



Conditions of Approval – Development Permit

Application Number: DP2016-4802
Application Description: New: Multi-Residential Development (4 units), Accessory Residential Building (garage)
Land Use District: Multi-Residential - Contextual Grade-Oriented
Use Type: Discretionary
Site Address: 33 31 AV SW
Community: ERLTON
Applicant: JOHN TRINH & ASSOCIATES

CPAG Team:

Planning

KATE VAN FRAASSEN (403) 268-5947 Kate.vanFraassen@calgary.ca

Development Engineering

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

Transportation

AL HOPKINS (403) 268-5340 alan.hopkins@calgary.ca

Parks

MITCH CAVE (403) 268-6430 Mitch.Cave@calgary.ca

Prior to Release Requirements

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

Planning:

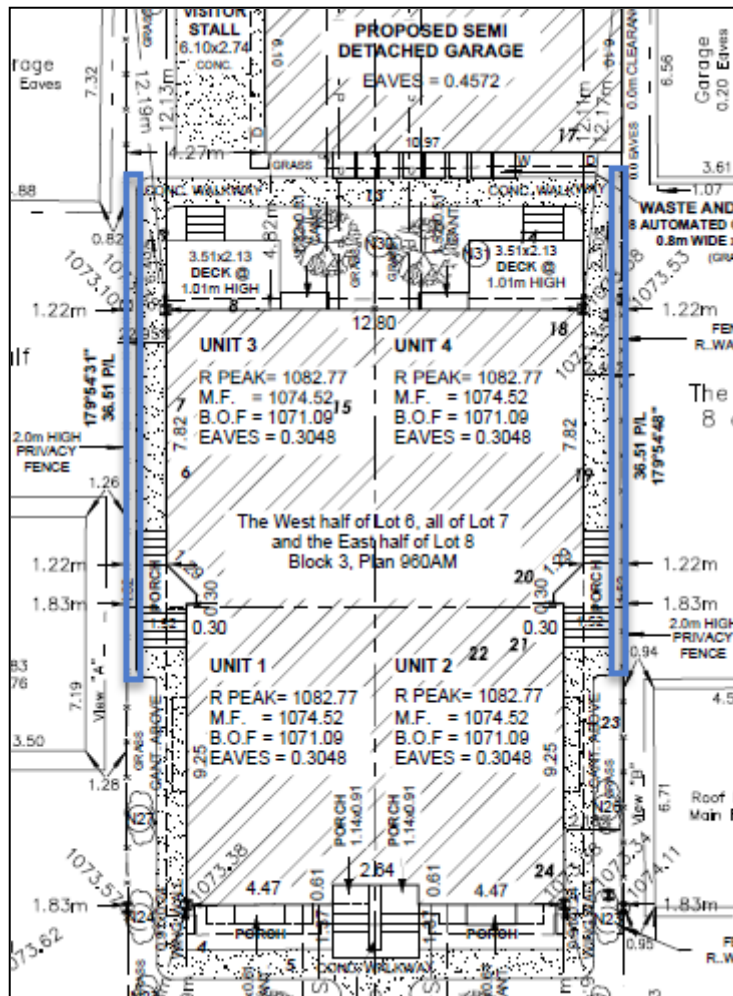
1. Submit a total of **9** complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively address the Prior To Release conditions of all Departments as specified below.

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. **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.

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

2. Amend the plans to label the soft landscaping between the sidewalk and property line south of the entrances to units 3 and 4 as mulch instead of sod, see image below for relevant areas.



Development 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,

Recyclable Materials and Waste - Multi-Family

- a. Identify the storage location of the Automated Collection Containers. A space 2.1m by 0.8m times four units is required. **Therefore a total of 8.4m x 0.8m is required to store the carts required for 4 units.**

4. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources,

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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/pd/Documents/urban_development/publications/DSSP2015.pdf

Development Site Servicing Plans CARL (requirement list)

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

5. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m², 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.

NOTE: A previous design was completed by Jubilee Engineering Consultants Ltd for a storm sewer extension for 23 31 Av SW, (DP2008-1365 / DSSP2010-0136). A revision to this existing Construction Drawing (CD) design is suggested.

6. **After the Development Permit is approved but prior to its release**, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016.

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

To obtain the off-site levy agreement, contact the Subdivision Development Coordinator, Calgary Approvals Coordination at 403-268-6739 or email offsitelevy@calgary.ca.

Transportation:

7. Amend the plans to:

Grades

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- a. Indicate that all adjacent boulevards are graded at 2% up from the top of curb to the existing or ultimate property line.
- b. Provide a boulevard cross sections along 31 Avenue at the entrance. Indicate the existing and proposed elevations at the top of curb, property line and the main floor. A maximum 2% grade is permitted in the boulevard.

Parks:

No comment.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

8. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
9. No changes to the approved plans shall take place unless authorized by the Development Authority.
10. 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.
11. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.
12. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as noted on the approved plans.
13. All trees located within the subject property and shown on the approved plans, which cannot be retained during development, must be replaced by a tree of a species and size which is acceptable to the Development Authority within twelve months of the issuance of the development completion permit.
14. Crushed aggregate or materials including but not limited to brick, pea gravel, shale, river rock and gravel are not permitted within required landscape areas.
15. Five (5) stalls shall be provided on a permanent basis for the residential units. The on-site parking stalls shall be accessed from the lane.

Development Engineering:

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

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

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

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 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.

18. 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.
19. 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.
20. Pursuant to Bylaw 2M2016, off-site levies are applicable.
21. **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 2M2016. **To obtain a final estimate**, contact the Subdivision Development Coordinator, Calgary Approvals Coordination at 403-268-6739 or email offsitelevy@calgary.ca

Transportation:

22. 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, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
23. 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 403-268-3505.

Parks:

No comment.

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. The file has been circulated to the Ward 9 Councillor, Enmax, Building Regulations, and the Erlton Community Association you will be advised of any comments received.
25. 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 <http://www.calgarysdab.ca> 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.
26. 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.
27. 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

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apply for Building Permit(s). Please contact Building Regulations at 403-268-5311 for further information.

28. 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.

National Energy Code for Buildings 2011 Comments

1. The National Energy Code for Buildings 2011 does not apply to this proposal as designed. It will be required to meet part 9.36 of the building code. Please refer to www.Calgary.ca/936 for further information on submission requirements.

2. Please be aware that any envelope changes that are required at building permit stage in order to achieve compliance with National Energy Code for Buildings 2011 or Section 9.36 of ABC 2014 may result in a new development permit being required.

Contact: Tom Lauder at Thomas.Lauder@calgary.ca

Building Regulations

1. Division B, Part 9. Provide a complete Building code review at time of Building Permit application. The **building classification** shall be included as required by the ABC. 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)

2. 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 if applicable)**

3. Division B, 9.10.15. Provide limiting distance and unprotected opening calculations for all exposing building faces of the new building at time of building permit application.

4. Provide spatial separation calculations for all exposing building faces. In the case that there is no property line to calculate limiting distance, an arbitrary line is drawn between the two buildings and limiting distance is calculated to this line for both buildings. Spatial separation for detached garages will be calculated under 9.10.14.

5. Division B, 9.9.9.1)b) An Exit doorway must be located so that is not more than 1.5m above adjacent grade.

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") prior to foundation inspection.

8. 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.

9. 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/>

Contact: Jennifer Rodger 403-268-1667

Development Engineering:

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. Water connection is available from 31 Av SW.
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. Ensure that the water service separation from the foundation wall or piles is:
- a. 3.0m (50mm service or smaller), or
 - b. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
34. The applicant must apply for water and sewer connections as per City Standards.
35. Sanitary sewer connection is available from 31 Av SW.

36. The allowable stormwater run-off coefficient shall be 20 L/s/ha.
 37. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
 38. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100 year storm events.
 39. 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.
 40. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
 41. All on-site sewers are to be designed to City of Calgary specifications.
 42. Fiodrains are NOT permitted where a plumbing arrangement is such that it may introduce groundwater to a sanitary sewer system.
 43. 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).
 44. Stormwater emergency escape routes must be to a public roadway.
 45. For questions and concerns regarding recycling materials and waste storage facilities, refer to the "Development Reviews: Design Standards for the Storage and Collection of Recyclable Materials and Waste"
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>
- Or
- Contact the Waste & Recycling Services Specialist / Development Engineering Generalists at 403-268-8445 for further site specific details.
46. Storage enclosures and collection areas shall be maintained and clear of snow and ice.
 47. Please be advised that food and yard waste material must be separated from recyclable materials and garbage as of November 01, 2017. The applicant should consider providing a container to accommodate the food and yard waste material on the plans.

Transportation:

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48. Garage aprons at rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.
49. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developer's risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.
50. 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.

Parks:

No comment.