



# The City of Calgary

June 13, 2014

Rudy, Eric  
61 30 AV SW  
Calgary, Alberta T2S 2Y5

Dear Sir/Madam:

**RE: Notification of Decision DP2013-3087**  
**Subject: New: Multi-Residential Development (1 building, 4 units)**  
**Project:**  
**Address: 61 30 AV SW**

This is your notification of the decision by the Development Authority to approve the above noted application on June 12, 2014.

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 June 12, 2016 or the development permit shall cease to be valid.

The decision will be advertised once in the Calgary Herald on June 19, 2014, 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 \$100.00 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) 268-1225 or by fax at (403) 268-8178 and assist me by quoting the Development Permit number.

Yours truly,

Michele Bussiere  
Planner 1  
Planning Implementation  
Attachment(s)



# The City of Calgary

DEVELOPMENT & BUILDING APPROVALS  
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)

## Conditions of Approval – Development Permit

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**Application Number:** DP2013-3087  
**Application Description:** New: Multi-Residential Development (1 building, 4 units)  
**Land Use District:** Multi-Residential - Contextual Grade-Oriented  
**Use Type:** Discretionary  
**Site Address:** 61 30 AV SW  
**Community:** ERLTON  
**Applicant:** Rudy, Eric  
**Date of Decision:** June 12, 2014

### CPAG Team:

#### Planning

MICHELE BUSSIÈRE (403) 268-1225 michele.bussiere@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. Three (3) of the plan set(s) shall highlight all of the amendments.
- b. Three (3) 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.

- 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 the plans to indicate 2.0m high privacy screening along both the East and West sides of the rear balconies on Units 'C' and 'D'.
3. If the sidewalk is amended per transportation's prior to release comment number 9 below ensure that there remains adequate screening for the rear patios from pedestrian traffic and the garbage/bicycle area.
4. Submit a letter from Enmax Corporation indicating that the following issues have been addressed. Please contact Rijad Tursunovic at 403-514-1507 or [rtursunovic@enmax.com](mailto:rtursunovic@enmax.com) to resolve the issue(s). The proposed resolution may necessitate further CPAG review of amended plans.
  - Proposed dwelling and trees (tall/medium type) conflict with the existing overhead primary wires installed along the west property line. Please contact Rijad Tursonovic at [rtursunovic@enmax.com](mailto:rtursunovic@enmax.com) or at 403-514-1507 to further discuss resolution options for this conflict.

#### Urban Development:

5. 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. Closure and removal of existing driveway crossings on 30 Av SW,
  - b. Rehabilitation of existing sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
6. 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 30 Av SW.
7. 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 [developmentsservicing2@calgary.ca](mailto:developmentsservicing2@calgary.ca) for additional details.

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.

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](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>

**Transportation:**

8. Amend the plans to include signs advising motorists of the available visitor parking. Signs must be prominently displayed in front of the building and a visitor parking sign placed in front of visitor parking stall.
9. Amend the plans to show a minimum 1.2m wide pedestrian connection from visitor parking to the rear residential units as well as to the front entrance of building. Revisions to the garbage/bicycle and landscape areas will be required as a result.

**Parks:**

No Comments.

## Permanent Conditions

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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 403-268-5311 to request a site inspection for the Development Completion Permit.
13. Upon completion of the main floor of each fourplex proof of the geodetic elevation of the constructed main floor 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. All chimneys and flues shall be enclosed with materials compatible with the exterior finish of the building, as shown on the approved plans.

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, , 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](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.

20. 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.

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.

21. 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

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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:**

22. 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 \$100.00 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.
23. 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.
24. 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.
25. 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.

### **Building Regulations Advisory Comments**

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

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.

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.

1. Division B, 9.10.15.5.) Ensure no-combustible projection are located closer than 1.2m to the property line. Any projections closer than 1.2m must be constructed completely of non-combustible materials. **(eaves and second floor cants.)**
2. Division B, 9.10.8.4.1) Where an assembly is required to be of noncombustible construction and to have a fire-resistance rating, it shall be supported by noncombustible construction. **(floors systems supporting cants.)**
3. Division C, 2.2. Drawings as submitted for development permit are not acceptable for building permit submission – refer to the code reference above for scale, required information etc.
4. 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.
5. 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. **(please note references wall is NOT a firewall, only a fire separation – the listing will need to be provided to prove conformance with ABC requirements – please correct reference to firewall upon building permit submission – see Division B, 3.1.10. for more information on firewalls)**
6. The engineered floor joist and roof truss layouts are required from the supplier at time of building permit application.
7. Division B, 9.15.4.3. Provide engineer's design and review for openings in foundation wall exceeding 1.2m (4'0") if applicable.
8. Provide a completed "Form A: Manufactured Stone and Brick Used in Exterior Wall Cladding Systems" at time of building permit application.
9. Provide a completed "Form C: Exterior Wall Cladding of Part 9 Buildings" at time of building permit application.
10. 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.
11. Division B, 9.35.3.3. Small Garages that exceed 55m in area constructed on slab on grade foundations will required a professional engineers design at time of building permit application.

12. Division B, Part 8 Please note shoring and/or underpinning may be required based on site conditions, depth of excavation, and distance to property line, refer to ABC requirements.
13. Division B, 9.10.14. Group F3 garage construction must conform to 9.10.14. construction requirements or all the requirements listed in Regulations Bulletin RB06-041.  
[http://www.calgary.ca/DocGallery/BU/dba/building/regulation\\_bulletins/regulation\\_bulletin\\_rb06\\_041.pdf](http://www.calgary.ca/DocGallery/BU/dba/building/regulation_bulletins/regulation_bulletin_rb06_041.pdf)
14. Please note proof of Alberta New Home Warranty will need to be provided at time of Building Permit application refer to <http://homewarranty.alberta.ca/>

### Urban Development:

26. 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.

27. 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.
28. Garage aprons at rear must tie to the existing lane grades. Grades are available from the Supervisor, Building Grades at 403-268-5072.



29. 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.
30. Water connection is available from 30 Av SW (150mm CI).
31. The existing 15 mm water service is undersized according to National Plumbing Code of Canada 2005. Water Resources recommends upgrading the existing service. For further information contact the Construction Services Estimator, Water Services at 403-268-4561 for an assessment of existing services. The existing services will be reviewed with respect to pipe size, water pressure, material and proximity to adjoining properties.
32. 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.
33. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
34. Each unit must be individually metered.
35. 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.
36. The applicant must apply for water and sewer connections as per City Standards.
37. Sanitary sewer connection is available from 30 Av SW (200mm Con.).
38. Storm sewers are unavailable. Low impact development measures, a temporary drywell/catch basin system or a main extension may be designed for the site at the Development Site Servicing Plan stage.
39. The allowable stormwater run-off coefficient shall be 69 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. Controlled stormwater discharge is required for the subject site.

44. All on-site sewers are to be designed to City of Calgary specifications.
45. 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.
46. 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).
47. Stormwater emergency escape routes must be to a public roadway.
48. Ensure that all associated drainage from rain, irrigation systems and snow is directed away from the collection area.
49. Storage enclosures and collection areas shall be maintained and clear of snow and ice.
50. 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 for further site specific details.

**Transportation:**

No comments

**Parks:**

No comments

**Erlton Community Association**  
Planning and Development Committee  
65 - 31 Avenue SW, Calgary, Alberta, T2S 2Y7  
<http://www.erltoncommunity.com/>

To: Michele Bussiere (403-268-1225) ( [michele.bussiere@calgary.ca](mailto:michele.bussiere@calgary.ca) )  
File Manager  
City of Calgary

From: Bill Fischer (403-266-2842) ( [erlton@shaw.ca](mailto:erlton@shaw.ca) )  
Chair, Planning and Development Committee  
Erlton Community Association

Date: October 3, 2013

Re: DP2013-3087 at 61 - 30th Avenue SW  
(1 building, 4 units)

Our community has reviewed this discretionary permit and is unable to support it due to the large number of bylaw relaxations that are required - particularly the front set-back. We do not support any relaxations for this development.

Please provide us with a copy of any final approved permit, along with a complete list of relaxations and the justification for them. We need this in order to discuss and determine their impact on the neighbouring homes and our community.

Finally, please do not hesitate to call or email should you have any concerns or require further information.

- 1) 583(5) Relaxation west setback @ utility Right of way  
→ Relaxed because there is no negative impact to adjacent parcel.
- 2) 549(5) Relaxation of eaves into west setback → see #1 above.
- 3) 584(2) Relaxation landscape area.  
→ Landscaping required 40%, landscaping provided is 38.30%. Overall setbacks are maintained.
- 4) 557. Amenity Space.  
→ Peris indicated in west setback area. Relaxed, screening provided.
- 5) 563(3)(ii) Eave height of garage relaxed by 0.15m or 2". No.



Impact on overall height of the gorge. No negative  
impact on adjacent parcels. 2" does not impact the  
massing of the wall.