



The City of Calgary

DEVELOPMENT & BUILDING APPROVALS
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)

Conditions of Approval – Development Permit

Application Number: DP2013-2892
Application Description: New: Multi-Residential Development (1 building, 4 units)
Land Use District: Multi-Residential - Contextual Grade-Oriented d72
Use Type: Discretionary
Site Address: 69 31 AV SW
Community: ERLTON
Applicant: TRICOR DESIGNS

CPAG Team:

Planning

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Urban Development

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Parks

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Prior to Release Requirements

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

Planning:

1. Submit a total 6 complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively address the Prior To Release conditions of all Departments as specified below.

In order to expedite the review of the Amended Plans, please include the following in your submission:

- a. 3 of the plan set(s) shall highlight all of the amendments.
- b. 4 detailed written response(s) to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior to Release conditions were addressed and/or resolved.

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- c. In addition to the full sized plans requested above, please submit one (1) 11 x 17 complete set of plans for the purpose of the Development Completion Permit (DCP) process.

Please ensure that all plans affected by the revisions are amended accordingly.

2. Amend plans to note all windows with 'OBS' on the East elevation drawings to be re-noted 'Permanently Obscured Glass windows'.
3. Amended plans must note that Building Code Requirements will be met as noted in #26 below.

Urban Development:

4. The proposal to construct public infrastructure, storm sewers within City rights-of-way requires the owner to execute an Indemnification Agreement to the satisfaction of the Manager of Urban Development.

To initiate the Indemnification Agreement, the following items shall be submitted to the Urban Development Generalist:

- a. cover letter requesting an indemnification agreement, including an 8 1/2" x 11" site plan indicating the construction boundaries.
 - b. indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
 - c. detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for storm mains and their respective lengths in linear metres) within the City right of way.
5. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Urban Development, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

http://www.calgary.ca/PDA/DBA/Documents/urban_development/publications/DSSP2012.pdf

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/DBA/Documents/carls/development-site-servicing-plan.pdf>

6. Amend the plans to:

Waste and Recycling Services – General

- a. Provide metric dimensions and scale on all drawings for waste and recycling facilities.

7. Amend the plans to:

Roads

- a. Revise site and landscaping plan to show new monolithic walk along the entire length of Erlton Street to the lane. Although it is unlikely that a sidewalk will be constructed south of the lane in the future, the extra length of sidewalk will benefit visitors and residents of the new development who will be parking on the street. Be advised that City records indicated there is an existing underground AGT line that may have to be relocated to accommodate the new sidewalk.
 - b. Submit driveway cross sections complete with geodetic elevations at the back of walk and the garage pad.
 - c. Indicate on plans the existing driveway crossing on Erlton Street is to be removed and rehabilitated to City standards.
8. 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 driveway crossings on 31 Avenue SW.
 - b. Closure and removal of existing driveway crossings on Erlton Street SW.
 - c. Construction of new sidewalks adjacent to Erlton Street SW.
 - d. Rehabilitation of sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,
9. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by 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.

Roads

- a. Street lighting upgrading adjacent to Erlton St SW and 31 Av SE.

Transportation:

No comments.

Parks:

No comments.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

10. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
11. No changes to the approved plans shall take place unless authorized by the Development Authority.
12. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5491 to request a site inspection for the Development Completion Permit.
13. Upon completion of the main floor of the triplex proof of the geodetic elevation of the constructed slab on grade must be submitted to and approved by the Development Authority prior to any further construction proceeding. Fax confirmation to 403-268-8178 to the attention of 'Bylaw Checker - Geodetics'.
14. Retaining wall(s) that are 1.0m or greater in height shall be located and constructed as shown on the approved plans released with this permit.
15. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.

Urban Development:

16. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
17. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Urban Development. All work performed on public property shall be done in accordance with City standards.
18. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, utility work, etc. All temporary shoring, etc., installed in the City rights-of-way areas must be removed to the satisfaction of the Manager of Urban Development, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.

19. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which was submitted to Water Resources for review and acceptance. Any amendments to the ESC documents must be reviewed and approved by Water Resources in advance by contacting the ESC inspector that reviewed the documents or by contacting the Water Resources Erosion Control Coordinator at 403-268-2655.

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

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.

20. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
21. All rooftop drainage shall be controlled with eave troughs and downspouts that direct drainage to the street.
22. 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.
23. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

Transportation:

No comments.

Parks:

No comments.

Advisory Comments

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

Planning:

24. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Subdivision and Development Appeal Board (4th Floor, 1212 31 Avenue NE, Calgary, AB T2E 7S8) [DJ3 Building] **within 14 days of receipt of the decision letter**. An appeal along with reasons must be submitted, together with payment of a \$25.00 fee, to the Subdivision and Development Appeal Board. An appeal may also be filed online at www.calgary.ca/sdab/onlineappeal or mailed to Subdivision and Development Appeals Board (#8110), P.O. Box 2100, Station M, Calgary AB T2P 2M5. To obtain an appeal form, for information on appeal submission options or the appeal process, please visit the website or call 403-268-5312.
25. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the development (building and site), including those which are required through the building permit process.
26. Building Regulations advises of the following. Please refer to the contact provided in the comments below if you have any questions prior to your building permit application.

IMPORTANT NOTICE

A preliminary review for compliance with the 2006 Alberta Building Code has been completed based on the Development Permit Application Drawings.

The following comments may affect the design concept of the building and shall be addressed prior to the application for a Building Permit.

A Building Permit shall be obtained from the Building Regulations Division before construction.

Comments (advisory)

1. Division B, 9.10.15.1) Ensure NO PORTION of the either side by side units space is located in whole or part of the other. If any portion is located above the other this building will need to be designed to conform to 9.10.14. requirements. Specifically reference Division B, 9.10.15.1.c).
2. Division B, 9.10.15. Provide limiting distance and unprotected opening calculations for the exposing building faces of the new building at time of building permit application.
3. Division B, 9.10. & 9.11. The required fire separation between dwelling units is required to provide a minimum 1 hour fire resistance rating and STC rating of 50 (Division B, 9.11.2.1.). Provide a TESTED/LISTED assembly to prove conformance to these requirements. Example of such assemblies can be found in the ABC 2006, Division B, Appendix A - an example of an acceptable wall would be Division B, Appendix A, W13a – FRR = 1hr, STC = 57. Construction of this assembly must be exact as per the listing.

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4. The engineered floor joist and roof truss layouts are required from the supplier at time of building permit application.
 5. Division B, 9.15.4.3. Provide engineer's design and review for openings in foundation wall exceeding 1.2m (4'0") prior to foundation inspection.
 6. Provide a completed "Form A: Manufactured Stone and Brick Used in Exterior Wall Cladding Systems" at time of building permit application.
 7. Provide a completed "Form C: Exterior Wall Cladding of Part 9 Buildings" at time of building permit application.
 8. Stucco shall be applied as per Alberta building code. Min. 15mm overall thickness if 2 base coats and one finish coat used (Division B, 9.28.6.2) or min. 19mm overall thickness if 2 coats used (Division B, 9.28.6.6.). If an E.I.F.S. system to be installed then include name of manufacturer and provide a copy of the approved listing/testing (CCMC report). Engineering is required if the design varies from the approved testing/listing.
 9. Please note 2 building permits will be required, one per building OR a letter from the owner specifically stating that staged occupancy will not be requested and that progress on both buildings will occur at the same time, and inspections will progress on all suite at the same time.
27. The approval of this Development Permit does not limit in any way the application of the regulations in the Alberta Building Code, nor does it constitute any permit or permission under the Alberta Building Code.
 28. In addition to your Development Permit, you should be aware that Building Permit(s) are required. Once your Development Permit application has been approved, you may apply for Building Permit(s). Please contact Building Regulations at 403-268-5311 for further information.

Urban Development:

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

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

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

30. The locations and design of driveways must be approved by Transportation Planning. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developer's expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developer's expense.
31. Garage /parking stalls at rear must tie to the existing lane grades. Grades are available from the Supervisor, Building Grades at 403-268-5072.
32. In accordance with the *Encroachment Policy* adopted by Council on June 24, 1996, and as amended on February 23, 1998, encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developer's expense. Encroachments are subject to approval by the Encroachment Administrator, Corporate Properties.
33. Water and sanitary connections are available from 31 Avenue SW.
34. 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.
35. Review with Fire Prevention Bureau at 403-268-8742 for on-site hydrant coverage and Siamese connection location(s). A stamped site servicing (hydrant location plan) plan by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. (Principal entrance(s) are to be labelled on the plan.)
36. This parcel cannot be subdivided due to existing water servicing constraints.
37. Each unit must be individually metered.
38. 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.
39. Storm sewers are unavailable.
40. A storm sewer extension is required to service the proposed development at the applicant's expense. Where extensions of the City sewer mains form part of the

development proposal, drawings shall be required on a standard block profile for approval by the City with the Development Site Servicing Plan circulation.

41. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current "Stormwater Management & Design Manual" Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval/Development-Approvals-Submissions.aspx>). For more information contact Development Approvals at 403-268-4636.
42. Maintain existing allowable stormwater runoff coefficient.
43. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100 year storm events.
44. 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.
45. Each building shall be separately serviced from an on-site sanitary main except for ancillary buildings that are required and form an integral part of the development.
46. Controlled stormwater discharge is required for the subject site.
47. All on-site sewers are to be designed to City of Calgary specifications.
48. Weeping tile must be connected to a sump and pump that discharges the flow onto the lots such that it drains away from the house **unless** a qualified soils consultant has determined otherwise. The consultant shall use the criteria set out in Section 3.3.6.8 of the *Stormwater Management & Design Manual*. A letter with the appropriate elevations (in metric geodetic) and information will be required by Water Resources.
49. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage or Dewatering 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 or Dewatering Permit at all times. For further information, contact the Water Resources' Erosion Control Coordinator at 403-268-2655, the Corporate Call Centre at 311 or visit www.calgary.ca/waterservices/esc (Drainage and Dewatering Permit applications can be downloaded from this website).
50. Ensure that all associated drainage from rain, irrigation systems and snow is directed away from the collection area.
51. Storage enclosures and collection areas shall be maintained and clear of snow and ice.

52. Waste and recycling collection facilities are to be constructed in accordance with the current "Waste & Recycling Services Requirements: Design Guidelines"
<http://www.calgary.ca/UEP/WRS/Pages/Development-permit-review-and-requirements/Development-Permit-Review-and-Requirements.aspx>

Contact the Waste and Recycling Services Specialist at 403-268-8445 or 403-268-8429 for further site specific details.

Transportation:

No comments.

Parks:

No comments.