



# The City of Calgary

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October 10, 2013

Ken Scott  
NORR ARCHITECT PLANNERS  
#100 221 10 AV SE  
CALGARY, AB T2G 0V9

Dear Sir/Madam:

**RE: Notification of Decision DP2012-5065**

**Subject: New: Multi-Residential Development, Retail and Consumer Service (2 buildings, 47 units)**

**Project: MISSION ROAD APARTMENT & TOWNHOUSE**

**Address: 90 MISSION RD SW  
94 MISSION RD SW**

**See attachment for list of all addresses**

This is your notification of the decision by the Development Authority to approve the above noted application on October 10, 2013.

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

Development approved by this permit must commence by October 10, 2016 or the development permit shall cease to be valid.

The decision will be advertised once in the Calgary Herald on October 17, 2013, which is the start of the mandatory 14 day appeal period.

For this type of permit both the applicant and any other parties may appeal this decision. You may choose to appeal any of the Prior to Release Requirements and the Permanent Conditions of approval within 14 days of receipt of this letter. An appeal along with reasons must be submitted, together with payment of a \$25.00 fee, to the Subdivision and Development Appeal Board (4th floor, 1212 31 Ave N.E., Calgary T2E 7S8)). An appeal may also be filed online at [www.calgary.ca/sdab/onlineappeal](http://www.calgary.ca/sdab/onlineappeal). To obtain an appeal form, for information on appeal submission options or the appeal process, please call 268-5312.

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. Once the appeal period has lapsed and no appeal has been filed you will be required to meet the Prior to Release Requirements after which you will be contacted by telephone to pick up your Development Permit. Should you require clarification of the above or further information, please contact me at (403) 268-2470 or by fax at (403) 268-1997 and assist me by quoting the Development Permit number.

Yours truly,



Lindsey Glover

Senior Planner  
Planning Implementation  
Attachment(s)



# The City of Calgary

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cc: Parkhill / Stanley Park Community Association  
Greg Hay  
4013 Stanley Rd. SW  
Calgary Alberta T2S 2P5

Erlton Community Association  
Bill Fischer  
65- 31 Av. SW  
Calgary Alberta T2S 2Y7



# The City of Calgary

DEVELOPMENT & BUILDING APPROVALS  
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)

## Conditions of Approval – Development Permit

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**Application Number:** DP2012-5065  
**Application Description:** New: Multi-Residential Development (2 buildings, 47 units), Retail and Consumer Service  
**Land Use District:** Direct Control: DC6D2012  
**Use Type:** Discretionary  
**Site Address:** 90 Mission Rd. SW, 94 Mission Rd. SW, 98 Mission Rd. SW  
**Community:** Parkhill  
**Applicant:** Ken Scott (NORR Architects Planners)  
**Date of Decision:** October 10, 2013

### CPAG Team:

#### Planning

LINDSEY GLOVER (403) 268-2470 lindsey.glover@calgary.ca

#### Urban Development

DAN DAVENPORT (403) 268-5083 dan.davenport@calgary.ca

#### Transportation

AHSAN TARIQ (403) 268-2346 ahsan.tariq@calgary.ca

#### Parks

SHIMIN WU (403) 268-5813 shimin.wu@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:

### Planning:

1. Submit a total of six (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. All of the plan sets shall highlight all of the amendments.
- b. Three (3) detailed written responses 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.

- 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.

### Urban Development:

2. Consolidate the subject parcels. Submit a copy of the registered plan and certificate of title indicating the consolidation of subject parcels onto a single titled parcel to the Urban Development Generalist.
3. Amend the plans to:

#### Encroachments

- a. Remove the encroachments as shown on **ALL DRAWINGS**, (trees, bushes, hedges, etc.) from within the City right-of-way on 34 Av SW and Mission Rd SW. Tree planting located within the Mission Rd SW road right of way requires a line assignment from Utility Line Assignments. Only grass / sod are permitted within the City boulevards.
- b. Remove the encroachments into the lane, (townhouse unit entrance walks, and waste & recycling concrete driveway which appears to encroach by approximately 614mm into the lane).

#### Waste and Recycling Services – General

- c. Indicate on the landscape plan DP-L1-00 the 'garbage' as the 'waste and recycling'.
- d. Provide confirmation on company letterhead from a waste collection provider verifying that height, width and vehicle access requirements have been met for this development (to be transposed onto the plans).
- e. Backing out onto a public thoroughfare or excessive manoeuvring is not permitted.
- f. Provide and indicate the minimum vertical clearance for the collection of the Molok bags as per the provided letter from the waste collection provider.
4. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

#### Roads

- a. Construction of one new driveway crossing on Mission Rd SW.
- b. Construction of two new driveway crossings on 34 Av SW (this includes the Waste & Recycling driveway apron).
- c. Closure and removal of one existing driveway crossing on 34 Av SW.
- d. Rehabilitation of existing sidewalks, curb and gutter, etc.
5. 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 Mission Rd SW and 34 Av SW.

#### **Transportation:**

No comments.

#### **Parks:**

6. Amend the site and landscape plan to remove proposed shrubs and planting beds in the city right of way.
7. Amend the site and landscape plan to relocate proposed trees on 34 Av SW so that they equally split the distance between the sidewalk and the footprint of proposed building, at about 1.8m from the leading edge of the sidewalk.
8. Amend the site and landscape plan to remove proposed boulevard trees on Mission Road south of the sidewalk, as with proposed angle parking, there won't be enough space to plant trees between the parking and the sidewalk.

Also amend the locations of the trees north of the sidewalk to ensure at least 2m clearance from any hard surface and vertical structure (including foundation envelope).

9. Amend the site and landscape plan to relocate proposed trees along the north edge (the lane) so they are completely on the development site. Trees of dual ownership are not encouraged.
10. The landscape plan proposes large trembling aspen, lodgepole pine and bakeri spruce to be planted in the city road right of way. However, American Elm, Burr oak, Green ash, Shubert chokecherry, Toba hawthorn, Swedish columnar aspen, Pin cherry, Rosthern crab-apple, Japanese tree lilac, Amur maple (single stem), Russian mountain ash are recommended species for boulevard. Amend the plan to choose suitable tree species from the above list.

## **Permanent Conditions**

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The following permanent conditions shall apply:

#### **Planning:**

11. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
12. No changes to the approved plans shall take place unless authorized by the Development Authority.

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 Customer Advisory Services at (403) 268-5311.

13. 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 403-268-5311 to request a site inspection for the Development Completion Permit.
14. All roof top mechanical equipment shall be screened as shown on the approved plans.
15. Upon completion of the main floor subfloor of each building, proof of the geodetic elevation of the constructed main floor subfloor 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'.
16. Retaining walls that are 1.0m or greater in height shall be located and constructed as shown on the approved plans released with this permit.
17. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.
18. All electrical servicing for freestanding light standards shall be provided from underground.
19. A lighting system to meet a minimum of 54 LUX for parkades with a uniformity ratio of 4:1 on pavement shall be provided.
20. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
21. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
22. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
23. Each parking stall, where located next to a sidewalk or pedestrian path, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
24. The garbage garage enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

#### **Urban Development:**

25. 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).

26. 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.
27. 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.
28. 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](http://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.

29. 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.
30. 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.
31. 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:**

32. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector to arrange an inspection at 403-268-5204.

## 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:**

33. 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](http://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.
34. 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.
35. Building Regulations advises of the following. Please contact Darren Meadows at 403-268-1493 if you have any questions prior to your building permit application.
- a. Division B, 3.2.2./Part 9 Provide a complete Building code review at time of Building Permit application. The **building classification** shall be included as required by 3.2.2./Part 9. The fire separations and fire resistance ratings shall be clearly identified on the drawings. (Floor loading, fire resistance ratings, spatial separations, construction of exposing building face, occupant loads, exiting, etc)
  - b. Division B, **3.3.5.7.2**) In a *building* more than 3 storeys in *building height*, access through a *fire separation* between a *storage garage* and a Group A, Division 2, 3 or 4, or a Group C *occupancy*, shall be through a vestibule. **(this building exceeds 3 storey therefore vestibules are required – refer to page DP201)**



- c. Division C, 2.4. Please note full professional involvement is required for this building, Building permit application shall include full architectural, structural, mechanical, electrical, and geotechnical information.
36. 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.

**Urban Development:**

37. 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.

38. 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.
39. Waste and recycling loading areas at rear must tie to the existing lane grades. Grades are available from the Supervisor, Building Grades at 403-268-5072.
40. 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.

41. Water connection is available from 34 Av SW.
42. 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.
43. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
44. 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.)
45. 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 403-268-4636 for details.
46. 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.
47. A parallel cross connection control arrangement is required for installations with more than 12 residential units or for services that require a 24 hr uninterrupted water supply.
48. The applicant must apply for water and sewer connections as per City Standards.
49. Sanitary sewer connection is available from Mission Rd SW.
50. Storm sewer connection is available from Mission Rd SW.
51. Storm and Sanitary service connections locations must be at the right angles to the City mains.
52. Show all existing and proposed sewers on the Development Site Servicing Plan at the Building Permit stage. Contact the Development Servicing, Urban Development at [developmentservicing2@calgary.ca](mailto:developmentservicing2@calgary.ca) for 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/DSSSP2012.pdf](http://www.calgary.ca/PDA/DBA/Documents/urban_development/publications/DSSSP2012.pdf)

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

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 Customer Advisory Services at (403) 268-5311.

<http://www.calgary.ca/PDA/DBA/Documents/carls/DSSP-CARL.pdf>

53. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system.
54. All open run-off shall drain to on-site storm sewer and covered parkade ramp shall drain to sanitary sewer.
55. The allowable stormwater run-off coefficient shall be 69 l/s/ha.
56. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100 year storm events.
57. 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.
58. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
59. Controlled stormwater discharge is required for the subject site.
60. 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.
61. 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](http://www.calgary.ca/waterservices/esc) (Drainage and Dewatering Permit applications can be downloaded from this website).
62. Stormwater emergency escape routes must be to a public roadway.
63. The tree planting indicated on the approved development permit plans which are located within the road right of way require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
  - a. Property lines
  - b. Curb/sidewalks
  - c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
  - d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
  - e. Dimensions from property line to all of the above features

Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office,

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 Customer Advisory Services at (403) 268-5311.

it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6<sup>th</sup> floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026.

64. Ensure that all associated drainage from rain, irrigation systems and snow is directed away from the waste and recycling collection area.
65. Waste and recycling storage enclosures and collection areas shall be maintained and clear of snow and ice.
66. Waste and recycling collection facilities are to be constructed in accordance with the current "Design Guidelines for Development Permits & Development Site Servicing Plans, Waste & Recycling Section". (Refer to [http://www.calgary.ca/PDA/DBA/Documents/urban\\_development/publications/DSSP2008\\_Add1.pdf](http://www.calgary.ca/PDA/DBA/Documents/urban_development/publications/DSSP2008_Add1.pdf) for further waste and recycling guidelines)

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

**Transportation:**

67. The applicant is advised that current bus service (route 419) operates adjacent to this site eastbound on Mission Rd SW. Future transit service plans provide for additional westbound transit service along Mission Rd SW.

**Parks:**

68. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the General Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the General Manager, Engineering.