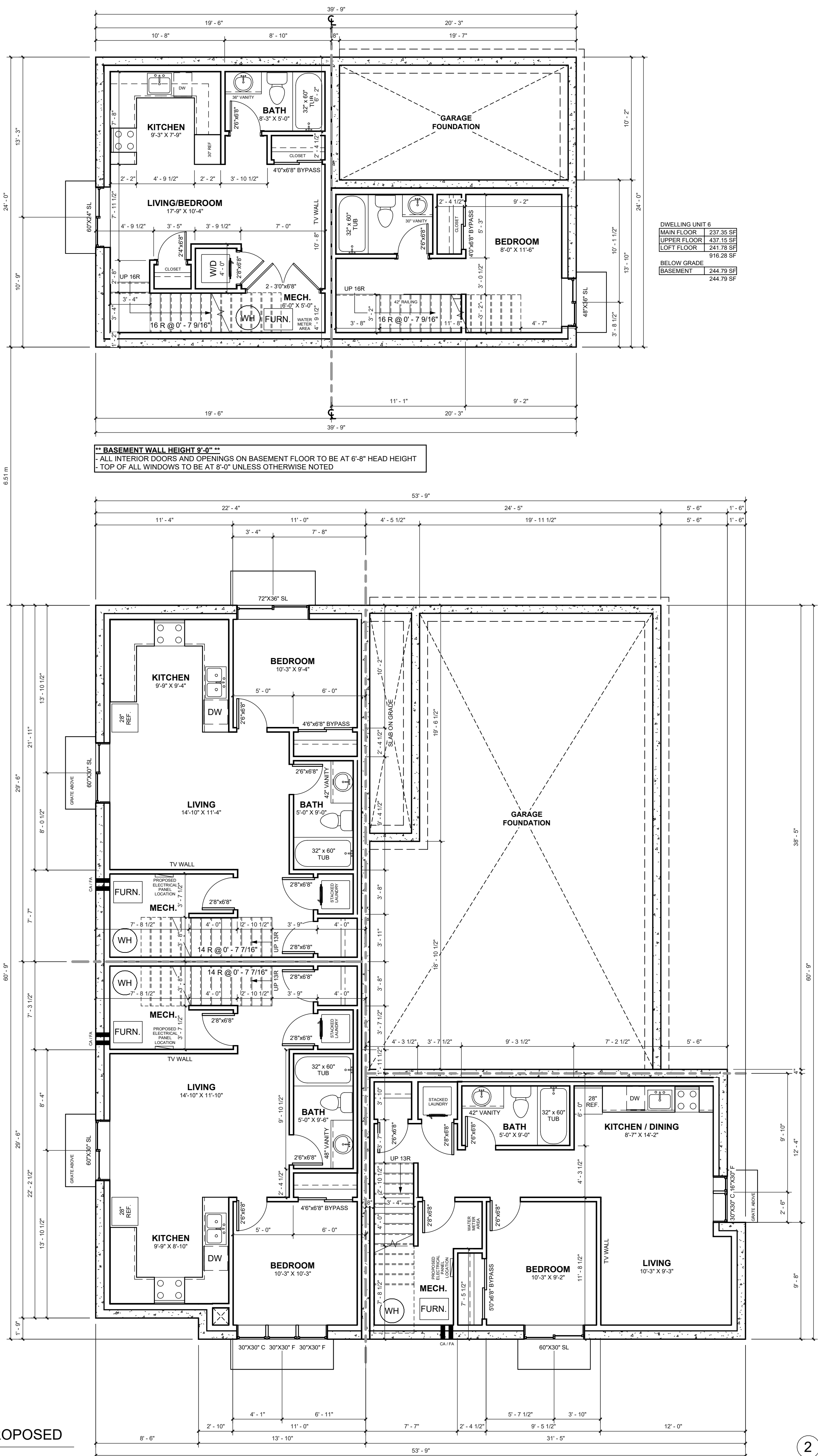
DRAWING NAME:
SITE SECTIONS AND DETAILS

DRAWN BY: T.T. **CHECKED BY:** K.L.

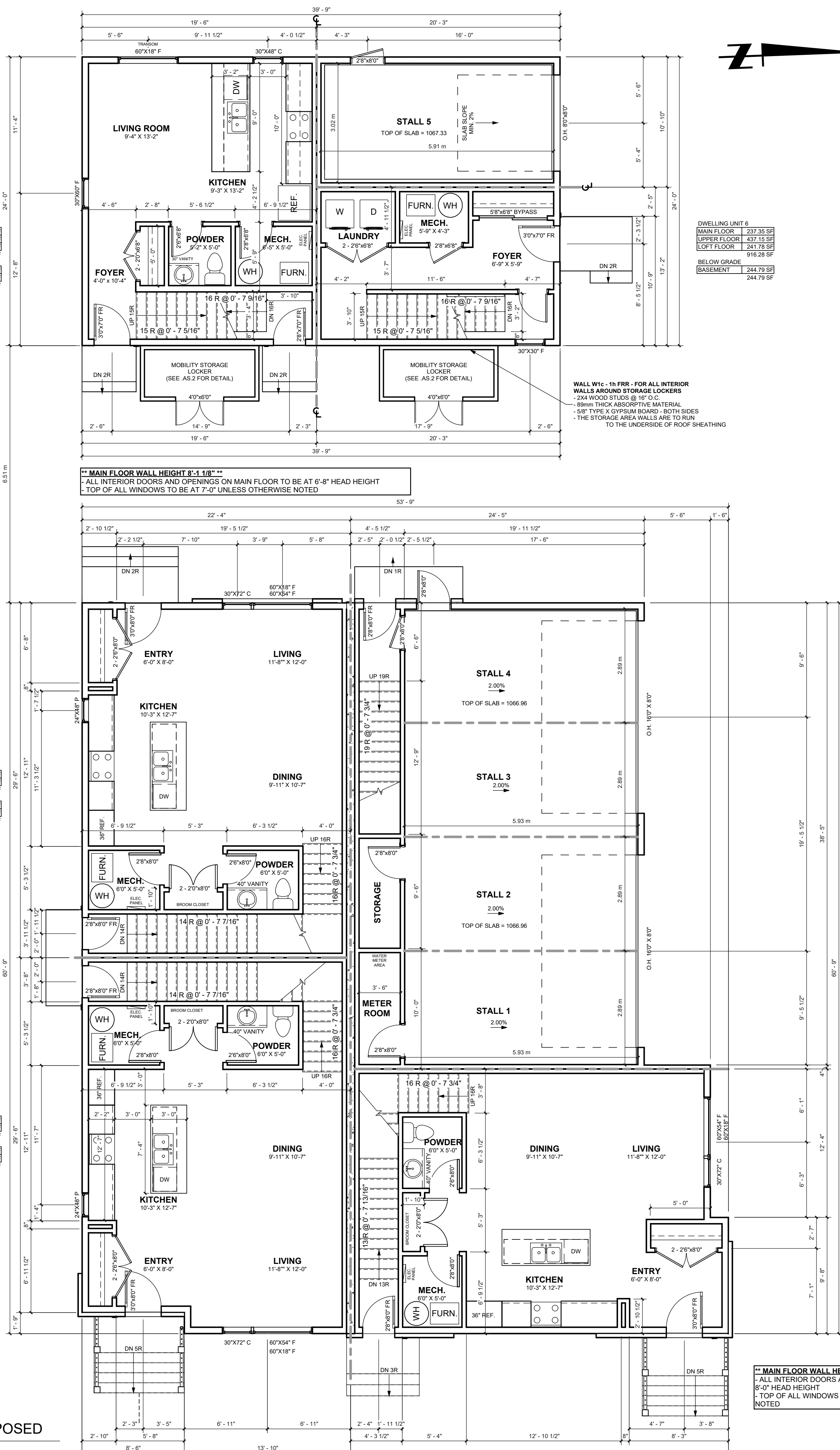
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1 BASEMENT FLOOR PLAN - PROPOSED
3/16" = 1'-0"



2 MAIN FLOOR PLAN - PROPOSED
3/16" = 1'-0"



PHASE ONE DESIGN
201, 1218 - 8th Avenue SE
Calgary, Alberta T2G 0T1
(403) 457-3642
phaseonedesign.ca
VANCOUVER | CALGARY | EDMONTON

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7	05-DEC-24	DR DRAWINGS	TY

MAIN FLOOR : 2626.70 sq ft
UPPER FLOOR: 3704.91 sq ft
LOFT FLOOR: 844.32 sq ft
TOTAL AREA: 7175.93 sq ft

BSMT DEV. : 2261.45 sq ft

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CLIENT:
UTOPIA LUXURY HOMES

9611 ELBOW DRIVE SW
CALGARY, AB
LOT 5, BLOCK 34
PLAN 4704 HL

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
BASEMENT & MAIN PLAN - PROPOSED

DRAWN BY: T.T. **CHECKED BY:** K.L.

SCALE: As indicated
PRINTED ON 24x36 PAPER

SHEET #: A1.0a

PRINTED: 2024-12-05 10:57:29 AM

DWELLING UNIT 1
MAIN FLOOR: 586.32 SF
UPPER FLOOR: 672.63 SF
LOFT FLOOR: 1261.66 SF
SECONDARY SUITE 1
BASEMENT: 532.25 SF
MAIN FLOOR: 43.84 SF
576.09 SF

DWELLING UNIT 2
MAIN FLOOR: 586.32 SF
UPPER FLOOR: 672.63 SF
LOFT FLOOR: 1261.66 SF
SECONDARY SUITE 2
BASEMENT: 532.25 SF
MAIN FLOOR: 43.84 SF
576.09 SF

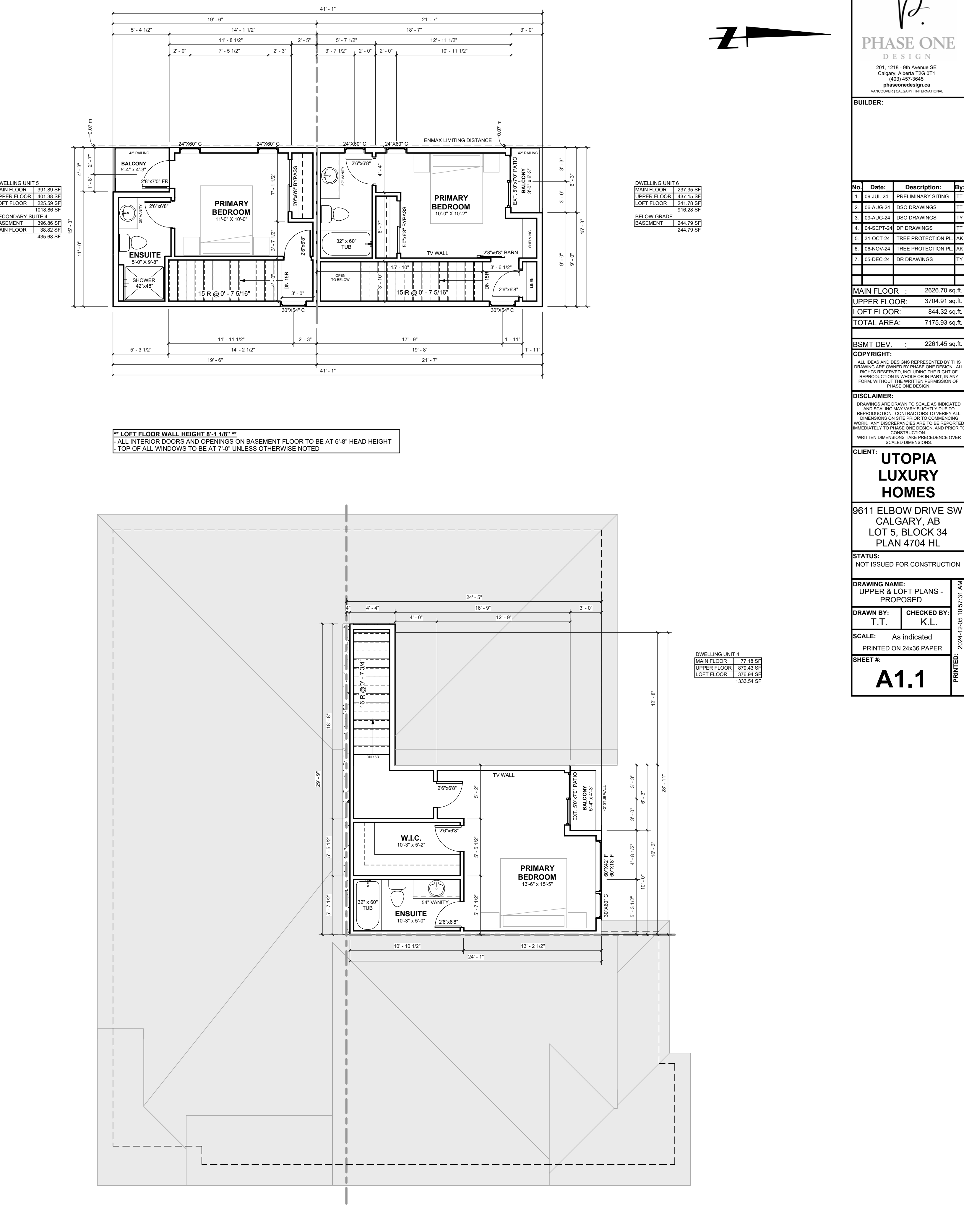
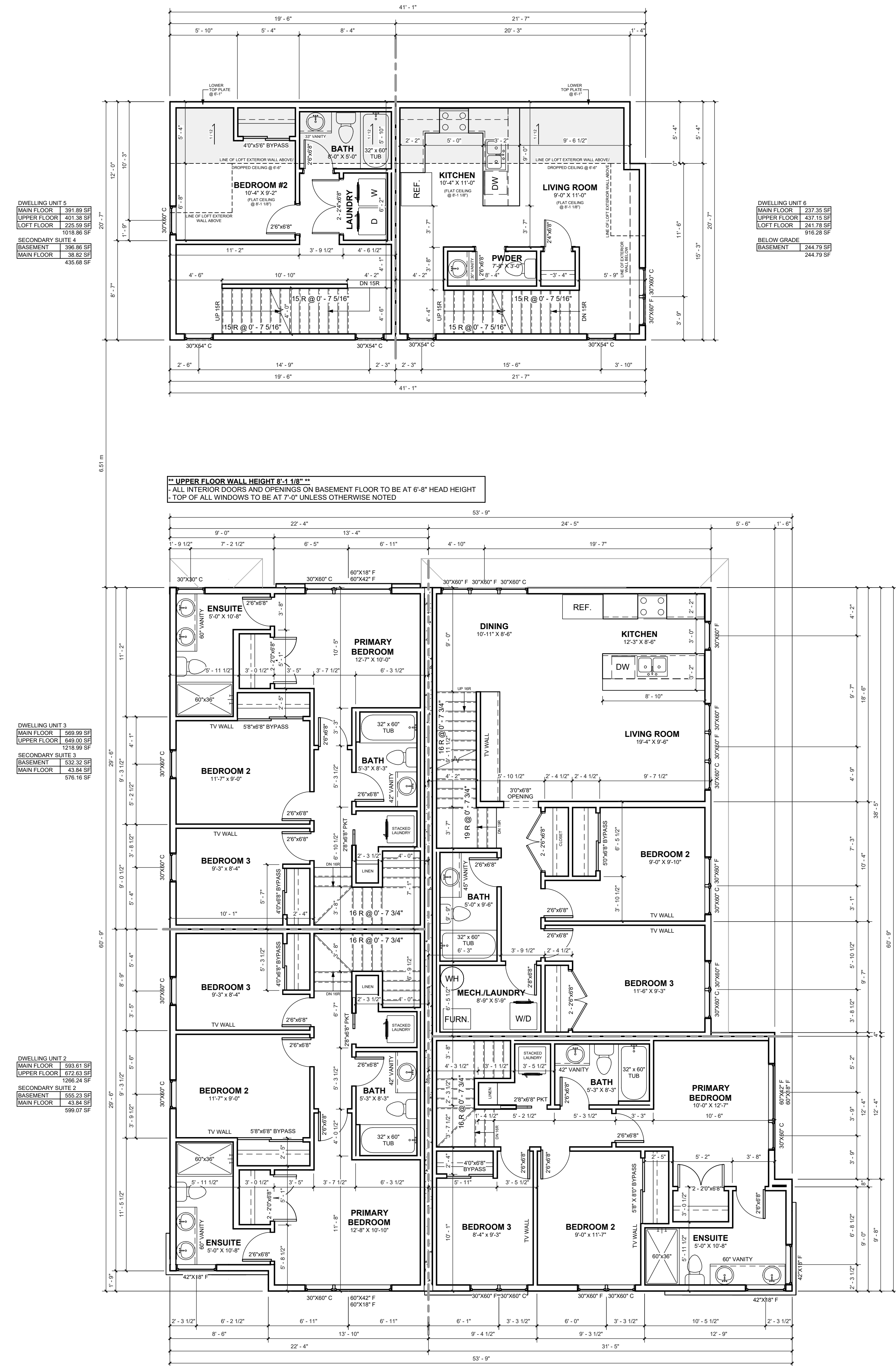
DWELLING UNIT 3
MAIN FLOOR: 586.32 SF
UPPER FLOOR: 672.63 SF
LOFT FLOOR: 1261.66 SF
SECONDARY SUITE 3
BASEMENT: 532.25 SF
MAIN FLOOR: 43.84 SF
576.09 SF

DWELLING UNIT 4
MAIN FLOOR: 586.32 SF
UPPER FLOOR: 672.63 SF
LOFT FLOOR: 1261.66 SF
SECONDARY SUITE 4
BASEMENT: 532.25 SF
MAIN FLOOR: 43.84 SF
576.09 SF

DWELLING UNIT 5
MAIN FLOOR: 586.32 SF
UPPER FLOOR: 672.63 SF
LOFT FLOOR: 1261.66 SF
SECONDARY SUITE 5
BASEMENT: 532.25 SF
MAIN FLOOR: 43.84 SF
576.09 SF

DWELLING UNIT 6
MAIN FLOOR: 586.32 SF
UPPER FLOOR: 672.63 SF
LOFT FLOOR: 1261.66 SF
SECONDARY SUITE 6
BASEMENT: 532.25 SF
MAIN FLOOR: 43.84 SF
576.09 SF

MAIN FLOOR WALL HEIGHT 8'-1 1/8" **
- ALL INTERIOR DOORS AND OPENINGS ON MAIN FLOOR TO BE AT 8'-0" HEAD HEIGHT
- TOP OF ALL WINDOWS TO BE AT 8'-0" UNLESS OTHERWISE NOTED





Date:	Description:	By:
09-JUL-24	PRELIMINARY SITING	TT
06-AUG-24	DSO DRAWINGS	TT
09-AUG-24	DSO DRAWINGS	TY
04-SEPT-24	DP DRAWINGS	TT
31-OCT-24	TREE PROTECTION PL	AK
06-NOV-24	TREE PROTECTION PL	AK
05-DEC-24	DR DRAWINGS	TY

MAIN FLOOR :	2626.70 sq.ft.
PER FLOOR:	3704.91 sq.ft.
FT FLOOR:	844.32 sq.ft.
TOTAL AREA:	7175.93 sq.ft.

MT DEV. : 2261.45 sq.ft.

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PRODUCTION. CONTRACTORS TO VERIFY ALL
DIMENSIONS ON SITE PRIOR TO COMMENCING
WORK. ANY DISCREPANCIES ARE TO BE REPORTED
IMMEDIATELY TO PHASE ONE DESIGN, AND PRIOR TO
CONSTRUCTION.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
SCALE DIMENSIONS.

ENT: **UTOPIA
LUXURY
HOMES**

511 ELBOW DRIVE SW
CALGARY, AB
LOT 5, BLOCK 34
PLAN 4704 HL

STATUS:
NOT ISSUED FOR CONSTRUCTION

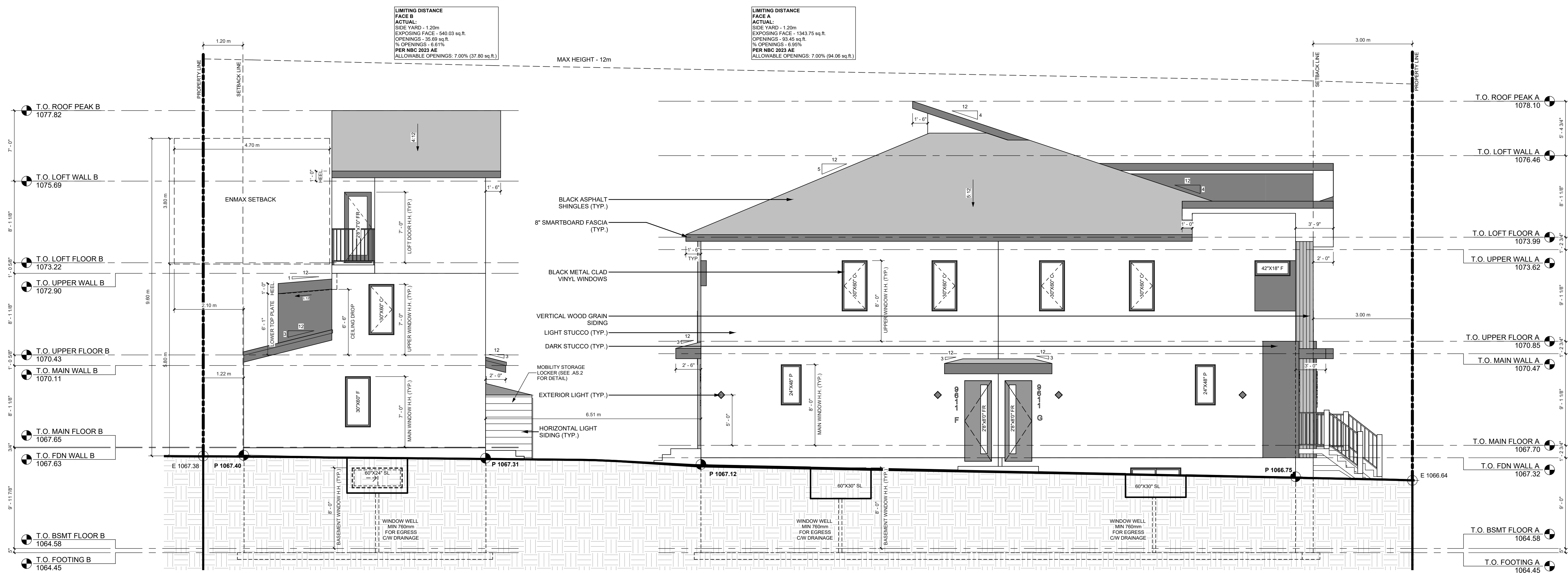
DRAWING NAME:
ELEVATIONS -
PROPOSED

AWN BY: T.T.	CHECKED BY: K.L.
-----------------	---------------------

SCALE: 3/16" = 1'-0"
PRINTED ON 24x36 PAPER

HEET #: _____ ED: _____

A3.0



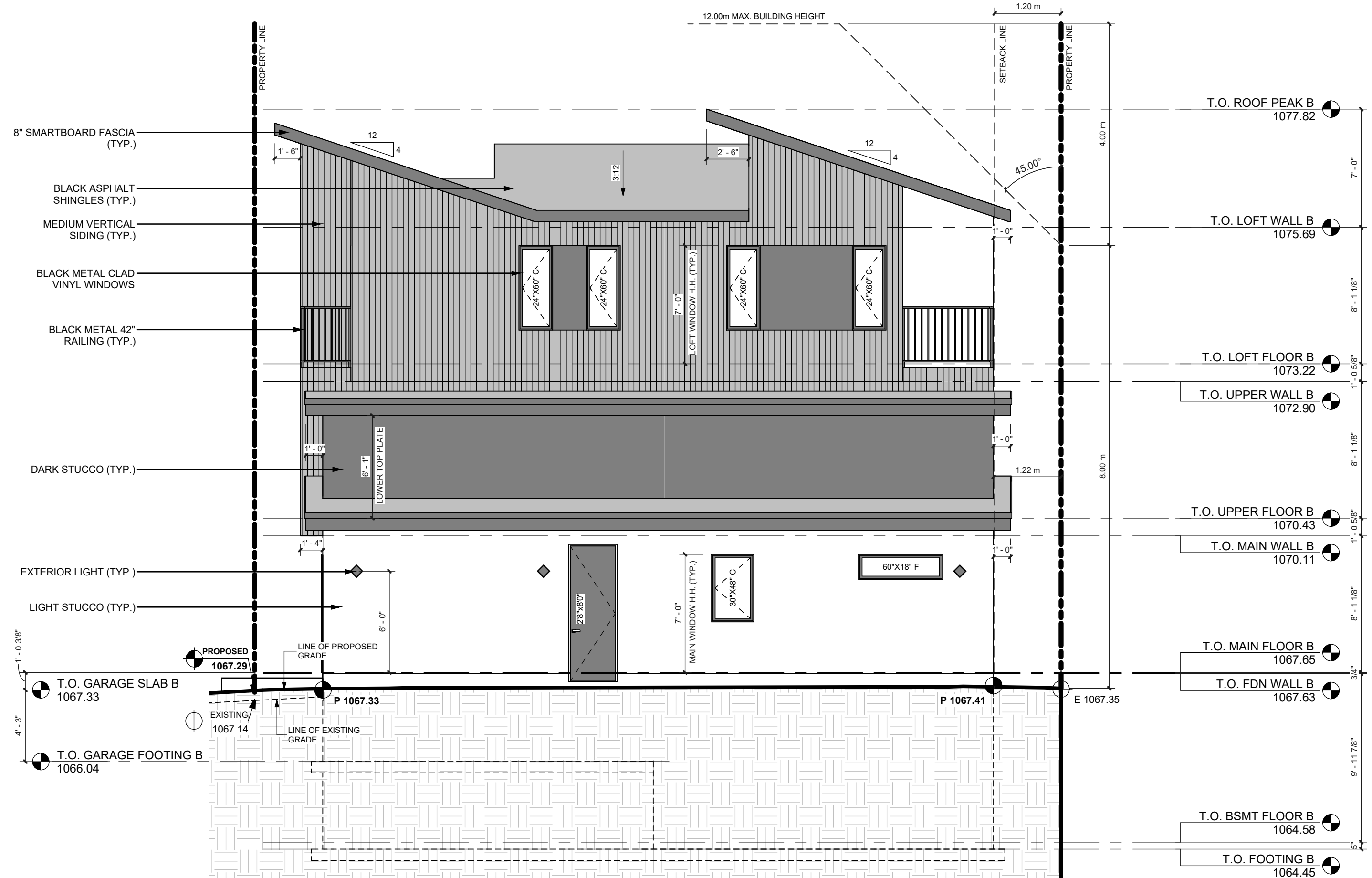
1 LEFT&REAR ELEVATIONS - PROPOSED

3/16" = 1'-0"



2 LEFT ELEVATION B - PROPOSED

3/16" = 1'-0"



3 RIGHT ELEVATION B - PROPOSED

3/16" = 1'-0"

BUILDER:

No.	Date:	Description:	By:
1	09-JUL-24	PRELIMINARY SITING	TT
2	06-AUG-24	DSO DRAWINGS	TT
3	09-AUG-24	DSO DRAWINGS	TY
4	04-SEPT-24	DP DRAWINGS	TT
5	31-OCT-24	TREE PROTECTION PL	AK
6	06-NOV-24	TREE PROTECTION PL	AK
7	05-DEC-24	DR DRAWINGS	TY

MAIN FLOOR : 2626.70 sq.ft.
UPPER FLOOR: 3704.91 sq.ft.
LOFT FLOOR: 844.32 sq.ft.
TOTAL AREA: 7175.93 sq.ft.

BSMT DEV. : 2261.45 sq.ft.

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CLIENT:
UTOPIA LUXURY HOMES

9611 ELBOW DRIVE SW
CALGARY, AB
LOT 5, BLOCK 34
PLAN 4704 HL

STATUS: NOT ISSUED FOR CONSTRUCTION

DRAWING NAME: ELEVATIONS - PROPOSED

DRAWN BY: T.T. CHECKED BY: K.L.

SCALE: 3/16" = 1'-0"
PRINTED ON 24x36 PAPER

SHEET #:

A3.1

PRINTED: 2024-12-05 10:57:45 AM



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

December 11, 2024

File No: DP2024-06760

Location: 9611 Elbow Dr SW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated October 1st, 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 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the Safety Codes Act (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the Alberta Occupational Health & Safety Act (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

CONFLICT RESOLVED:

Based on information in document, “241205 - DP2024-06760 - 9611 Elbow Drive SW - Detailed Review Drawings” provided on December 6th, 2024 by the applicant, ENMAX agrees to release the applicant from previously noted conflict(s).

1. Proposed building conflicts with overhead primary line clearance zone (see attached elevation plan).

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

If you require any additional information regarding this Development Permit, please contact the Project Administrator at EPC_Permits@enmax.com.

Sincerely,

Marcelo Singson, P.Eng
Distribution Engineering



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

2025-01-03

File No: DP2024-06760 Recirculation
Location: 9611 ELBOW DR SW

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

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

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

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

Sincerely,

Marcelo Singson P.Eng
Distribution Engineering

QR Code for ENMAX Ground
Disturbance Guidelines





2025 March 20

File: DSR2025-03338

To Whom It May Concern:

SUBJECT: NEW ADDRESS ASSIGNMENT

Development Name: New: Dwelling Units (2 buildings), Secondary Suites
Parcel Address: 9611 ELBOW DR SW
Legal Description: Plan 4704HL; Block 34; Lot 5

Thank you for your recent request.

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

#201 9611 ELBOW DRIVE SW – Residential Unit
#201B 9611 ELBOW DRIVE SW – Secondary Suite

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

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

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

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

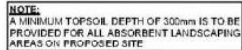
For permit related inquiries please call 403-268-5311 or email planninghelp@calgary.ca. If you have further questions regarding your addressing please call us at 403-268-8127 or email us at addressing@calgary.ca.

Regards,

Iain Smith
Addressing & Data Services

Attach: 2

Iain U. Smith
Addressing Approval





2025 March 20

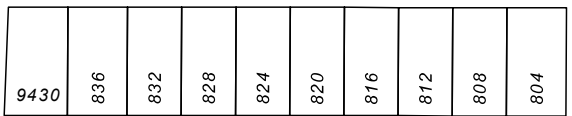
NUMBERS ASSIGNED PURSUANT
TO BY-LAW 67M86

Iain U. Smith

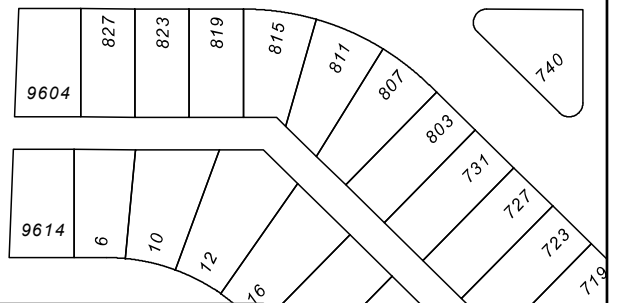
Addressing Approval

8948

HAYS DR SW



94 AV SW



ELBOW DR SW

Parcel Address
9611 ELBOW DR SW

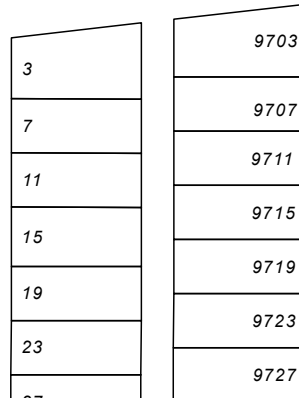
9620

HAVENHURST CR SW

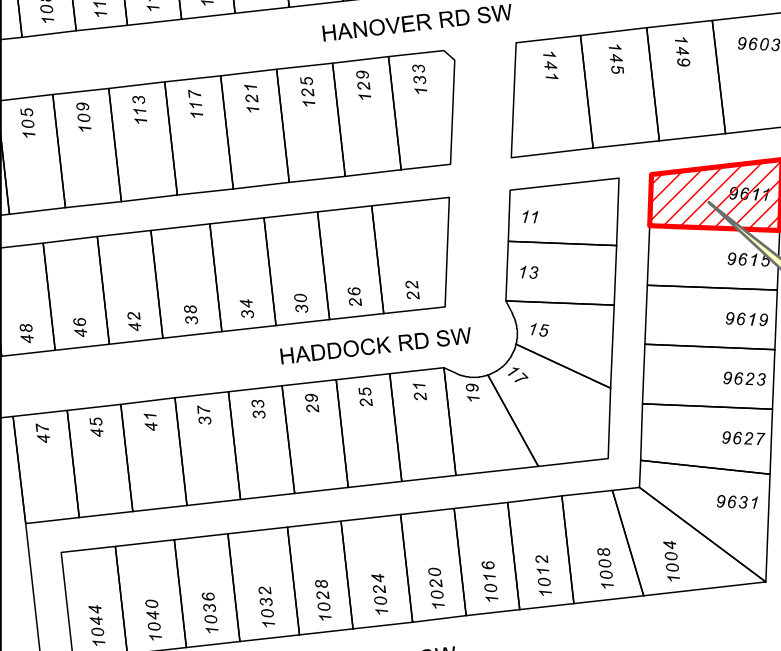


96 AV SW

HILLGROVE CR SW



HADDOCK RD SW





Karen Arndt <karena@haysboro.org>

Proposed Development of 9611 Elbow Drive - Feedback

Cat Bootle

Tue, Oct 1 at 6:31 PM

To: <planning@haysboro.org>

Hello,

My name is Catherine (Cat) Bootle. My partner and I just bought our first home in the lovely Haysboro at the end of June. It just so happens to be [11 Haddock Road SW](#) which is just behind [9611 Elbow Drive SW](#).

I wanted to provide written feedback to you (as well as in person tomorrow in the 2nd of October, thank you for having that organized!)

I am a proponent of good development that means more people can live affordably in this neighborhood. However, I will say I was shocked to see the scope of the proposed development in the property behind ours.

I have two main concerns I would like to outline:

1) Six units in one lot, with all requiring access to the alley for 5 parking lots will be crowded. Already the neighbours currently occupying the house do not park in the garage and park up against (and into), the alley with only 2 vehicles. Most families have 2 cars and I cannot understand how many vehicles will be finding appropriate parking spaces and not continue to take up alley space.

2) The height of the proposed back building looks to be around 9 meters (if I have read the blueprints correctly). This would mean that whomever occupied the back units would have full access to see our yard and easily into our master bedroom and kitchen. We would lose a lot of privacy and I am not sure how we would work around that except planting trees that would take years to grow or by building a fence that would block their ability to see into our home (I'm not sure we're allowed to build a fence the same height as their back building nor would I think it would endear us to our neighbours).

Again, I believe that people are entitled to develop their homes as they see fit. But I do think that 6 units in one lot that has no public parking, and one that would heavily impede our privacy and ability to enjoy our home without worrying about people looking into our yard and home feels very invasive.

I am not too sure the feedback will make much of a difference but I'd be remiss not to say anything. We love our new home and we're so happy to be here but I do also appreciate our ability to enjoy our home (and get in and out of the garage at the alley which I suspect will become very challenging with construction) with a bit of privacy.

I think this development would very heavily impede our own homes value as I suspect others who would consider purchasing it in the future would also want their privacy too.

Happy to chat further if that's desired. I appreciate the opportunity to provide feedback.

Cheers,

Catherine Bootle, CPA

**Proposed development 9611 Elbow Drive SW Calgary.
Concerns and objections to plan that has been submitted.**

1. 6 suites is excessive on a single lot.
2. Increase from single family dwelling to as many as twelve or more adults. Result = Overcrowding.
Could see the possibility of proposing two dwellings Duplex style on the existing lot but six dwellings is preposterous.
3. Parking totally inadequate 5 stalls and expected number of vehicles in excess of 8-10 or even more. Result parking on local streets. Elbow Drive parking, dangerous and will block peak traffic flows. Or parking in rear lanes which presumably is illegal?
4. According to plan at least one entrance is directly onto back lane.
Currently lane is gravel. No understanding from those drawing up plans as to the winter condition of this lane.
All drainage from back lanes from 96th Av adjacent to school and from Haddock Rd. Flows down this lane and exits onto Elbow Dr. adjacent to proposed structure.
Winter conditions currently deplorable with ice build up to 4" - 6" with deep ruts developing. The height of proposed building 9 metres will totally block all winter sunlight causing even greater build up of ice creating treacherous conditions. Virtually impossible for foot traffic. People walk on the adjacent verges beside existing properties when ice build up is bad..
Currently for us to enter our garage in winter at 9603 Elbow Drive one has to make a sharp diagonal turn to avoid ruts. I know because there are times when vehicles become stuck.
City roads fail to clear these build ups when asked.
This is a major issue with the current proposal.
All drainage goes to one small drain corner of Elbow Dr. And Hanover Rd.
City insist drain is sufficient.
Any major summer rain storms cause flooding of street and overflows onto verges.
5. Property values of adjacent properties will be negatively affected.
6. Is the City thinking that instead of one property tax they can now have six property tax returns from one former single family lot?
Will adjacent properties have their property taxes reduced?
7. Garbage bins: Presumably with this number of residences at least 18 bins will have to be in back lane. What if any plans have been made for this?

8. Is this just the beginning of a trend that will change the dynamics and demographics of whole city neighbourhoods?

9: Is this meeting simply to say we are listening and no action will be taken to revise the proposed plans?

There has been no notification on the existing property as to the change of usage for this lot. Why.

The time frame allowed for questions and concerns is inadequate.

I must admit a certain cynicism towards City Council and their objectives. based on the accompanying letter presumably to deflect grave concerns.

Submitted by Peter & Madeleine Thompson.

9603 Elbow Drive SW Calgary, AB.

T2V 1M1

Ph [REDACTED]

P Thompson MC Thompson

10/4/24, 4:25 PM

Haysboro Community Association Mail - 9611 Elbow Drive Comments



Karen Arndt <karena@haysboro.org>

9611 Elbow Drive Comments

3 messages

Milt [REDACTED]
To: planning@haysboro.org

Fri, Oct 4, 2024 at 12:27 PM

Karen,

We have reviewed the building plans proposed for 9611 Elbow Drive and we have a few comments/questions.

We live directly behind the proposed build, sharing the alley with 9611 Elbow, so we will be directly impacted by the plan.

A few concerns:

1. Lot coverage. When we review the rules for HGO, it is stated that there should be a limited lot coverage. The plan, as is, has very little of the lot that is not covered by building or concrete. What is the rule for plot coverage?
2. The building plan (structure and concrete), appears to go right up to the property line in the alleys. We share the alley with the proposed build and we have a two car garage. Can we be assured that there will not be any alley parking? (see #3)
3. We agree with the idea of the change in zoning, but we are disappointed with the plan to place 5 living units on one city lot. The plan calls for 5 parking stalls, but the reality is that 5 units will add 5-15 vehicles to our neighbourhood AND there is no parking available on Elbow Drive.
4. And a final concern....the proposed build is not really that appealing.

As we further review the plans I am sure that we will have more questions/concerns.

Thank you for taking the lead on making sure that future development is appropriate.

Milt and Carol Flegg

Karen Arndt <karena@haysboro.org>
To: Milt <milt1484@gmail.com>

Fri, Oct 4, 2024 at 12:33 PM

Thank you for your email. I will make sure it is added with the letter the Haysboro Community Association Planning Committee submits on the residents behalf. Please encourage neighbours to write in using the city's development map (Dmap) as well as sending in comments to myself so that we can hopefully resolve some of the pressing matters with this proposal.

Regards,
Karen Arndt
HCA - Planning Director.
[Quoted text hidden]

Milt <milt1484@gmail.com>
To: Karen Arndt <karena@haysboro.org>

Fri, Oct 4, 2024 at 3:14 PM

I will forward our concerns to the city.

Thanks.

Milt Flegg

<https://mail.google.com/mail/u/0/?ik=052fdf5d2b&view=pt&search=all&permthid=thread-f:1812009021583053999&simpl=msg-f:1812009021583053999&simpl=m...> 1/2

SHARE YOUR VOICE

Haysboro Community Association Planning Committee

Name: Catherine Boole

Address: 11 Haddock Road SW

Are you a member of Haysboro Community Association? Y (N)

If not, would you like to become a member? (receive discounts, voting rights, etc). Please provide your email if you'd like to join.

cat.i.boole@gmail.com

Are you in favour, neutral, or opposed to this project? (Circle one). What do you like about this proposal?

Do you have concerns and are there revisions to this proposal you would like to see?

- Privacy (3 stories vs a bungalow).
- drainage
- parking concerns

SHARE YOUR VOICE

Haysboro Community Association Planning Committee

Name: Cameron Huard

Address: 11 Haddock Road SW

Are you a member of Haysboro Community Association? Y (N)

If not, would you like to become a member? (receive discounts, voting rights, etc). Please provide your email if you'd like to join.

chuard93@gmail.com

Are you in favour, neutral, or opposed to this project? (Circle one). What do you like about this proposal?

Do you have concerns and are there revisions to this proposal you would like to see?

- Privacy in our backyard is a large concern. 3 stories will also block all the sunlight in our backyard.
 - Congestion / Parking. ~~and don't want~~
 - Homelessness in flat concrete parking creates safety concerns for us.
- * would prefer 2 stories max and enclosed garages as manda

Cody, Kimberly

From: Lindsay Yong <lindsay@phaseonedesign.ca>
Sent: Monday, April 14, 2025 12:29 PM
To: Calgary SDAB Info
Cc: rgrol; Kathy Yuen; Sara Tychowsky; Theodore Trokhymenko; Laura Chapman
Subject: [External] SDAB2025-0038 / DP2024-06760

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

To whom it may concern,

Our firm is the Applicant of development permit DP2024-06760, which is the subject of appeal SDAB2025-0038 (9611 Elbow Drive SW). The appeal is scheduled for a Procedural and Jurisdictional hearing on April 24, 2025. Please be advised that Mr. Rick Grol (cc-ed) has been retained as our agent/representative respect to the appeal and application. Mr. Grol (cc-ed) and I will attend the Procedural and Jurisdictional hearing on April 24.

Warm Regards,



Lindsay Yong, AT
Studio Manager
AWARD-WINNING CUSTOM HOME DESIGN
403.817.6103 | phaseonedesign.ca

VANCOUVER
788, 601 W Broadway | 604.670.7668

CALGARY
201, 1218 9th Ave SE | 403.457.3645

April 15, 2025

Via Email (info@calgarysdab.ca)

Calgary Subdivision and Development Appeal Board
P.O. Box 2100, Station M, #8110
Calgary, AB T2P 2M5

Dear Mr. Chair and Board Members,

RE: SDAB2025-0038 / DP2024-06760
New: Dwelling Units (2 buildings), Secondary Suites at 9836 Elbow Drive SW
Procedural & Jurisdictional Hearing April 24, 2025

Preliminary Issue - Jurisdiction

With respect to above mentioned matter, I represent the development permit Applicant, and the property owners, who are the Respondents to the subject appeal.

The Respondents respectfully request that at the Procedural & Jurisdictional Hearing on April 24, 2025 the Board would deal with the preliminary issue of the Board's jurisdiction respecting the appeal.

In this regard the Respondents submit the following:

1. It is the Respondents' position that the Board has no jurisdiction with respect to the subject appeal.
2. The development permit application and proposed development is for a permitted use in the applicable land use district, H-GO District, which governs the subject development site.
3. The subject application did not require any relaxations or variances of the Land Use Bylaw (LUB). Neither did the Development Authority (DA) misinterpret the LUB when it approved the development permit for the development.
4. The DA approved the subject development permit on March 7, 2025. The Appellants appealed the issuance of the development on March 26, 2025.
5. In their Notice of Appeal they allege that the DA granted a Bylaw relaxation for the separation between the buildings on the parcel and that the basement window wells project into the walkway.
6. Section 642(1) of the *Municipal Government, RSA 2000, c M-26*, as amended (Act or MGA) states that "[w]hen a person applies for a development permit in respect to a development provided for by the land use bylaw pursuant to section 640(2)(b)(i), the development authority must, if the application otherwise conforms to the land use bylaw and is complete

in accordance with section 683.1, issue a development permit with or without conditions provided for in the land use bylaw.” Section 640(2)(b)(i) refers to so-called permitted use development permit applications.

7. Section 685(3) of the MGA states that “[d]espite subsection (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted [...]”

8. Section 28(1) of the LUB requires the DA to approve and issue a development permit if the development permit application is for a permitted use and the application requires no relaxations of the LUB.

9. Several decisions of the Alberta Court of Appeal have concluded that the Board has no jurisdiction to entertain appeals with respect to permitted use developments that in all aspects comply with the LUB, among others: [Eckardts Tecumseh Mountain Guest Ranch Ltd. v. Crowsnest Pass \(Municipality\)](#), 2003 ABCA 287 (CanLII).

10. With respect to a development permit application for a permitted use development, the onus is on an Appellant to establish that the LUB has been relaxed, varied or misinterpreted.

11. In this case, in reviewing the subject development permit application, the DA determined that the subject development permit application complies with all the applicable rules and requirements of the LUB, and accordingly approved the subject development permit. There are no relaxations or variances of the LUB.

12. Once the DA determined that the subject development permit application met the rules and requirements of the LUB, the DA legally had no choice but to approve and issue the subject development permit in accordance with section 28(1) of the LUB.

13. It is important to note that the LUB does not require advertisement of the approval of a permitted use development permit that complies with the LUB and has no Bylaw relaxations or variances.

14. The Appellant has not demonstrated that the DA relaxed or varied the LUB. Nor has the Appellant demonstrated that the DA misinterpreted the LUB. The grounds for the appeal regarding alleged Bylaw relaxations, enunciated in the Notice of Appeal, are assertions without supporting evidence. Simply raising an issue, without supporting evidence, is not evidence ([Gendron v. Calgary \(City\)](#), 2009 ABCA 367 (CanLii), at para.16).

15. The Respondents submit that the Appeal amounts to collateral attack of the DA’s decision to issue the development permit. The property owners have a right to develop their property in accordance with the LUB.

Alleged Bylaw Relaxations

16. The mentioned window wells comply with section 1398 of the LUB. [Appendix A] Section 1398(6) of the LUB allows windows wells to project into any side setback area. In terms of building separation, the proposed development complies with the minimum 6.5 metre separation distance required between buildings, pursuant to section 1393(2)(c) of the LUB. We assume that the Appellants are of the opinion that the eaves of the building project into separation distance. The Respondents submit that the separation distance is measured between the facades, i.e. the exterior walls, of the buildings. It is illogical or incoherent to argue that eaves should be included in the measurement of the minimum 6.5 metre separation distance stipulated in LUB section 1393. The intent of section of 1393(2)(c) is to ensure there is sufficient amenity space between the buildings on the parcel. Projecting eaves do not interfere with the required separation distance. The DA determined the same as they approved the development permit.

17.. The Respondents retained Mr. Mike Borkristl as an expert-witness. He was commissioned to review whether the application complies with the City's LUB as per the date of the DP approval and to provide his expert opinion. His design firm has extensive experience with H-GO District development permit applications. He also served on the City's Bylaw Sustainment Committee as a stakeholder representative. He regularly appears before Calgary Planning Commission, City Council and municipal SDABs regarding land use and development permit applications. He reviewed the subject Development Permit Plans that were approved by the City's Development Authority and at the Respondents request he provided a letter to the Board in this regard. In his professional opinion the approved DP plans comply with the Land Use Bylaw. [Appendix B]

18. In addition, the Respondents retained Formed Alliance Architecture Studio Inc. (FAAS Architecture), Sara Mackenzie, to conduct a review of the subject development permit application and approved plans. Ms. Mackenzie, who is a professional Architects registered with the Alberta Association of Architects, provided an expert opinion regarding the approved development permit plans. She regularly appear before Calgary Planning Commission, City Council and municipal SDABs regarding land use and development permit applications [See Appendix B] Her findings and opinion corroborate with the findings and opinion of Mr. Borkristl. The Respondents respectfully request that appropriate weight be given to their evidence.

19. The Board's Procedural Guidelines provide that the Board "may dedicate a time at the beginning of the hearing to determined jurisdictional issues" (section 67) and "may decide jurisdictional issues at any time during the appeal" (section 68). The Alberta Court of Appeal has held in [Dimant v Calgary \(City\), 2021 ABCA 396](#) (CanLII), at para 22: "By hearing jurisdictional matters before a full merits hearing, the Board may avoid delay and save time. Further, the MGA requires the Board to handle the appeal process expeditiously and sets tight timelines for the appeal process." Furthermore, the Court of Appeal has often held that the Subdivision and Development Appeal Board appeals are urgent, as they hold in limbo the right to use land:

[*Tymchak v. Edmonton \(Subdivision and Development Appeal Board\)*, 2012 ABCA 22](#) (CanLII), at para 48.

20. The Respondents submit that this appeal case is one of the instances where there are sufficient grounds for the Board to decide the jurisdictional issue at the Procedural & Jurisdiction Hearing. We submit that the process of a Procedural & Jurisdictional hearing was established for situations as this case, among others.

21. The Respondents respectfully request that the Board make a jurisdictional determination regarding the appeal at the Procedural & Jurisdictional Hearing. The right of the Applicant and the developer to proceed with the development permit for a permitted use development that has no Bylaw relaxations should be give more weight than the Appellant's right to proceed to a merit hearing since the Appellant's appeal obviously is without merit.

22. We have copied the Appellants' agent, Mrs. McClary, on this submission. In addition, we provided her with a copy of the approved set of DP plans. Consequently, the Appellants have adequate notice of our request contained herein.

Summary

23. It is the Respondents' position that:

- (a) The subject development permit application complies in all aspects with the LUB;
- (b) In approving and issuing the development permit, the DA did not vary or relax the provisions of the LUB;
- (c) The DA did not misinterpret the LUB; and
- (d) In accordance with the LUB, the DA correctly issued the development permit.

24. Therefore, in accordance with section 685(3) of the MGA, in this case the Appellants have no right to an appeal. Consequently, the Board has no jurisdiction with respect to the appeal.

Remedy Sought

25. The Applicant and the property owners seek to have the appeal struck.

Estimated time of presentation by the Respondents' team: 10 minutes.

Respectfully submitted,



Rick Grol, Agent for the Respondents

Encl.:

- Appendix A – Excerpts LUB
- Appendix B – Audit/Review Letters

Cc: Clients
Carol McClary, agent for the Appellants (carolmcclaryconsulting@gmail.com)
Development Authority
Shannon Belvedere, counsel for the Development Authority

Appendix A

Excerpts

Land Use Bylaw 1P2007

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	24P2011	June 27, 2011	4P2017	January 23, 2017
13P2008	June 1, 2008	27P2011	July 1, 2011	5P2017	February 13, 2017
15P2008	June 1, 2008	30P2011	July 25, 2011	13P2017	March 27, 2017
47P2008	June 1, 2008	31P2011	September 12, 2011	20P2017	May 1, 2017
48P2008	June 1, 2008	33P2011	September 19, 2011	29P2017	June 26, 2017
49P2008	June 1, 2008	35P2011	December 5, 2011	30P2017	June 26, 2017
50P2008	June 1, 2008	36P2011	December 5, 2011	37P2017	August 2, 2017
53P2008	June 1, 2008	4P2012	January 10, 2012	49P2017	September 12, 2017
54P2008	May 12, 2008	2P2012	February 6, 2012	50P2017	September 25, 2017
57P2008	June 9, 2008	9P2012	April 23, 2012	56P2017	September 25, 2017
67P2008	October 1, 2008	12P2012	May 7, 2012	24P2018	March 13, 2018
68P2008	October 6, 2008	30P2012	November 5, 2012		January 29, 2019
71P2008	December 22, 2008	32P2012	December 3, 2012	13P2018	April 2, 2018
51P2008	January 4, 2009	4P2013	March 1, 2013	16P2018	April 2, 2018
75P2008	January 4, 2009	5P2013	March 25, 2013	18P2018	April 2, 2018
1P2009	January 26, 2009	38P2013	September 2, 2013	17P2018	April 10, 2018
10P2009	April 21, 2009	44P2013	December 2, 2013	25P2018	April 24, 2018
17P2009	June 1, 2009	7P2014	April 14, 2014	39P2018	June 11, 2018
28P2009	July 13, 2009	33P2013	June 9, 2014	40P2018	June 25, 2018
31P2009	September 14, 2009	13P2014	June 9, 2014	26P2018	July 30, 2018
41P2009	October 13, 2009	15P2014	June 9, 2014	51P2018	August 6, 2018
32P2009	December 14, 2009	11P2014	June 19, 2014	52P2018	August 7, 2018
46P2009	December 14, 2009	24P2014	October 27, 2014	67P2018	September 25, 2018
38P2009	December 15, 2009	37P2014	December 22, 2014	61P2018	October 9, 2018
3P2010	March 1, 2010	5P2015	March 9, 2015	62P2018	October 9, 2018
11P2010	April 19, 2010	13P2015	May 13, 2015	83P2018	December 10, 2018
14P2010	May 17, 2010	26P2015	September 1, 2015	10P2019	January 29, 2019
26P2010	May 17, 2010	40P2015	November 9, 2015	32P2019	April 29, 2019
12P2010	June 7, 2010	43P2015	November 9, 2015	33P2019	April 29, 2019
19P2010	June 7, 2010	45P2015	December 8, 2015	35P2019	April 29, 2019
23P2010	June 7, 2010	15P2016	April 22, 2016	42P2019	June 10, 2019
32P2010	July 26, 2010	22P2016	May 2, 2016	46P2019	July 1, 2019
34P2010	August 19, 2010	23P2016	May 24, 2016	76P2019	November 18, 2019
39P2010	November 22, 2010	27P2016	June 13, 2016	77P2019	November 18, 2019
7P2011	January 10, 2011	29P2016	June 13, 2016	32P2020	July 27, 2020
13P2011	February 7, 2011	28P2016	June 14, 2016	48P2020	November 3, 2020
21P2011	June 20, 2011	43P2016	November 21, 2016	6P2021	January 18, 2021

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

27P2021	June 21, 2021
	July 5, 2021
28P2021	December 21, 2021
46P2021	July 28, 2021
20P2022	March 29, 2022
44P2022	July 26, 2022
34P2022	August 15, 2022
66P2022	December 20, 2022
56P2022	January 2, 2023
28P2023	May 16, 2023
34P2023	June 20, 2023
2H2023	June 20, 2023
65P2023	September 19, 2023
17P2024	April 9, 2024
21P2024	May 14, 2024
	<i>Portions of this bylaw take effect on different dates, which are only consolidated once in force.</i>
78P2024	October 8, 2024

General Definitions

- 13 (1) In this Bylaw, the following terms have the following meanings.
- (6) "*amenity space*" means a space designed for active or passive recreational use.
 - (27) "*building setback*" means the distance from a *property line* to the point on a *parcel* where a *building* is located measured at a right angle from the *property line* to which it relates.
 - (104) "*permitted use*" means a use of land or a *building* that is listed as such *use* in a land use district or a Direct Control District Bylaw.
 - (112) "*private garage*" means an Accessory Residential Building or a part of a *main residential building* which accommodates the storage or shelter of vehicles and includes a carport.
 - (137) "*unit*" means a Dwelling Unit or a Live Work Unit.
 - (135.2) "*suite*" means a *Backyard Suite* or *Secondary Suite*.

Division 4: Permitted Use Development Permit

Permitted Uses That Meet All Requirements

- 28 (1) Where a *development permit* application is for a *permitted use* in a *building* or on a *parcel* and the proposed *development* conforms to all of the applicable requirements and rules of this Bylaw, the *Development Authority* must approve the application and issue the *development permit*.
- (2) The *Development Authority* may, as a condition of issuing a *development permit* for a *permitted use*, require the applicant to construct or pay for the construction of the following that are necessary to serve the *development*:
- (a) public utilities, other than telecommunications systems or works; and
 - (b) vehicular and pedestrian access.
- (3) The *Development Authority* may, as a condition of issuing a *development permit* for a *permitted use*, impose conditions in respect of the following matters:
- (a) an environmental site assessment; and
 - (b) phasing of the *development*.
- (4) The *Development Authority* may, as a condition of issuing a *development permit* for a *permitted use*, require the applicant to enter into an agreement with the *City* to do any or all of the following:
- (a) to construct or pay for the construction of a public thoroughfare required to give access to the *development*;
 - (b) to construct or pay for the construction of:
 - (i) a pedestrian walkway system to serve the *development*; or
 - (ii) pedestrian walkways to connect the pedestrian walkway system serving the *development* with a pedestrian walkway system that serves or is proposed to serve an *adjacent development*; or
 - (iii) both (i) and (ii);
 - (c) to install or pay for installation of public utilities, other than telecommunications systems or works, that are necessary to serve the *development*;
 - (d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities; and
 - (ii) loading and unloading facilities.

44P2013

Notification of Decision for Permitted Use Application

- 29 (1) After approving a *development permit* application for a *permitted use*, the *Development Authority* must endorse the *development permit* as of the date of the decision.
- (2) When a *development permit* application for a *permitted use* is refused, the applicant must be given written notification of the decision and the reasons for it.

Permitted Uses That Do Not Meet All Requirements

- 30 Where a *development permit* application is for a *permitted use* in a *building* or on a *parcel* and the proposed *development* does not conform to all of the applicable requirements and rules of this Bylaw, the *Development Authority* may:
- (a) refuse to approve the *development permit* application; or
 - (b) approve the *development permit* application and grant a relaxation of the requirement or rule to which the proposed *use* does not conform.

Test for a Relaxation

- 31 The *Development Authority* may approve a *development permit* application for a *permitted use* where the proposed *development* does not comply with all of the applicable requirements and rules of this Bylaw if, in the opinion of the *Development Authority*:
- (a) the proposed *development* would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
 - (b) the proposed *development* conforms with a *use* prescribed by this Bylaw for that land or *building*.

Conditions

- 33 The *Development Authority* may, as a condition of approving a *development permit* for a *permitted use* that does not comply with all of the applicable requirements and rules of this Bylaw:
- (a) impose the conditions referenced in section 28 of this part; and
 - (b) require the applicant to conform to a higher standard than required by the applicable rules if, in the opinion of the *Development Authority*, conformance to a higher standard will off-set any impact of granting the relaxation.

Notification of Decision

- 34 (1) After approving a *development permit* application for a *permitted use* that does not comply with all of the applicable requirements and rules of this Bylaw, the *Development Authority* must:
- (a) publish a notice stating the location and *use* of the *parcel* for which the application has been approved; and
 - (b) endorse the *development permit* as of the date of the decision, but must not release the permit to the applicant:
 - (i) before the 21 day appeal period referred to in the *Municipal Government Act* has expired; or
 - (ii) in the case of an appeal to the *Appeal Body*, until such time as the appeal has been fully dealt with by the *Appeal Body*, or the Alberta Court of Appeal in the case of an appeal or leave to appeal of a decision of the *Appeal Body*, or the appeal has been withdrawn or abandoned.
- (2) After refusing a *development permit* application for a *permitted use* that does not comply with all of the applicable requirements and rules of this Bylaw, the *Development Authority* must provide written notification of the decision and the reasons for it to the applicant.

Discretionary Use Development Permit Application

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

- (a) any plans and policies affecting the *parcel*;
- (a.1) *climate mitigation* and *climate adaptation*;
- (b) the purpose statements in the applicable land use district;
- (c) the appropriateness of the location and *parcel* for the proposed *development*;
- (d) the compatibility and impact of the proposed *development* with respect to *adjacent development* and the neighbourhood;
- (e) the merits of the proposed *development*;
- (f) the servicing requirements;
- (g) access, parking and transportation requirements;
- (h) vehicle and pedestrian circulation within the *parcel*;
- (i) the impact on the public transit system; and
- (j) sound planning principles.

Standards for Motor Vehicle Parking Stalls

- 122 (1) Unless otherwise specified, the minimum width and depth of *motor vehicle parking stalls* are illustrated in Table 2.

Table 2: Minimum Dimensions for Motor Vehicle Parking Stalls

28P2009

Parking angle (degrees)	Aisle width (metres)	Stall depth perpendicular to aisle (metres)	Stall width parallel to aisle (metres)	
			Dwelling Units	Other Uses
90	7.20	5.40	2.50	2.60
75	6.12	5.64	2.59	2.69
60	4.82	5.49	2.89	3.00
45	4.00	5.00	3.54	3.68

- (1.1) The minimum width of a *motor vehicle parking stall* when it abuts a physical barrier, is: 28P2009
- (a) 3.1 metres when a physical barrier abuts both sides; and
 - (b) 2.85 metres when a physical barrier abuts only one side.
- (2) The angle of a *motor vehicle parking stall* must be 90 degrees or must be between 75 degrees and 45 degrees. *Motor vehicle parking stall* dimensions between 45 degrees and 75 degrees must be calculated using a straight line interpolation between dimensions. 48P2020
- (3) The minimum depth of a *motor vehicle parking stall* is 5.9 metres where it is required for: 47P2008, 28P2009
- (a) a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling; and 12P2010, 27P2011, 24P2014
 - (b) a Dwelling Unit where the stall is provided in a *private garage* intended to be used for the occupants of only one Dwelling Unit.
- (4) The minimum width of a *motor vehicle parking stall* required for a Dwelling Unit is: 28P2009
- (a) 3.0 metres where both sides of a stall abut a physical barrier;
 - (b) 2.85 metres where one side of a stall abuts a physical barrier; and
 - (c) 2.5 metres in all other cases.
- (5) *deleted* 28P2009
- (6) *deleted* 28P2009

138 “Accessory Residential Building”

- (a) means a *use* where a *building*:
 - (i) accommodates a *use* that is subordinate to the main residential *use* on a *parcel*;
 - (ii) is not attached to a *main residential building* except where the attachment is entirely below *grade* or directly below a *patio*; and
 - (iii) may be attached to a **Backyard Suite** on a *parcel* where a **Backyard Suite** is a listed *use* in the applicable land use district;
- (b) is a *use* with in the Subordinate Use Group in Schedule A to this Bylaw;
- (c) does not require *motor vehicle parking stalls*, and
- (d) does not require *bicycle parking stalls - class 1 or class 2*.

188 “Dwelling Unit”

- (a) means a *use*:
 - (i) that contains two or more rooms used or designed to be used as a residence by one or more persons; and
 - (ii) that contains a *kitchen*, living, sleeping and sanitary facilities;
- (b) is a *use* within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum number of *motor vehicle parking stalls* in accordance with the District the *use* is listed in;
- (d) requires a minimum of 0.5 *bicycle parking stalls – class 1* per Dwelling Unit for *developments* greater than 20 Dwelling Units; and
- (e) requires a minimum of 0.1 *bicycle parking stalls – class 2* per Dwelling Unit for *developments* greater than 20 Dwelling Units.

295 “Secondary Suite”

- (a) means a *use* that:
 - (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
 - (ii) contains a *kitchen*, living, sleeping and sanitary facilities;
 - (iii) is self-contained and located within a Dwelling Unit;
 - (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
 - (v) is considered part of and secondary to a Dwelling Unit;
- (b) is a *use* within the Residential Group in Schedule A to this Bylaw;
- (c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and *landings*;
- (d) requires a minimum of 1.0 *motor vehicle parking stalls*; and
- (e) does not require *bicycle parking stalls – class 1* or *class 2*.

- (4) A *large vehicle* must not remain on a *parcel* except while actively engaged in loading or unloading. Only one *large vehicle* may remain on a *parcel* while actively engaged in loading or unloading.
- (5) A satellite dish greater than 1.0 metre in diameter must:
 - (a) not be located in an *actual front setback area* or in an *actual side setback area* where the *parcel* shares a *property line* with a *street*;
 - (b) not be located higher than 3.0 metres from *grade*; and
 - (c) not be illuminated.
- (6) Subsection (5) does not apply to a satellite dish greater than 1.0 metre in diameter when the applicant demonstrates:
 - (a) compliance with subsection (5) would prevent signal reception; and
 - (b) the satellite dish will be located and *screened* to the satisfaction of the *Development Authority*.
- (7) *deleted*
- (8) A Power Generation Facility – Small with a capacity greater than 100kW must not be located on a *parcel* when the principal *use* on the *parcel* is a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Duplex Dwelling, Single Detached Dwelling, or Semi-detached Dwelling.

Accessory Residential Building

- 345 (1) Unless otherwise referenced in subsection (2), the minimum *building setback* for an Accessory Residential Building is:
- (a) 1.2 metres from a *side* or *rear property line* shared with a *street*; or
 - (b) 0.6 metres from a *side* or *rear property line* in all other cases.
- (2) The minimum *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 metres when:
- (a) the Accessory Residential Building is less than 10.0 square metres *gross floor area*;
 - (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) the owner of the *adjacent parcel* grants a 1.5 metre 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
 - (ii) include a 0.60 metre eave and footing encroachment easement.
- (3) An **Accessory Residential Building** must not be located in the *actual front setback area*.
- (4) A *private garage* on a *laneless parcel* may be located within the required 3.0 metre *side setback area*, except along the *street* side of a *corner parcel*.
- 16P2018 (5) The minimum distance between any façade of an **Accessory Residential Building** 10.0 square metres or more and a *main residential building* is 1.0 metres.
- (6) The height of an **Accessory Residential Building** must not exceed:
 - (a) 4.6 metres, measured from the finished floor of the *building*;
 - (b) 3.0 metres at any *eaveline*, when measured from the finished floor of the *building*; or
 - (c) one *storey*, which may include an attic space that:
 - (i) is accessed by a removable ladder;
 - (ii) does not have windows;
 - (iii) is used by the occupants of the *main residential building* for placement of personal items; and
 - (iv) has a maximum height of 1.5 metres when measured from the attic floor to the underside of any rafter.

Division 1: Housing – Grade Oriented (H-GO) District

Purpose

1386 The Housing – Grade Oriented (H-GO) District:

- (a) accommodates grade-oriented development in a range of housing forms where the *Dwelling Units* may be attached or stacked within a shared *building* or cluster of *buildings* in a form and at a scale that is consistent with *low density residential districts*;
- (b) provides flexible *parcel* dimensions and *building setbacks* that allow a diversity of grade-oriented housing;
- (c) accommodates site and *building* design that is adaptable to evolving housing needs;
- (d) should only be designated on *parcels* located within:
 - (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; or
 - (ii) the Centre City or Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:
 - (A) 200 metres of a Main Street or Activity Centre] identified on the Urban Structure Map of the Calgary Municipal Development Plan;
 - (B) 600 metres of an existing or capital-funded *LRT platform*;
 - (C) 400 metres of an existing or capital-funded *BRT station*; or
 - (D) 200 metres of *primary transit service*.

Permitted Uses

1387 The following uses are permitted uses in the Housing – Grade Oriented District:

- (a) **Accessory Residential Building;**
- (b) **Dwelling Unit;**

- (c) Home Based Child Care – Class 1;
- (d) Home Occupation – Class 1;
- (e) Park;
- (f) Protective and Emergency Service;
- (g) **Secondary Suite;**
- (h) Sign – Class A; and
- (i) Utilities.

Discretionary Uses

1388 The following uses are discretionary uses in the Housing – Grade Oriented District:

- (a) Addiction Treatment;
- (b) Assisted Living;
- (c) Bed and Breakfast;
- (d) Community Entrance Feature;
- (e) Custodial Care;
- (f) Home Occupation – Class 2;
- (g) Live Work Unit;
- (h) Place of Worship – Small;
- (i) Power Generation Facility – Small;
- (j) Residential Care;
- (k) Sign – Class B;
- (l) Sign – Class C;
- (m) Sign – Class E;
- (n) Temporary Residential Sales Centre; and
- (o) Utility Building.

- (c) Home Based Child Care – Class 1;
- (d) Home Occupation – Class 1;
- (e) Park;
- (f) Protective and Emergency Service;
- (g) Secondary Suite;
- (h) Sign – Class A; and
- (i) Utilities.

Discretionary Uses

1388 The following uses are discretionary uses in the Housing – Grade Oriented District:

- (a) Addiction Treatment;
- (b) Assisted Living;
- (c) Bed and Breakfast;
- (d) Community Entrance Feature;
- (e) Custodial Care;
- (f) Home Occupation – Class 2;
- (g) Live Work Unit;
- (h) Place of Worship – Small;
- (i) Power Generation Facility – Small;
- (j) Residential Care;
- (k) Sign – Class B;
- (l) Sign – Class C;
- (m) Sign – Class E;
- (n) Temporary Residential Sales Centre; and
- (o) Utility Building.

Rules

1389 In addition to the rules in this District, all uses in this District must comply with:

- (a) the Rules Governing All Districts referenced in Part 3; and
- (b) the applicable Uses and Use Rules referenced in Part 4.

At Grade Orientation of Units

- 1391 (1) All *units* must provide individual, separate, direct access to *grade*.
- (2) *Units* with an exterior wall facing a *street* must provide:
- (a) an entrance that is visible from the *street*; and
 - (b) sidewalks that provide direct exterior access to the *unit*.

Parcel Coverage

- 1392 (1) Unless otherwise referenced in subsection (2), the maximum cumulative *building coverage* over all the *parcels* subject to a single *development permit* containing one or more *Dwelling Units* is:
- (a) 45.0 per cent 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;
 - (b) 50.0 per cent 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;
 - (c) 55.0 per cent of the area of the *parcels* subject to a single *development permit* for a *development* with a *density* of 50 *units* per hectare or greater and less than 60 *units* per hectare; or
 - (d) 60.0 per cent 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.
- (2) The maximum *parcel coverage* referenced in subsection (1), must be reduced by 21.0 square metres for each *motor vehicle parking stall* provided on a *parcel* that is not located in a *private garage*.
- (3) In all other cases, the maximum *parcel coverage* is 45.0 per cent.

Building Depth and Separation

- 1393 (1) Unless otherwise referenced in subsections (2) and (3) the maximum *building depth* is 65.0 per cent of the *parcel depth* for a *building* containing a *unit*.
- (2) On a *laned parcel*, there is no maximum *building depth* for a main *residential building* wholly contained to the rear of 40.0 per cent *parcel depth* where:
- (a) there is more than one *main residential building* on the *parcel*;
 - (b) 50.0 per cent or more of the *units* on the *parcel* are contained in *main residential buildings* located within the first 60.0 per cent of the *parcel depth*; and

- (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 6.5 metres.
- (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 3.0 metres for any portion of the building located between the rear property line and:
 - (a) 50.0 per cent *parcel depth*; or
 - (b) the *building depth* of the *main residential building* on the adjoining *parcel*;
 whichever is closer to the *rear property line*.
- (4) Notwithstanding subsections (1) through (3), there is no maximum *building depth* for an existing Dwelling Unit if:
 - (a) the *building* was legally existing or approved prior to the *parcel* being redesignated by Bylaw 21P2024; and
 - (b) all subsequent exterior alterations or additions conform to section 25(2)(b.1);

Building Setback Areas

1394 The minimum depth of all *setback areas* must be equal to the minimum *building setback* required in sections 1393, 1395, 1396 and 1397.

Building Setback from Front Property Line

1395 The minimum *building setback* from a *front property line* is 3.0 metres.

Building Setback from Side Property Line

- 1396 (1) Subject to subsections (2) through (5), the minimum *building setback* from any *side property line* is 1.2 metres.
- (2) There is no requirement for a *building setback* from a *property line* upon which a party wall is located.
- (3) For a *corner parcel*, the minimum *building setback* from a *side property line* shared with a *street* is 0.6 metres.
- (4) Unless otherwise referenced in subsection (5), on a *laned parcel* the minimum *building setback* from a *side property line* for a *private garage* attached to a *main residential building* is 0.6 metres.
- (5) 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*.

Building Setback from Rear Property Line

- 1397 (1) Unless otherwise referenced in subsection (2) the minimum *building setback* from a *rear property line* is 5.0 metres.
- (2) On a *corner parcel* or a *laned parcel*, the minimum *building setback* from a *rear property line* is 1.2 metres.

Projections Into Setback Areas

- 1398 (1) Unless otherwise referenced in subsections (2) through (9), a *building* or air conditioning units must not be located in any *setback area*.
- (2) Portions of a *building* located above the surface of the ground may project into a *setback area* only in accordance with the rules contained in this section.
- (3) Portions of a *building* below the surface of the ground may extend without any limits into a *setback area*.
- (4) *Patios* may project without any limits into a *setback area*.
- (5) Wheelchair ramps may project without any limits into a *setback area*.
- (6) Eaves may project a maximum of 0.6 metres, and window wells may project a maximum of 0.8 metres, into any *setback area*.
- (7) *Landings* not exceeding 2.5 square metres, ramps other than wheelchair ramps and unenclosed stairs may project into any *setback area*.
- (8) *Signs* may be located in any *setback area*, and where so located, must be in accordance with Part 3, Division 5.
- (9) Air conditioning equipment may project a maximum of 1.0 metre into any *setback area* that does not share a *property line* with a *street*.

Accessory Residential Buildings

- 1401 (1) An Accessory Residential Building:
- (a) may have an *amenity space* in the form of a *deck* or a *patio*;
 - (b) Unless specified in subsection (4) must not be located in a required *setback area*; and
 - (c) must not be located between any *building* and a public *street*.
- (2) Notwithstanding section 1399, the maximum height for an Accessory Residential Building is:
- (a) 4.6 metres, when measured from *grade* at any point *adjacent* to the *building*; and
 - (b) 3.0 metres to any eaveline, when measured from the finished floor of the *building*.
- (3) Notwithstanding section 1396, for an Accessory Residential Building, unless otherwise referenced in subsection (4), the minimum *building setback* from a side *property line* that is not shared with a *street* is 0.6 metres.:
- (4) Notwithstanding section 1398, an Accessory Residential Building may be located in a *setback area* from another *parcel* where:
- (a) the Accessory Residential Building is less than 10.0 square metres *gross floor area*; or

Building Height

- 1399 (1) Unless otherwise referenced in subsections (2), the maximum *building height* is 12.0 metres measured from *grade*.
- (2) Where a *building setback* is required from a *property line* shared with another *parcel* designated with a *low density residential district*, H-GO or the M-CG 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
 - (ii) 8.0 metres from *grade*;
 measured at the shared *property line*; and
 - (b) increases at a 45 degree angle to a maximum of 12.0 metres measured from *grade*.
- (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*.

Accessory Residential Buildings

- 1401 (1) An Accessory Residential Building:
- (a) may have an *amenity space* in the form of a *deck* or a *patio*;
 - (b) Unless specified in subsection (4) must not be located in a required *setback area*; and
 - (c) must not be located between any *building* and a public *street*.
- (2) Notwithstanding section 1399, the maximum height for an Accessory Residential Building is:
- (a) 4.6 metres, when measured from *grade* at any point *adjacent* to the *building*; and
 - (b) 3.0 metres to any eaveline, when measured from the finished floor of the *building*.
- (3) Notwithstanding section 1396, for an Accessory Residential Building, unless otherwise referenced in subsection (4), the minimum *building setback* from a side *property line* that is not shared with a *street* is 0.6 metres.:
- (4) Notwithstanding section 1398, an Accessory Residential Building may be located in a *setback area* from another *parcel* where:
- (a) the Accessory Residential Building is less than 10.0 square metres *gross floor area*; or
 - (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*.

Landscaping Requirements

- 1402 (1) *Landscaped areas* must be provided in accordance with a landscape plan approved by the *Development Authority*.
- (2) 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*.
- (3) All *setback areas* adjacent to a *street*, except for those portions specifically required for motor vehicle access, must be a *landscaped area*.
- (4) *Amenity space* provided outdoors at *grade* must be included in the calculation of a *landscaped area*.
- (5) 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*.
- (6) A minimum of 30.0 per cent of the *landscaped area* must be covered with *soft surfaced landscaping*.
- (7) All *soft surfaced landscaped area* must be irrigated by an underground irrigation system, unless otherwise provided by a *low water irrigation system*.
- (8) Mechanical systems or equipment that are located outside of a *building* must be *screened*.
- (9) The *landscaped areas* shown on the landscape plan approved by the *Development Authority* must be maintained on the *parcel* for so long as the *development* exists.

Residential Amenity Space

- 1403 (1) A landscape plan for the entire *development* must be submitted as part of each *development permit* application where changes are proposed to *buildings* or the site plan, and must show at least the following:
- (a) the existing and proposed site grading;
- (b) the existing vegetation and indicate whether it is to be retained or removed;
- (c) the layout of berms, open space systems, pedestrian circulation, *retaining walls*, *screening*, *soft surfaced landscaped area* and *hard surfaced landscaped areas*;
- (d) *private amenity space* or *common amenity space*;

- (e) the types, species, sizes and numbers of plant material and the types of *hard surfaced landscaped areas*;
- (f) details of the irrigation system; and
- (g) for *landscaped areas* with a *building* or other structure below, the following additional information must be provided:
 - (i) the location of underlying slabs and abutting walls;
 - (ii) cross-sections detailing the waterproofing membranes, protection board, insulation and drainage layer;
 - (iii) depths of the growing medium for each planting area;
 - (iv) the mature height and spread of all trees and shrubs; and
 - (v) the means of irrigating the planting areas.

Amenity Space

- 1405 (1) Each *unit* and *suite* must have *amenity space* that is located outdoors and is labelled on the required landscape plan.
- (2) *Amenity space* may be provided as *common amenity space*, *private amenity space* or a combination of both.

Motor Vehicle Parking Stalls

- 1411 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*.

Mobility Storage

- 1412 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*.

Bicycle Parking Stalls

- 1413 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*.

Appendix B

Audit/Review Letters

April 14, 2025

Calgary Subdivision and Development Appeal Board
P.O. Box 2100, Station M, #8110
Calgary, AB T2P 2M5

Dear Mr. Chair and Board Members:

RE: Appeal SDAB2025-0038 / DP2024-06760

I have been requested by Phase One Design, the Applicant of Development Permit DP2024-06760, to review whether the application complies with the City's Land Use Bylaw as per the date of the DP approval on March 7, 2025. To that end, I reviewed the approved Development Permit Plans (decision rendered plans), the DP application file materials and associated correspondence with the Development Authority, provided to me by the Applicant.

It is my professional opinion the approved DP plans comply with the Land Use Bylaw of the City of Calgary. There are no Bylaw relaxations. As result, the Development Authority correctly approved the development permit as a permitted use in accordance with the Land Use Bylaw.

Kind regards,



Mike Borkristl

CEO - TRICOR DESIGN GROUP
VICE CHAIR - CICBA
CONSULTANT - LJM HOLDINGS CORP INC.



FORMED ALLIANCE ARCHITECTURE STUDIO INC

601. 1812 4 STREET SW CALGARY AB T2S 1W1
WWW.FAASARCH.COM 403.214.7595

Re: Appeal SDAB2025-0038
DATE: 2025-04-14

Dear Chair and Board members,

In regard to the appeal referenced in the subject line, I have been requested by the applicant, Phase One Design, to review Development Permit DP2024-06760 for its compliance with the City of Calgary's H-GO Land Use Bylaw, as it was written on the date of the permit's approval.

FAAS Architecture has acted as the applicant on over thirty-five H-GO development projects since the implementation of this land use district in the Land Use Bylaw and received successful approvals. As a registered Architect with the Alberta Association of Architects, I have direct professional experience working with comparable Development Permit applications.

I have reviewed both the approved development permit drawings and the issues outlined in the Notice of Appeal, comparing them against the current H-GO Bylaw requirements, and I am satisfied that the proposed development meets the intention and requirements of the H-GO Land Use Bylaw.

In my professional opinion, Development Permit DP2024-06760 complies with the Land Use Bylaw, no relaxations were granted, and the Development Authority correctly approved the application.

A handwritten signature in cursive script that reads 'Sara MacKenzie'.

Sara MacKenzie

MISSING MIDDLE STUDIO MANAGER

AAA, M.Arch, B.EDs, Dip. Eng

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
DP No Date Received
DP2024-06760 28 January 2025
**THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.**

**PHASE ONE
DESIGN**
201, 1218 - 9th Avenue SE
Calgary, Alberta T2G 0T1
(403) 457-3644
phaseonedesign.ca
VANCOUVER · CALGARY · INTERNATIONAL

BUILDER:

No.	Date	Description	By
1	09-JUL-24	PRELIMINARY SITING	TT
2	06-AUG-24	DSO DRAWINGS	TT
3	09-AUG-24	DSO DRAWINGS	TY
4	04-SEPT-24	DP DRAWINGS	TT
5	31-OCT-24	TREE PROTECTION PL	AK
6	06-NOV-24	TREE PROTECTION PL	AK
7	13-DEC-24	DR DRAWINGS	TY
8	29-JAN-25	DR2 DRAWINGS	QF

MAIN FLOOR : 2626.70 sq. ft.
UPPER FLOOR: 3704.91 sq. ft.
LOFT FLOOR: 844.32 sq. ft.
TOTAL AREA: 7175.93 sq. ft.

BSMT DEV. : 2261.45 sq. ft.

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CLIENT:

**UTOPIA
LUXURY
HOMES**

9611 ELBOW DRIVE SW
CALGARY, AB
LOT 5, BLOCK 34
PLAN 4704 HL

STATUS:
NOT ISSUED FOR CONSTRUCTION

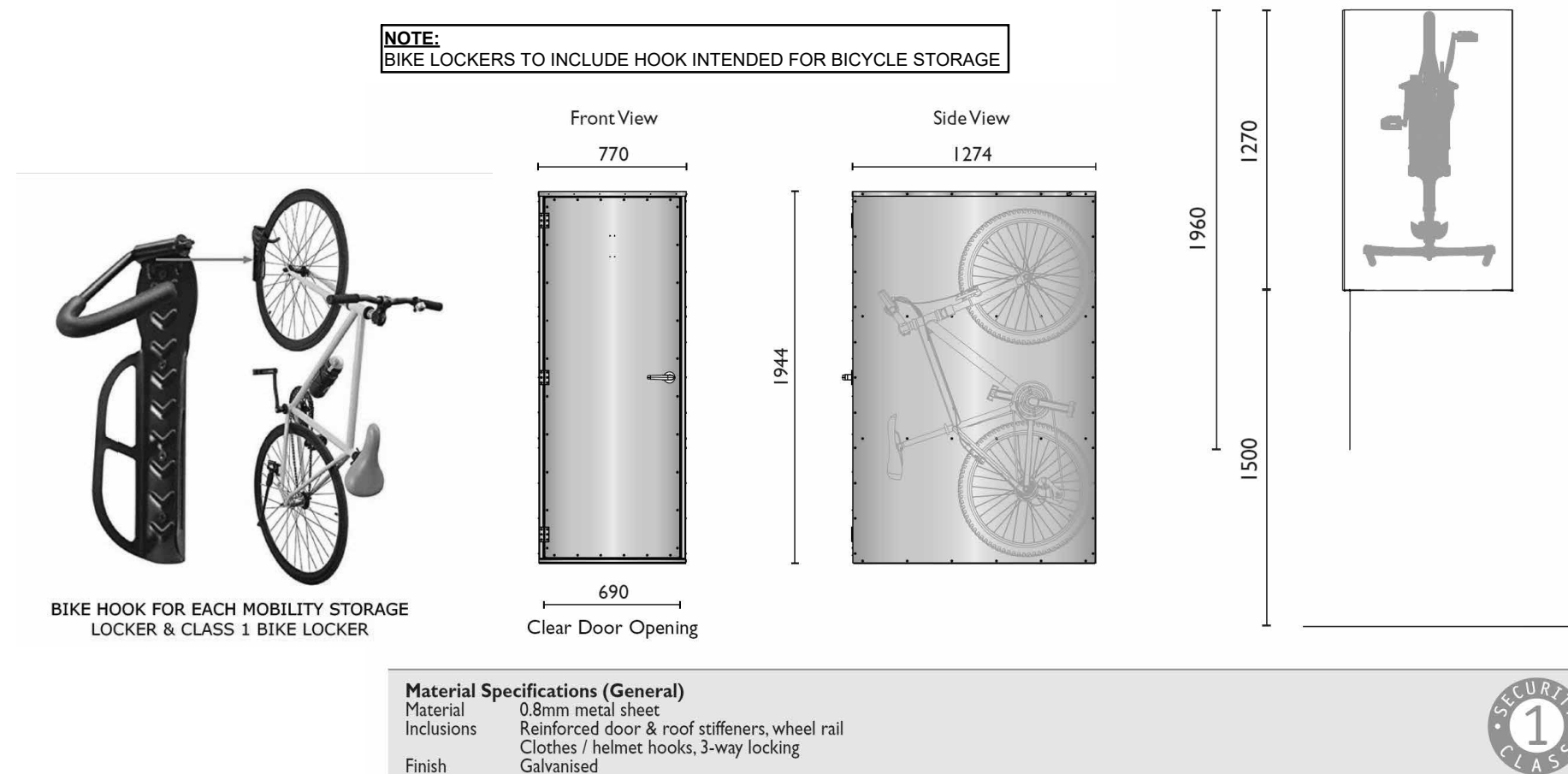
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SITE PLAN - PROPOSED

DRAWN BY: Q.F. CHECKED BY: K.L.

SCALE: As indicated
PRINTED ON 24x36 PAPER

.AS.1

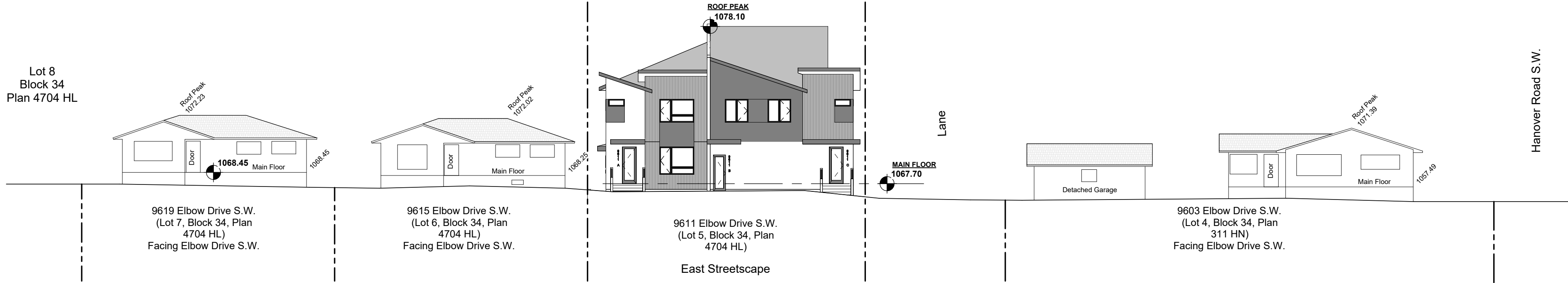
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LEGEND	PROPOSED TREE LEGEND	LANDSCAPING BREAKDOWN
EXISTING PROPERTY LINES... EXISTING SETBACK LINES... PROPOSED CONCRETE... PROPOSED DWELLINGS... PROPOSED GARAGE... PROPOSED MULCH... PROPOSED DECORATIVE STONE... PROPOSED SOD... BASEMENT WINDOWS... MAIN FLOOR WINDOWS... MAIN FLOOR DOORS... UPPER FLOOR DOORS... LOFT WINDOWS... LOFT DOORS... GARAGE DOOR... OVERHEAD DOOR... STORAGE DOOR... EXISTING GEODETIC... PROPOSED GEODETIC...	TREE CONIFEROUS - T1 - UPRIGHT COLORADO SPRUCE - PICEA, PUNCEUS "FASTIGIATA" 2 PROVIDED 2 @ Min. Height 2.0m MATURE H. 23' MATURE S. 5' TREES DECIDUOUS - T2 - COLUMNAR, SWEDISH ASPEN - POPULUS, TREMULA "RECTA" 4 PROVIDED 4 @ Min 60mm Calliper	SHRUBS - S1 - MUGO PINE - PINUS MUGO 9 PROVIDED Min. Height or Spread of 0.60m at time of planting SHRUBS - S2 - ALPINE CURRANT - RIBES ALPINUM 11 PROVIDED Min. Height or Spread of 0.60m at time of planting DECORATIVE GRASS - G1 - KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 8 PROVIDED

LOT INFORMATION	SITE COVERAGE:	PARKING	MOBILITY STORAGE LOCKERS
LEGAL ADDRESS: LOT 5, BLOCK 34, PLAN 4704 HL MUNICIPAL ADDRESS: 9611 ELBOW DRIVE SW CALGARY, ALBERTA PROPOSED USE: 6 DWELLING UNITS 4 SECONDARY SUITES	SITE COVERAGE BREAKDOWN: BUILDING A: 2962.52 sq. ft. = 275.23m ² BUILDING B: 354.00 sq. ft. = 32.83m ² MOBILITY STORAGE: 136.11 sq. ft. = 12.64m ² TOTAL COVERAGE: 376.50m ² / 60.00% SQUARE FOOTAGE SUMMARY - PER UNIT	PROVIDED PARKING: 5 STALLS 5 IN ATTACHED GARAGE BIKE RACK SPECIFICATIONS PROVIDE 2 BIKE LOCKERS (CLASS 1) TO ACCOMMODATE BICYCLE PARKING STALLS. 2 VERTICAL BIKE LOCKER PROVIDED	REQUIRED: 3 UNITS PROVIDED: 3 UNITS
SITE INFORMATION SITE AREA: 6753.73 sq. ft. 627.44 m ² LANE: H-GO MAX. BUILDING HEIGHT: 12.0m FRONT YARD SETBACK: 3.00m SIDE YARD SETBACKS: 1.20m REAR YARD SETBACK: 1.20m DENSITY: 95.62 UPH MAX. SITE COVERAGE: 60% FAR: 8733.78/6753.73 = 1.29	BUILDING A DWELLING UNIT 1 MAIN FLOOR: 586.32 SF UPPER FLOOR: 663.33 SF LOFT FLOOR: 1251.68 SF SECONDARY SUITE 1 BASEMENT: 1,532.25 SF MAIN FLOOR: 43.84 SF LOFT FLOOR: 578.09 SF BUILDING B DWELLING UNIT 2 MAIN FLOOR: 585.61 SF UPPER FLOOR: 663.33 SF LOFT FLOOR: 1251.68 SF SECONDARY SUITE 2 BASEMENT: 1,532.25 SF MAIN FLOOR: 43.84 SF LOFT FLOOR: 578.09 SF BUILDING C DWELLING UNIT 3 MAIN FLOOR: 669.99 SF UPPER FLOOR: 669.99 SF LOFT FLOOR: 1218.99 SF SECONDARY SUITE 3 BASEMENT: 1,532.32 SF MAIN FLOOR: 43.84 SF LOFT FLOOR: 578.16 SF BUILDING D DWELLING UNIT 4 MAIN FLOOR: 77.18 SF UPPER FLOOR: 879.43 SF LOFT FLOOR: 378.94 SF SECONDARY SUITE 4 BASEMENT: 1,532.32 SF MAIN FLOOR: 43.84 SF LOFT FLOOR: 578.16 SF	GARBAGE / RECYCLING INDIVIDUAL STORAGE AND COLLECTION THIS PROPERTY DOES NOT FALL WITHIN THE OVERLAND FLOW REGION OF THE FLOODWAY / FLOOD FRINGE ACCORDING TO THE MAP FROM www.calgary.ca DISCLAIMER THE GAS LINE INFORMATION SHOWN ON THIS SHEET IS COMPILED FROM RECORDS MAINTAINED BY ATCO GAS. NO WARRANTY OR GUARANTEE IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. SERVICE LINES, WATER LINES, STORM, SANITARY, ELECTRICAL AND CABLE AS SHOWN ARE SCHEMATIC REPRESENTATION ONLY, AND DO NOT INDICATE THE ACTUAL LOCATION OR LENGTH OF THE SERVICE LINE. DIAL-BEFORE-YOU-DIG SERVICES SHOULD BE UTILIZED BEFORE COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION.	

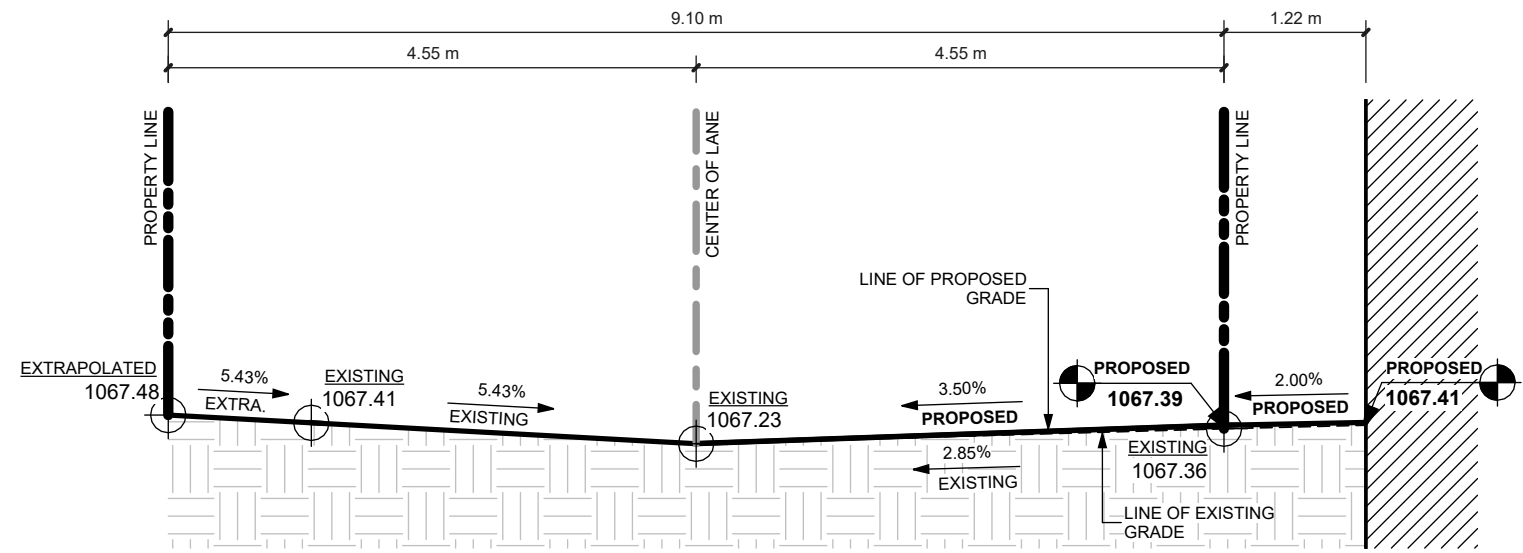
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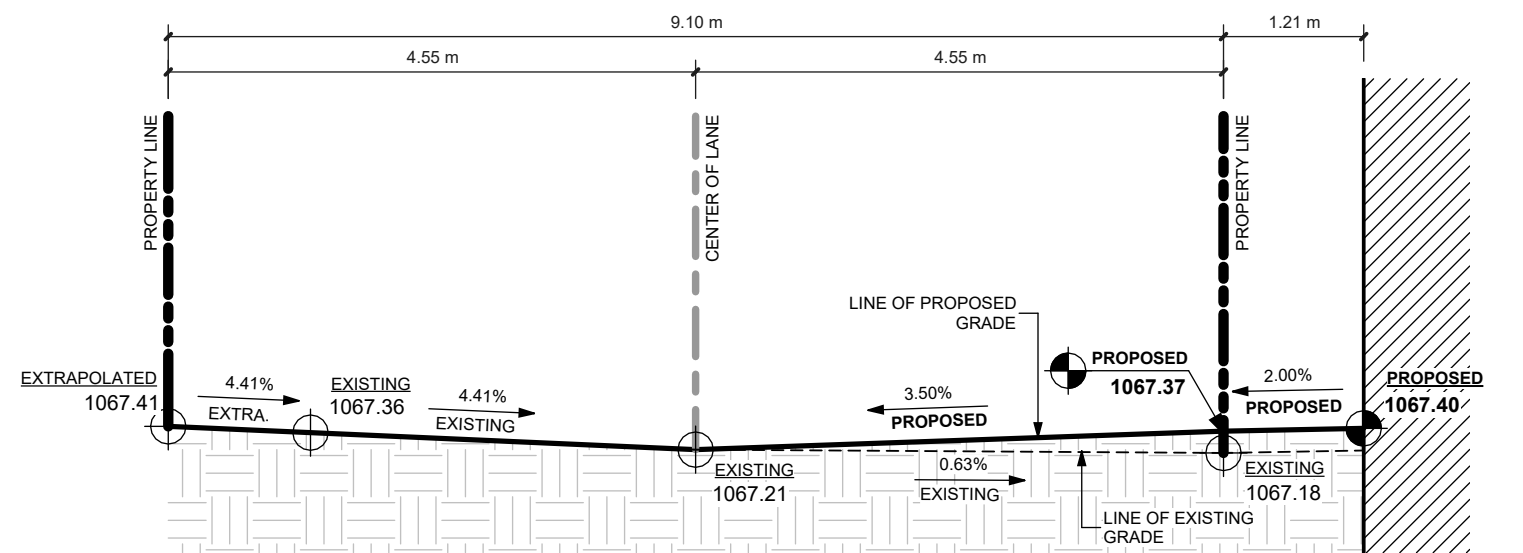
ELBOW DRIVE - STREETVIEW ELEVATION

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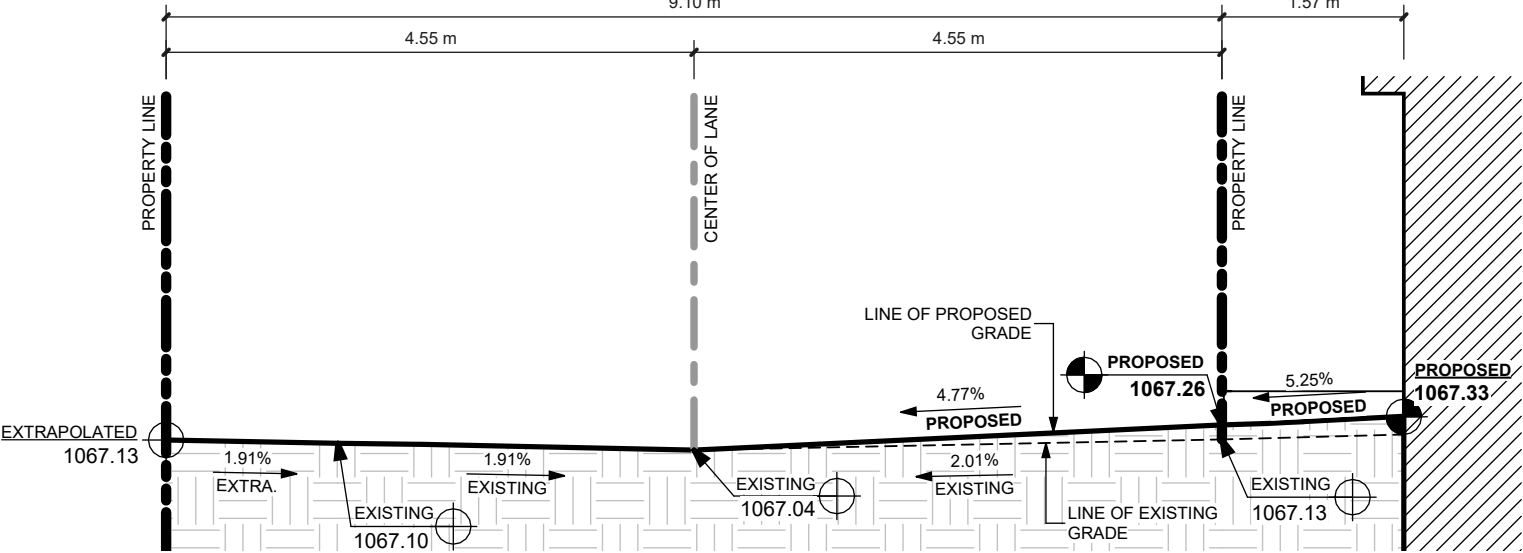
LANE SECTION A
3/16" = 1'-0"



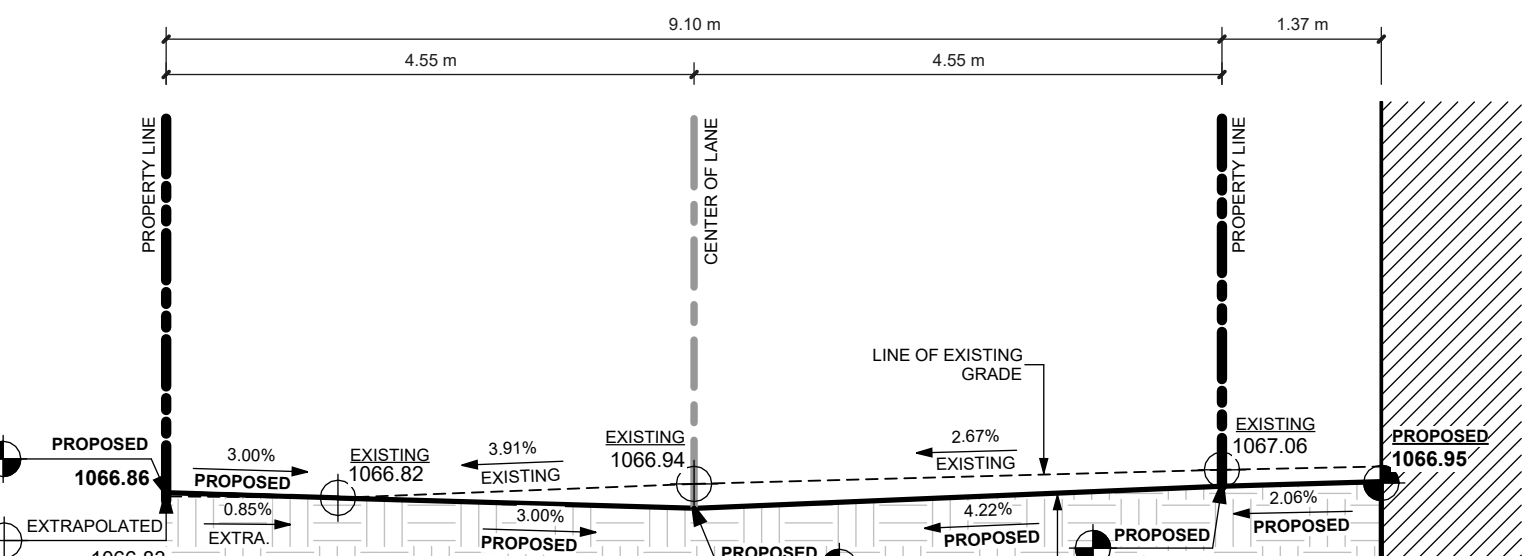
LANE SECTION B
3/16" = 1'-0"



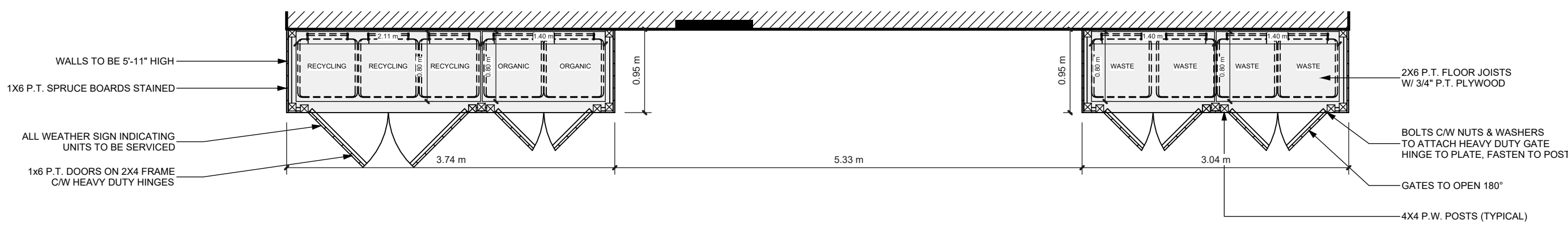
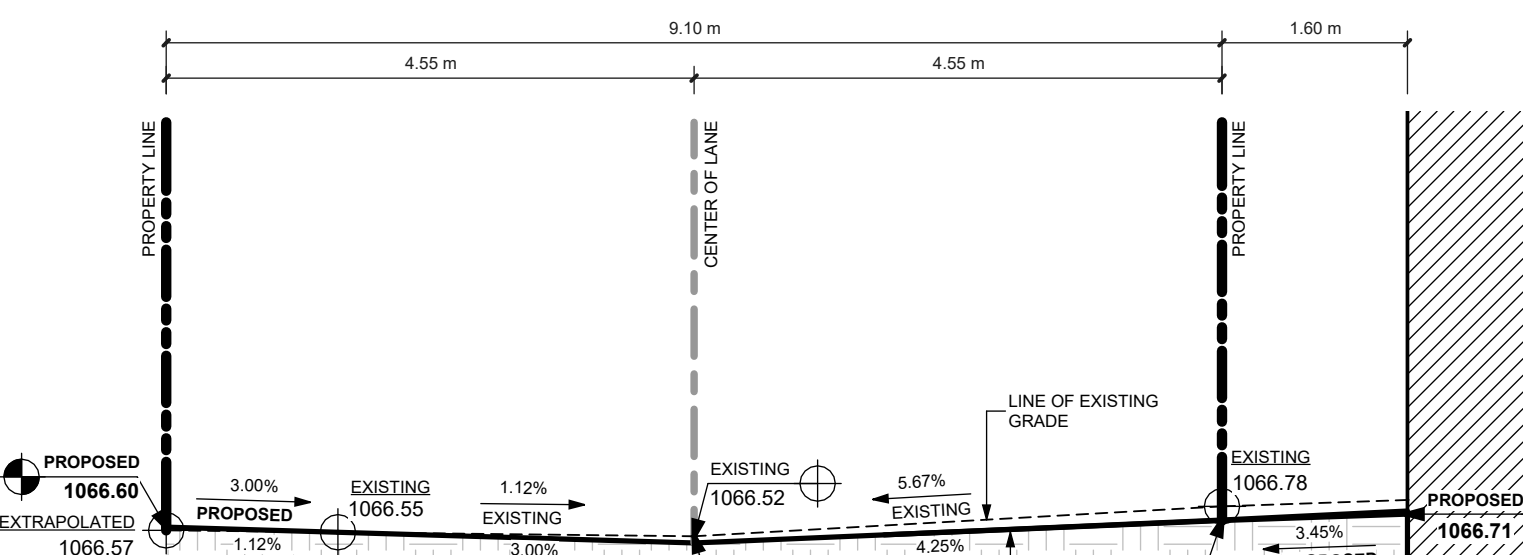
LANE SECTION C
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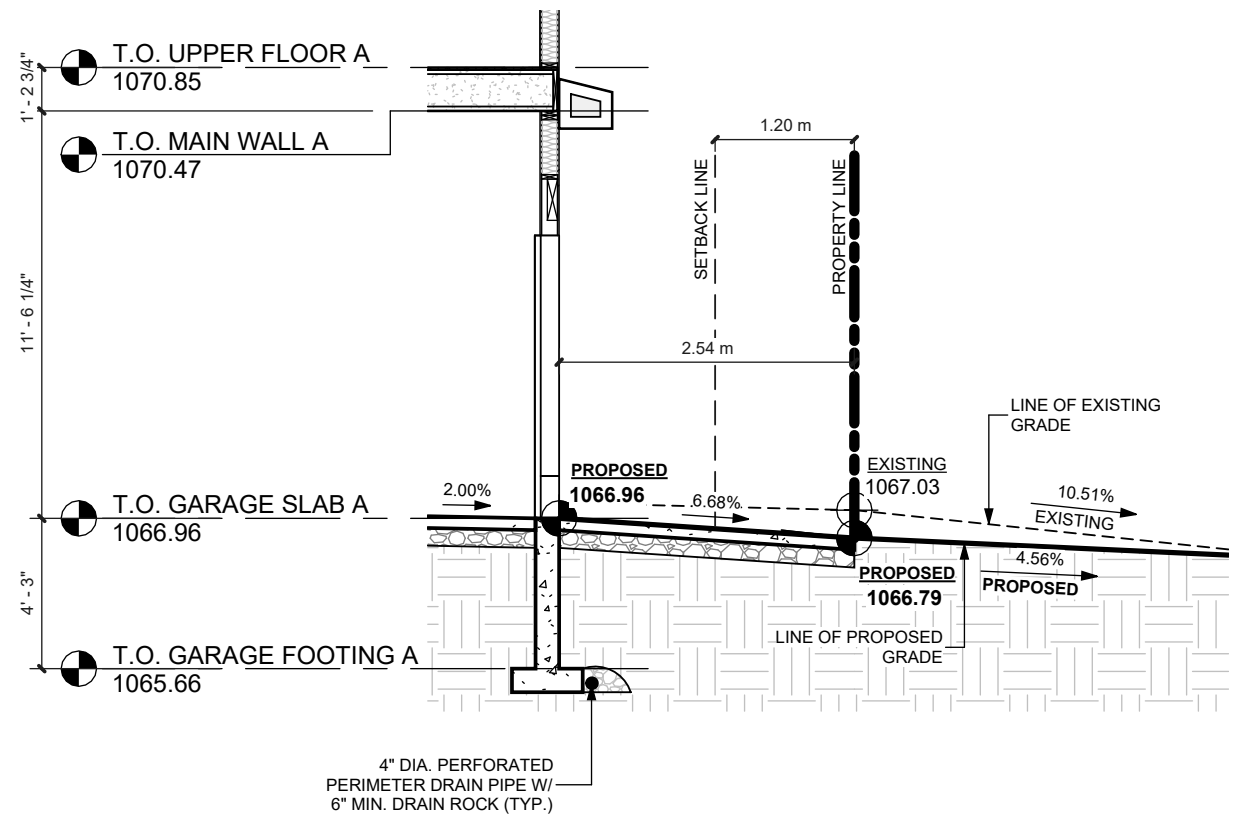
LANE SECTION D
3/16" = 1'-0"



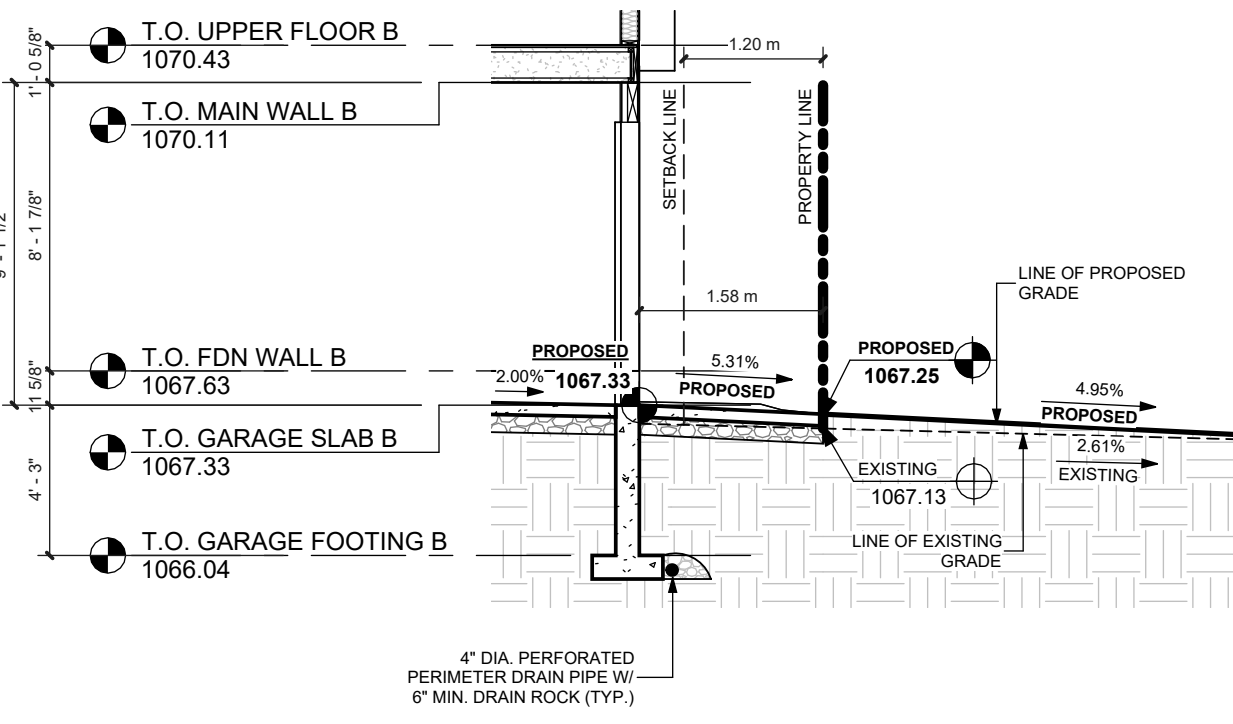
LANE SECTION E
3/16" = 1'-0"



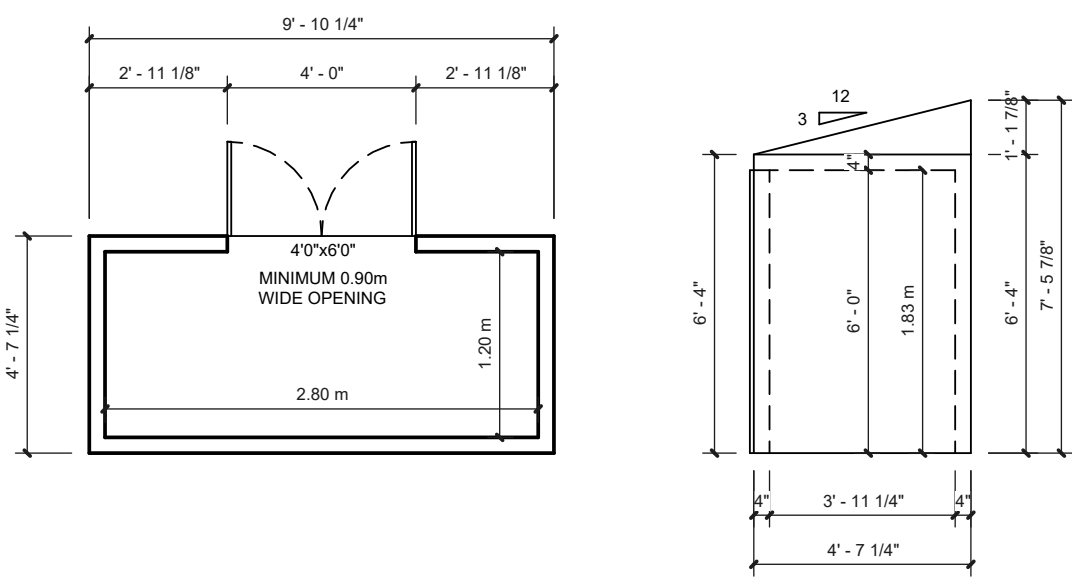
GARBAGE AND RECYCLE SCREEN DETAIL
1/4" = 1'-0"



GARAGE APRON SECTION A1
3/16" = 1'-0"



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



MOBILITY STORAGE LOCKER PLAN
1/4" = 1'-0"

AMENDED DRAWINGS
DP No 2024-06760 Date Received 28 January 2025
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

PHASE ONE DESIGN
201, 1218 - 9th Avenue SE
Calgary, Alberta T2G 0T1
(403) 457-3645
phasedesign.ca
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1	09-JUL-24	PRELIMINARY SITING	TT
2	06-AUG-24	DSO DRAWINGS	TT
3	09-AUG-24	DSO DRAWINGS	TY
4	04-SEPT-24	DP DRAWINGS	TT
5	31-OCT-24	TREE PROTECTION PL	AK
6	06-NOV-24	TREE PROTECTION PL	AK
7	13-DEC-24	DR DRAWINGS	TY
8	29-JAN-25	DR2 DRAWINGS	QF

MAIN FLOOR : 2626.70 sq. ft.
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TOTAL AREA: 7175.93 sq. ft.

BSMT DEV. : 2261.45 sq. ft.

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CLIENT:
UTOPIA LUXURY HOMES
9611 ELBOW DRIVE SW
CALGARY, AB
LOT 5, BLOCK 34
PLAN 4704 HL

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
SITE SECTIONS AND DETAILS

DRAWN BY: Q.F. **CHECKED BY:** K.L.

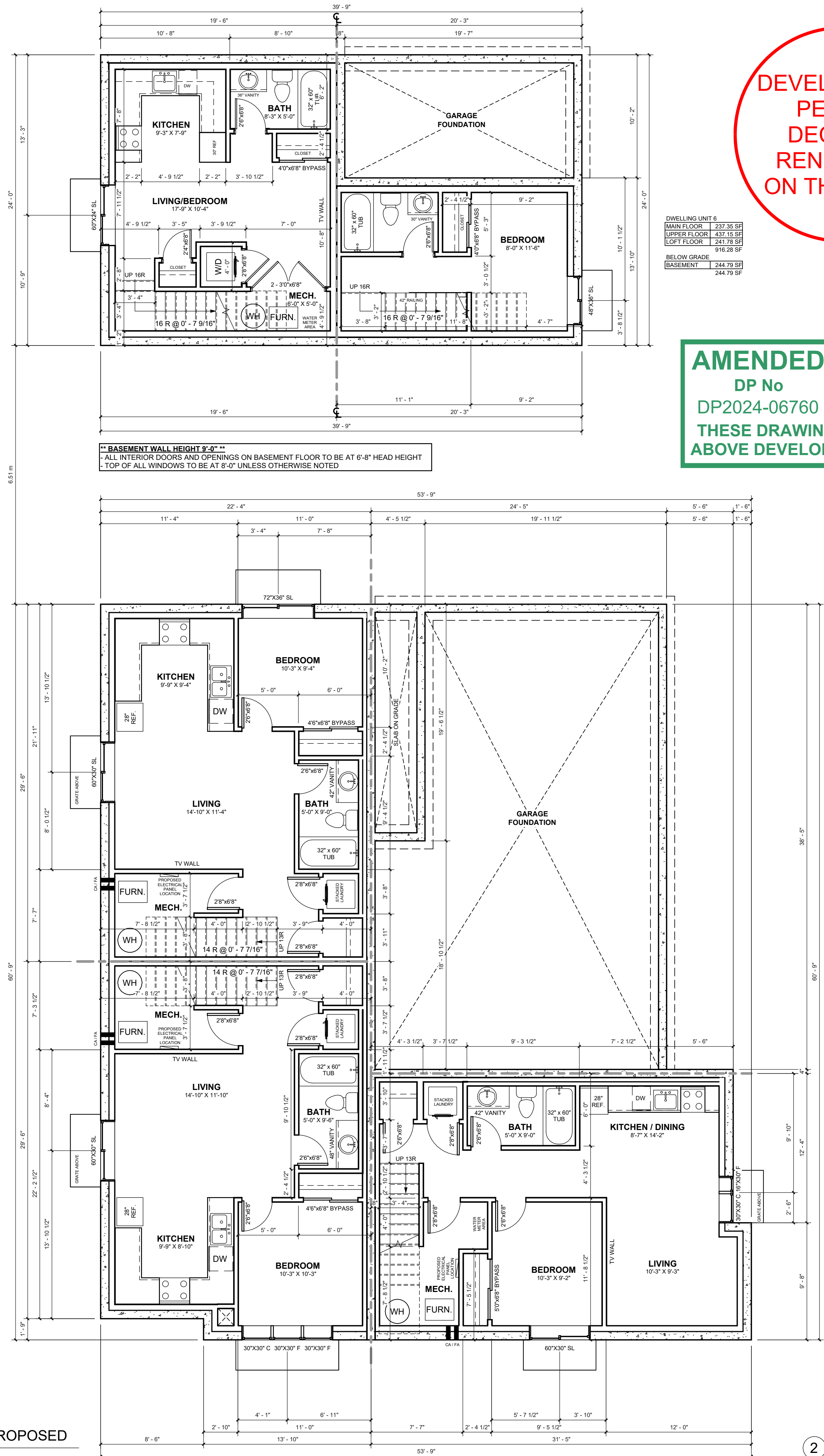
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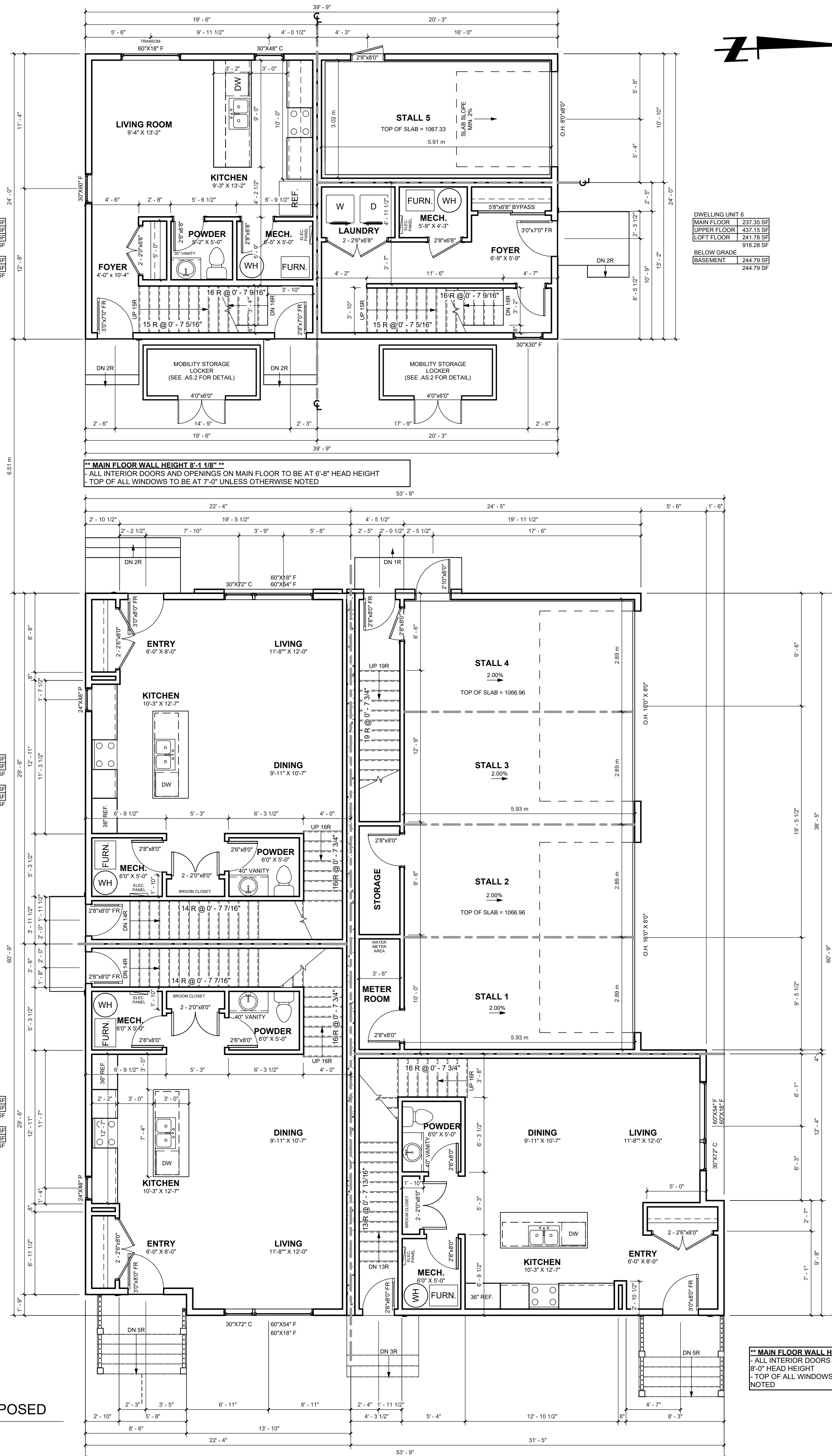
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DEVELOPMENT
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AMENDED DRAWINGS
DP No Date Received
DP2024-06760 28 January 2025
**THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.**



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



2 MAIN FLOOR PLAN - PROPOSED
3/16" = 1'-0"

PHASE ONE DESIGN
201, 1218 - 8th Avenue SE
Calgary, Alberta T2G 0T1
(403) 457-3642
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3	08-AUG-24	DSO DRAWINGS	TY
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5	31-OCT-24	TREE PROTECTION PLAN	AK
6	06-NOV-24	TREE PROTECTION PLAN	AK
7	13-DEC-24	DR DRAWINGS	TY
8	29-JAN-25	DR2 DRAWINGS	QF

MAIN FLOOR: 2626.70 sq ft
UPPER FLOOR: 3704.91 sq ft
LOFT FLOOR: 844.32 sq ft
TOTAL AREA: 7175.93 sq ft

BSMT DEV.: 2261.45 sq ft

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CLIENT: **UTOPIA LUXURY HOMES**
9611 ELBOW DRIVE SW
CALGARY, AB
LOT 5, BLOCK 34
PLAN 4704 HL

STATUS: NOT ISSUED FOR CONSTRUCTION

DRAWING NAME: BASEMENT & MAIN PLAN - PROPOSED

DRAWN BY: Q.F. **CHECKED BY:** K.L.

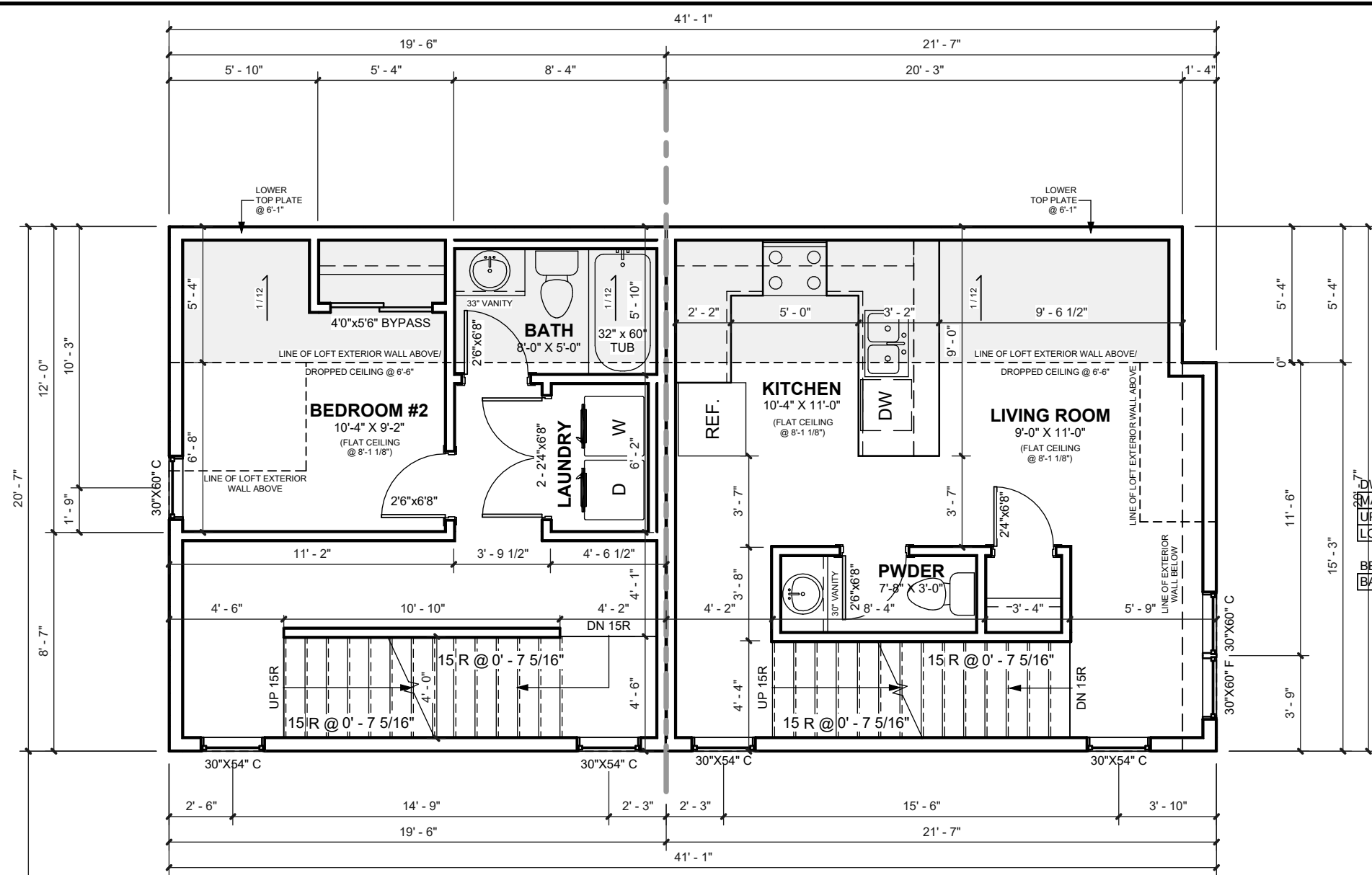
SCALE: As indicated
PRINTED ON 24x36 PAPER

SHEET #: **A1.0a**

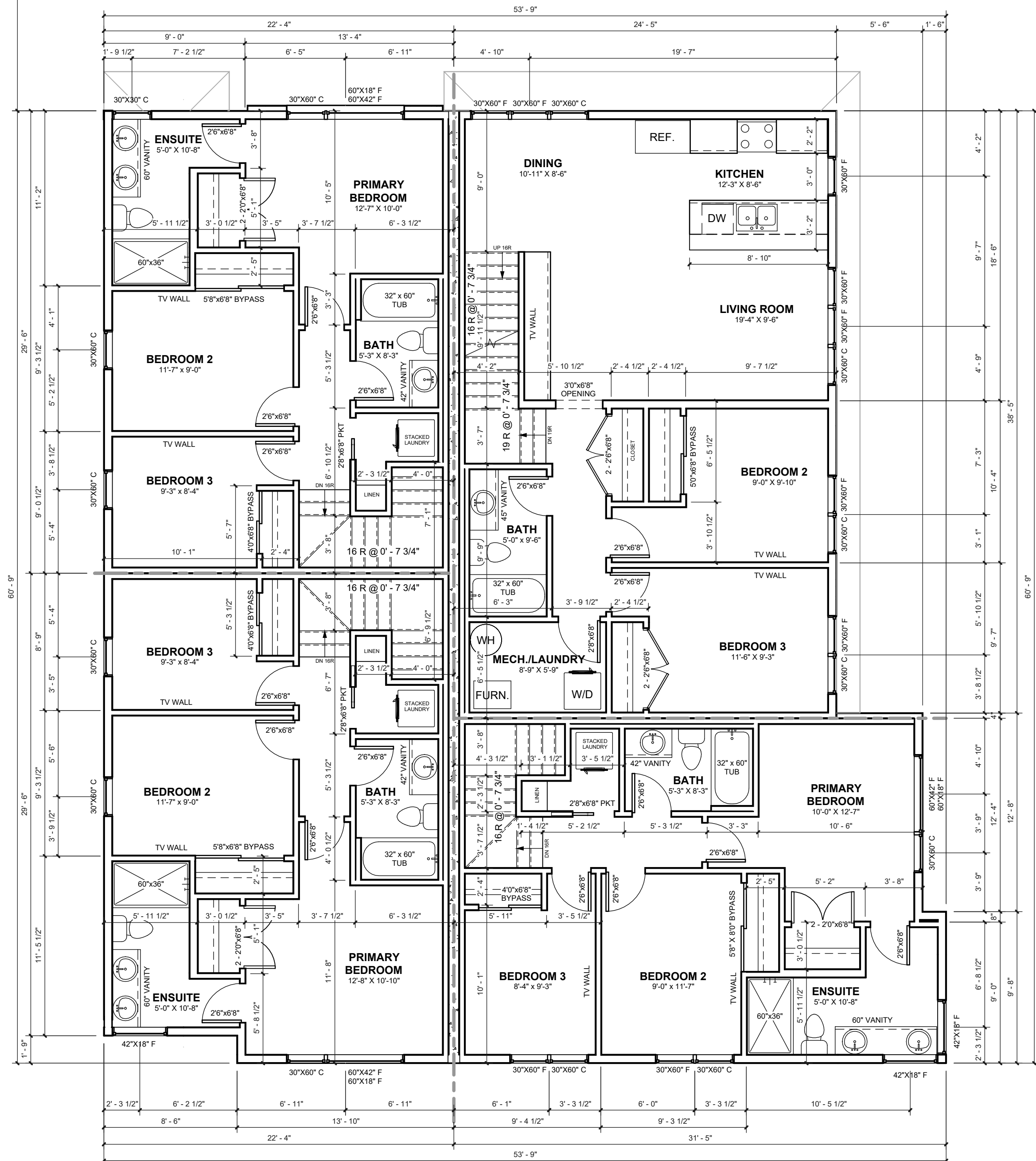
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DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

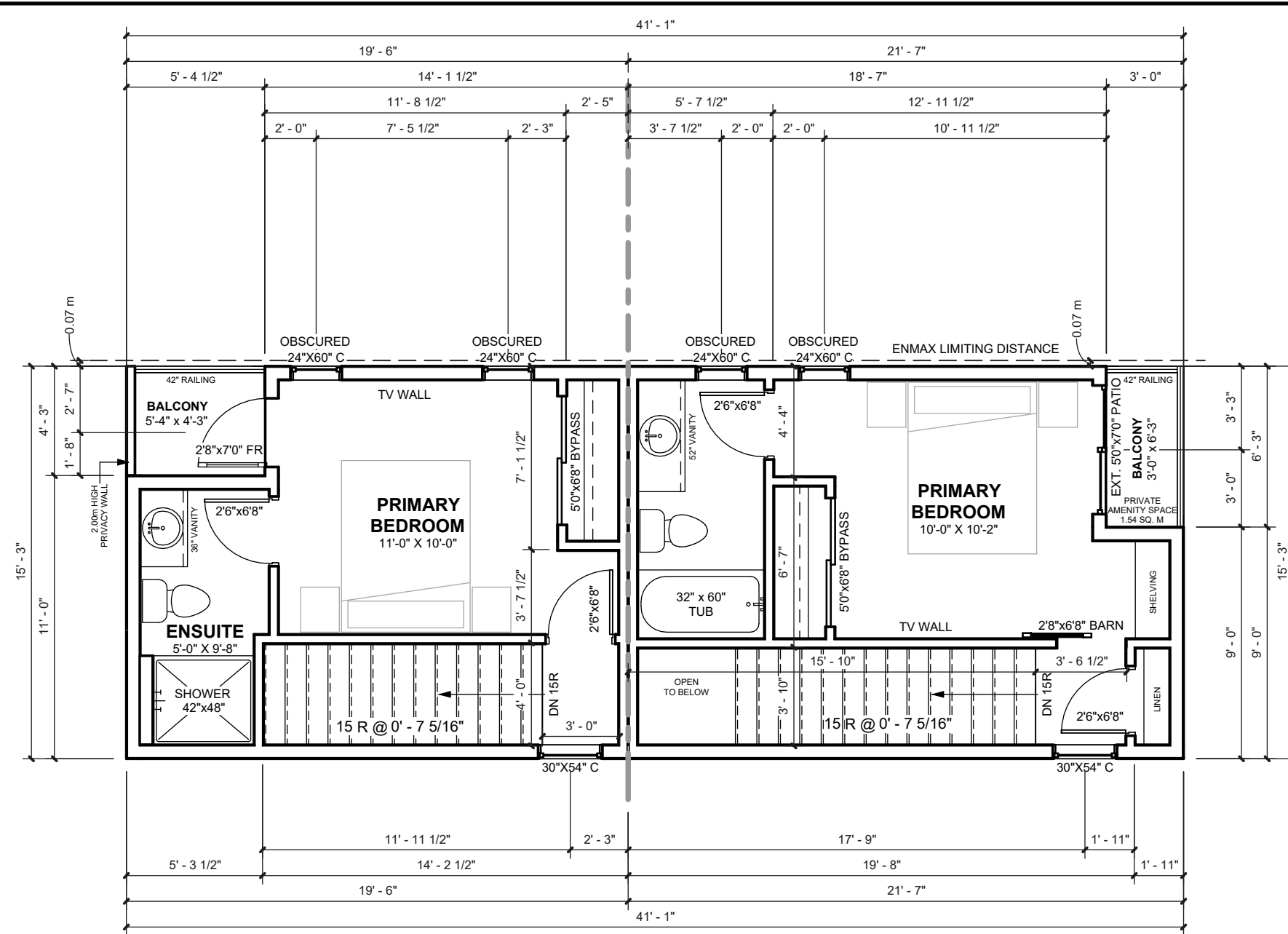
AMENDED DRAWINGS
DP No Date Received
DP2024-06760 28 January 2025
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.



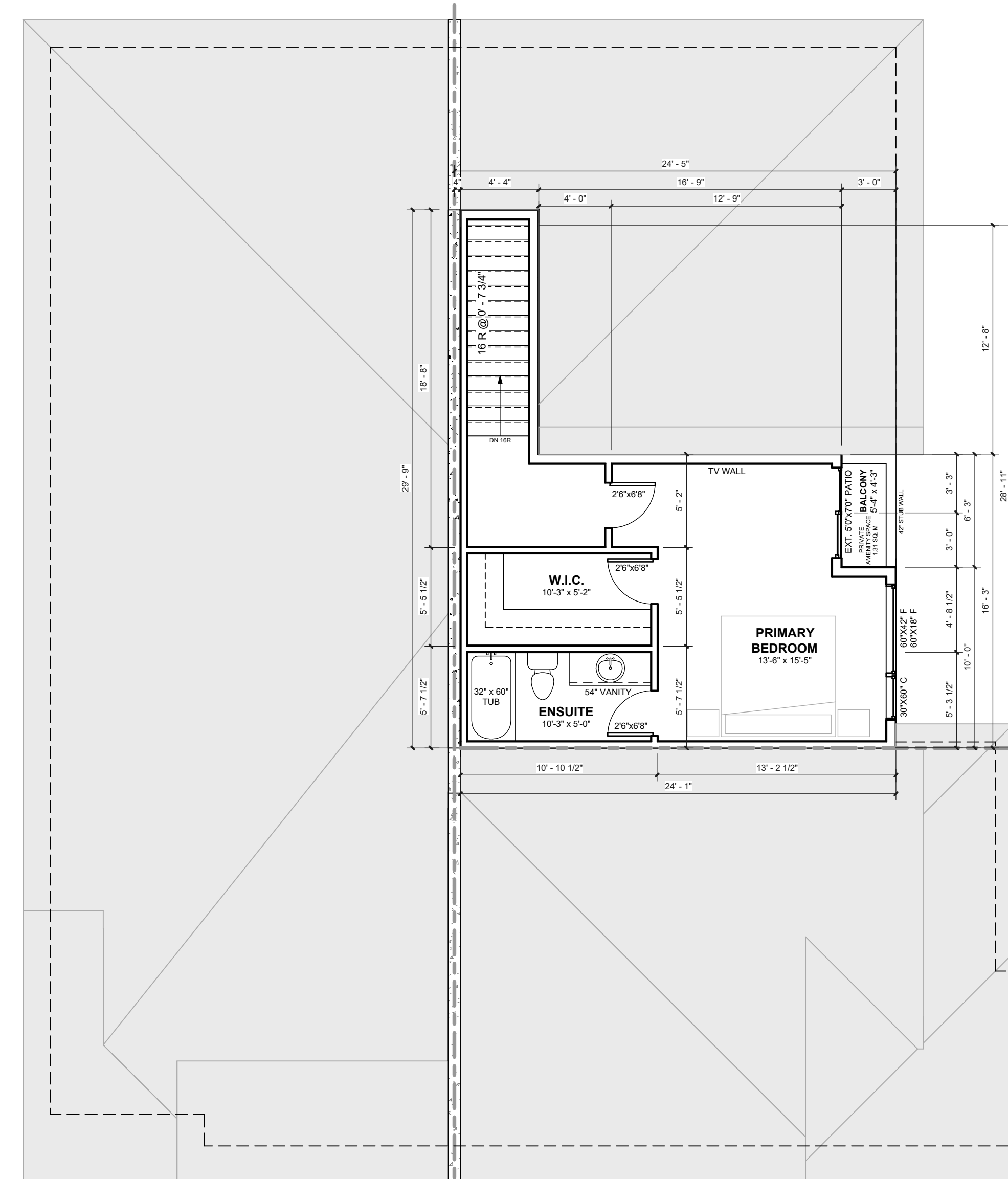
UPPER FLOOR WALL HEIGHT 8'-1 1/8" **
ALL INTERIOR DOORS AND OPENINGS ON BASEMENT FLOOR TO BE AT 6'-8" HEAD HEIGHT
TOP OF ALL WINDOWS TO BE AT 7'-0" UNLESS OTHERWISE NOTED



UPPER FLOOR WALL HEIGHT 8'-1 1/8" **
ALL INTERIOR DOORS AND OPENINGS ON BASEMENT FLOOR TO BE AT 8'-0" HEAD HEIGHT
TOP OF ALL WINDOWS TO BE AT 8'-0" UNLESS OTHERWISE NOTED



LOFT FLOOR WALL HEIGHT 8'-1 1/8" **
ALL INTERIOR DOORS AND OPENINGS ON BASEMENT FLOOR TO BE AT 6'-8" HEAD HEIGHT
TOP OF ALL WINDOWS TO BE AT 7'-0" UNLESS OTHERWISE NOTED



LOFT FLOOR WALL HEIGHT 8'-1 1/8" **
ALL INTERIOR DOORS AND OPENINGS ON BASEMENT FLOOR TO BE AT 8'-0" HEAD HEIGHT
TOP OF ALL WINDOWS TO BE AT 8'-0" UNLESS OTHERWISE NOTED



PHASE ONE
DESIGN
201, 1218 - 9th Avenue SE
Calgary, Alberta T2G 0T1
(403) 457-3641
phaseonedesign.ca
VANCOUVER | CALGARY | INTERNATIONAL

BUILDER:

No.	Date:	Description:	By:
1	09-JUL-24	PRELIMINARY SITING	TT
2	06-AUG-24	DSO DRAWINGS	TT
3	09-AUG-24	DSO DRAWINGS	TY
4	04-SEP-24	DP DRAWINGS	TT
5	31-OCT-24	TREE PROTECTION PL	AK
6	06-NOV-24	TREE PROTECTION PL	AK
7	13-DEC-24	DR DRAWINGS	TY
8	29-JAN-25	DR2 DRAWINGS	QF

MAIN FLOOR :	2626.70 sq.ft.
UPPER FLOOR:	3704.91 sq.ft.
LOFT FLOOR:	844.32 sq.ft.
TOTAL AREA:	7175.93 sq.ft.

BSMT DEV. : 2261.45 sq.ft.

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WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

CLIENT:

UTOPIA
LUXURY
HOMES

9611 ELBOW DRIVE SW
CALGARY, AB
LOT 5, BLOCK 34
PLAN 4704 HL

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
UPPER & LOFT PLANS -
PROPOSED

DRAWN BY: Q.F. CHECKED BY: K.L.

SCALE: As indicated
PRINTED ON 24x36 PAPER

SHEET #: A1.1

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DWELLING UNIT 4
MAIN FLOOR 77.18 SF
UPPER FLOOR 879.43 SF
LOFT FLOOR 376.14 SF
TOTAL 1332.75 SF

DWELLING UNIT 1
MAIN FLOOR 586.32 SF
UPPER FLOOR 672.63 SF
LOFT FLOOR 1201.06 SF
TOTAL 2459.99 SF

UPPER FLOOR PLAN - PROPOSED
3/16" = 1'-0"



Date:	Description:	By:
09-JUL-24	PRELIMINARY SITING	TT
06-AUG-24	DSO DRAWINGS	TT
09-AUG-24	DSO DRAWINGS	TY
04-SEPT-24	DP DRAWINGS	TT
31-OCT-24	TREE PROTECTION PL	AK
06-NOV-24	TREE PROTECTION PL	AK
13-DEC-24	DR DRAWINGS	TY
29-JAN-25	DR2 DRAWINGS	QF

MAIN FLOOR :	2626.70 sq.ft.
2ND FLOOR:	3704.91 sq.ft.
3RD FLOOR:	844.32 sq.ft.
TOTAL AREA:	7175.93 sq.ft.

MT DEV. : 2261.45 sq.ft.

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CONSTRUCTION.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
SCALE DIMENSIONS.

ENT: **UTOPIA
LUXURY
HOMES**

111 ELBOW DRIVE SW
CALGARY, AB
LOT 5, BLOCK 34
PLAN 4704 HL

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
ELEVATIONS -
PROPOSED

AWN BY: Q.F.	CHECKED BY: K.L.
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SCALE: 3/16" = 1'-0"
PRINTED ON 24x36 PAPER

HEET #: _____ ED: _____

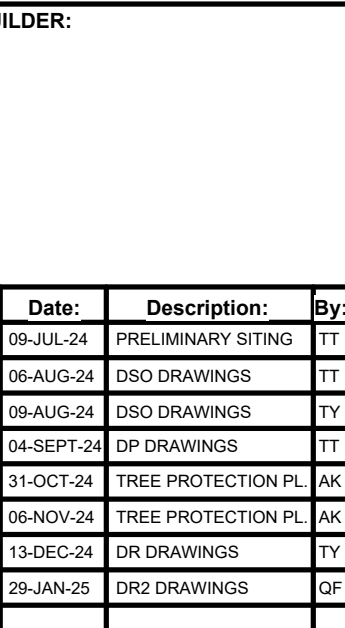
A3.0 PRINT

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS

DP No	Date Received
DP2024-06760	28 January 2025

**THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.**



MAIN FLOOR :	2626.70 sq.ft.
UPPER FLOOR:	3704.91 sq.ft.
1ST FLOOR:	844.32 sq.ft.
TOTAL AREA:	7175.93 sq.ft.
MT DEV. :	2261.45 sq.ft.

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WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
SCALE DIMENSIONS.

ENT: **UTOPIA
LUXURY
HOMES**

11 ELBOW DRIVE SW
CALGARY, AB
LOT 5, BLOCK 34
PLAN 4704 HL

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
ELEVATIONS -
PROPOSED

AWN BY: Q.F.	CHECKED BY: K.L.	1-29 1:2
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SCALE: 3/16" = 1'-0"
PRINTED ON 24x36 PAPER

EET #:

A3.1

3/16" = 1'-0"



3/16" = 1'-0"

$\frac{3}{16}'' = 1'-0''$

A red circular stamp is located in the upper left quadrant of the plan. The text inside the stamp, in all caps, reads: "DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN".