

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

<b>DATE:</b> October 31, 2024	<b>APPEAL NO.:</b> SDAB2024-0061 <b>FILE NO.:</b> DP2024-02680
<b>APPEAL BY:</b> Preston Phillips, Trent Meier, Brad Nicholson, Jerome Cooney & Mona Rey, Cheryl Mammel, Jason Higgins, Jade Wishart, Colby & Hayley Sutton, Dale Bysouth, Brady Virostek, Tom & Donna Smillie, Syed Ali Abbas, Jason Iverson, Kaleigh Connery, Lynn Hawthorne, David Siebert, Ken & Helen Booth, Tijmen Hartel and Karl & Dale (no last name provided)	
<b>FROM A DECISION OF THE DEVELOPMENT AUTHORITY</b> where a  <b>New: Semi-detached Dwelling (2 Buildings); Secondary Suites (4 Suites); Accessory Residential Building (Garage, Mobility Storage - 4)</b>  was approved at <u>4932 21 Avenue NW.</u>	<b>LAND USE DESIGNATION: R-CG</b>  Discretionary
<b>COMMUNITY OF:</b> Montgomery	<b>DATE OF DECISION:</b> September 11, 2024
<b>APPLICANT:</b> Andrew Pun	<b>OWNERS:</b> Zewei Zhang & Yidi Liu

**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: 4<sup>th</sup> 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] 4932 21 AVE NW Calgary AB, T3B 0X2

Development Permit/Subdivision Application/File Number [required] DP2024-0268

Name of Appellant [required] Preston Phillips

Agent Name (if applicable)

Street Address [required] 4925 - 21 Avenue N.W.

hdnFullAddress 4925 - 21 Avenue N.W. Calgary AB T3B 0X1

City [required] Calgary

Province [required] Alberta

Postal Code [required] T3B 0X1

Residential Phone # [required] (403) 461-8737

Business Phone #

Email Address [required] prestonspPhillips@outlook.com

## APPEAL AGAINST

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

Development Permit Approval

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

Please see attachment with our written response.

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

Estimated Presentation Time

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

Unknown

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

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

2024-10-10 08:29:57 MST

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*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.*

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

Website: [calgary.ca/sdab](https://calgary.ca/sdab)

Phone: (403) 268-5312

Email: [info@calgarysdab.ca](mailto:info@calgarysdab.ca)

We are appealing this building because this is an unprecedented build on a street such as the one we live on. We are not against development that increases the density our neighborhood, but the design of this development clearly pushes the guidelines and bylaws around the new RC-G zoning to the maximum standards. As the rendering of DP2024-0268 illustrates, this is an eight-unit building comprised of two eleven-meter buildings, plus a garage (that only has enough room for four vehicles). The building was proposed at a 4-plex with secondary suits that would, “positively contribute to the community”.

have only been able to find few of these developments in our quadrant of Calgary and they are located on main or collector streets such as Richmond Road and 20<sup>th</sup> Ave NW (pictures attached). These developments were located on busy streets where apartment buildings are present, and the older homes are vacant. The proposed development is in the middle of our quite block (picture below) where the majority of the homes are bungalows that are 20-30 years old. There is not one infill present on the same side of the street as the proposed development; this will be the first. The back lanes are narrow, and street parking is already at a premium.

Furthermore, this development does not fit most of the ‘Location Criteria for Multi-Residential Infills’, as was presented by City Planning at a ‘Public Hearing on Planning Matters’. This development is not on a corner lot, it is not across from a park, it is not on a collector or higher standard roadway. This development is not adjacent to exiting or planned non-residential development or a multi-unit development, nor is it along a planner or existing activity center. This development as it is presently situated, defies all design guidelines of an established neighborhood.

As a result of the relaxed setback and the 11-meter height, these buildings will completely shadow the neighbors and will greatly diminish their privacy. Their rear and front amenity space will be unduly diminished due to the height of the two buildings. This is utterly disrespectful to the long-time residents on either side and there is a strong argument that the developer is deliberately trying to push-out adjacent residents.

As there has been very limited engagement from either Andrew Pun or Zewei Zhang, (the proposing party) we kindly invite them to discuss some possible recommendations.

The following pages list the appellants that are against this development.

Thank you for your time and consideration with this matter.

Kind Regards,

Preston Phillips

Trent Meier  
4929 21 Ave NW T3B0X1  
[trm161@hotmail.com](mailto:trm161@hotmail.com)

Brad Nicholson  
4931 21 Ave NW T3B0X1  
[nicholson.bradleys@gmail.com](mailto:nicholson.bradleys@gmail.com)

Jerome Cooney  
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403-471-4247  
4939 22nd Ave NW

Jade Wishart  
[Jadealexanderawishart@gmail.com](mailto:Jadealexanderawishart@gmail.com)  
403-618-6582  
4940 19th ave NW

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403-305-0435  
4813 22nd Ave NW

[Dalerbysouth@gmail.com](mailto:Dalerbysouth@gmail.com)  
403-286-0202  
4919 21 Ave NW

Brady Virostek  
[Brady.virostek@gmail.com](mailto:Brady.virostek@gmail.com)  
587-229-7856  
4913 21 Ave NW

Tom and Donna Smillie  
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403-589-6320  
4909 21 Ave NW

Syed Ali Abbas  
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778-926-8443  
4933 21 Ave NW

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2120 49 St NW

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403-669-8173  
4936 21 Ave NW

David Siebert  
4940 21st Ave NW T3B 0X2  
davidsiebert@shaw.ca  
403 617 7815

Ken and Helen Booth  
4927 21 Ave NW T3B 0X1  
403-804-3279

Karl and Dale  
4926 21 Ave NW T3B 0X2

Tim  
4924 21 Ave NW T3B 0X2

DP2024-02680

We are appealing subject development permit as this building not only violates the privacy of those living adjacent to it, but it also does not fit the context of this street in our established neighborhood. To be clear, we are not against development that increases population density in our neighborhood, but the design of this development clearly pushes the guidelines and bylaws around the new RC-G zoning to the maximum standards. As the rendering of DP2024-0268 illustrates, this is an eight-unit building comprised of two buildings (one of which is 11 meters), plus a garage (that only has enough room for four vehicles). The building has been proposed as a 4-plex with secondary suits that would, “positively contribute to the community”.

We have only been able to find few of these developments in our quadrant of Calgary and they are located on main or collector streets such as Richmond Road and 20<sup>th</sup> Ave NW (pictures attached). Both developments are located on busy streets where apartment buildings are present, and the older homes are vacant. Whereas the proposed development is in the middle of a quite block where all the homes are bungalows that are 20–30-year-old range. There is not one infill present on the same side of the street as the proposed development; this will be the first. The back lanes are narrow, and street parking is already at a premium.

Furthermore, this development does not fit most of the ‘Location Criteria for Multi-Residential Infills’, as was presented by City Planning at a Public Hearing on Planning Matters. This development is not on a corner lot, it is not across from a park, it is not on a collector or higher standard roadway. This development is not adjacent to exiting or planned non-residential development or a multi-unit development, nor is it along a planner or existing activity center. This development defies all design guidelines of an established neighborhood.

As a result of the relaxed setback and the 11-meter height, these buildings will completely shadow the neighbors and will greatly diminish their privacy. The rear and front amenity space of the neighbors will be unduly diminished due to the height of the two buildings. This is utterly disrespectful to the long-time residents on either side and there is a strong argument that the developer is deliberately trying to push-out adjacent residents.

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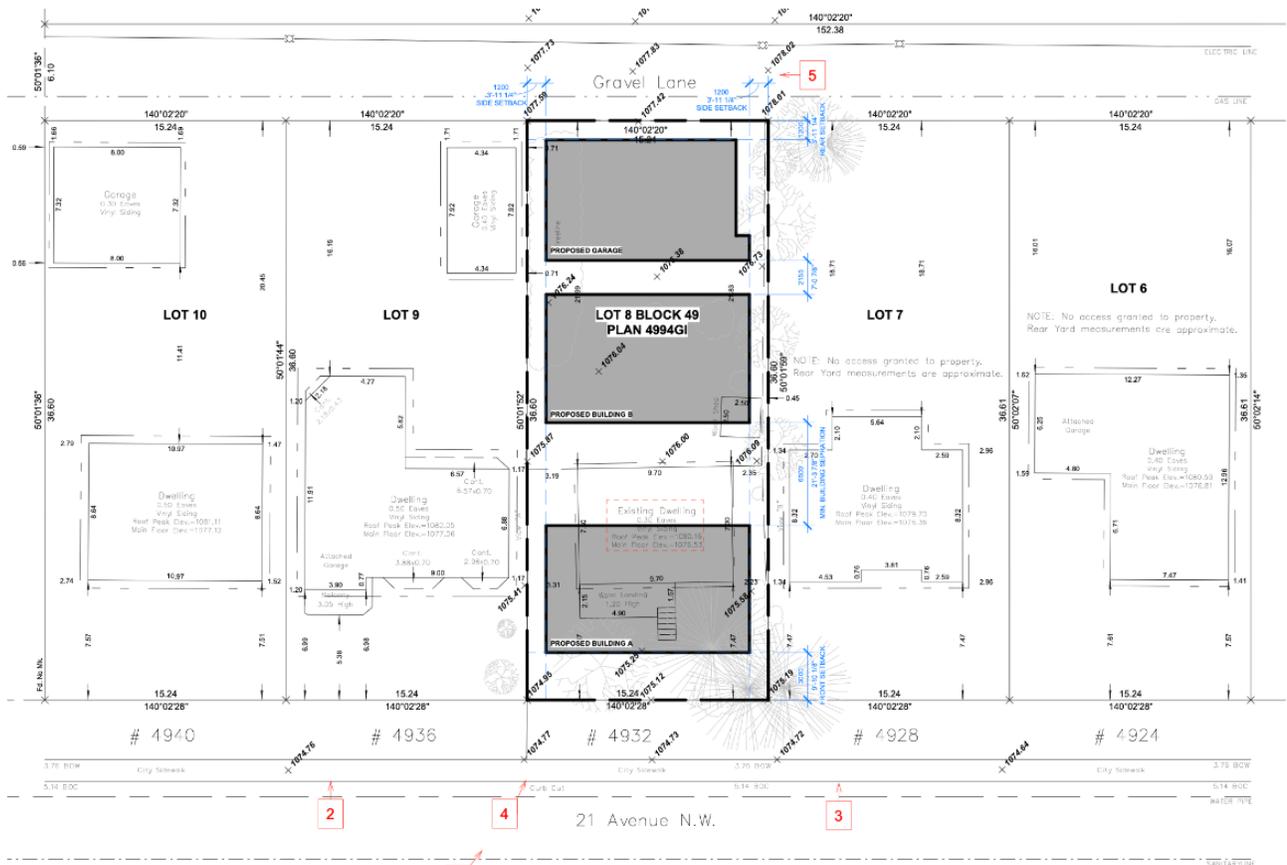
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4926 21 Ave NW T3B 0X2

Tim  
4924 21 Ave NW T3B 0X2

**Examples of the Proposed Development**



Location of the Proposed Development





DP2024 – 02680  
Appeal

# Agenda

- Community Concerns
- Location Criteria for Mutli-Residential Infill
- Differences From Other Properties With This Design
- Traffic Counting
- Summary

# Community Concerns

The Community has the following concerns

1. Analogs for proposed development tend to be on busy main streets and collectors where apartment buildings are present and older homes are vacant
2. Proposed development is in the middle of a quiet block; majority of buildings are older bungalow, no redevelopment on North side of street to date – this will be the first
3. Proposed development does not meet, our understanding, of the criteria for Multi-Residential Infill dwellings
4. Back lanes are narrow, and parking is already at a premium
  - Recycling and Compost Bins will not fit across entire property given City of Calgary minimum spacing requirements on collection day
5. Added traffic and safety risk for the neighborhood kids
  - ~15 kids from the age of 2-12 live on 21<sup>st</sup> Ave NW between 48 and 49<sup>th</sup> street
6. Relaxed setback and 11-meter height will completely shadow the neighbors and greatly diminish privacy
7. Setback is inconsistent with any development in Montgomery
8. Recent Montgomery ARP maintained repeatedly that the community will retain “small town character”
9. As stated in the Residential Guidelines for Established Communities, homes built to maximum bylaw standards are often incompatible and visually disruptive to the street
10. Affordability, development takes away low income housing / rentals from community

## Location Criteria For Multi-Residential Infill

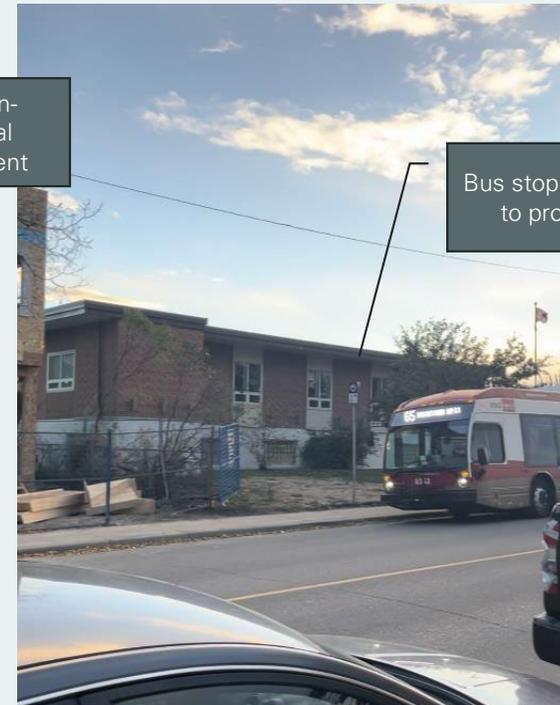
It is the communities understanding the following list of criteria is used when approving Multi-Residential Infill properties:

Location Criteria	Subject Site
On a corner parcel	
Within 400 metres of a transit stop	
Within 600 metres of an existing or planned primary transit stop	
On a collector or higher standard roadway on at least one frontage	
Adjacent to existing or planned non-residential development or multi-unit development	
Adjacent to or across from an existing or planned open space, park or community amenity	
Along or in close proximity to an existing or planned corridor or activity centre	
Direct lane access	

Only 3 out of 8 decision criteria are met

# Differences From Other Properties With This Design

## Example #1



5

# Differences From Other Properties With This Design

## Example #2



Multi Residential  
Infill  
Development



# Differences From Other Properties With This Design

## Our Community



No redevelopment on North side of 21<sup>st</sup> Ave



All houses match the same frontage

No bus stops on the road, need to go to main roads



Not adjacent or across from open space / community amenity

Quiet road, not a collector or main road

7 Our Community does not match any of the other redevelopments with the same building type

# Traffic Counting

- Traffic counting was done during short durations to understand traffic flows in Example #1 / #2 vs our community
- During a 30 second video at 7:00 PM Example #1 location had 3 vehicles and 1 bus pass by or ~1 vehicle every 7 seconds
  - *~100 x the traffic of our community*
- During a 38 second video at 3:44 PM Example #2 location had 21 vehicles pass by or ~1 vehicle every 2 seconds
  - *~300 x the traffic of our community*
- Our community at 5:00 PM was watched for 10 minutes, where a single vehicle passed by

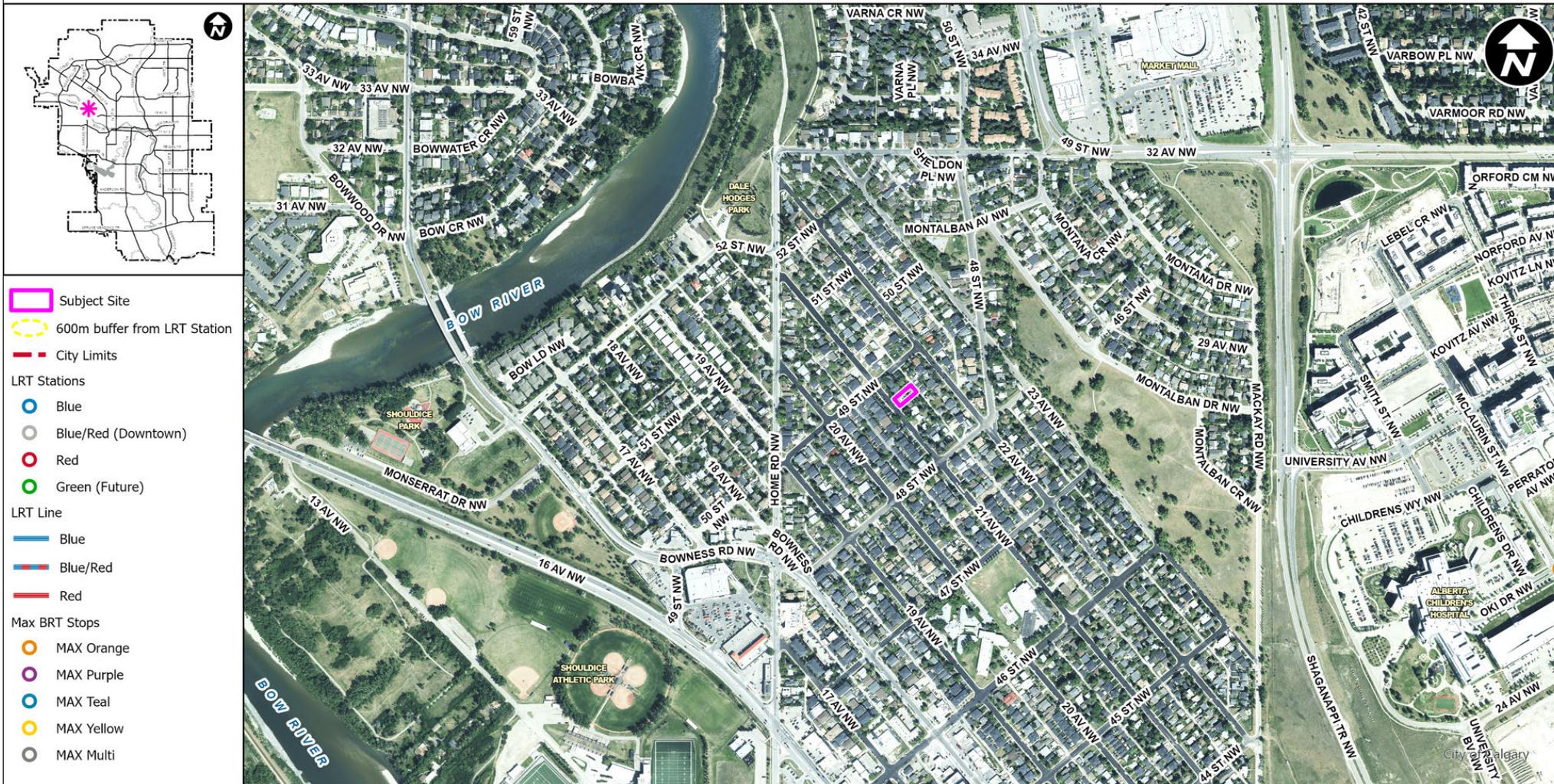
8

Other properties are developed in areas with significantly greater traffic flows than our Community

## Summary

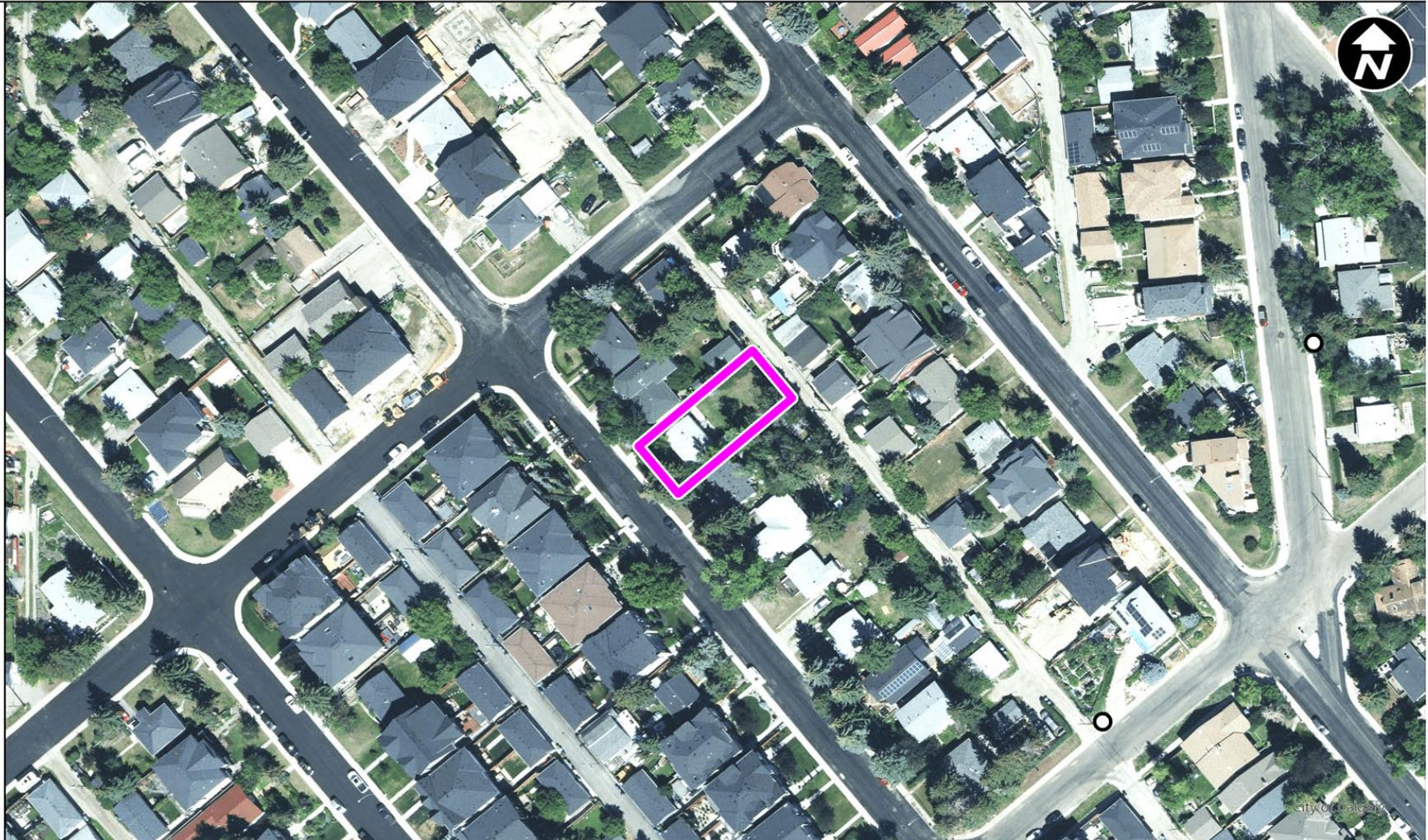
- The community is not against development and would welcome other designs that fit closer with current redevelopment in Montgomery
- The community can provide more details and expand upon our major concerns during subsequent meetings
- We urge the City of Calgary to look at this application next to all others of this type for the differences in community / location / area

Community Context SDAB2024-0061



Site Context SDAB2024-0061

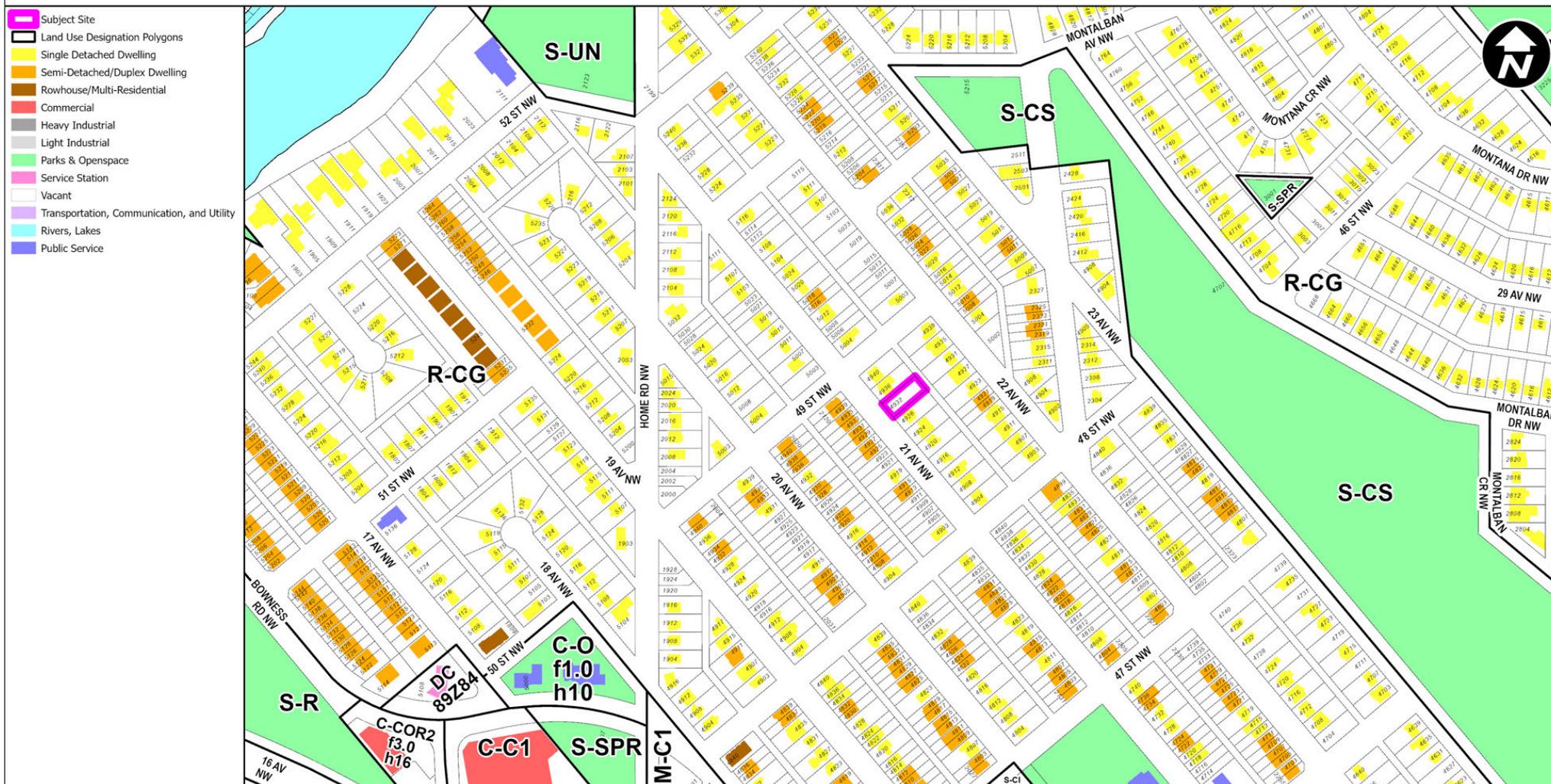
-  Subject Site
-  600m buffer from LRT Station
-  City Limits
- LRT Stations**
  -  Blue
  -  Blue/Red (Downtown)
  -  Red
  -  Green (Future)
- LRT Line**
  -  Blue
  -  Blue/Red
  -  Red
- Max BRT Stops**
  -  MAX Orange
  -  MAX Purple
  -  MAX Teal
  -  MAX Yellow
  -  MAX Multi
  -  Bus Stop



Land Use Districts SDAB2024-0061



Surrounding Land Use SDAB2024-0061





September 12, 2024

Pun, Andrew  
Andrew Pun



Dear Applicant:

**RE: Notification of Decision: DP2024-02680**

**Subject: New: Semi-detached Dwelling (2 Buildings); Secondary Suites (4 Suites); Accessory Residential Building (Garage, Mobility Storage - 4)**

**Address: 4932 21 AV NW**

This is your notification of decision by the Development Authority to approve the above noted application on September 11, 2024.

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

Development approved by this permit must commence by September 11, 2026 or the development permit shall cease to be valid. The decision will be advertised beginning September 19, 2024 at [www.calgary.ca/publicnotices](http://www.calgary.ca/publicnotices), which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight October 10, 2024. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-333-5526 or by email at [Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca) and assist me by quoting the Development Permit number.

Yours truly,

Sharon Van De Burgt  
Senior Planning Technician  
Planning and Development  
Attachment(s)



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

**DP2024-02680**

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

**4932 21 AV NW**

Community: **Montgomery**

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

and legally described as:

**4994GI;49;8**

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

**New: Semi-detached Dwelling (2 Buildings); Secondary Suites (4 Suites); Accessory Residential Building (Garage, Mobility Storage - 4)**

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: **September 11, 2024**

Development Authority: **Marie K Rupert**

File Manager: **Sharon Van De Burgt**

Release Date: \_\_\_\_\_

**This permit will not be valid if development has not commenced by: September 11, 2026**

This Development Permit was advertised on: **September 19, 2024**

**This is NOT a Building Permit**

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

**WARNING**

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

Applicant: **Pun, Andrew**

Address:

City:





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

**DP2024-02680**

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**Complete Address and Legal Description listing for Development Permit DP2024-02680**

<b>Address Type</b>	<b>Address</b>	<b>Legal Description</b>
Building	4932 21 AV NW	
Parcel	4932 21 AV NW	<b>4994GI;49;8</b>



## Conditions of Approval – Development Permit

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<b>Application Number:</b>	<b>DP2024-02680</b>
<b>Application Description:</b>	New: Semi-detached Dwelling (2 Buildings); Secondary Suites (4 Suites); Accessory Residential Building (Garage, Mobility Storage - 4)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	4932 21 AV NW
<b>Community:</b>	MONTGOMERY
<b>Applicant:</b>	Pun, Andrew
<b>Planning:</b>	SHARON VAN DE BURGT 403-333-5526 Sharon.vandeBurgt@calgary.ca
<b>Utility Engineering:</b>	MICHELLE PALPAL-LATOC Michelle.Palpal-Latoc@calgary.ca
<b>Mobility Engineering:</b>	DAVID WANYONG ZHONG 587-576-1844 David.Zhong@calgary.ca

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## Prior to Release Requirements

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

### Utility Engineering

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

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

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

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

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

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

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

~~Development Site Servicing Plan Webpage~~

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

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

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

3. ~~The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m<sup>2</sup>, the applicant may:~~
  - a. ~~Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.~~
  - b. ~~Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and~~
  - c. ~~Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.~~

~~If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.~~

### Mobility Engineering

4. Remit a performance security deposit (certified cheque, bank draft, letter of credit) of \$17,300.00 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 1.5m sidewalks adjacent to 21 AV NW to City standards,
- b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

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

5. Remit payment (certified cheque, bank draft) for the proposed street light upgrades adjacent to the subject site 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.

6. Amend the plans to provide boulevard - 21 AV NW grading info (either cross sections or arrows with slope percentages), to show that all adjacent boulevards are graded at 2% up from the top of curb to the existing property line.

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

7. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
8. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
9. A Development Completion Permit is required prior to the development being occupied.
10. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)

### Utility Engineering

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

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

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

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

### **Mobility Engineering**

16. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Director, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
17. 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 of Transportation Planning, 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](mailto:roadsia@calgary.ca)

## Advisory Comments

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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

18. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
19. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
20. 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.
21. 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.
22. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

### Utility Engineering

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

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

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

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

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

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

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

- 25. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of the National Fire Code (Alberta Edition). Visit <https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html> for more information on Fire Safety Plan requirements.
- 26. Water connection is available from 21 AV NW
- 27. 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.
- 28. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.

29. Redundant services are to be disconnected at the source and new service installed at the owners expense.
30. Each unit must be individually metered.
31. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact the Leader, Development Approvals, Water Resources at 403-268-2855 for details.
32. 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.
33. The applicant must apply for water and sewer connections as per City Standards.
34. Sanitary sewer connection is available from 21 AV NW.
35. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
36. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
37. 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.
38. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
39. All on-site sewers are to be designed to City of Calgary specifications.
40. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
41. 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).

42. Stormwater emergency escape routes must be to a public roadway.
43. For questions and concerns regarding waste storage facilities, refer to the 'Development Reviews: Design Standards for the Storage and Collection of Waste'  
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>
- Or
- Contact the Waste & Recycling Services Specialist 403-268-8445 for further site-specific details.
44. Garbage, recyclable materials and food and yard waste storage facilities and/or collection areas shall be maintained and clear of snow and ice.
45. 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.
46. Fire - Primary Fire Access Route Design
- 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.
- Building B may be subject to being sprinklered. To be determined at the Building Permit stage.
- 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 45 m ( as per RB14-042 ).
- Ensure this is maintained and unobstructed at all times.



The City of Calgary

Community Planning  
Development Services

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## Reasons for Approval for DP2024-02680

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

### Scope and Process

#### Development Scope:

The application is for discretionary Semi-Detached Dwelling (2 buildings); Secondary Suites (4 units); Accessory Residential Building at 4932 21 AV in the northwest community of Montgomery. The parcel is located mid-block in a low-density area consisting of Semi-Detached and Single Detached Dwellings. Single detached dwellings are adjacent to both sides of this parcel. Vehicle access for the homes on this block is mainly via the rear lane.

#### Circulation and Notice Posting:

The following referees were circulated:

1. **Enmax** – no conflict
2. **Winston Heights Community Association** – no comments received
3. **Ward 4 Councillor** – no comments received

As per section 27 of the Land Use Bylaw 1P2007, the application was Notice Posted for a one-week period. Many comments were received with concerns regarding the negative impact on the street specifically:

- **Massing of the buildings out of context**
- **Lack of parking**
- **Shadowing of adjacent homes and outdoor amenity spaces**
- **Lack of context**
- **Lack of ability to plant trees**
- **Contradiction of existing policy**
- **Degradation of low-density housing**

**Comments on Relevant City Planning Policies**

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

**Montgomery Area Redevelopment Plans**

*The subject parcel falls within the Low Density Residential area as shown on Figure 1.3 (Future Land Use Plan)*

**Chapter 2: Residential Land Use**

**Low-Density Residential Policies**

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

**Land Use Bylaw 1P2007**

The existing land use for the site is Residential — Grade-Oriented Infill (R-CG) District: The district accommodates a wide range of grade-oriented development in the Developed Area.

A bylaw check of the proposed development identified no discrepancies.

**Planning Review**

During the review, the Development Authority considered the rules and intent of the 1P2007 Land Use Bylaw, and approved the proposed the development as it complies with the rules of the RC-G district.



APPLICATION FOR A DEVELOPMENT PERMIT  
LAND USE BYLAW NO 1P2007

495069805-004

Application Date **Apr 17, 2024**

Taken By:

APPLICATION NO DP2024-02680

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

Total Fees: **\$1,246.00**

Cart #:

Applicant: **Pun, Andrew**

Contact: **Pun, Andrew**

Address:

Phone:

City:

Fax:

Phone:

e-mail:

Parcel Address: **4932 21 AV NW**

Legal: **4994G|49;8**

Building Address: **4932 21 AV NW**

Legal:

L.U.D.: **R-C2**

Community: **MONTGOMERY**

Sec. Number: **25W** Ward: **07**

Description: **New: Multi-Family Development (2 Buildings);  
Secondary Suites (4 Suites); Accessory Residential  
Building (Garage, Mobility Storage - 4)**

Gross Floor Area: 404.76 metres -  
squared  
Dwelling Units: 4

Proposed Development is: **Discretionary**

Proposed Use: **Other**

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.

## Applicant's Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name: Andrew Pun

Date: March 21 2024

**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.



### Site Contamination Statement

Application # \_\_\_\_\_  
for office use only

Site Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

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

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

- 1. Are you aware of any environmental investigations (audits, assessments, tests, surveys or studies) for this site?  Yes  No

If yes, please provide copy(s).

- 2. Are you aware of any environmental requirements associated with any previous planning applications on this site? (i.e. development permit, land use redesign or subdivision)  Yes  No

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 3. Has there been site remediation or a request for such on the site?  Yes  No

If yes, please provide a brief description:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# 43

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:

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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:

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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:

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

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

Date



Applicant Signature

Applicant Name (Please Print)

Company Name (Please Print)

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



Pun, Andrew

Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2024-02680**

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

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

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

Should you have any questions or concerns, please contact me at 403-333-5526 or by email at [Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca).

Sincerely,

**SHARON VAN DE BURGT**  
Senior Planning Technician



## Detailed Review 2 – Development Permit

**Application Number:** DP2024-02680  
**Application Description:** New: Semi-detached Dwelling (2 Buildings); Secondary Suites (4 Suites); Accessory Residential Building (Garage, Mobility Storage - 4)  
**Land Use District:** Residential - Contextual One/Two Dwelling  
**Use Type:** Discretionary  
**Site Address:** 4932 21 AV NW  
**Community:** MONTGOMERY  
**Applicant:** Pun, Andrew  
**Date DR Sent:** July 23, 2024  
**Response Due Date:** August 22, 2024  
**Planning:** SHARON VAN DE BURGT 403-333-5526  
 Sharon.vandeBurgt@calgary.ca  
**Utility Engineering:** MICHELLE PALPAL-LATOC Michelle.Palpal-Latoc@calgary.ca  
**Mobility Engineering:** DAVID WANYONG ZHONG 587-576-1844  
 David.Zhong@calgary.ca

Bylaw Discrepancies		
Regulation	Standard	Provided
535 Building Depth	(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.	Plans indicate Building B as being 69.99% (+4.99%) or 25.65m (+1.85m).  <b>This will not apply if the following condition complies</b>  <b>The following condition below has been revised. This comment is no longer applicable.</b>
535 Building Depth	(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	Plans indicate the building separation, when measured to the upper floor cantilevers, as being 5.74m (-0.76m).  <b>Please comply with the separation.</b>  <b>Refer to DP-07. Main residential upper floors have been pushed back so there is a 6.5m separation between buildings on site.</b>

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

Please note the Engineering notes below:

## Prior to Decision Requirements

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

### Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.

**Noted. Refer to amended plans.**

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

**Noted. Refer to written responses to DR-2.**

### Utility Engineering

3. Amend the plans to:

Water Resources - Water Servicing

- a. Indicate an adequate 'water meter area' where the services (50mm and smaller) enter the building.
- b. Ensure both buildings include a water meter area. (1 for each building. Typically placed in the Mech room - basement level)

Note: DR response and amended plans show a "note" on where the water meter area will be located. Please indicate and show the exact locations on the basement floor plans. Each building will have 1 location each which is to match the location noted on the DSSP.

**Refer to DP-11 and DP-12. Water metering area is indicated in the mechanical room basement level for each building.**

## Prior to Release Requirements

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

### Planning

4. The Prior to Release conditions will be finalized at the time of Development Authority decision.

**Noted.**

### Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

**DSSP has been submitted to the City on August 1, 2024. (DSSP2024-0310)**

6. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m<sup>2</sup>, the applicant may:
  - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
  - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
  - c. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

**Refer to DSSP2024-0310. Drywell system is proposed for the development.**

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

**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 1.5m sidewalks adjacent to 21 AV NW to City standards,
- b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

**Noted. Security deposit will be made as required.**

8. Remit payment (certified cheque, bank draft) for the proposed street light upgrades adjacent to the subject site 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.

**Noted. Payment will be made as required.**

9. Amend the plans to provide boulevard - 21 AV NW grading info (either cross sections or arrows with slope percentages), to show that all adjacent boulevards are graded at 2% up from the top of curb to the existing property line.

**DR2 Update:**

Amend the site plans to add the note "The boulevard grades are to remain the same as the existing condition, as per Streets Bylaw 20M88, Section 35."

**Note has been added to the site plan. Refer to DP-02.**

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

10. The permanent conditions will be finalized at the time of Development Authority decision.
11. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
12. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
13. A Development Completion Permit is required prior to the development being occupied.
14. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)

### Utility Engineering

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

18. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

### **Mobility Engineering**

19. 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 Director, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
20. 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 of Transportation Planning, 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](mailto:roadsia@calgary.ca)

## Advisory Comments

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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

21. The advisory comments will be finalized at the time of Development Authority decision.
22. 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.
23. 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.
24. 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.
25. 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.
26. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

### Utility Engineering

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

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

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

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

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

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

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

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

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

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

30. Water connection is available from 21 AV NW

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

32. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
33. Redundant services are to be disconnected at the source and new service installed at the owners expense.
34. Each unit must be individually metered.
35. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact the Leader, Development Approvals, Water Resources at 403-268-2855 for details.
36. Ensure that the water service separation from the foundation wall or piles is:
  - a. 4.0m (100mm service or larger), or
  - b. 3.0m (50mm service or smaller), or
  - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
37. The applicant must apply for water and sewer connections as per City Standards.
38. Sanitary sewer connection is available from 21 AV NW.
39. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
40. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
41. 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.
42. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
43. All on-site sewers are to be designed to City of Calgary specifications.
44. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
45. 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).

46. Stormwater emergency escape routes must be to a public roadway.
47. For questions and concerns regarding waste storage facilities, refer to the 'Development Reviews: Design Standards for the Storage and Collection of Waste'  
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>
- Or
- Contact the Waste & Recycling Services Specialist 403-268-8445 for further site-specific details.
48. Garbage, recyclable materials and food and yard waste storage facilities and/or collection areas shall be maintained and clear of snow and ice.
49. 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.
50. Fire - Primary Fire Access Route Design
- 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.
- Building B may be subject to being sprinklered. To be determined at the Building Permit stage.
- 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 45 m ( as per RB14-042 ).
- Ensure this is maintained and unobstructed at all times.



June 17, 2024

Pun, Andrew  
Pun, Andrew

Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2024-02680**

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

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

This information must be received, in its entirety, no later than July 17, 2024. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5526 or by email at [Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca).

Sincerely,

**SHARON VAN DE BURGT**  
Senior Planning Technician



## Detailed Review 1 – Development Permit

<b>Application Number:</b>	<b>DP2024-02680</b>
<b>Application Description:</b>	New: Semi-detached Dwelling (2 Buildings); Secondary Suites (4 Suites); Accessory Residential Building (Garage, Mobility Storage - 4)
<b>Land Use District:</b>	Residential - Contextual One/Two Dwelling
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	4932 21 AV NW
<b>Community:</b>	MONTGOMERY
<b>Applicant:</b>	Pun, Andrew
<b>Date DR Sent:</b>	June 17, 2024
<b>Response Due Date:</b>	July 23, 2024
<b>Planning:</b>	SHARON VAN DE BURGT 403-333-5526 Sharon.vandeBurgt@calgary.ca
<b>Utility Engineering:</b>	MICHELLE PALPAL-LATOC Michelle.Palpal-Latoc@calgary.ca
<b>Mobility Engineering:</b>	DAVID WANYONG ZHONG 587-576-1844 David.Zhong@calgary.ca

## General Comments

### PLEASE NOTE:

If the bylaws change before approval of this development permit, the rule changes may affect this application and further amendments may be required.

### Scope and Process

#### Development Scope:

The application is for 2 Semi-detached Dwellings (2 Buildings); Secondary Suites (4 Suites); Accessory Residential Building (Garage, Mobility Storage – 4) in the northwest southeast community of Montgomery. The site is surrounded by low density dwellings in all directions. Primary vehicular access for the residences on the block is provided from the street as there is no rear lane.

#### Circulation and Notice Posting:

The following referees were circulated:

1. **Ward Councillor** – provided no comments
2. **Montgomery Community Association** – provided no comments

3. Enmax – no conflict

As per Land Use Bylaw requirements, the application was notice posted for a 1-week period. Many comments were received with strong objection to the built form of 2 semi-detached dwellings with suites located mid-block with single detached dwellings adjacent to the parcel. Concerns included negative impact on the street specifically regarding massing, parking, shadowing, context, landscaping, contradiction of policy, and degradation of low-density housing.

**Comments on Relevant City Policies**

**Montgomery Area Redevelopment Plans**

*The subject parcel falls within the Low Density Residential area as shown on Figure 1.3 (Future Land Use Plan)*

**Chapter 2: Residential Land  
Use Low-Density Residential  
Policies**

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

*Policy is not in alignment with this building form in the Low-Density Residential Area nor the Infill Guidelines*

**AP: Minor policy amendment is in City circulation.**

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.	Plans indicate Building A canopy as projecting 0.76m (+0.16m).  <b>Please amend to comply</b> <b>AP: Revised to 0.6m canopy projection</b>
336 Projections Into Front Setback Area	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (b) the area of a landing does not exceed 2.5m <sup>2</sup>	Plans indicate Building A landing as being 3.20m (+0.70m).  <b>Please amend to comply</b> <b>AP: Revised not to exceed 2.5m<sup>2</sup></b>

335 Length of Portions of a Building in Setback Areas (Side)	(2) The max. length of an individual projection into any setback area is 3.1m	Plans indicate the upper floor upper cantilevers as being 3.36m (+0.26m).  Please amend to comply AP: Revised
535 Building Depth	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of	Plans indicate Building B as being 69.99% (+4.99%) or 25.65m (+1.85m).
	the parcel depth for a building containing a unit.	Please amend to comply AP: 65% Does not apply to a <u>laned</u> parcel, (which is this condition) Please clarify.
535 Building Depth	(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	Plans indicate the building separation as being 6.07m (-0.43m).  Please amend to comply  AP: Revised to 6.5m building separation.
542 Landscaping Requirements	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.	Plans do not indicate an irrigation system. Please amend to comply AP: Revised / indicated on landscape plan.
542.2 Planting Requirements	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m <sup>2</sup> of parcel area.	Plans indicate 12 (-4) shrubs provided.  Please amend to comply AP: Revised. Indicated on landscape plan
13(90.3) Mobility Storage Locker	(a) has a door with a minimum width of 0.9m that has direct access to grade;	Plans indicate the mobility storage locker doors as being 0.89m (-0.01m).  Please amend to comply AP: Revised and indicated. Refer to 4/DP-12
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Semi-detached Dwelling	Plans indicate the stall depth as being 5.83m (-0.07m).  Please amend to comply AP: Revised. Refer to 4/DP-12

**Please note the required changes indicated in the Prior to Decision Required Conditions**

If there are specific questions regarding Utility or Mobility Engineering, please contact them directly:

**Utility Engineering:** MICHELLE PALPAL-LATOC Michelle.Palpal-Latoc@calgary.ca

Mobility Engineering:

DAVID WANYONG ZHONG 587-576-1844 David.Zhong@calgary.ca

## Prior to Decision Requirements

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

### Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.

**Noted. Amended plans have been resubmitted.**

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

**Noted. Refer to written responses to DR comments received.**

### Utility Engineering

3. Amend the plans to:

Water Resources - Water Servicing

a. Indicate an adequate 'water meter area' where the services (50mm and smaller) enter the building.

**Gas / service meter area indicated on site plan. Refer to DP-02.**

b. Ensure both buildings include a water meter area. (1 for each building. Typically placed in the Mech room - basement level)

**Location of water meter area (in basement) indicated on drawings.**

**Refer to DP-11,12 (bottom right corner)**

### Mobility Engineering

4. Amend the development drawings to clearly dimension the garage parking stalls from wall-wall internal to the garage (metric). The minimum parking stall dimensions are:
  - 3.0m X 5.9m for a single car garage; and
  - 5.7m X 5.9m for a double car garage

**Dimensions Revised. Refer to 4/DP-12**

5. Amend the site plans to indicate both the cross slope and the longitudinal slope proposed in the lane and also provide a minimum of 3 cross sections through the full width of the lane at key low points or high points. Full grading information is

required to confirm if the lane will drain adequately. If drainage issues exist that may result in flooding of the lane or adjacent lots, regrading of the lane may be required. As per Roads specification the minimum grade from the centre line to the existing property line is 3.5% as a gravel lane. If asphalt paving is proposed, grades must be no less than 0.6%, and no greater than 2%. If grades within the lane are less than 0.6%, the lane is to be paved in concrete.

**Refer to cross slopes provided on DP-10. 3.5% slope provided as gravel lane. No asphalt paving is proposed. Grades within lane are over 0.6%.**

6. Amend the plans to provide boulevard - 21 AV NW grading info (either cross sections or arrows with slope percentages), to show that all adjacent boulevards are graded at 2% up from the top of curb to the existing property line.

**Information provided on site plan and site sections. Refer to DP-02, DP-07 & DP-08.**

7. Amend the site plans to provide a minimum unobstructed width of 1.5m width for internal walkways to improve accessibility for those who use walkers/wheelchairs and label dimensions of all pedestrian routes.

**Discussed with David Zhong (Mobility Engineering) via email. 1.2m width for internal walkway is acceptable. Refer to attached correspondence.**

8. Amend the plans to show removal and replacement of the sidewalk and ensure dimensions are shown on plans. Extend sidewalk replacements across any adjacent lanes. Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009. 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.

21 AV NW is classified as a Residential Street; in accordance with the City's Design Guidelines for Subdivision Servicing, 1.5m sidewalk on residential are to be provided.

**City sidewalks will be repaired and rehabilitated to CoC Design Guideline standards. 1.61m sidewalk indicated on site plan. Refer to DP-02.**

## 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

9. The Prior to Release conditions will be finalized at the time of Development Authority decision.

**AP: Noted.**

### Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

**AP: Noted. To be submitted after prior to decision.**

11. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m<sup>2</sup>, the applicant may:
  - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
  - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
  - c. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

**AP: Noted.**

**Mobility Engineering**

12. 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 1.5m sidewalks adjacent to 21 AV NW to City standards,
- b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

**AP: Noted.**

13. Remit payment (certified cheque, bank draft) for the proposed street light upgrades adjacent to the subject site 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.

**AP: Please clarify if payment is still required since the street light is not directly adjacent to the subject site and will not be affected by proposed development.**

## Permanent Conditions

The following permanent conditions shall apply:

### Planning

14. The permanent conditions will be finalized at the time of Development Authority decision.
15. 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.
16. 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.
17. A Development Completion Permit is required prior to the development being occupied.
18. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)

### Utility Engineering

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

22. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

### **Mobility Engineering**

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## Advisory Comments

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

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

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

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

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

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

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

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

34. Water connection is available from 21 AV NW

35. 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.

36. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
37. Redundant services are to be disconnected at the source and new service installed at the owners expense.
38. Each unit must be individually metered.
39. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact the Leader, Development Approvals, Water Resources at 403-268-2855 for details.
40. 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.
41. The applicant must apply for water and sewer connections as per City Standards.
42. Sanitary sewer connection is available from 21 AV NW.
43. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
44. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
45. 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.
46. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
47. All on-site sewers are to be designed to City of Calgary specifications.
48. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
49. 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).

50. Stormwater emergency escape routes must be to a public roadway.
51. For questions and concerns regarding waste storage facilities, refer to the 'Development Reviews: Design Standards for the Storage and Collection of Waste'  
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>  
  
Or  
  
Contact the Waste & Recycling Services Specialist 403-268-8445 for further site-specific details.
52. Garbage, recyclable materials and food and yard waste storage facilities and/or collection areas shall be maintained and clear of snow and ice.
53. 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.
54. Fire - Primary Fire Access Route Design
  - 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.
    - Building B may be subject to being sprinklered. To be determined at the Building Permit stage.
  - 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 45 m ( as per RB14-042 ).
    - Ensure this is maintained and unobstructed at all times.



Pun, Andrew

Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2024-02680**

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

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

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

Should you have any questions or concerns, please contact me at 403-333-5526 or by email at [Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca).

Sincerely,

**SHARON VAN DE BURGT**  
Senior Planning Technician



## Detailed Review 2 – Development Permit

**Application Number:** DP2024-02680  
**Application Description:** New: Semi-detached Dwelling (2 Buildings); Secondary Suites (4 Suites); Accessory Residential Building (Garage, Mobility Storage - 4)  
**Land Use District:** Residential - Contextual One/Two Dwelling  
**Use Type:** Discretionary  
**Site Address:** 4932 21 AV NW  
**Community:** MONTGOMERY  
**Applicant:** Pun, Andrew  
**Date DR Sent:** July 23, 2024  
**Response Due Date:** August 22, 2024  
**Planning:** SHARON VAN DE BURGT 403-333-5526  
 Sharon.vandeBurgt@calgary.ca  
**Utility Engineering:** MICHELLE PALPAL-LATOC Michelle.Palpal-Latoc@calgary.ca  
**Mobility Engineering:** DAVID WANYONG ZHONG 587-576-1844  
 David.Zhong@calgary.ca

Bylaw Discrepancies		
Regulation	Standard	Provided
535 Building Depth	(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.	Plans indicate Building B as being 69.99% (+4.99%) or 25.65m (+1.85m).  <b>This will not apply if the following condition complies</b>
535 Building Depth	(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	Plans indicate the building separation, when measured to the upper floor cantilevers, as being 5.74m (-0.76m).  <b>Please comply with the separation</b>

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

Please note the Engineering notes below:

## Prior to Decision Requirements

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

### Planning

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

### Utility Engineering

3. Amend the plans to:

#### Water Resources - Water Servicing

- a. Indicate an adequate 'water meter area' where the services (50mm and smaller) enter the building.
- b. Ensure both buildings include a water meter area. (1 for each building. Typically placed in the Mech room - basement level)

Note: DR response and amended plans show a "note" on where the water meter area will be located. Please indicate and show the exact locations on the basement floor plans. Each building will have 1 location each which is to match the location noted on the DSSP.

## Prior to Release Requirements

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

### Planning

4. The Prior to Release conditions will be finalized at the time of Development Authority decision.

### Utility Engineering

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

Development Site Servicing Plan Webpage

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

Development Site Servicing Plans CARL (requirement list)

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

6. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m<sup>2</sup>, the applicant may:
  - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
  - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
  - c. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

### 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

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

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 1.5m sidewalks adjacent to 21 AV NW to City standards,  
b. 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 the proposed street light upgrades adjacent to the subject site 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. Amend the plans to provide boulevard - 21 AV NW grading info (either cross sections or arrows with slope percentages), to show that all adjacent boulevards are graded at 2% up from the top of curb to the existing property line.

**DR2 Update:**

Amend the site plans to add the note "The boulevard grades are to remain the same as the existing condition, as per Streets Bylaw 20M88, Section 35."

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

10. The permanent conditions will be finalized at the time of Development Authority decision.
11. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
12. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
13. A Development Completion Permit is required prior to the development being occupied.
14. When the main floor is constructed, submit the surveyed geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)

### Utility Engineering

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

18. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

### **Mobility Engineering**

19. 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 Director, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
20. 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 of Transportation Planning, 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](mailto:roadsia@calgary.ca)

## Advisory Comments

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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

21. The advisory comments will be finalized at the time of Development Authority decision.
22. 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.
23. 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.
24. 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.
25. 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.
26. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

### Utility Engineering

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

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

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

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

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

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

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

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

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

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

30. Water connection is available from 21 AV NW

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

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36. Ensure that the water service separation from the foundation wall or piles is:
  - a. 4.0m (100mm service or larger), or
  - b. 3.0m (50mm service or smaller), or
  - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
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- Or
- Contact the Waste & Recycling Services Specialist 403-268-8445 for further site-specific details.
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Appropriate code reference A-9.10.20.3.(1) Fire Department Access Route Modification.
- Building B may be subject to being sprinklered. To be determined at the Building Permit stage.
- 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 45 m ( as per RB14-042 ).
- Ensure this is maintained and unobstructed at all times.



**Residential - Grade-Oriented Infill (R-CG) District**

D.P. # 2024-02680

Rule	Requirements		Evaluation									
		Notes	Provided/Variance									
535 Building Depth	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.		Percentage (%)									
			n/a									
			Building Depth (m)									
	$65\% \times 36.65 \text{ Parcel Depth} = 23.80 \text{ Max Bldg Depth}$	Building B	n/a									
	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: <i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1).</i>	(a) there is more than one main residential building on the parcel;  (b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and	2	1								
			Number of Units within First 60.0% of Parcel Depth									
			4	0								
		<table border="1"> <tr> <td>36.65</td> <td>Parcel Depth (m)</td> </tr> <tr> <td>21.99</td> <td>40% / 60.0% Parcel Depth (m)</td> </tr> <tr> <td>8</td> <td>Total Number of Units</td> </tr> <tr> <td>4</td> <td>Required Number of Units in Front 60.0%</td> </tr> </table>	36.65	Parcel Depth (m)	21.99	40% / 60.0% Parcel Depth (m)	8	Total Number of Units	4	Required Number of Units in Front 60.0%		
	36.65	Parcel Depth (m)										
	21.99	40% / 60.0% Parcel Depth (m)										
8	Total Number of Units											
4	Required Number of Units in Front 60.0%											
	(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m	6.50	0.00									
(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		Side Setback Dimension (m)									
	$100.00$ Parcel Depth											
	(b) the building depth of the main residential building on the adjoining parcel;		n/a									
	$55.00$ C.A.B. Building Depth	whichever is closer to the rear property line.										
	$55.00$ m and the rear property line	3.0m Building Side Setback Required beyond										
		Subsection (b) Applies										

FILE: DP 2024-02680

DATE RECEIVED: August 19 2024

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
No Bylaw Discrepancies noted from partial review		



**Re: DP2024-02680 COMPLETENESS REVIEW - 4932 21 AV NW**

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Good afternoon Andrew,

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

A comprehensive review is now underway. The review may include notice posting and consultation with affected parties to gather planning information relevant to you

For more information about the development permit process please visit [www.calgary.ca/dpprocess](http://www.calgary.ca/dpprocess).

Please track your application, using your Job Access Code (JAC) DP2024-02680-74313, at [www.calgary.ca/vista](http://www.calgary.ca/vista).

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

Regards,

SHARON VAN DE BURGT  
Senior Planning Technician  
[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)  
403-333-5526  
[www.calgary.ca/PDMap](http://www.calgary.ca/PDMap)



<b>ROADS SURFACE IMPROVEMENTS DEPOSIT REQUIREMENTS</b>
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ROADS Refundable Surface Improvements Deposits can be placed in the form of a certified cheque, bank draft, money order, or irrevocable standby Letter of Credit. An applicant providing the Security Deposit is a legal entity known as the developer, lands owner and depositor.

If you wish to secure the required Deposit as identified in the ROADS Estimate Letter with an Irrevocable Standby Letter of Credit (LOC), then all the following criteria (Items 1 to 4) must be met. Otherwise, an Amendment to the LOC will be required. The City of Calgary requires all LOCs be submitted via bank-to-bank SWIFT format.

**1. Beneficiary and Applicant Contact Information:**

The ROADS Estimate Letter is prepared by Planning. ROADS administers the Deposit and issues the return/refund of the Deposit when the required work is complete and accepted by Road's personnel. As such, the LOC must reference the Beneficiary as follow:

THE CITY OF CALGARY  
ROADS, DEVELOPMENT AND PROJECTS  
800 MACLEOD TRAIL SE  
CALGARY AB T2P 2M5  
CANADA

A LOC must include the Applicant/Account Holder's Legal/Business Name and their current mailing address. If you have any questions or concerns about LOC's, please email [ROADSIA@calgary.ca](mailto:ROADSIA@calgary.ca) to discuss further.

Submit the attached SWIFT templated to your financial institution. Prior to the Financial Institution issuing an Original LOC, submit a DRAFT version to ROADS, Development and Projects (#4003) via e-mail [ROADSIA@calgary.ca](mailto:ROADSIA@calgary.ca) for review and approval.

**2. Development Permit Number and Municipal Site Address:**

The LOC must reference to the approved Development Permit (DP) Number

\* Line 45L: RE: COC FILE DP20XX-XXXXX

**3. Expiry Date, Automatic Renewal Clause and Presentation Location:**

The LOC must be valid for a minimum of a year term from its Issue Date and contains an automatically renewal clause. An Automatic Renewal Clause allows the LOC to be automatically renewed on its Expiry Date for an additional one (1) year term. This process is designed to save the Applicant time and additional banking charges associated with supplying a new LOC.

A minimum 30-Day Termination Notice is required should the Applicant and/or Financial Institution wish to rescind the Automatic Renewal Clause at a future date. An Official 30-Day Termination Notice must be prepared and sent via Courier from the Financial Institution to the Beneficiary at a minimum of 30 days prior to the current and/or next Auto-Renewal/Expiry Date. Once the Beneficiary has acknowledged the Notice, the current Expiry Date will be deemed a Final Expiry Date and the Applicant may need to provide alternate/replacement funds prior to this date. The LOC must be presentable and cashable at a Calgary branch of the Financial Institutions. If the LOC is not cashable at a Calgary branch due to Trade Finance Centre relocation, the LOC shall stipulate on how it will be honored on demands for payment.

**4. Acceptable Financial Institutions:**

Letters of Credit require an issuer credit rating of at least A- (Standard & Poor's) and A3 (Moody's).

**5. Submitting Surface Improvements Deposit to The City of Calgary:**

Collected Deposits are administered and returned/refunded by ROADS (#4003). To ensure that the timely release of the Development Permit that is not delayed by misrouted Deposits, please follow the follow instructions:

**(i) Certified Cheques, Bank Drafts and/or Money Orders:**

Surface Improvements Deposits in this form must be accompanied with a copy of the ROADS Estimate Letter clearly identifying the Depositor/Owner of Funds and their contact information on the last page. Bank Drafts and/or Money Orders require the Depositor/Funds Owner’s Name Embossed on them by the Financial Institution. Deposits are to be made payable to: The City of Calgary to Corporate Cashiers (#8042) by the follow method:

Corporate Cashiers (#8042)	
Canada Post	Courier or In-Person
The City of Calgary Corporate Cashiers (#8042) PO Box 2100, Station 'M' Calgary, Alberta T2P 2M5	The City of Calgary Corporate Cashiers (#8042) 800 Macleod Trail SE Calgary, Alberta T2G 2M3

The Corporate Cashiers are located in the Municipal Building on the third (3<sup>rd</sup>) Floor (left-turn off of Escalator). They are open from 08:00 to 16:30 Monday to Friday excluding all Statutory Holiday’s. Please provide all items listed above for proper process. Should you require a copy of the ROADS Estimate Letter, kindly obtained it from the Planning Services Centre.

**6. Requesting refund of Surface Improvement Deposit:**

Once the required obligations have been completed and all work is completed to current City of Calgary Specifications and accepted by City Inspectors, the depositor shall apply for the refund by:

- (i) Calling #311 and file a refund request with all the pertinent information.
- (ii) Or emailing [ROADSIA@calgary.ca](mailto:ROADSIA@calgary.ca)

**Samnick, Cyrille**

---

**From:** Brad Nicholson <b[REDACTED]>  
**Sent:** Tuesday, September 3, 2024 7:30 AM  
**To:** van de Burgt, Sharon  
**Subject:** [External] Development permit - DP2024-02680  
**Attachments:** Policy Amendment - Montgomery Area Redev Plan - Loc 2024-0090 - Bylaw 69P2024.pdf

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Good morning Sharon,

I have tried reaching out a few times on this property and not had any response or feedback from anyone at the City of Calgary. I tried reaching out during rezoning to RC2, to RCG and the development permit application. I also just put in opposition to the Area Redevelopment plan policy amendment that is going to council next week.

In general all the residents in the area have significant concerns with this property. The developer / developers of the property have continually made small changes to the application. In 2023 we were first contacted by a developer asking if we would be on-side with an infill duplex development being placed on the property and redevelopment of RC2 taking place. The residents brought up concerns about this, but ultimately suggested that RC2 would make sense throughout Montgomery. From here the developer / developers put the property back up for sale post RC2, which current developer purchased to make RCG with up to 8 residents on an inner block lot.

I am attaching the same pdf that I made for the policy amendment meeting expressing my concerns. In general, in my career, I have to meet with and listen to residents concerns and come with a plan to them and execute on that plan. This Developer / Developers have continually changed their ideas and plan and through a couple conversations with the individual had misleading commentary back to residents. The Developer had told local residents that they had planned to put a single 4-plex on property as current as this summer when the DP with site plans was clearly in the process. The site plans were not available for trying to submit and rezone to RCG when this process was started as well.

In general, I tried to lay out the concerns that the community has through the attached pdf. We believe that this inner lot redevelopment with 8 units will significantly impact our area and community.



**BRAD NICHOLSON**  
Asset Manager, Duvernay

**o:** +[REDACTED]  
**e:** [REDACTED]m | **w:** www.baytexenergy.com  
**a:** 2800 - 520 3 Ave SW, Calgary, Alberta T2P 0R3

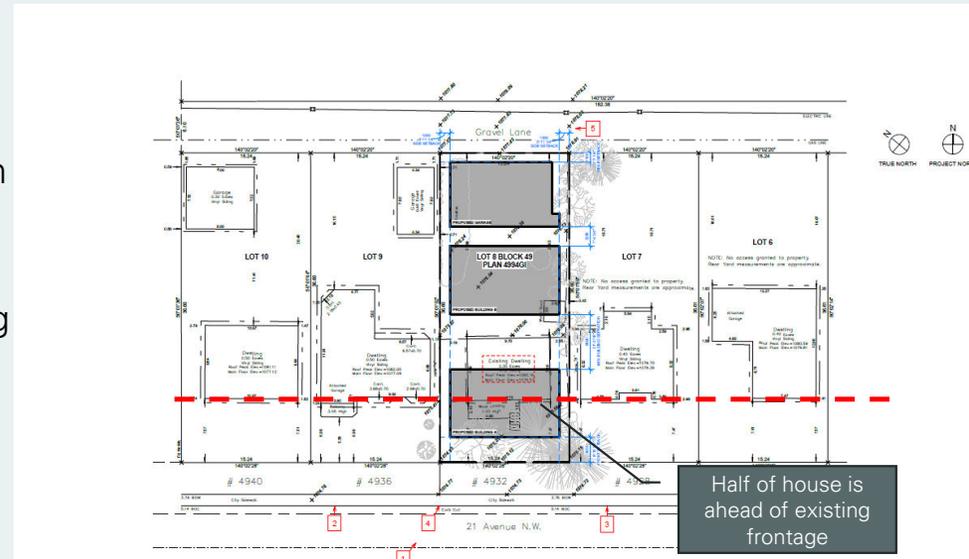
Policy Amendment  
Montgomery Area  
Redevelopment Plan  
LOC2024-0090  
Bylaw 69P2024

# Agenda

- Property Frontage
- Shadow Lines
- Parking
- Montgomery ADP Just Completed
- Architect Examples of Minor Policy Amendment
- Affordability – Low Income Housing

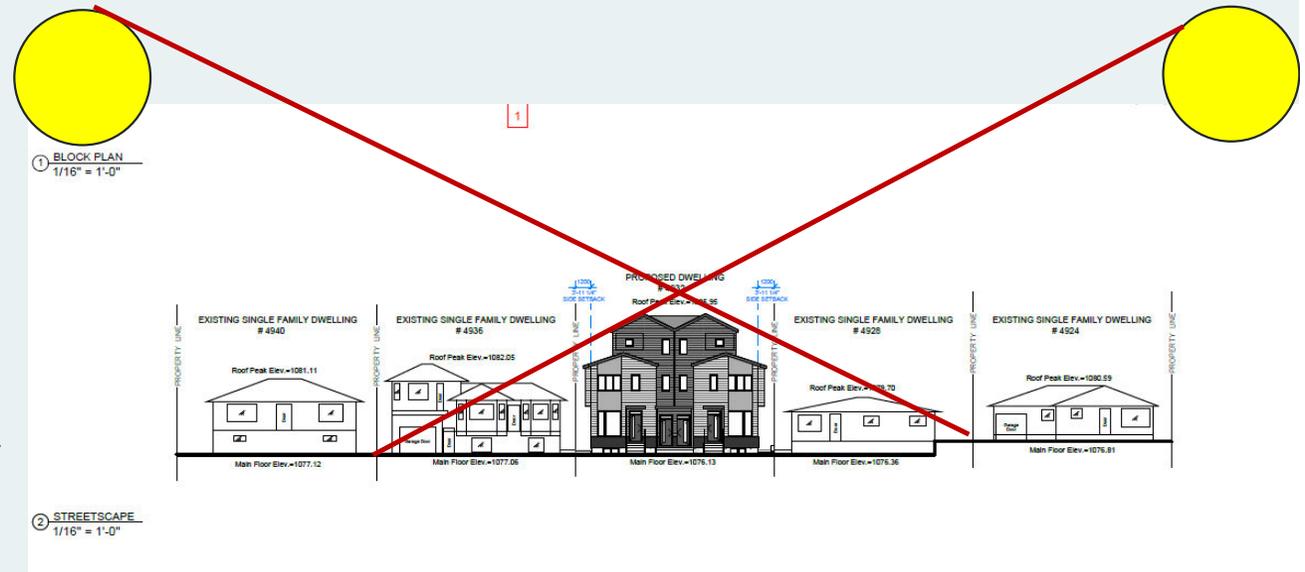
# Property Frontage

- Montgomery has always had all new houses built to match the same frontage as existing houses
  - Development Permits have been denied due to not matching frontage in past
- This property does not match existing houses and sets precedence on all development in area
- All existing infills would have moved house forward to allow more backyard if we were allowed to change frontage
- *Propose change to match existing frontage of entire area and block*



# Shadow Lines

- Montgomery is an area where people enjoy sitting in their front and back yards in the morning and afternoon
- This house is going to cause significant shadow lines in both offsetting properties impacting resident neighbours yards
- 2 story house would significantly reduce the shadow lines within the mid morning / early afternoon time frame
- *Propose change to maximum height of 8.6 meters for a 2 story property*



# Parking

- Policy states 1 parking spot for primary and no parking spots for secondary suites
  - Residents urge council to re-think this policy
  - Significant number of residents are elderly and have reduced mobility, parking in front of their house will impact their life / independence
  - Typical families / renters / households have 1.5 vehicles per unit
- This development will likely have 12 vehicles to find parking for, 4 in garage and 8 on the street
- Almost all adjacent / close neighbours have front driveways limiting parking on the block
- *Propose to rethink parking strategy so ~8 new vehicles do not use all parking on block*
  - *Unreasonable to think 8 units will only have 4 vehicles*

5

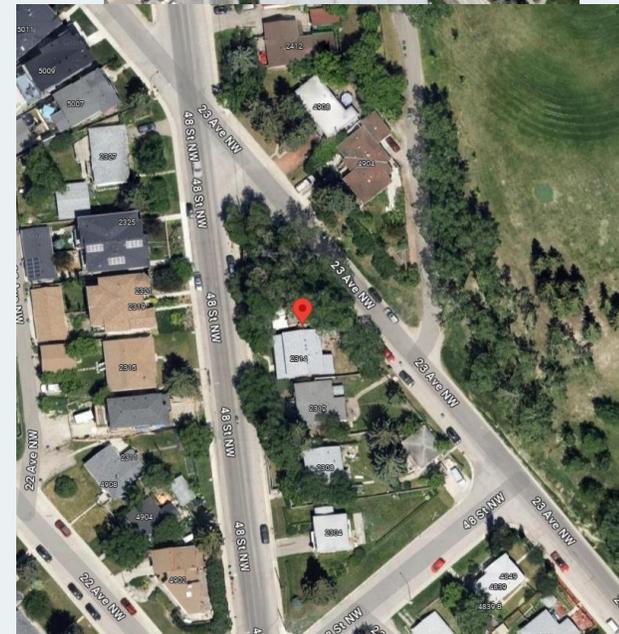
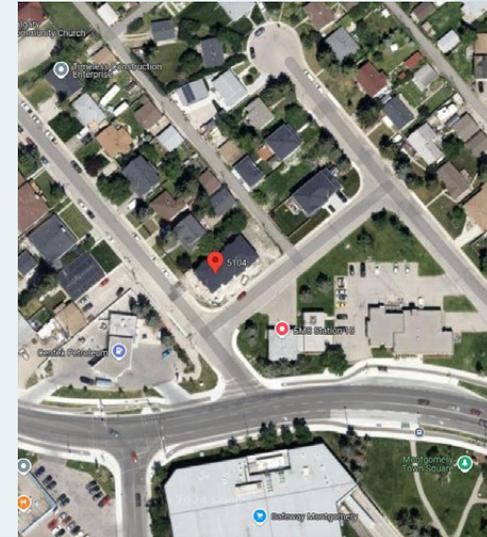


# Montgomery Area Redevelopment Plan

- Montgomery Area Redevelopment plan is recent and South Shaganappi Local Area Plan is on-going
  - Tax payer dollars are being used to update policy and planning and being ignored with developments that require amendments
  - *Propose letting current plans hold precedence over the next 3 years to understand development further*
- Most residents on 21<sup>st</sup> Avenue specifically purchased in the area due to R1 development on the north side of the street
  - This allowed the block to honor ReDevelopment Plan with the small town feel
- Changing densification from low density to R-CG will directly impact the “feel” and appeal that all current landowners had to purchase on 21<sup>st</sup> Ave NW

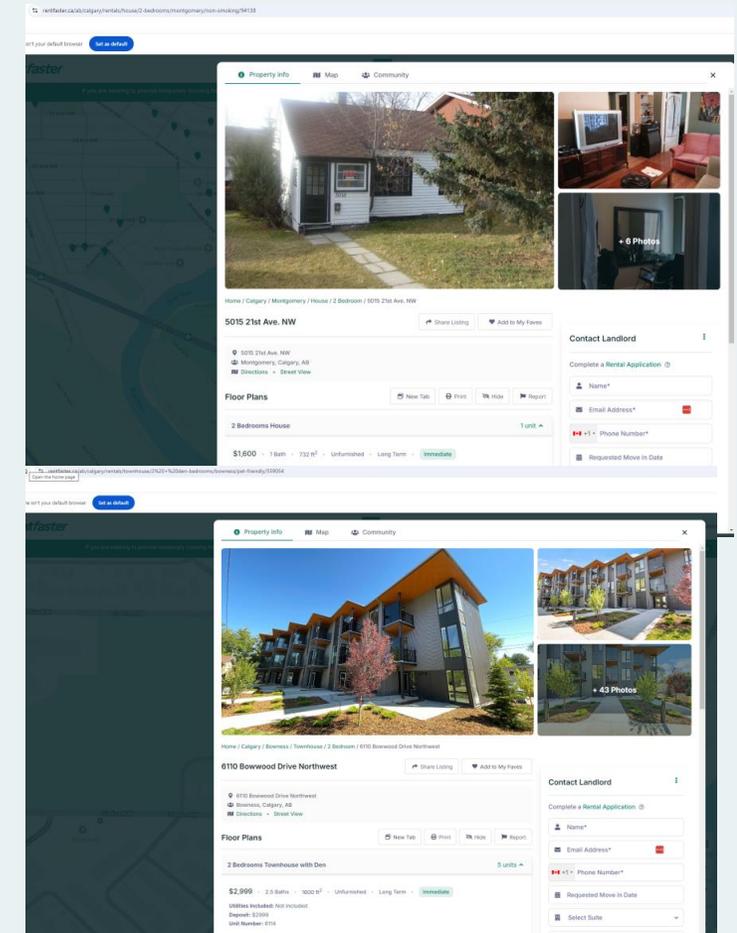
# Architects Example Properties

- The architect has given example properties in its application with minor policy amendment
  - 5104 17 AVE NW
  - 2324 48 Street NW
- Both of these example properties have different lot / street access layouts which significantly change the nature of the application
  - Each of these applications / properties do not significantly alter Property Frontage / Shadow Lines / Parking and have access from multiple streets / avenues
  - This new application will have precedence in the community for mid-block lots and significantly alter development
- *Community would propose building an RC2 property, consistent with the rezoning that was done in 2023*



# Affordability ã Low Income Housing

- Montgomery still has significant low income housing / renting options
  - Typical original houses rent for ~\$1600 - \$2000 / month
  - See top right image
- A typical townhouse / new property rents for significantly more,
  - Typical property for reference in Bowness at \$3000 / month
  - See bottom right image
- Redevelopment like the proposed will significantly increase the challenges to low income residents within the Montgomery area
- All current RC1 zoned houses provide properties for these most at-risk individuals to still rent in the community, redevelopment of these properties will leave them without a place to rent



# Summary

- The local residents on 21<sup>st</sup> Avenue is asking council to reconsider the approval and policy amendment to the Montgomery Area Redevelopment plan
- This amendment will cause the following issues and concerns
  1. Property Frontage does not match any development in Montgomery
  2. Shadow lines will be significant and impact the direct neighbours due to building height and placement
  3. Parking will cause more street parking. Nearby parking will impact elderly / reduced mobility existing neighbours and degrade their independence
  4. Montgomery Area Redevelopment Plan / South Shaganappi plans have had significant taxpayer dollars spent in recent years to reassess and create new policy. These policies have not had the time to be implemented before changes are being proposed
  5. Most importantly, taking away these RC1 original houses is going to significantly reduce area affordability and impact residents who can not afford the increase in rent that this type of development will have
    - Targeting the only remaining low income accessible rental properties in the area and forcing most at risk residents to move elsewhere
- Local residents would ask council to strongly reconsider and vote against the policy amendment for this development

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Application: DP2024-02680

Submitted by: Brian Harvey

**Contact Information**

Address: 5108 21 ave NW Calgary

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Building design, Site access and accessibility, Parking or loading zones, Landscaping plans, Environmental preservation, Privacy considerations, Site layout

What are the strengths and challenges of the proposed:

There are no strengths only negative impacts to street, infrastructure and community.

Will the proposed change affect the use and enjoyment of your property? If so, how?

It will greatly affect traffic and parking on our street which is already very crowded.

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

ungreening the city be over densifying neighborhoods,

How will the proposed impact the immediate surroundings?

The plan to put a 4plex up between two single family homes on an already congested street is just ridiculous and a slap in the face to long time residents of this community.

General comments or concerns:

There is no need for a 4plex on this street stick to corner lots at a minimum.

Attachments:

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Application: DP2024-02680

Submitted by: Crystal D Phillips

**Contact Information**

Address: 4925 21 Ave NW

Email: [REDACTED]

Phone: 4 [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Building design,Site access and accessibility,Parking or loading zones,Landscaping plans,Privacy considerations,Site layout,Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Hello,

I am very opposed to the proposed development at this address. I understand there is a need for more housing in the city and I understand our neighborhood is changing and new multi dwellings are in increased demand. What I don't agree with is that this proposal is requesting a permit for EIGHT different units. EIGHT. On one single lot. I have driven around my

neighborhood and others and I see the row houses on corner lots of 3 or 4 units and those seem much more reasonable than EIGHT units on one inner block lot. Parking is a major issue in these inner-city neighborhoods and transit in this city is nowhere where it should be. A property like this would set the stage for more like it to be built on our block. On our street there are 13 elementary school kids all living directly across from this proposed new build. The kids all play outside all the time and my fear is that with more build like this, it becomes less of a family neighborhood, the traffic drastically increases and makes crossing the roads dangerous. As it is people fly through the neighborhood faster than 50km/hr.

A property like that doesn't fit on a street like this. It could work on a street much closer to Bowness Road as originally planned for Montgomery. No row houses or multi-dwellings other than side by sides were to be built past 19th ave. There are other places that a property like the one being proposed would work. And lastly, developers aren't wanting to build these multihome dwellings on single lots to help those who can't afford housing. All it does is fill the developer's pockets even more. They won't be affordable. This just doesn't make sense to do. Thank you for taking the time to read this.

Attachments:

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Application: DP2024-02680

Submitted by: Jerome Cooney

Contact Information

Address: 4923 21 Ave NW, Calgary T3B 0X1

Email: [REDACTED]m

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Building design, Parking or loading zones, Other

General comments or concerns:

- The lot is mid-block - high density occupancy is better suited to corner locations. Other high density units in the neighbourhood are notably located on corners
- Location and property price does not lend itself to creating affordable housing. Duplexes on the same street are listed for \$970K+ - developers are not incentivized to build affordable residences when such prices are attainable.
- 4 single garages serving 8 units is a recipe for increased parking congestion and traffic, regardless of whether secondary suites officially require off-street parking. There are many families on the block with small children. Congested parking and higher traffic flow are safety challenges

Attachments:

# 100

## Comment Summary



Permit #: DP2024-02680  
Address: 4932 21 AV NW  
Job Description: New: Semi-detached Dwelling (2 Buildings); Secondary Suites (4 Suites); Accessory Residential Building (Garage, Mobility Storage - 4)

---

Name:	Lynn Hawthorne	Created Date:	July 29, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]t	Number:	523846135
Address:	4936 21 Avenue NW		
Overall:	In opposition of this application		

### Area of Concern

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

### General Comment

Dear Sir/Madam,

I am concerned about the proposed development of the property DP2024-02680 at 4932 21 Ave NW. I live at 4936 21 Ave NW which is right next door.

I am concerned about the loss of morning light into my kitchen and dining areas. Also concerned about the loss of mature trees on the property as it is such a huge amount of development for the size of lot. I am also very concerned about parking as the 2 4plexes would mean a potential of 16 vehicles with only 4 off street parking spots. Our street is already becoming quite congested and I can see there will be no way around the aggravation and frustration ahead that this will cause.

Going from a small home with a single man living in it to a single 4-plex would be quite a jump for our neighbourhood. But going to 2 four-plexes on the same property! is really unreasonable. In the last 15 or so years, Montgomery has had new development going in continuously in the form of duplexes throughout and now townhouses on the ends of blocks. Going beyond that turns our community into a jumbled 'dogs breakfast'. Certainly not the look or advantage of any planned community. We wonder also if the pre- 1950s plumbing and sewer system can hold up.

Please reconsider this 'double development'. One new four-plex alone would be a big step in densifying.

One other consideration I would like to see happen is to build the two double garages further into the property so that there is parking on the apron for 4 cars.

This would definitely help with the increasing parking problems going ahead.

Thankyou for your sincere assistance to concerned residents.

Lynn Hawthorne

### Attachments

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Name:	Lynn Hawthorne	Created Date:	August 23, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	529707950
Address:	4936 21 Avenue NW		
Overall:	In opposition of this application		

### Area of Concern

Building (massing, façade, height, shadowing, etc.)  
Access/accessibility (vehicle, pedestrian, cycling)

Parking or loading zones  
Landscaping plans  
Environmental preservation  
Privacy considerations  
Garbage and recycling facility locations  
Site layout

## General Comment

I am opposed to the applicants proposal of essentially TWO Fourplexes and two double garages on a small midblock piece of land. This will be chocablock structures from front to back with removal of all trees. I will lose the light into my kitchen which has always been such a cheerful space. I would be amenable to the idea of ONE fourplex and the 2 double garages set into the lot to allow a deep apron for parking the other vehicles (see attached). Building ONE fourplex would address higher density as would 4 townhouses on the ends of blocks where there is a bit more parking. There will still be so much aggravation as the parking becomes impossible to find on the streets. It is already an issue. It cannot be just ignored and irresponsibly dismissed. Off street parking is absolutely necessary, as the streets are still full with services, visitors, deliveries, often double parked. I cannot understand why this is just being ignored.

Consideration must be given to long term residents who take pride in maintaining their homes, gardens and community. Communities need to have an over all plan to keep them cohesive and attractive and give residents a sense of pride of ownership and belonging. Shoving in 8 or more families willy nilly in between homes with no proper consideration leaves us with a 'dog's breakfast' style of street in which no one is happy and all desirable character is removed. Arguments over parking, privacy, overcrowding and noise is sure to follow.

Please help to stop the construction of the 2ND fourplex at 4932 21 Ave NW. It is just too farfetched, unreasonable, and inappropriate to squeeze all that into a midblock lot on a quiet residential street.

Lynn Hawthorne

## Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - garage apron.jpg](#)

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Samnick, Cyrille

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**From:** MrJayHags [REDACTED] >  
**Sent:** Friday, August 23, 2024 11:14 AM  
**To:** van de Burgt, Sharon  
**Subject:** [External] LOC2024-0090

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Good morning Sharon,

I got a letter about LOC2024-0090 for the property 4932-21st Avenue NW. I looked at the development online and it looks incredibly excessive for the area. It's way too tall in height (almost 11 meters) which will ruin a few views, and the density is outright shocking! Is it right they want an attached side by side with basement suites (4 Dwellings) and another attached side by side behind that building with basement suites (another 4 Dwellings)? Then a detached double garage that has only parking for 4 cars for 8 dwellings? Did I miss something?

That is incredibly shocking. I definity DO NOT approve of this development at all. I share a back alley with this property and the parking is tight as it is, and this property is in the middle of the block. There is no way they should knock down 1 signal residence on a 50 x 120 foot lot and put up technically 8 dwelling units in the middle of the block.

I think that is utterly ridiculous.

Please let me know if I misread the plans but that is absolutely appalling.

Thanks  
Jason Haggins 4 [REDACTED] 7

**Samnick, Cyrille**

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**From:** Preston Phillips <[REDACTED]>  
**Sent:** Tuesday, June 11, 2024 12:06 PM  
**To:** van de Burgt, Sharon  
**Subject:** [External] Re: DP2024-02680  
**Attachments:** LOC2024-0900.docx; Good Day.pdf; Montgomery-Zoning Map.pdf; Montgomery ARP v1 Colour.pdf

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Hi Sharon,

Sorry for the delay on getting this to you. I wanted to add more comments but unfortunately but my schedule over the last few weeks has been extremely full. Considering such, I'm attaching my two original letters (and the two corresponding attachments to each) that I hope you have time to read. I will do my best to summarize n point form below,

As I am presently quite tight for time, I must do write this email quite quickly, so I apologize in advance for the spelling errors.

Thank you again for helping us with this DP. It stressful just thinking about this development.

#### Points specifically to the DP :

- The structure is extremely large compared to the long-time residents that live on either side.
- This street is already congested with parked cars (some belonging to elderly people directly next door to the proposed development) and an additional 8 units will obviously make matters worse. Because of the proximity to Home Road and Bowness Road, the community already has cars short-cutting through the neighborhood; increasing the density of the residences on the street potentially eight-fold is not even comprehensible
- Back lanes in the neighborhood are narrower than in other communities (according to the City of Calgary info); not designed for 4 units developments, each with rental suits. We are already to a point where two vehicles cannot pass each other on many streets in the community due to the increased density and corresponding vehicles, where are the people in these new residences going to park? I would welcome the opportunity for someone to come to our street and explain this.
- Several large, old growth trees will need to be removed to accommodate this building.
- It is simply a structure that dose not fit the context of this street!
- Of note: In their original proposal to the City, the developers proposing these two four-unit structures, reference two proposed precedents in our neighborhood (5104 17<sup>th</sup> Ave NW and 2324 48<sup>th</sup> St NW), both of which are on corner lots, which provide much more optionality for parking.
- The proposed development plans **were not included** (and not available) when the Land Use Redesignation was proposed. We found this a very deceiving move because we knew the development plans were available, but were clearly being withheld until after the April 22, hearing. These should have been made available as part of the LOC review/comment process. Its hard for the average person to comment on re-zoning when they don't have all the fact available!!

# 105

## Points dealing with the land use redesignation and DP:

As I mentioned above, in conjunction to my original two letter, I have attached a Montgomery Zoning Map and select pages from the City of Calgary's Montgomery Area Redevelopment Plan. As I pointed out in both my letters, many residents made the largest investments of their lives (including ourselves ) because of the City's claim " to preserve Montgomery's small town character..." as reference in point 2.5 (Residential Objectives) on page 11 of the attached Montgomery ARP v1.

The attached map and ARP detail the future development program for Montgomery, which includes a substantial increase in the density of the neighborhood, which for the most part, we are all onside with. It is very frustrating that so much time and effort was put into this ARP for our community to meet the city's growing needs, which has clearly been kicked to the curb.

Sharon, I'm not sure if what I'm about to say will help in you're meeting but it s point I will mention regardless;

Professional individuals such as financiers and economists, specialized in the supply and demand of homes, spend their lives trying to predict and change the housing market. I am absolutely befuddled that some individuals in city hall (and Parliament) are convinced that blanket re-zoning is the answer. The amount of research that should go into a proposal of this magnitude is huge, but in this case it is absent. The unfortunate part of this is that people like myself who have little to no experience in this field are spending evenings and weekends trying to educate ourselves in an attempt to go against developers and City Hall in an to keep some sort of congruency in our or community. As mentioned above, there is a great plan in place for Montgomery, (that the City endorsed and paid for). I it would be great to stick to plans as outlined on the Map attached and measure the outcomes in a few years before we entirely reinvent the wheel.

We have worked hard in our community to compromise with the existing, long-term neighbors by trying to retain this community's small-town vibe, while building new semi-detaching infills (and some row houses). This feat cannot be done if the block across from us is re-zoned to RCG in its entirety.

Sharon, sorry for the length and possible repetition of this email.  
Please feel free to reach out with any questions and thank you again for all your help.

Best,  
Preston Phillips  
C: 403.461.8737

---

**From:** van de Burgt, Sharon <Sharon.vandeBurgt@calgary.ca>  
**Date:** Tuesday, June 11, 2024 at 9:14 AM  
**To:** Preston Phillips [REDACTED]  
**Subject:** RE: DP2024-02680

Good morning Preston,

Yes please. I have a meeting regarding this dp this afternoon, so the sooner the better.

Thank you!

**Sharon van de Burgt**  
Senior Planning Technician

**SDAB2024-0061**

Subdivision and Development Applications | Community Planning

T 403.333.5526 | E [sharon.vandeburgt@calgary.ca](mailto:sharon.vandeburgt@calgary.ca)

Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community.

**From:** Preston Phillips <[REDACTED]>  
**Sent:** Friday, June 7, 2024 8:21 AM  
**To:** van de Burgt, Sharon <Sharon.vandeburgt@calgary.ca>  
**Subject:** [External] Re: DP2024-02680

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Good morning Sharon,  
Is it still possible for me to submit comments on the subject DP?  
Thank you.  
Preston.

**From:** van de Burgt, Sharon <[Sharon.vandeburgt@calgary.ca](mailto:Sharon.vandeburgt@calgary.ca)>  
**Sent:** Wednesday, May 22, 2024 2:24:35 PM  
**To:** Preston Phillips <[REDACTED]>  
**Subject:** RE: DP2024-02680

Hello Preston,

There are lots of things we need to get straight regarding the rezoning and how we will be addressing developments like this one. There is a lot of time yet, before this one will have a final review.

Council mentioned that more discretion should happen at the development permit stage, so I'm hoping we can come to the conclusion that this one may be out of context as it is midblock. The more objections the more sway, including the councilor of Ward 7, Terry Wong, who voted against the rezoning.

Please feel free let all the neighbours know they can send feedback to me directly until at least mid-June.

Kind regards,

**Sharon van de Burgt**

Senior Planning Technician

Subdivision and Development Applications | Community Planning

T 403.333.5526 | E [sharon.vandeburgt@calgary.ca](mailto:sharon.vandeburgt@calgary.ca)

Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community.

**From:** Preston Phillips <[REDACTED]>  
**Sent:** Wednesday, May 22, 2024 10:47 AM

To: van de Burgt, Sharon <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
Subject: [External] Re: DP2024-02680

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Hi Sharon,  
Sorry to bother you again (I imagine you're absolutely swamped right now), but further to my email below, just wondering if you have a few minutes to follow up on our original discussion.  
I will be putting together my comments this afternoon for the proposed DP, so I don't miss the window.  
Thanks Sharon.  
Preston

---

**From:** Preston Phillips <[p\[REDACTED\]@calgary.ca](mailto:p[REDACTED]@calgary.ca)>  
**Sent:** May 17, 2024 1:19 PM  
**To:** van de Burgt, Sharon <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
**Subject:** Re: DP2024-02680

Hi Sharon,  
Sorry to bother you again but further to our conversation last week, I was wondering if you some time to discuss the possibility of next steps (if there are any) with respect to the proposed development across the street from our home.  
I haven't submitted my comment with respect to the DP yet, as I was waiting to hear the verdict on the blanket rezoning. Despite the outcome of the vote, I would still like to submit my comments on the proposed Development (prior to May 22) and see if there are any other avenues we can take to push back on this building.  
Thanks in advance for your time and hope to hear back from you. Have a good weekend.  
Preston

---

**From:** van de Burgt, Sharon <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
**Sent:** May 10, 2024 8:59 AM  
**To:** Preston Phillips <[p\[REDACTED\]@calgary.ca](mailto:p[REDACTED]@calgary.ca)>  
**Subject:** RE: DP2024-02680

Hello Preston,

10:30 works best for me. I'll call you at ([REDACTED])

Looking forward to speaking with you.

Sharon

---

**From:** Preston Phillips <[REDACTED]>  
**Sent:** Friday, May 10, 2024 8:57 AM  
**To:** van de Burgt, Sharon <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
**Subject:** [External] Re: DP2024-02680

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Hi Sharon,

Thanks for getting back to me so quickly. I already have a quick meeting at 10am on Monday, but would 10:30 work for you? My schedule is also wide open before 10am, if that helps at all.

Thank you.

Preston

---

**From:** van de Burgt, Sharon <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
**Sent:** May 10, 2024 8:51 AM  
**To:** Preston Phillips <[REDACTED]>  
**Subject:** RE: DP2024-02680

Good morning Preston,

109

Thank you for your email. I'm having a pretty full Friday but am available Monday to speak. May I call you at 10am Monday, May 13?

Kind regards,

**Sharon van de Burgt**

Senior Planning Technician

Subdivision and Development Applications | Community Planning

T 403.333.5526 | E [sharon.vandeburgt@calgary.ca](mailto:sharon.vandeburgt@calgary.ca)

Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community.

---

**From:** Preston Phillips [REDACTED]  
**Sent:** Thursday, May 9, 2024 5:03 PM  
**To:** van de Burgt, Sharon <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
**Subject:** [External] Re: DP2024-02680

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Hi Sharon,

I just left a voicemail with you regarding the subject DP.

As I mentioned, there is a substantial development proposed across the street from us and, although I've had questions/comments about other past developments in Montgomery, this is quite different.

# 110

We are opposed to this development as it is enormous in comparison the rest of the residences in the blocks around us, but I'm trying to find out if there are any features with this proposed building that I can even comment on? I no longer have any idea what is acceptable and not acceptable in terms of a R-CG developments and I don't want to waste anyone's time just ranting without any facts to predicate my argument upon.

From past conversations with another file manager on a different DP, I was informed of some 'rules' that were based on land usage which developers had to comply to; I was wondering if there is anything similar to such, available for R-CG?

For example, I like to know what are the parameters are for a 'secondary suit', and is there a requirement for garages/assigned parking?

If you do have time for a quick phone call, I would save me some time and typing. I've spent more time over the last month reading though the City of Calgary website, trying to understand the proposed land use redesignation and the specifics of the DP proposed across the street from me.

Any information or time would be greatly appreciated because what I have discovered in my past dealings with developers (specifically in my neighborhood), is that they push the limits of the land use designation and rely on Calgary Development & Planning or neighboring residents to question the structure(s) proposed.

Thank you in advance for your time.

Preston Phillips

(403) 461-8737

---

**From:** van de Burgt, Sharon <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
**Sent:** May 6, 2024 1:18 PM  
**To:** Preston Phillips [REDACTED] >  
**Subject:** Re: DP2024-02680

Good afternoon Preston,

The sign should be displayed currently until May 11. I will be taking comments for this file until May 22.

Thank you!

Kind regards,

**Sharon van de Burgt**  
Senior Planning Technician

Subdivision and Development Applications | Community Planning

T 403.333.5526 | E [sharon.vandeburgt@calgary.ca](mailto:sharon.vandeburgt@calgary.ca)

Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community.

**Sent:** Friday, May 3, 2024 12:08 PM  
**To:** van de Burgt, Sharon <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
**Subject:** [External] DP2024-02680

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Good Afternoon Sharon,

With regard to the subject development permit, will a sign be put of the front lawn that advertises the timeline for community feedback on this large development that has been proposed on the lot?

Thanks in advance.

Preston

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NOTICE -  
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April 29, 2024

## City of Calgary

Planning and Development

Attention: Maha Safwan

RE: Application for Land Use Amendment: LOC2024 – 0090

Location: 4932 21 Ave NW

Good Day,

In response to Andrew Pun's letter and rezoning application dated March 21, 2024, this letter is to advise you that we are strongly opposed to the subject land use amendment.

Further to the few pages I have scanned and attached from a recent Montgomery Area Redevelopment Plan, the City of Calgary's residential objectives for Montgomery were states as, "*To preserve Montgomery's small down character by ensuring that residential development contributes to preserving its predominantly low-density land use*". As ideal as this sounds, it is understood that due to increasing populations, some of these ideologies must be bent to accommodate a greater population density within the community.

To exemplify this point, I have also attached a scanned copy of Montgomery-Zoning Map which was approved by Council in May of 2017. In response to the increasing population, the City approved this mutually agreeable land use map/community plan, which gave the residents of Montgomery peace of mind that, while increasing the density of the community, there was a sustainable path forward that would also allow Montgomery to maintain its small-town feel.

To be clear, increasing the population of Montgomery is positive for the local shops and the elementary school; new development in the neighborhood is fundamental. However, an 11 meter 4-plex (with secondary suites) does not work in the middle of block that is has single dwelling homes from one end of the block to the other, of which many residents have lived on for 20+ years. Most of the lots on this block are already RC-2 (many with basement suites), which will already more than double the amount of traffic and congestion to our community.

The precedents that the applicant refers to in the letter/application (5104 17 Ave NW and 2324 38 St NW) are corner lots, which are much better suited for RC-G zoning. If the applicants are so set on building a multi-residential development, we kindly ask that they follow the precedents they have provided and use a corner lot. There are several corner lot homes within the community that are reaching the end of their useful life, as well as the multiple blocks on either side of 18<sup>th</sup> and 19<sup>th</sup> street that have already been earmarked for such land use.

**SDAB2024-0061**

# 113

Another point I would like to bring forward is that if this development is approved, will the rest of the lots across our street be approved for 3-story row housing, potentially increasing the current density from 10 households to 40 households (not counting secondary suits)?

In summary, I understand change is inevitable but there must be some discretion. I constantly hear developers in Montgomery selling their ideas as, “a positive contribution to the community”, yet it seems to be that the positive benefit is for those who don’t reside in Montgomery. Please respect the residents who live here, especially the elderly that live on either side of this proposed development.

Please contact me with any questions.

Thank You,

Preston Phillips

April

**City of Calgary**

RE: Land Use Designation Amendment  
File Number: LOC2024-0900

This letter is to advise you that we not only strongly oppose city-wide land use redesignation, but in particular the community of Montgomery.

Since we moved into Montgomery in 2014, we have seen a least two (if not more) area development plans that have addressed traffic, redesigning storefronts on Bowness Road and land use. Attached is a recent Montgomery Area Redevelopment Plans (ARP) and a map from 2018 that illustrates the proposed zoning from yet another APR for the community. Montgomery land use has been reviewed numerous times over the last decade, all of which took taxpayer dollars, as well as the time of many contributing Montgomery area residents.

As the attached documents clearly indicate, the City and our community have put in a lot of time and effort to create a mutually agreeable ARP that allows for much higher densification in the neighborhood, as shown in Attachment 2. All these ideas were met with sound approval and endorsement from the City of Calgary.

It is very clear buy just glancing at the map that the most recent ARP will greatly increase the population density of Montgomery (especially in around Bowness Road), while still honoring the existing long-time residents of the neighborhood who having invested their time and money in the community.

Yet, despite the fact that only a fraction of these plans have come to fruition, the City wants to disregard the current ARP and blanket every single lot with a RC-G designation. As residents of Montgomery, we are frustrated that very little time has been given to implement and see the effects of the currently proposed ARP. The City is skipping the results that will be achieved with this current ARP

To use a specific case in conjunction with the comments above, the subject file number (LOC2024-0900) is located across the street from my house. It is not feasible to put an RC-G dwelling on this lot. This street is already too congested and a 4plex will negatively impact this already problematic situation.

Please respect the residents that live in these communities.  
Thank you.

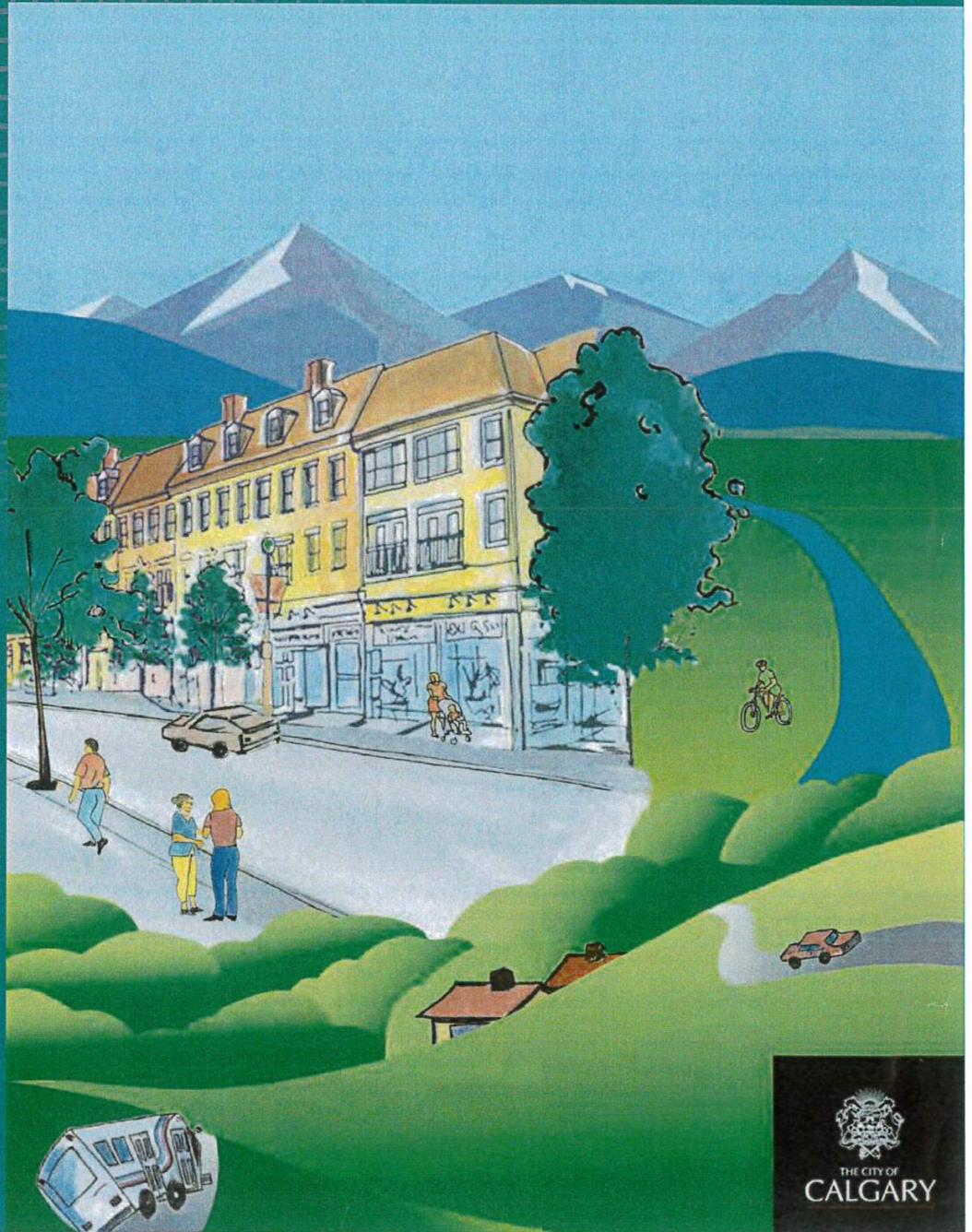
Preston Phillips

**115**

Sincerely,

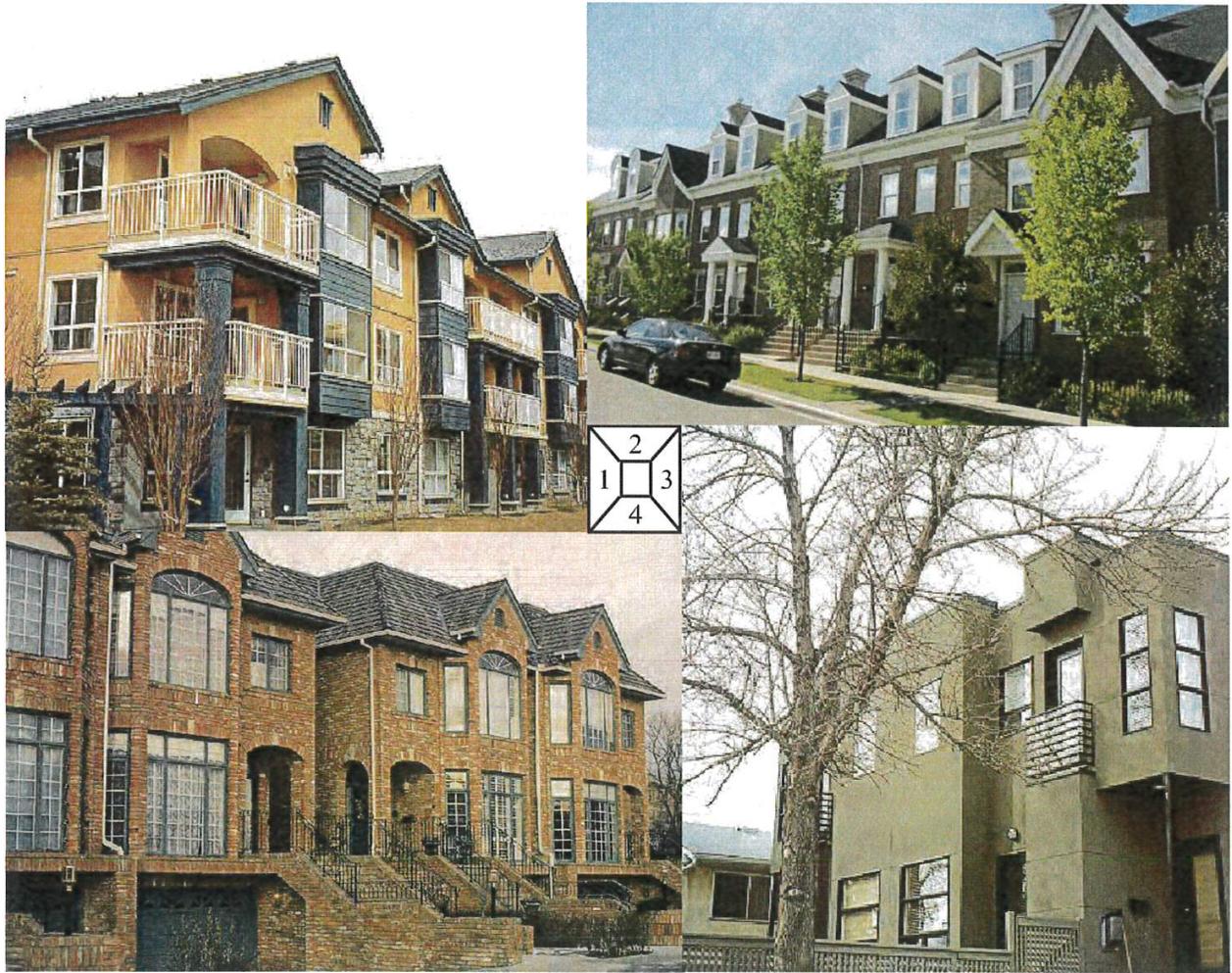
Preston Phillis

# Montgomery Area Redevelopment Plan

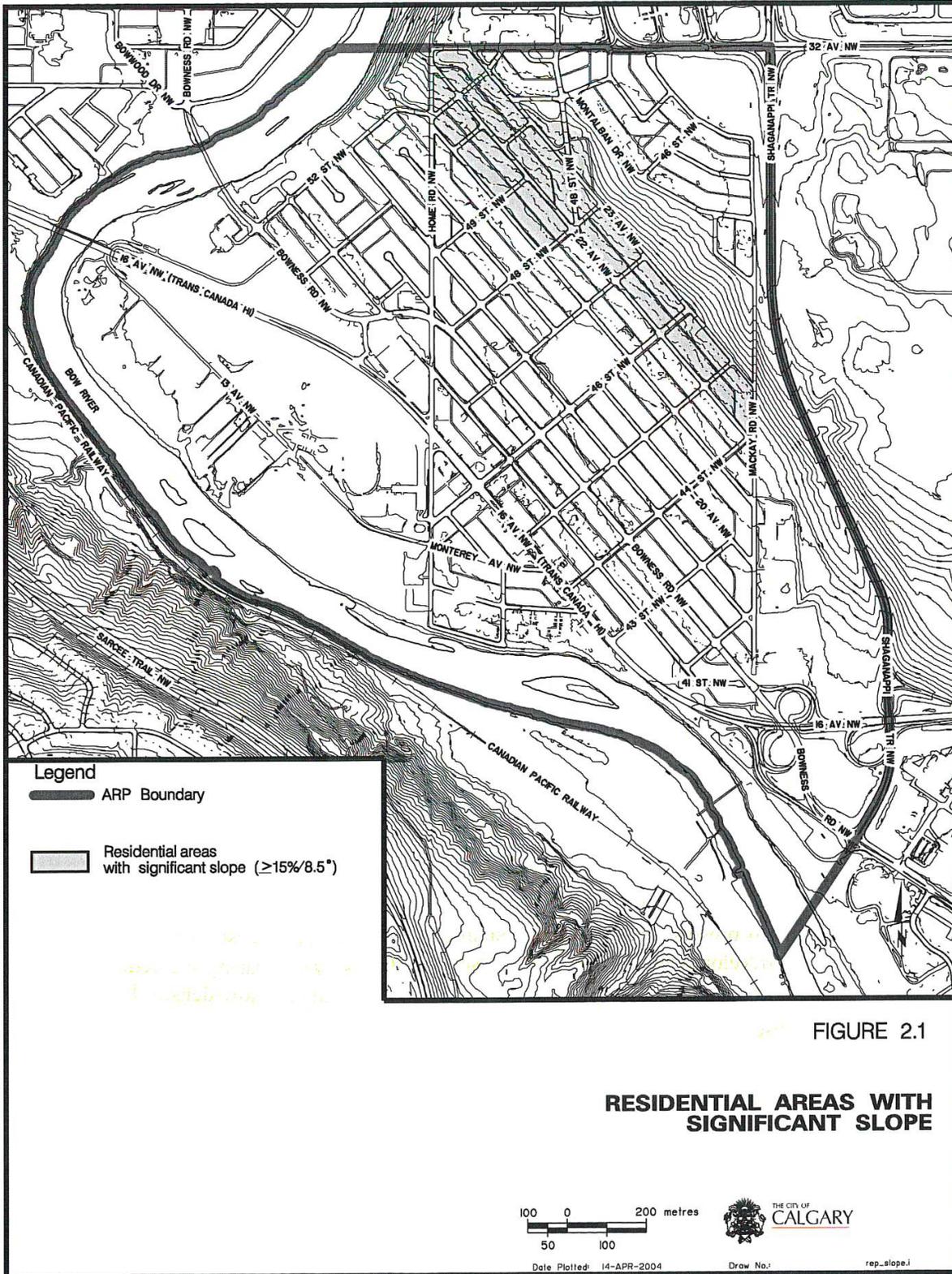


Chapter 2

Residential Land Use



*The ARP promotes low-profile, medium-density development near Montgomery’s existing commercial core on Bowness Road. For example, three-storey apartments (1), townhouses (2 & 4), and fourplex residential units (3).*



**BACKGROUND**

- 2.1 Montgomery is predominately a low-density residential community with 47% of its gross developable area (77 ha, 190 acres) currently designated for lower density residential development (R-1 and R-2). A small percentage (4%) of the gross developable area is currently designated for a combination of townhouse style development (R-2A) and for medium density residential development.
- 2.2 From 1968–2001, Montgomery’s population declined by 26% and during the same period the number of dwelling units increased by 28%. These trends are similar to other inner city communities where smaller household sizes have resulted in population decline in spite of an increase in the number of dwelling units. In addition to population decline, Montgomery’s population is aging. In the year 2001, 17% of Montgomery’s population were over 65, compared to 9% for Calgary as a whole.
- 2.3 Section 3 Background Information provides more detailed information regarding residential land use in Montgomery.

**RESIDENTIAL VISION FOR THE FUTURE**

- 2.4 *Montgomery continues to be a predominately low-density residential community with a small-town character. However, some sensitive intensification has occurred in the form of good-quality medium-density residential development located near to the Bowness Road/46 Street Main Street Area. This development extends the range of housing types available in the community, as well as increasing the local customer base for nearby businesses. New buildings are pedestrian-oriented and integrate well with nearby low-density residential areas. In the areas of significant slope, new houses have a building form which steps down to follow the existing land contours.*  
Bylaw 17P2017

**RESIDENTIAL OBJECTIVES**

- 2.5
  - (a) To preserve Montgomery’s small town character by ensuring residential development contributes to preserving its predominantly low-density land use.
  - (b) To ensure high quality residential redevelopment that enhances Montgomery’s image.
  - (c) To recognize that Montgomery could accommodate a range of housing design styles, of which primary considerations are high quality design and attention to detail.

- (d) To encourage medium-density residential development that is street-friendly, grade-oriented and designed to integrate well visually and functionally with the pedestrian-street frontage.
- (e) To ensure residential development is not visually dominating and set apart from the street.
- (f) To enhance Montgomery as a sustainable and livable residential community by encouraging a variety of housing types that can accommodate a range of ages, household sizes, household types and incomes.
- (g) To ensure that new development provides an attractive pedestrian-friendly residential environment with adequate parking, landscaping and amenities.
- (h) To encourage soft/natural landscaping to complement Montgomery’s river valley and escarpment natural features.
- (i) To recognize the importance of Montgomery’s topography by ensuring development in areas of significant slope by considering slope adaptive design and environmental impacts.

**LOW-DENSITY RESIDENTIAL POLICIES**

**Land Use**

**Policy R1.** Low-density residential development is encouraged in the areas indicated on the Future Land Use Plan (Figure 1.3). In these locations, all R-1, R-2 and Direct Control Districts with low-density residential guidelines shall continue.

**Redesignation**

**Policy R2.** The redesignation of low-density residential land (R-1 and R-2 and Direct Control Districts with low-density residential guidelines) to R-2A Residential Low Density District and to medium density residential (RM-4) should only be permitted in the locations indicated on the Land Use Plan (Figure 1.3). Redesignations outside these will require an amendment to the ARP.

**Policy R3.** Redesignation of R-2 Residential Low Density District to R-1 Residential Single Detached District should not be permitted. The R-2 land use designation provides flexibility and a low-density method for increasing and stabilizing Montgomery’s population.

**Policy R4.** In order to secure the stability of single detached neighbourhoods and retain community character the redesignation of R-1 Residential Single Detached District to R-2 Low Density Residential District should not be permitted, *with*



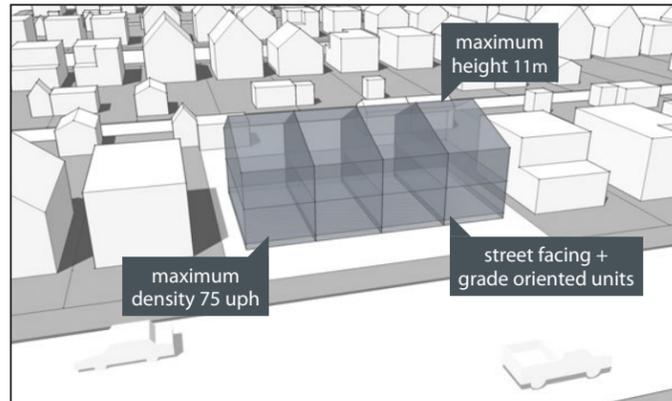
# Main Street: **Montgomery**

The Montgomery Area Redevelopment Plan was approved in 2008 and encourages the success and growth of the commercial areas along both Bowness Road NW and 16 Avenue NW. This includes pedestrian focused commercial access within mixed use buildings along Bowness Road and a gateway commercial area of high quality along 16 Avenue NW.

**APPROVED Land Use (Zoning)**

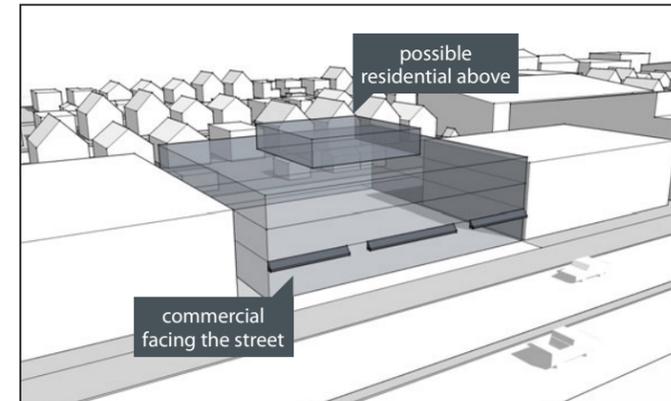
When Montgomery residents and main street users provided their input about the future of this area, they shared that they would like to see improvements to sidewalks, a better overall pedestrian experience and have a variety of retail and small businesses. Additional retail and improved public realm can only be supported with more population. Rezoning could allow greater flexibility for mixed use, apartment, or row or townhouse development, create more housing options and business opportunities for Montgomery.

In the of Fall of 2016, Montgomery residents provided detailed feedback at public input sessions on a proposed land use framework to meet this growth potential. These comments were considered when refining this proposal.



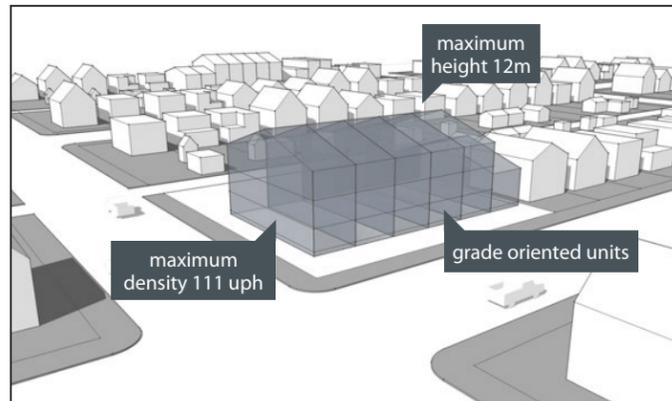
R-CG is a low density residential designation that is primarily for rowhouses that face a street with a front door. Does also allow single detached and side by side and duplex homes. Only slightly larger buildings then allowed by the R-C2 district. Maximum density is 75 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 3 units, 4 units could be developed on a corner site with two street frontages.

**R-CG Residential - Grade-Oriented Infill District**



C-COR2 is primarily a commercial district, but allows residential uses above the first storey of a building. This district accommodates both pedestrian focused uses and automobile oriented uses, such as gas bars.

**C-COR2 Commercial - Corridor 2 District**



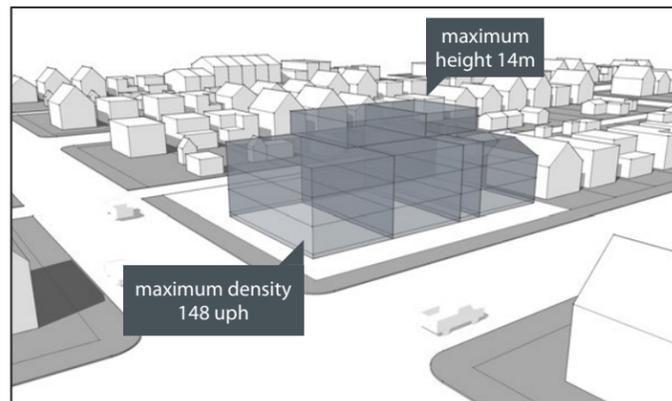
M-CG is a multi-residential designation in the developed area of the city that is primarily for townhouses and fourplexes. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 111 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 4 to 6 units.

**M-CG Multi-Residential - Contextual Grade-Oriented District**



MU-1 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor can be commercial or residential.

**MU-1 General Mixed Use District**



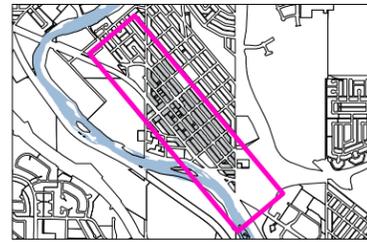
M-C1 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (3 - 4 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 148 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 8 units.

**M-C1 Multi-Residential - Contextual Low Profile District**



MU-2 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor must be commercial uses.

**MU-2 Active Frontage Mixed Use District**



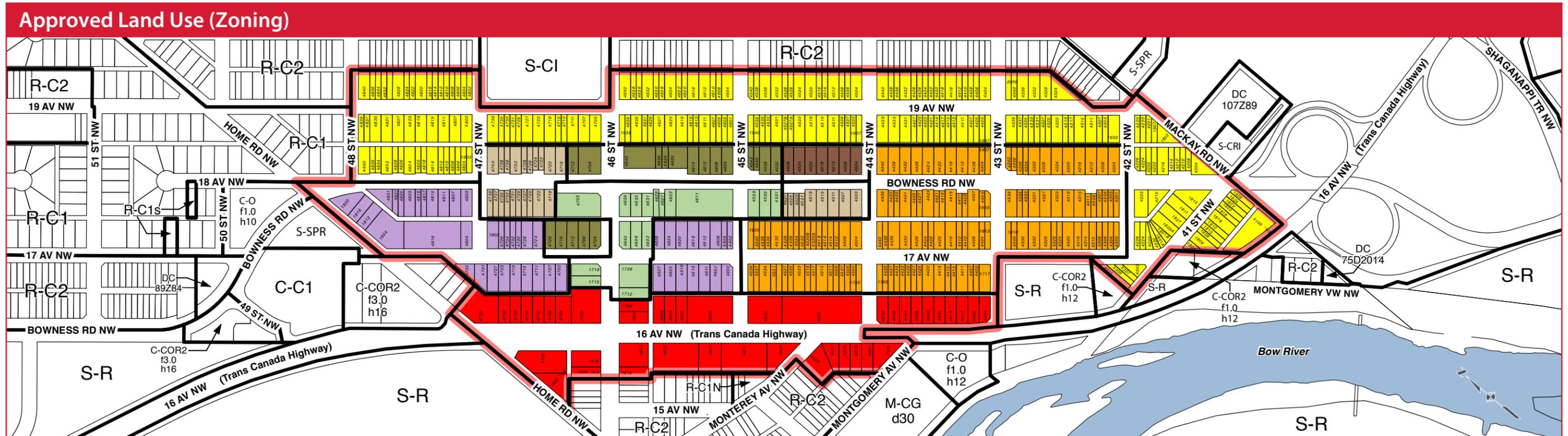
**Key Map**  
 - Map Extent  
 - Parcels to be redesignation

**LEGEND**  
 - Land Use District Boundary  
 - Parcels to be Redesignated  
 - Ownership Parcels  
 - Montgomery Main Streets Boundary

**Proposed Land Use Designations**

- Residential Grade-Oriented Infill District R-CG (2 to 3 storeys, 11 metre maximum)
- Multi Residential Contextual Grade-Oriented District M-CG (2 to 3 storeys, 12 metre maximum)
- Multi Residential Contextual Low Profile District M-C1 (3 to 4 storeys, 14 metre maximum)
- Commercial Corridor 2 District C-COR2 f4.5 h22 (5 to 6 storeys, 22 metre maximum)
- Mixed Use General District MU-1 f3 h16 (3 to 4 storeys, 16 metre maximum)
- Mixed Use General District MU-1 f4.5 h22 (5 to 6 storeys, 22 metre maximum)
- Mixed Use-Active Frontage District MU-2 f3 h16 (3 to 4 storeys, 16 metre maximum)
- Mixed Use-Active Frontage District MU-2 f4.5 h22 (5 to 6 storeys, 22 metre maximum)

(f = Floor Area Ratio; limits density allowed on site)  
 (h = Height; maximum allowed building height in metres)



This land use was approved by Council May 8, 2017.

Samnick, Cyrille

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**From:** [REDACTED]  
**Sent:** Friday, May 3, 2024 1:25 PM  
**To:** Sharon.vandeBurgt@calgary.ca; svc.dmap.commentsprod@calgary.ca  
**Subject:** [External] 4932 21 AV NW - DP2024-02680 - DMAP Comment - Fri 5/3/2024 1:25:7 PM  
**Attachments:** 4932 21 Ave NW - DP2024-02680 Comments Against.pdf

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Application: DP2024-02680

Submitted by: Trent Mastel

Contact Information

Address: 5019 22 Ave NW

Email: [REDACTED] com

Phone:

Overall, I am/we are:  
In opposition of this application

Areas of interest/concern:  
Building design,Site access and accessibility,Parking or loading zones,Landscaping plans,Environmental preservation,Privacy considerations,Garbage and recycling facility locations,Site layout

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:  
See attached letter regarding our strong opposition to this proposal.

# 124

Attachments:

4932 21 Ave NW - DP2024-02680 Comments Against.pdf

May 3, 2024

RE: DP-2024-02680 – 4932 21 Ave NW

We are writing to **strongly oppose** the proposed DP2024-02680 for the property location of 4932 21 Ave NW. We are homeowners living to the north east of this property and are concerned with the precedent that this proposal may set for our community.

This area is comprised of original bungalows, new single family homes and most recently new duplexes scattered throughout. The development proposed for this address is a two building four plex with secondary suites.

### **Application Concerns**

This is the first application that I have seen of this kind and causes great concern. This lot is mid block and not a corner that has been typical of 4 unit row housing.

Concerns include:

- Potential approval of this sets an unwanted precedent for this community.
- Lot coverage – does this meet the City requirements?
- Environmental – Tree removal and replaced with something much less
- Parking – The proposed 17’8” garage will not fit the average vehicle and will force cars to park on the already crowded street.
- Privacy & shading – This 3 building proposal (with an increase in height to 11m) creates privacy and sun shading concerns for both neighboring properties. We are not a neighboring property, but as mentioned, this proposal would create an unwanted precedent.

This proposal also goes against the Montgomery Area Redevelopment Plan. As per Figure 1.2 and 1.3 of the redevelopment plan, this area is designated as **“Low Density Residential Redevelopment”**.

Properties within this low density area require amendments to the Area Redevelopment Plan

The Developer and Builder is being hidden behind an “Individual Applicant” label. Additional concerns may be given if this was not hidden.

We strongly oppose the development permit as proposed.

Thanks,  
Trent



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## Development Authority Appeal Response

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**Appeal Number:** SDAB2024-0061

**Development Permit Number:** DP2024-02680

**Address:** 4932 21 AV NW

**Description:** New: Semi-detached Dwelling (2 Buildings), Secondary Suite (4 Suites), Accessory Residential Building (Garage, Mobility Storage - 4)

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

**Community:** Montgomery

**Identified Appeal Body:** Subdivision and Development Appeal Board (SDAB)

**Use:** Discretionary

**Notice Posted:** Required as per Bylaw.

**Public Response(s) Received?** Yes, responses received.

**Applicable Planning Policies:**

- Municipal Development Plan
- Montgomery Area Redevelopment Plan
- Policy to Guide Discretion for Secondary Suites and Backyard Suites (the Policy)

**Bylaw Relaxations:** The application does not require any land use bylaw relaxations.

**Additional Factors, Considerations, and/or Rationale:**

1. As directed by a city-wide initiative, the parcel's land use designation is Residential – Grade Oriented Infill (R-CG). This change will provide an increase in housing opportunities and in the variety of homes across the city. A variety of housing forms within a community will create a diversity of price-points within that community, helping ensure community populations stabilize and diversify, which ensures more Calgarians can find a home in the community they love. Council's decision to designate this parcel as R-CG is not a matter before the Board.
2. Please refer to the Reasons for Approval.
3. In making their decision the Development Authority applied sections 35, 36 and 37 of the Land Use Bylaw.
4. The Municipal Development Plan (MDP) identifies the subject parcel within the Established land use typology on the Urban Structure map.
5. MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit. The MDP promotes housing diversity and choice through the following policies:



**The City of Calgary**  
**Planning & Development Services**

- a. Ensure impacts on overall housing affordability are considered as part of planning decisions. (MDP 2.1.1.b)
  - b. Support the development of complete communities to ensure a compact and well-designed urban form that efficiently utilizes land and infrastructure, provides housing choices at transit-supportive densities, local services, and employment, and promotes mobility options. (MDP 2.2.4.a)
  - c. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing (MDP 2.2.5.a)
  - d. Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities. (2.2.5.b)
  - e. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
    - i. A mix of housing types and tenures, including single detached, ground oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium and higher-density and mixed-use residential developments.
    - ii. A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types (MDP 2.3.1.a)
6. The Montgomery Area Redevelopment Plan (ARP) indicates the subject site is in the Low Density Residential area on the Future Land Use Plan map. Policies of the ARP include:
- To recognize that Montgomery could accommodate a range of housing design styles, or which primary considerations are high quality design and attention to detail. (s.2.5.c)
  - To enhance Montgomery as a sustainable and livable residential community by encouraging a variety of housing types that can accommodate a range of ages, household sizes, household types and incomes. (s.2.5.f)
  - To ensure that new development provides an attractive pedestrian-friendly residential environment with parking, landscaping, and amenities. (s.2.5.g)
7. The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines) are not relevant/applicable to the subject application, as this type of comprehensive development is not addressed in the Infill Guidelines.

*The intent of the infill housing guidelines is in part to review new Single and Semi-Detached dwellings in the established communities. In the Boards view, this is intended to be done on a stand-alone basis and the Semi-Detached Dwelling included with the proposal is part of a comprehensive development, including two Rowhouses. Furthermore, the Board notes that requirements of the R-CG land use district are very specific regarding setbacks and this was carefully included in the RC-G land use*



*district to ensure a sensitive transition between the parcel and the existing adjacent residential development occurs. (SDAB2024-0002 decision, s.185)*

8. The R-CG District is a low-density district that accommodates a wide range of grade-oriented development, where each unit has a front door and includes building forms and configurations consisting of Rowhouses, Townhouses, Semi-Detached Dwellings, Duplex Dwellings, and Single Detached Dwellings. The R-CG District allows for Secondary Suites, which do not count towards unit density. The proposal is for two semi-detached buildings with a detached garage.
9. The development complies with the rules of the R-CG district, including the building setbacks, maximum height, and minimum parking requirements.
  - a. All units have their own direct access to grade, while those in Building A facing the street have entrances that are clearly visible from the street. (s. 533)
  - b. Four parking stalls are required for this development. The proposal includes 4 parking stalls in the detached garage. (s.546.2)
  - c. The maximum density for the parcel is 75 units per hectare. The proposal is for 72 units per hectare. (s.529)
  - d. The proposal complies with all building setbacks for the front, side, and rear.
  - e. The proposal meets the 11.0-metre building height requirement. Building A has a maximum roof peak at 10.9 meters, and Building B has a maximum height of 8.5 metres. The proposal complies with the maximum height for any building between the rear property line and 60.0% parcel depth.
  - f. The landscaping requirements have been fulfilled and were approved along with the house plans. [s.542(1)]
  - g. Two mobility storage lockers are required for the units that do not have a motor vehicle parking stall. The proposal includes 4 storage lockers. [s.546.1(1)]
10. The Development Authority may submit additional materials prior to the merit hearing.

**From:** [Andrew Pun](#)  
**To:** [Calgary SDAB Info](#)  
**Subject:** [External] Re: Appeal Confirmation: SDAB2024-0061 (4932 21 Ave NW, DP2024-02680)  
**Date:** Wednesday, October 16, 2024 6:18:01 PM

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Good afternoon,

Thank you for the email. Due to my limited availability, the property owner has decided to represent himself at the hearing(s) and I am no longer involved for this file. Please direct all future correspondence to:

Zewei Zhang,  
[zhangzewei94@hotmail.com](mailto:zhangzewei94@hotmail.com)  
403-371-8882

Thanks, Andrew

On Thu, 10 Oct 2024 at 11:25, Calgary SDAB Info <[Info@calgarysdab.ca](mailto:Info@calgarysdab.ca)> wrote:

Good morning,

The Subdivision and Development Appeal Board is in receipt of the Notice of Appeal (attached). Once the appeal has been scheduled to be heard by the board, a formal Notice of Hearing will be provided. For information on participating in the hearing, please visit our website at [Participating \(calgary.ca\)](#).

Thank you,

**SDAB Admin**

Municipal Boards & Governance

Office: 4<sup>th</sup> Flr, 1212 31 Avenue NE

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

General Phone Line: 403.268.5312 | [calgarysdab.ca](http://calgarysdab.ca)

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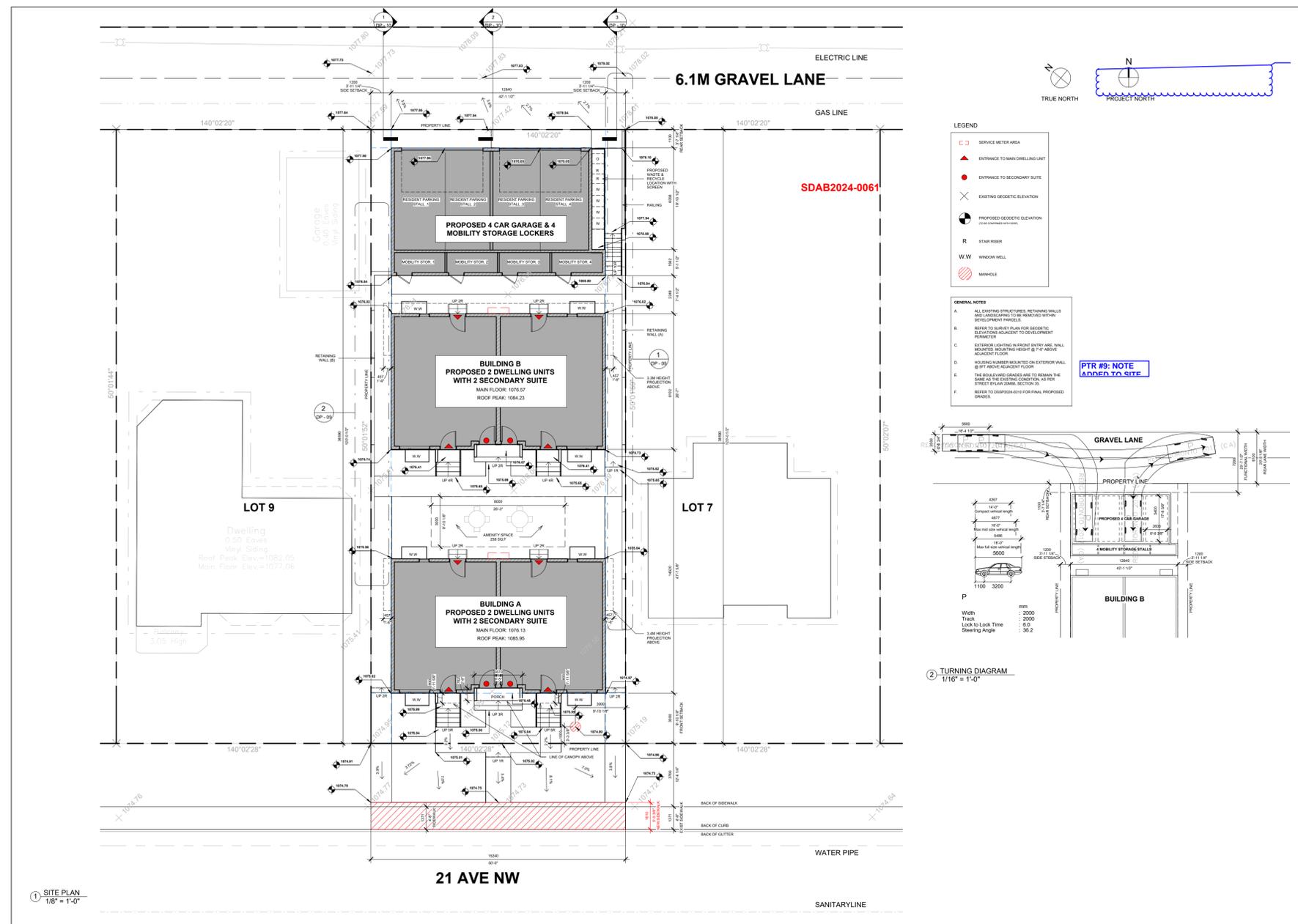
Thanks,

Andrew

**SDAB2024-0061**







DEVELOPMENT PERMIT

4932 21 AVE NW, CALGARY AB T3B 0X2

ISSUANCE	
REVISION	
DATE	24-08-08
SCALE	As Indicated
Drawn By	ZZ
Checked By	ap
TITLE	SITE PLAN

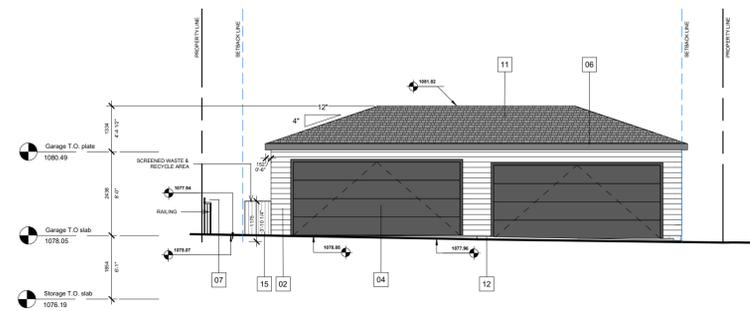
DP - 02



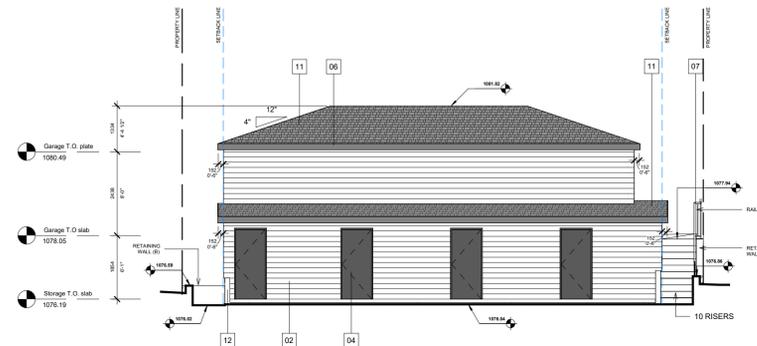




SDAB2024-0061



2 GARAGE @ FRONT (NORTH) ELEVATION  
3/16" = 1'-0"



1 GARAGE @ STOR. (SOUTH) ELEVATION  
3/16" = 1'-0"

MATERIAL LEGEND	
NO.	MATERIAL
01	HARDIE LAP SIDING / VINYL SIDING - IRON GRAY
02	HARDIE LAP SIDING/ VINYL SIDING - ARCTIC WHITE
03	CORRUGATED GALVANIZED WINDOW WELL
04	METAL FRAME WINDOW & DOOR - BLACK
05	METAL TRIM & PANEL - IRON GRAY
06	METAL FASCIA - IRON GRAY
07	ALUMINUM RAILING - BLACK, POWER COATED
08	WOOD GRAIN METAL SIDING
09	METAL STRINGER STAIR - BLACK, POWER COATED
10	GUTTER & DOWNSPOUT - IRON GRAY
11	ASPHALT SHINGLES - BLACK
12	PARGING / E.I.F.S.
13	CONCRETE STAIRS
14	BRICK VENEER - BLACK / GREY
15	WOOD SCREEN

DEVELOPMENT PERMIT

4932 21 AVE NW, CALGARY AB T3B 0X2

ISSUANCE  
REVISION  
DATE: 24-08-08  
SCALE: 3/16" = 1'-0"  
Drawn By: ZZ  
Checked By: ap  
TITLE: ELEVATIONS (GARAGE)

DP - 06











