

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

DATE: November 18, 2021 ; December 9, 2021 ; January 18, 2022	APPEAL NO.: SDAB 2021-0079 FILE NO.: DP2021-5032
APPEAL BY: Robert Leblond, represented by Rick Grol	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a Relaxation: Accessory Residential Building - height, second storey, building coverage; retaining wall: height was approved at <u>2316 Sunset Avenue SW.</u>	LAND USE DESIGNATION: R-C1 Permitted with a Relaxation
COMMUNITY OF: Scarborough/Sunalta West	DATE OF DECISION: October 4, 2021
APPLICANT: Ashlie Goble, PermitMasters	OWNER: Mitchell Molloy

The hearing commenced on November 18, 2021, with consideration of procedural and jurisdictional issues. The Board adjourned the hearing to December 9, 2021. The hearing was adjourned once more to January 18, 2022.

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an “affected person” will be made by the Board if required.
- This Report is provided as a courtesy only. The Board’s record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature.



NOTICE OF APPEAL

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

CC 821 (R2014-01)

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee. For filing instructions and fee payment options, see the reverse side of this form.

ISC: Unrestricted

Online Store Information			
Confirmation Number 10393753	Order Number 36604510	Online Form Processed 2021-10-28 7:11:28 PM	
Site Information			
Municipal Address of Site Under Appeal 2316 SUNSET AVENUE SW		Development Permit/Subdivision Application/File Number DP201-5032	
Appellant Information			
Name of Appellant ROBERT LEBLOND		Agent Name (if applicable)	
Street Address (for notification purposes) 2312 SUNSET AVENUE SW			
City CALGARY	Province ALBERTA	Postal Code T3C 2M8	Residential Phone # 403-862-9571
Business Phone #	Email Address leblondr@shaw.ca		

APPEAL AGAINST

Development Permit	Subdivision Application	Notice of Order
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<input type="checkbox"/> Notice of Order

REASONS FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal.

<p>I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons:</p> <p>We are the neighbours to the immediate east of the proposed development. Our concerns are: the massing, height and location/configuration of the building on the lot. The accessory residential building (gym) requires several Bylaw relaxations, which are significant. The proposed accessory residential building will negatively affect the use, enjoyment and value of our property, and creates an imposing structure that will dominate the backyard of the site. The accessory residential building has a second storey with a roof line that is uncharacteristic for accessory residential buildings. The Land Use Bylaw does not allow a second storey within an accessory residential building. The building should have a flat roof that would minimize the impact on neighbouring properties in keeping with the objectives of the Bylaw rules for accessory residential buildings. In approving the permit, the Development Authority ignored the context of the site and the adjacent properties.</p> <p>At the hearing I will present additional reasons. We request additional time to prepare for the hearing and request a procedural hearing to accommodate a hearing date that allows me to attend.</p>
--

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

Estimated presentation time (minutes/hours) 1.5 HOURS	Will you be using an agent/legal counsel? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If yes, how many will you be bringing? 2-3

This personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act, Section 33(c) and the Municipal Government Act, Sections 678 and 686. NOTE: THIS INFORMATION WILL FORM PART OF A FILE AVAILABLE TO THE PUBLIC. If you have any questions regarding the collection of this information, contact the City Appeal Boards at 403-268-5312 or PO Box 2100 Stn. "M", #8110, Calgary, AB, T2P 2M5.

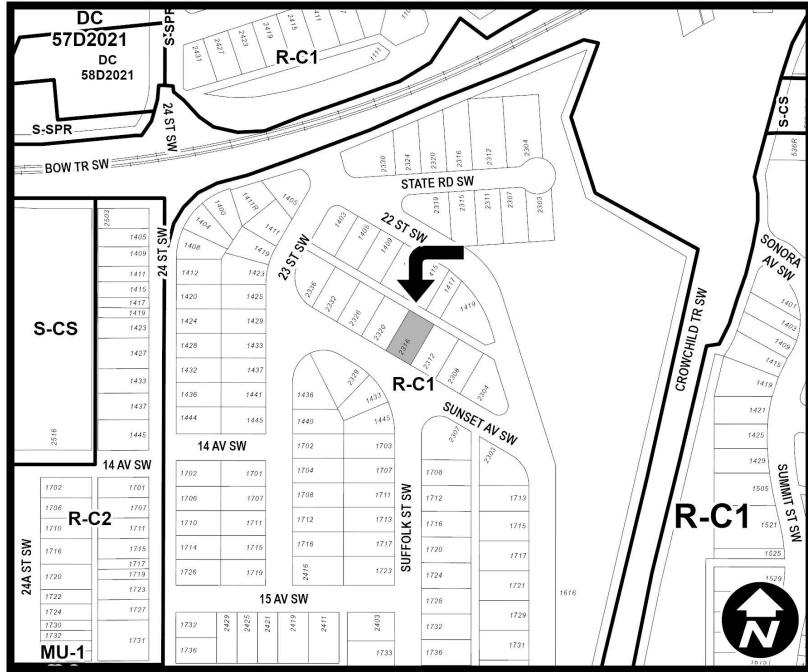
FOR OFFICE USE ONLY					
Final Date of Appeal YYYY MM DD 2021 10 28	SDAB Appeal Number SDAB2021-0079	Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD 2021 11 18	Date Received October 28, 2021	

SDAB2021-0079

Appeal Board rec'd: November 10, 2021
Submitted by: Development Authority



4



SDAB2021-0079



October 6, 2021

GOBLE, ASHLIE



Dear Sir/Madam:

RE: Notification of Decision: DP2021-5032

**Subject: Relaxation: Accessory Residential Building - height, second storey, building coverage;
retaining wall: height**

Project:

Address: 2316 SUNSET AV SW

This is your notification of decision by the Development Authority to approve the above noted application on October 4, 2021.

Read all of the Permanent Conditions of approval carefully as they 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 4, 2023 or the development permit shall cease to be valid.

The decision will be advertised beginning October 7, 2021 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight October 28, 2021. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

An appeal along with reasons must be submitted, together with payment of \$200.00 fee, to the Subdivision and Development Appeal Board (4th floor, 1212 31 Avenue N.E., Calgary, AB T2E 7S8) within 21 days of receipt of this letter. An appeal may also be filed online at <http://www.calgarysdab.ca>. To obtain an appeal form, for information on appeal submission options or the appeal process, please call (403) 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. If no appeals have been filed during the appeal period, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (403) 333-5503 or by email at melanie.robinson@calgary.ca and assist me by quoting the Development Permit number.

Sincerely,

Melanie Robinson
Senior Planning Technician
Planning and Development
Attachment(s)



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

DP2021-5032

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

2316 SUNSET AV SW

Community: **Scarboro/Sunalta West**

L.U.D.: **R-C1**

and legally described as:

5451GI;274;4

5451GI;274;5

(See attachment for complete list of legal desc.)

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

**Relaxation: Accessory Residential Building - height, second storey, building coverage;
retaining wall: height**

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Decision By: **Development Authority**

Date of Decision: **October 4, 2021**

Development Authority **Dino Civitarese**

File Manager: **Melanie
Robinson**

Release Date: _____

This permit will not be valid if development has not commenced by: October 04, 2023

This Development Permit was advertised on: **October 07, 2021**

This is NOT a Building Permit

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

WARNING

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

Applicant: **GOBLE, ASHLIE**

Address: **SUITE 920 736 8TH AVENUE SW**

City: **CALGARY, Alberta, T2P1H4**

Phone: [REDACTED]

Complete Address and Legal Description listing for Development Permit DP2021-5032

Address Type	Address	Legal Description
Building	2316 SUNSET AV SW	
Parcel	2316 SUNSET AV SW	5451GI;274;4 5451GI;274;5



Conditions of Approval – Development Permit

Application Number:	DP2021-5032
Application Description:	Relaxation: Accessory Residential Building - height, second storey, building coverage; retaining wall: height
Land Use District:	Residential - Contextual One Dwelling
Use Type:	Permitted with a Relaxation
Site Address:	2316 SUNSET AV SW
Community:	SCARBORO/SUNALTA WEST
Applicant:	GOBLE, ASHLIE
Senior Planning Technician:	MELANIE ROBINSON - (403) 333-5503 - melanie.robinson@calgary.ca

Permanent Conditions

The following permanent conditions shall apply:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
2. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
3. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for a development completion permit.
4. All roof drainage from an Accessory Residential Building must be discharged on the parcel on which the building is located.

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.

5. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
6. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
7. This development permit has not been reviewed for potential issues with the National Building Code - 2019 Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
8. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

Home Improvement - Development Permit

=====

Application Submitted at: 2021 July 12 2:20:47 PM

Permit Type: Development Permit

Applicant Info and Project Location

=====

Project Location : 2316 SUNSET AV SW

Project Location Full Spell : 2316 SUNSET AVENUE SW

Applicant Information

I am the property owner : False

I am the licensed contractor : False

Contact Info

First Name : Ashlie

Last Name : Goble

Phone Number : [REDACTED]

[REDACTED]

Mailing Address

Address Line 1 : 920-736 8TH AVENUE SW

Address Line 2 :

City : CALGARY

Province : Alberta

Country : Canada

Postal Code : T2P1H4

What are you applying for?

=====

Selected Permits : Detached garage

Development Permit Detail

=====

Are any public trees affected by the project? : No

Input Data

Uploaded Document:

Document Type: : ARCHITECTURAL

Document Subtype: : PLANS

Document Name: : C21051-O_2316 Sunset Avenue S.W._Plans_07.12.21.pdf

Is Optional: : False

Is Personal Document: : False

Uploaded Document:

Document Type: : SUPPORTING DOCUMENT

Document Subtype: : ABANDONED WELL

Document Name: : Abandoned Well Declaration.pdf

Is Optional: : False

Is Personal Document: : False

Uploaded Document:

Document Type: : SUPPORTING DOCUMENT

Document Subtype: : PUBLIC TREE DISCLOSURE

Document Name: : Public Tree Disclosure Statement.pdf

Is Optional: : False

Is Personal Document: : False

Uploaded Document:

Document Type: : SUPPORTING DOCUMENT

Document Subtype: : OTHER

Document Name: : Abandoned Well Map.pdf

Is Optional: : True

Is Personal Document: : False

FOIP DISCLAIMER

=====

The personal information obtained on this form is being collected under the authority of section 33(c) of the [FOIP Act](https://www.servicealberta.ca/foip/legislation/foip-act.cfm). This information is being collected for the purpose of our inspection processes (if required) and will be disclosed to relevant City Business Units, Federal and Provincial agencies, Utility companies, Community Associations/Groups/Organizations, Adjacent Municipalities, Municipal school boards and/or any agencies required for review as part of the application review process. It may also be used to conduct ongoing evaluations of services received from Planning & Development. **The name of the applicant and the nature of the application will be available to the public,** as authorized by the FOIP Act. You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by emailing the FOIP Program Administrator for Planning and Development at plngbldg@calgary.ca or by telephone at (403)268-5311.

Applicant's Declaration

=====

Terms and Conditions : **Online Services Terms of Use**

PLEASE REVIEW THESE TERMS OF USE CAREFULLY. BY ACCESSING AND USING THIS ELECTRONIC ONLINE SERVICES WEBSITE, YOU ACCEPT AND AGREE TO THE FOLLOWING TERMS OF USE. IF YOU DO NOT AGREE WITH THESE TERMS OF USE YOU ARE NOT AUTHORIZED TO USE THIS ONLINE SERVICES SITE AND MUST IMMEDIATELY DISCONTINUE USE OF THIS ONLINE SERVICES SITE.

1. Interpretation

These **Online Application Consent and Confirmation of Applicant** supplement, and shall be interpreted consistently with, the general Terms of Use for the City of Calgary's website, found at the bottom of each web page.

2. Accuracy of Information Submitted

You acknowledge and agree that your electronic submission of information to The City of Calgary ("The City") using this Online Application is true and accurate and is intended to be your permit application to The City.

3. Consent to Electronic Decision

I agree that The City can issue its formal decision to in electronic form (e.g. electronic mail) to the email address provided through the Online Application. If my email address changes I will advise The City of the new email address or provide a mailing address for the formal approval.

4. Electronic Submission

Except as may otherwise be required by The City, you must only submit, provide and accept information or records related to your application in electronic form and you will not re-submit your application in paper form. The City does not guarantee that the entire electronic permit application process will be completed electronically, and The City reserves the right in its sole discretion to require you to submit information and records relating to your application in paper form.

5. Complete Application

I acknowledge that The City may inactivate or cancel incomplete permit applications that do not contain all of the requested information at The City's sole discretion.

6. Changes to Site and Terms of Use

The City reserves the right to make changes to this Online Services Site, the Terms of Use and provide additional terms at any time without notice. The changes or additional terms are effective immediately upon being posted to this Online Services Site. Your use of the Online Services Site will be subject to the Terms of Use posted on the Online Services Site at the time of use. In the event any of the provisions of the Terms of Use are determined to be invalid, void, or unenforceable for any reason, that provision will be deemed to be severable and will not affect the validity or enforceability of any remaining condition of the Terms of Use. You may be asked to agree to separate terms of use for other pages or applications used elsewhere on The City's website.

7. Disclaimer of Warranties and Conditions

THE CONTENTS, PRODUCTS AND SERVICES ON THIS ONLINE SERVICES SITE AND YOUR USE OF THIS ONLINE SERVICES SITE ARE PROVIDED IN GOOD FAITH ON AN "AS IS" AND "AS AVAILABLE" BASIS. YOU RELY ON THE INFORMATION CONTAINED IN THIS ONLINE SERVICES SITE AT YOUR OWN RISK.

THE CITY DISCLAIMS ALL WARRANTIES OR CONDITIONS, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONTENTS, PRODUCTS AND SERVICES CONTAINED ON THIS ONLINE SERVICES SITE, INCLUDING WITHOUT LIMITATION, IMPLIED WARRANTIES AND CONDITIONS OF TITLE, MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE AND NON-INFRINGEMENT. THE CITY FURTHER DISCLAIMS ANY AND ALL WARRANTIES REGARDING SECURITY, CURRENCY, CORRECTNESS, QUALITY, ACCURACY, COMPLETENESS, RELIABILITY, PERFORMANCE, TIMELINESS, OR CONTINUED AVAILABILITY WITH RESPECT TO THE ONLINE SERVICES SITE OR YOUR USE OF THE SITE. THE CITY FURTHER DISCLAIMS ALL WARRANTIES WITH RESPECT TO ANY DELAYS OR ERRORS IN THE TRANSMISSION OR DELIVERY OF ANY MATERIALS, PRODUCTS OR SERVICES AVAILABLE

THROUGH THIS ONLINE SERVICES SITE. THESE DISCLAIMERS APPLY TO THE FULLEST POSSIBLE EXTENT IN JURISDICTIONS THAT LIMIT THE EXCLUSION OF IMPLIED WARRANTIES.

WHILE THE CITY TRIES TO ENSURE THE ACCURACY AND COMPLETENESS OF INFORMATION ON THIS ONLINE SERVICES SITE, IT DOES NOT GUARANTEE ITS ACCURACY OR COMPLETENESS. THE CITY DOES NOT GUARANTEE OR WARRANT THAT THIS SITE WILL ALWAYS BE AVAILABLE FOR USE.

8. Privacy Statement and Collection of Personal Information

Any information, including personal information, contained in a permit application submitted by using this site is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (for Building Permits) or the Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) (for Development Permits) as well as the *Alberta Freedom of Information and Protection of Privacy Act* ("FOIP"), Section 33(a) and (c). This information will be used for The City's permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services for purposes related to these processes. Information may also be used by The City to conduct ongoing evaluations of services received from The City's Planning and Development Department. The name of the applicant and the nature of the permit will be made available to the public as authorized by FOIP. Please send inquiries by mail to the FOIP Program Administrator, Planning and Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

9. Alberta Law

You agree to be bound by Alberta law when using this Online Services Site and agree that any court proceedings or other legal action will take place in Alberta.

10. No Damage or Modification of Site

You agree that you will not take any action to damage, modify, or breach the security of this Online Services Site, or cause the Online Services Site to no longer be available for use. You agree not to impersonate or misrepresent your association with any other person. You agree that you will not submit any information that is harmful, unlawful, or otherwise objectionable.

11. Site Ownership

The contents of this Online Services Site are owned or licensed by The City. You may not copy, transfer, store, upload, distribute, publish or otherwise use this content except as permitted by these Online Services Terms of Use. The words, phrases, names, designs or logos used on this Online Services Site may constitute trademarks, service marks or trade names of The City or other entities. The display of any such marks does not imply that The City or other entities have granted a license to you to use these marks.

12. Security of Account Information

You are responsible for protecting the confidentiality of any account information, user names, logins, passwords, security questions and answers, and other information you might need to access and use this Online Services Site. You are responsible for all activities occurring under your account,

user name, or login. You agree to notify The City if you suspect that your account, user name, or login is not secure or is being used for an inappropriate purpose.

13. Violation of Terms of Use

Any rights you have to use this Online Services Site will terminate immediately upon any violation of these Online Services Terms of Use. The City may, in its sole discretion, temporarily or permanently terminate your access to and use of this Online Services Site, at any time, for any reason, without notice or liability to you. The City is not liable for any damages resulting from its termination of your access to, or use of, this Online Services Site.

14. Copyright

I acknowledge and understand that, as part of The City's process in reviewing, evaluating, and processing the permit application, The City will need to make available, in print and digital form, copies of the application materials to relevant City business units, members of City council, utility providers, other municipalities, municipal school Boards, relevant community associations/groups/organizations (including their boards of directors and planning committees), members of the general public, and any other external agencies or third parties whose input is required by The City in connection with the processing of your application. I hereby (i) consent to The City's copying, reproduction, distribution, and communication of the permit application materials, in any material form and via any medium, as required for the purpose of enabling The City to process your application; and (ii) certify that I am authorized and have the right to grant such consent.

15. Condominium Property

I have all authorizations required under the Condominium Property Act, RSA 2000, c C-22, as amended or replaced, the bylaws of the Condominium Corporation, and otherwise in law to apply for this application if it is respecting condominium property. I further agree to immediately notify The City, in writing, of any changes regarding this information.



site visit photos



site visit photos



site visit photos



site visit photos



Public Tree Disclosure Statement

The City of Calgary Street Bylaw (20M88) and the Tree Protection Bylaw (23M2002) protect trees growing on City (public) land. An approved Tree Protection Plan is required when construction activities occur within 6m of a public tree. More information regarding protecting trees during construction and development is found here. Public trees are required to be shown on plans submitted for this application.

1. Are there public trees on the City lands within six meters of and/or overhanging the development site? ☐ Yes ☒ No

If you answered yes, ensure all trees identified are shown on the submitted plans.

Note: if you are not sure how to determine which trees are yours and which are public, you can:

- Use the [City's tree map](#) (may not be up to date for your property)
- Contact 3-1-1 to put in a "development tree inquiry" to get confirmation from an Urban Forester
- Send inquiries to tree.protection@calgary.ca

2. Who will be submitting the Tree Protection Plan for this development?

☒ Applicant ☐ Owner ☐ Builder ☐ Other:

If Other: Name: _____ Phone: _____
Email: _____

The Tree Protection Plan must be submitted directly to Urban Forestry at tree.protection@Calgary.ca following the [Tree Protection Plan Guidelines](#).

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



Abandoned Well Declaration

Application # _____
for office use only

Site Address: 2316 Sunset Avenue S.W.

Legal Description: LOT 4 and 5 ; BLOCK 274; PLAN 5451GI

The *Municipal Government Act's Subdivision and Development Regulations (Alberta Regulation 160/2012)* requires developers to identify abandoned oil and gas wells and, where present, to comply with setback requirements as identified in the Energy Resources Conservation Board (ERCB) [Directive 079: Surface Development in Proximity to Abandoned Wells](#).

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiries and a thorough inspection and review.

1. Provide a map of the subject parcel showing the presence or absence of abandoned wells.

- [User Guide to Finding Abandoned Wells on GeoDiscover Alberta's Map Viewer](#)
- [Abandoned Well Locations on GeoDiscover Alberta's Map Viewer](#)

NOTE: The map must show the actual well location, as identified in the field, including the surface coordinates (available on the Abandoned Well Map Viewer or by contacting the ERCB Customer Contact Centre at 1-855-297-8311) and the 5 metre setback established in [ERCB Directive 079](#) in relation to existing or proposed building sites.

2. Are there abandoned Oil/Gas wells located within 5 m of the site? ☐ Yes ☒ No
If you answered 'yes', please answer question 3 and include the well location(s) on the site plan.

3. Have you contacted the licensee of the well(s) to confirm the exact location? ☐ Yes ☒ No
If you answered 'yes', you must have written confirmation included with your application.

Licensee Company Name _____ Licensee Contact _____

NOTE: Where a well is identified, the Development Authority must refer a copy of the application to the Licensee(s) of Record. The referral will include the applicant's contact information.

4. Who is submitting the Abandoned Well Declaration for this development?

☒ Applicant ☐ Owner ☐ Builder ☐ Other _____

Company Name PERMIT MASTERS Contact Person ASHLIE GOBLE

Address SUITE 920, 736 8th AVENUE S.W.

Phone Cell Phone Email

5. Will the development result in construction activity within the setback area?

☐ Yes ☒ No

If you answered 'yes':

- Provide a statement confirming that the abandoned wells will be temporarily marked with on-site identification to prevent contact during construction; and
- Describe what measures will be taken to prevent contact during construction.

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

I, the ☐ owner, ☒ authorized agent, ☐ authorized consultant, state that, to the best of my knowledge, the information provided in this statement is accurate, complete and is based on diligent inquiry and thorough inspection and review of all the documents and other information reasonably available pertaining to the subject property.

July 12, 2021

Date

Ashlie Goble

Digitally signed by Ashlie Goble
Date: 2021.07.12 13:57:10 -06'00'

Applicant Signature

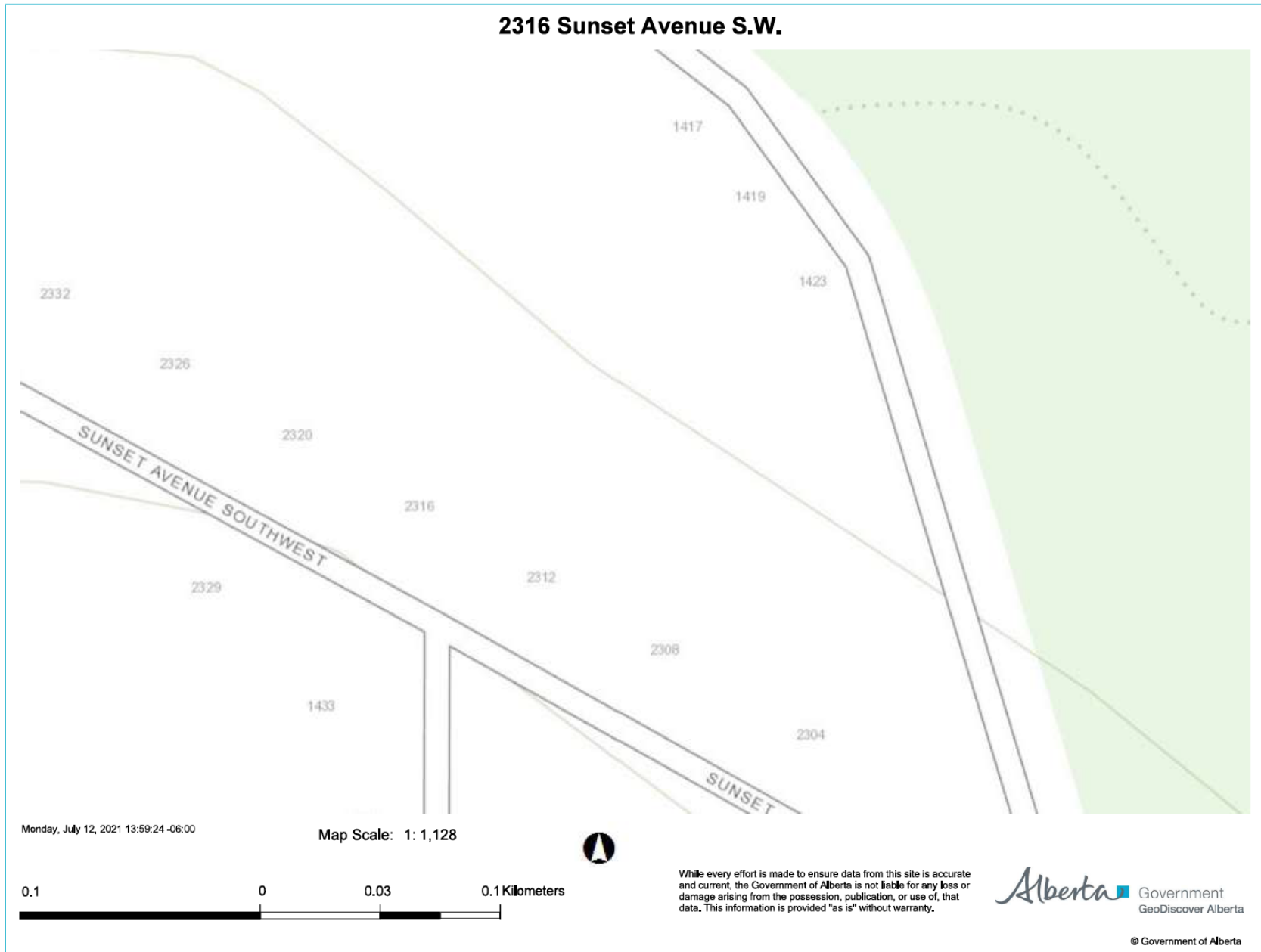
Ashlie Goble

Applicant Name (Please Print)





Permit Masters

Company Name (Please Print)

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



Legend

-  Abandoned Wells (Large Scale)
-  Revised Well Location (Large Scale)
-  Revised Location Pointer
-  ATS v4_1 Alberta Provincial Boundary
- Citations



THE CITY OF
CALGARY
DEVELOPMENT & BUILDING APPROVALS

Retaining Wall Design Disclosure Statement

2012 March 23

Application # _____

For office use only

Site Address: 2316 Sunset Avenue SW

Legal Description:

For each individual retaining wall, a separate Retaining Wall Design Disclosure Statement is required. Retaining wall development permit application shall, as a minimum, include all of the requirements listed below.

1. Design, Drawings and Maintenance

General

- ☒ The design shall be sealed and signed by a Professional Engineer qualified in design of retaining walls.

Design - specify code(s) used in the design

- ☐ City of Calgary Design Guidelines for Bridges and Structures (**must be used for all walls owned and maintained by The City of Calgary)
- ☒ Alberta Building Codes
- ☒ Canadian Foundation Engineering Manual
- ☐ Other (specify) _____
- ☐ Specify load on top of the wall (surcharge load) i.e. roadway, vehicles, storage, buildings, back slope etc.

Please specify _____

Detailed Drawings

- ☒ The drawings are presented on 11 X 17 paper or larger
- ☒ The drawings are numbered in a logical sequence (i.e. S1, S2Sn)
- ☒ Technical specifications are included with the drawings or Notes are provided on the drawings.
- ☐ An access area has been considered and defined on the drawings for maintenance of the wall

Retaining wall maintenance will be the responsibility of:

- ☐ The City of Calgary (wall constructed on City property)
- ☒ Property owner (wall constructed on private property)

2. Materials, Soil and Technical Requirements

Material for retaining wall construction

- ☐ Segmental block wall (clearly identified on drawings)
- ☒ Cast in place concrete
- ☐ Prefabricated concrete panels
- ☐ Timber
- ☐ Other (specify) _____

STRUCTURAL PLANS

2316 SUNSET AVENUE SW, CALGARY, AB



15, 4511 GLENMORE TRAIL S.E.
CALGARY, AB, T2C 2R9
OFFICE : (403) 457-1557
FAX : (403) 457-5587

DATE:	AUGUST 18, 2021
JOB NUMBER:	201882

CUSTOMER NAME:	PRIVATE RESIDENT
----------------	------------------

PROJECT LOCATION:	2316 SUNSET AVENUE SW CALGARY, AB
-------------------	--------------------------------------

DRAWN BY:	TL
-----------	----

REVIEWED BY:	FT
--------------	----

DATE	ISSUED FOR
2021-08-18	BUILDING PERMIT
2021-09-14	REVISION #1

STRUCTURAL NOTES:

-DESIGN CODE: NATIONAL BUILDING CODE 2019 ALBERTA EDITION
DESIGN LOADS:

-FLOOR DEAD LOAD = 12 psf
-FLOOR LIVE LOAD = 40 psf
-ROOF DEAD LOAD = 15 psf

-ENVIRONMENTAL LOADS:

-SNOW LOAD = 21 psf
& RAIN LOAD

-WIND LOAD q(1/10) = 8.4 psf
q(1/50) = 10 psf

REINFORCEMENT NOTES:

-ALL REINFORCING BARS SHALL BE MANUFACTURED AND MEET THE REQUIREMENTS OF CSA STANDARD G 30.18-M92, BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT.

-ALL REINFORCING BARS SHALL BE GRADE 400 MPa.

-EPOXY COATED REINFORCEMENT, WHERE SPECIFIED, SHALL BE MANUFACTURED, FABRICATED, STORED, HANDLED, AND INSTALLED IN STRICT ACCORDANCE WITH THE CSA STANDARDS AND INDUSTRY PRACTICES.

-SPICES, BENDS, AND PLACEMENT SHALL CONFORM TO CAN/CSA-A23.1-M.04 AND CAN3 A23.3-M.04. REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST VERSION OF THE ACI DETAILING MANUAL. PROVIDE MATCHING CORNER BARS FOR ALL HORIZONTAL BARS AS DETAILED.

-ALL REINFORCING STEEL SHALL BE CHAIRED AND SECURELY TIED IN PLACE USING STANDARD TIES AND CHAIRS.

-ALL WELDED WIRE MESH (WWM) SHALL BE SUPPLIED IN FLAT SHEETS. ALL WWM SHALL BE CHAIRED IN PLACE TO THE REQUIRED COVER AS SPECIFIED.

-ALL DRILLED IN DOWELS TO BE SECURED WITH CONCRETE EPOXY.

FOUNDATION NOTES:

-ALL FOOTINGS THAT BEAR ON NATIVE UNDISTURBED SOIL SHALL HAVE AN ALLOWABLE BEARING CAPACITY OF 2000 psf. PRIOR TO PLACEMENT OF CONCRETE FOR FOOTINGS, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A CERTIFIED TESTING LABORATORY TO VERIFY THAT THE SOIL IS ACCEPTABLE TO ACHIEVE THE SPECIFIED BEARING CAPACITY.

-FOOTING ELEVATIONS AND WALL DEPTH SHALL BE CONFIRMED AND ADJUSTED IN ACCORDANCE WITH THE SOILS CONSULTANTS REQUIREMENTS. IN NO CASE SHALL THE DEPTH BE REDUCED TO LESS THAN THE REQUIRED FROST COVER WITHOUT WRITTEN INSTRUCTIONS FROM BRAVURA ENGINEERING AND THE GOVERNING AUTHORITIES.

-UNLESS NOTED OTHERWISE, FOUNDATIONS SHALL BE BACK FILLED EVENLY ON BOTH SIDES TO PREVENT MOVEMENT. BACK FILL HEIGHTS SHALL NOT VARY BY MORE THAN 12" FROM ONE SIDE TO THE OTHER. EXERCISE EXTREME CAUTION DURING BACK FILL OPERATIONS TO PREVENT DAMAGE TO THE CONCRETE.

-IN ALL CASES, BACKFILLING OF FOUNDATION WALL SHALL NOT EXCEED 48" PRIOR TO THE INSTALLATION OF THE MAIN FLOOR SYSTEM, OR THE INSTALLATION OF ADEQUATE BRACING OF THE FOUNDATION WALLS.

-SUPPLY AND PLACEMENT OF ALL TEMPORARY SHORING AND BRACING IS THE CONTRACTORS RESPONSIBILITIES AND SHALL MEET ALL APPLICABLE STANDARDS AND LAWS.

-ALL DISCREPANCIES IN DETAILS AND DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF BRAVURA ENGINEERING PRIOR TO COMMENCING RELATED WORK. DRAWINGS ARE NOT TO BE SCALED.

FLOOR SLAB ON GRADE NOTES:

-REMOVE ALL TOP SOIL, ORGANICS, FROZEN SOIL, WET AND/OR WEAK SOILS. REFER TO THE SOILS REPORT FOR AVERAGE DEPTHS OF POOR SOIL. PROOF ROLL SUB-GRADE TO FURTHER DETECT SOFT AREAS. NATIVE, UNDISTURBED SOILS SHALL BE COMPACTED TO A UNIFORM DENSITY OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.

-BACKFILL PROCEDURES SHALL BE AS PER THE GEO-TECHNICAL REPORT RECOMMENDATIONS OR AS SPECIFIED IN ABC 2014 9.12.

-ALL OF THE ABOVE SHALL BE REVIEWED BY AN APPROVED SOILS TESTING FIRM INCLUDING ALL LIFTS OF THE BACKFILLING AT THE OWNERS EXPENSE.

-REINFORCEMENT SHALL BE CHAIRED OFF THE SUB GRADE PRIOR TO PLACING CONCRETE. PRE-MOISTEN THE GRAVEL PRIOR TO PLACING CONCRETE. REFER TO ARCHITECTURAL FOR POLY-VAPOR BARRIER REQUIREMENTS

-CONCRETE SHALL BE PLACED, SCREEDED AND FLOATED TO ENSURE A WELL COMPACTED, VOID FREE SLAB. THE FLOOR FINISH TOLERANCE SHALL BE CLASSIFIED AS 'CONVENTIONAL' (WITHIN 0.5" OF A 10'-0" STRAIGHT EDGE) IN ACCORDANCE WITH CAN/CSA-A23.1-M94.

-FINISH SHALL BE IN ACCORDANCE WITH CSA STANDARDS AND AS SPECIFIED ON THE DRAWINGS.

TEMPORARY SUPPORTS AND SHORING:

1. ALL TEMPORARY SUPPORTS AND SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONCRETE NOTES:

-CONCRETE COVER:

LOCATION	COVER	LOCATION	COVER
A) FOOTINGS		C) FOUNDATION WALL	
-SIDES AGAINST FORMS	1.5"	-TOP	2"
-SIDES AGAINST SOIL	3"	-BOTTOM	3"
-BOTTOM	3"	-OUTSIDE FACE	2"
		-INSIDE FACE	1.5"

B) SLAB ON GRADE
-TOP 1.5"
-BOTTOM 1.5"

-ALL CONCRETE, REINFORCEMENT, ACCESSORIES AND PROCEDURES SHALL MEET OR EXCEED THE APPLICABLE CSA STANDARD FOR THAT PRODUCT. PROTECT ALL MATERIALS FROM THE WEATHER DURING STORAGE AND INSTALLATION.

-CEMENT: PORTLAND CEMENT AS REQUIRED CONFORMING TO CAN/CSA-A5/A8/A362-M89.

-AGGREGATES: CLEAN, WELL-GRADED, UNCOATED SAND AND COARSE AGGREGATES CONFORMING TO CAN/CSA-A23.1-M94.

-WATER: POTABLE FROM AN APPROVED MUNICIPAL SOURCE.

-ADMIXTURES: SHALL CONFORM WITH CAN 3-A268M.

-READY MIX CONCRETE: DESIGNED AND SUPPLIED BY THE SUPPLIER CONFORMING TO CAN/CSA-A23.1-M94. UNLESS NOTED OTHERWISE, CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 20 MPa. SEE SCHEDULE FOR REQUIREMENTS.

-CONCRETE EXPOSED TO FREEZE-THAW CONDITIONS SHALL MEET EXPOSURE CLASSIFICATION F-2, 25 MPa, MAXIMUM WATER/CEMENT RATIO 0.55, AIR CONTENT CATEGORY 2 AS SPECIFIED IN CAN/CSA-A23.1-M94, UNLESS NOTED OTHERWISE.

-CONCRETE EXPOSED TO MODERATE OR SEVERE SULPHATE CONDITIONS SHALL MEET EXPOSURE CLASSIFICATION S-2 OR S-3 RESPECTIVELY, 32 MPa, MAXIMUM WATER/CEMENT RATIO 0.45, AIR CONTENT CATEGORY 2 AS SPECIFIED IN CAN/CSA-A23.1-M94, UNLESS NOTED OTHERWISE.

-CONCRETE EXPOSED TO DEICING CHEMICALS SHALL MEET EXPOSURE CLASSIFICATION C-2, 32 MPa, MAXIMUM WATER/CEMENT RATIO 0.45, AIR CONTENT CATEGORY 1 AS SPECIFIED IN CAN/CSA-A23.1-M94, UNLESS NOTED OTHERWISE.

-CONCRETE EXPOSED TO MULTIPLE EXPOSURE CONDITIONS SHALL MEET COMBINED EXPOSURE CLASSIFICATION REQUIREMENTS TO THE MOST SEVERE COMBINATION AS SPECIFIED IN CAN/CSA-A23.1-M94, UNLESS NOTED OTHERWISE.

-SLUMP SHALL BE WITHIN THE RANGE OF 2" TO 4". GREATER SLUMPS SHALL NOT BE ACCEPTED UNLESS OTHERWISE SPECIFIED.

-CONTRACTOR TO USE APPROPRIATE MEASURES FOR CURING AND FINISHING.

-PLACE CONCRETE AS A CONTINUOUS OPERATION, STOPPING ONLY AT CONSTRUCTION JOINTS. CONSTRUCTION JOINTS SHALL BE ADEQUATELY DOWELLED AND KEYED. DETAILS AND LOCATIONS OF CONSTRUCTION JOINTS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.

-CURING PROCEDURES AND PROTECTION OF CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD CAN/CSA-A23.1-M94. NEW CONCRETE SHALL NOT BE ALLOWED TO FREEZE UNDER ANY CIRCUMSTANCES. THE CONTRACTOR SHALL PAY THE COSTS RELATED TO DAMAGE BY UNDER STRENGTH OR IMPROPERLY CURED CONCRETE.

-SUBMIT CONCRETE SLIP TO STRUCTURAL ENGINEER FOLLOWING ALL POURS.

MANUFACTURED FLOOR JOISTS:

-ALL MANUFACTURED FLOOR JOISTS SHALL BE DESIGNED FOR THE LOADS APPLIED, INCLUDING LIVE LOADS AND TOPPINGS AND TO THE REQUIREMENTS OF THE BUILDING CODE. MANUFACTURED FLOOR JOISTS SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF L/480.

-ENGINEER SEALED SHOP DRAWINGS INCLUDING THE LAYOUT, DESIGN CRITERIA, CONNECTIONS AND DETAILS SHALL BE SUBMITTED PRIOR TO FABRICATION FOR REVIEW BY THE STRUCTURAL ENGINEER.

-THE ERECTION CONTRACTOR SHALL BE SUPPLIED WITH DRAWINGS INCLUDING THE LAYOUT, CONNECTIONS AND DETAILS PLUS DETAILED INSTRUCTIONS FOR THE CARE, STORAGE, HANDLING, AND ERECTION OF THE JOISTS.

-THE JOISTS SUPPLIER SHALL SUPPLY ALL SPECIALITY ITEMS REQUIRED FOR THE SPECIFIED PERFORMANCE OF THE FLOOR SYSTEM.

-CONCRATOR SHALL NOT CUT, DRILL, NOTCH OR MODIFY THE FLOOR JOISTS EXCEPT IN STRICT ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS AND REVIEW BY THE STRUCTURAL ENGINEER.

-ALL TEMPORARY BRACING AND GUARDS SHALL BE THE CONTRACTORS RESPONSIBILITY.

TIMBER:

-ALL LUMBER, SHEATHING AND MANUFACTURED WOOD PRODUCTS SHALL MEET OR EXCEED THE CSA STANDARD FOR THAT PRODUCT. USE ONLY PRODUCTS SUITABLE FOR THE INTENDED FINAL USE AND CONDITIONS PREVALENT DURING CONSTRUCTION. PROTECT ALL MATERIALS FROM THE WEATHER DURING STORAGE AND INSTALLATION.

-SAWN LUMBER JOISTS, BEAMS, LINTELS, HEADERS AND COLUMNS TO BE S-P-F #1/#2 GRADE.

-BEAMS, LINTELS, HEADERS AND COLUMNS WHERE NOTED TO BE LAMINATED VENEER LUMBER (LVL 2.0E - 2950 FB)

-LOAD BEARING WALL STUDS TO BE S-P-F #1,#2 OR STUD GRADE, DO NOT USE FINGER JOINTED MATERIAL IN EXTERIOR WALLS

-ALL FRAMING LUMBER SHALL BE KLN DRIED TO A MOISTURE CONTENT OF LESS THEN 19% AT THE TIME OF MANUFACTURE.

-ALL WOOD FRAMING TO CONFORM TO PART 9 OF THE ALBERTA BUILDING CODE 2014 UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

-ALL BUILT UP WOOD BEAMS SHALL BE SUPPORTED BY A POST CONSISTING OF A MINIMUM OF ONE (1) STUD FOR EACH PLY OF BEAM WHEN INCORPORATED IN A WALL. FREE STANDING BUIL UP POST SHALL BE A MINIMUM OF THREE (3) LAMINATIONS. SEE DRAWING FOR EXCEPTION TO THE REQUIREMENT.

-ALL BUILT UP WOOD LAMINATED VENEER TYPE BEAMS SHALL BE SUPPORTED BY A POST CONSISTING OF A MINIMUM OF ONE (1) MORE STUD THAN THE NUMBER OF PLYS OF BEAM WHEN INCORPORATED IN A WALL. FREE STANDING BUILT UP POST SHALL BE A MINIMUM OF THREE (3) LAMINATIONS. SEE DRAWING FOR EXCEPTION TO THE REQUIREMENT.

-ALL BUILT UP WOOD LINTELS FOR WINDOWS AND DOORS NOT LOCATED IN A TALL WALL SHALL BE SUPPORTED BY A POST CONSISTING OF CRIPPLE AND KING STUDS AS PER THE FOLLOWING TABLE AT EACH END, SECURELY TIED INTO THE WALL. INTERMEDIATE POST FOR CONTINUOUS LINTELS SHALL MEET THE BEAM REQUIREMENTS ABOVE. SEE DRAWING FOR EXCEPTION TO THE REQUIREMENT.

OPENING WIDTH UP TO 4'0"	1 KING STUD	+	1 CRIPPLE STUD
OPENING WIDTH FROM 4'0" TO 7'6"	1 KING STUD	+	2 CRIPPLE STUDS

-COLUMNS DESIGNATED AS ([X] - C + [Y] - K) SHALL BE CONSTRUCTED WITH [X] CRIPPLE STUDS AND [Y] KING STUDS

-JOIST HANGERS, WHERE REQUIRED TO BE GALVANIZED SADDLE TYPE ONLY, NAILED AS PER MANUFACTURER'S RECOMMENDATIONS TO DEVELOP FULL CAPACITY OF THE HANGER.

-DO NOT SPLICE BUILT-UP BEAMS OR COLUMNS.

-BUILT-UP BEAMS OR COLUMNS TO BE BOLTED OR NAILED TOGETHER IN ACCORDANCE WITH PART 9 OF THE ALBERTA BUILDING CODE 2014.

-ALL SUBFLOORING TO BE ORIENTED STRANDBOARD, O-2 GRADE, TONGUE AND GROOVE, INSTALL SUBFLOORING WITH PANEL END JOINTS LOCATED ON FLOOR JOISTS AND STAGGERED AT LEAST 30". PROVIDE PANEL EDGE SUPPORT.

PANEL THICKNESS SHALL BE AS FOLLOWS:	
JOIST SPACING AT 19.2" O/C	--- 3/8"
JOIST SPACING AT 24" O/C	--- 29/32"

-ALL SUBFLOORING SHEATHING SHALL BE GLUED TO THE JOISTS IN ADDITION TO NAILS OR SCREWS UTILIZING A PRODUCT SUITABLE FOR CONSTRUCTION AND THE PREVALENT WEATHER CONDITIONS.

-ROOF SHEATHING TO BE PLYWOOD OR ORIENTED STRANDBOARD, O-2 GRADE. INSTALL SHEATHING WITH PANEL END-JOINTS LOCATED ON ROOF FRAMING STAGGERED AT LEAST 30".

PANEL THICKNESS SHALL BE AS FOLLOWS	
EDGE SUPPORT PROVIDED	--- 3/8"
EDGES UNSUPPORTED	--- 1/2"

-WALL SHEATHING TO BE PLYWOOD OR ORIENTED STRANDBOARD, O-2 GRADE, 3/4" THICKNESS. INSTALL SHEATHING WITH PANEL END-JOINTS LOCATED ON VERTICAL WALL STUDS AND STAGGERED AT LEAST 30".

-ENSURE 1/8" GAP BETWEEN ALL EXTERIORS SHEATHING MATERIALS TO ALLOW FOR EXPANSION.

-WALL SHEATHING TO BE NAILED WITH MIN. 1 1/2" STAPLES @ 4" O.C. AT EDGES OF SHEATHING PANEL AND 12" O.C. ELSEWHERE OR 2" COMMON WIRE NAILS @ 6" O.C. AT EDGES AND 12" O.C. ELSEWHERE.

-FLOOR SHEATHING TO BE GLUE WITH PL400 AND NAILED WITH MIN. 2" COMMON WIRE NAILS @ 6" O.C. AT EDGES AND 12" O.C. ELSEWHERE.

-10' to 12' WALL STUD SHALL HAVE MIN. ONE ROW OF BLOCKING.

-ALL WOOD IN DIRECT CONTACT WITH CONCRETE FOUNDATIONS IS TO BE PRESSURE TREATED.

ROOF TRUSSES:

-ALL ROOF TRUSSES SHALL BE DESIGNED FOR THE LOADS APPLIED, INCLUDING DRIFT AND ROOF FINISH AND TO THE REQUIREMENTS OF THE LATEST ALBERTA BUILDING CODE (2014), PART 9 REQUIREMENTS. ROOF TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF L/360.

-THE ERECTION CONTRACTOR SHALL BE SUPPLIED WITH DETAILED INSTRUCTIONS FOR THE CARE, STORAGE, HANDLING, AND ERECTION OF THE TRUSSES INCLUDING A LAYOUT PLAN AND DETAILS.

-CONTRACTOR SHALL NOT CUT, DRILL, NOTCH OR MODIFY THE TRUSSES EXCEPT IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND THE APPROVAL OF THE STRUCTURAL ENGINEER.

-ALL TEMPORARY BRACING AND GUARDS SHALL BE THE CONTRACTORS RESPONSIBILITY.

LVL Beam Ply Attachment					
Beam Depth	# Plies	Fastener	# Rows	Spacing	Location
7 1/4" to 9 1/2"	2	3 1/2"-16d nails	2	12" o/c	One Side
7 1/4" to 9 1/2"	3	3 1/2"-16d nails	2	12" o/c	Both Sides
7 1/4" to 9 1/2"	4	3 1/2"-16d nails 1/4"x6 1/4" screws	2	12" o/c	One Side, each ply One Side
11 1/8" to 14"	2	3 1/2"-16d nails	3	12" o/c	One Side
11 1/8" to 14"	3	3 1/2"-16d nails	3	12" o/c	Both Sides
11 1/8" to 14"	4	3 1/2"-16d nails 1/4"x6 1/4" screws	3	12" o/c	One Side, each ply One Side

STRUCTURAL SITE REVIEW NOTES:

1. STRUCTURAL SITE REVIEWS SHALL BE UNDERTAKEN BY THE STRUCTURAL ENGINEER ON BEHALF OF THE OWNER.
2. STRUCTURAL SITE REVIEWS ARE TO VERIFY THAT THE CONSTRUCTION GENERALLY CONFORMS WITH THE STRUCTURAL DRAWINGS PREPARED BY BRAVURA ENGINEERING, AND DOES NOT GUARANTEE THE CONTRACTORS WORK. IT REMAINS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL CONSTRUCTIONS ARE CARRIED OUT AS PER THE DRAWINGS AND SPECIFICATIONS.
3. ALL WORK SHALL BE MADE ACCESSIBLE FOR INSPECTION, FAILURE TO PROVIDE ADEQUATE NOTIFICATION OR ACCESSIBILITY MAY RESULT IN REMOVAL / REPLACEMENT OF COVERING MATERIALS TO EXPOSE THE WORK, AT THE CONTRACTORS EXPENSE.
4. IS THE CONTRACTORS RESPONSIBILITY TO SCHEDULE SITE REVIEWS AT THE APPROPRIATE TIMES AS LISTED BELOW.
5. THE CONTRACTOR SHALL GIVE THE ENGINEER 24 HOURS NOTICE FOR LOCAL PROJECTS AND 72 HOURS NOTICE FOR OUR OF TOWN PROJECTS.
6. A REVIEW OF ALL CONCRETE REINFORCING IS TO BE MADE BY THE STRUCTURAL ENGINEER PRIOR TO POURING CONCRETE. ALL REINFORCEMENT OR WELDED WIRE MESH MUST BE IN PLACE AT THE TIME OF REVIEW.
7. AT THE TIME OF FRAMING INSPECTION, ALL TIMBER FRAMING INCLUDING POSTS, STUDS, BEAMS AND BLOCKING SHALL BE PLACE
8. THE CONTRACTOR SHALL PRE-INSPECT THE WORK TO CONFIRM IT IS COMPLETED AS PER THE STRUCTURAL DRAWINGS. REINSECTIONS REQUIRED BY DEFICIENT OR INCOMPLETE WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL SHALL MEET OR EXCEED THE APPLICABLE CSA STANDARDS FOR THAT PRODUCT.
2. DESIGN, DETAIL AND FABRICATE ALL CONNECTIONS IN A QUALITY CONTROL SHOP TO CISC HANDBOOK OF STEEL CONSTRUCTION.
3. CONNECTIONS ARE TO BE DESIGNED FOR THE LOADS INDICATED ON THE STRUCTURAL DRAWINGS. SUBMIT ENGINEER SEALED SHOP DRAWINGS FOR ALL CONNECTIONS
4. STRUCTURAL STEEL SECTIONS AND PLATES SHALL CONFORM TO CSA-G40.20 AND CSA-G40.21, GRADE 350W
5. ANCHOR BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A307-82A
6. WELDING, MATERIALS AND PROCEDURES SHALL CONFORM TO CSA-W59. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDERS. SUBMIT A COPY OF THE CERTIFICATE TO BRAVURA ENGINEERING ALONG WITH THE SHOP DRAWINGS.
7. PAINTING: ONE COAT SHOP PRIMER PAINT (COLOUR GREY)

SHOP DRAWING REVIEW:

1. REPRODUCTION IN WHOLE OR IN PART OF THE DRAWINGS PREPARED BY BRAVURA ENGINEERING FOR USE AS A SHOP DRAWING SUBMISSION SHALL NOT BE PERMITTED.
2. WHEN REQUIRED, SHOP DRAWINGS SHALL BE SUBMITTED WITH A SEAL BY A PROFESSIONAL ENGINEER IN THE PROVINCE HAVING JURISDICTION PRIOR TO FABRICATION.
3. SHOP DRAWING REVIEWS ARE FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT, AND GENERAL COMPLIANCE WITH THE CONSTRUCTION DRAWINGS.
4. CORRECTIONS OR COMMENTS MADE ON THE SHOP DRAWINGS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION.

COLD WEATHER REQUIREMENTS:

IN COLD WEATHER, ALL NECESSARY HEATING EQUIPEMENT AND PROTECTIVE COVERINGS SHALL BE ON SITE READY FOR USE IMMEDIATELY AFTER CONCRETE PLACEMENT.

1. WHENEVER THE TEMPERATURE IS 5 DEGREES CELSIUS OR LOWER, OR THERE IS A PROBABILITY OF IT FALLING BELOW 5 DEGREES, PROTECTIVE ENCLOSURES AND HEATING SHALL BE APPLIED TO MAINTAIN THE CONCRETE TEMPERATURE AT 22 DEGREES CELSIUS FOR THE FIRST SEVEN DAYS, AND AT LEAST 10 DEGREES THEREAFTER, UNTIL THE FULL CURING PROCESS HAS COMPLETED.
2. CONCRETE PLACED IN THE FORMS SHALL HAVE A TEMPERATURE OF BETWEEN 16 AND 27 DEGREES CELSIUS. REINFORCEMENT AND FORMS SHALL BE PROTECTED FROM FORCING AN ICE FILM PRIOR TO POUR.
3. ENSURE PROTECTIVE ENCLOSURES ARE NOT IN CONTACT WITH THE CONCRETE, BUT PERMIT FREE CIRCULATION OF THE AIR AROUND ALL WALLS, COLUMNS, AND OVER THE TOPS OF SLABS.
4. ENSURE THE BEARING SOILS ARE PROTECTED AGAINST FREEZING WITH TEMPORARY MEASURES UNTIL THE BACKFILLING IS COMPLETE AND ADEQUATE PERMANENT FROST PROTECTIONS ARE IN PLACE



2021-09-14
Fraser Taylor, P.Eng.
Bravura Engineering
Permit to Practice P11957

S0.0



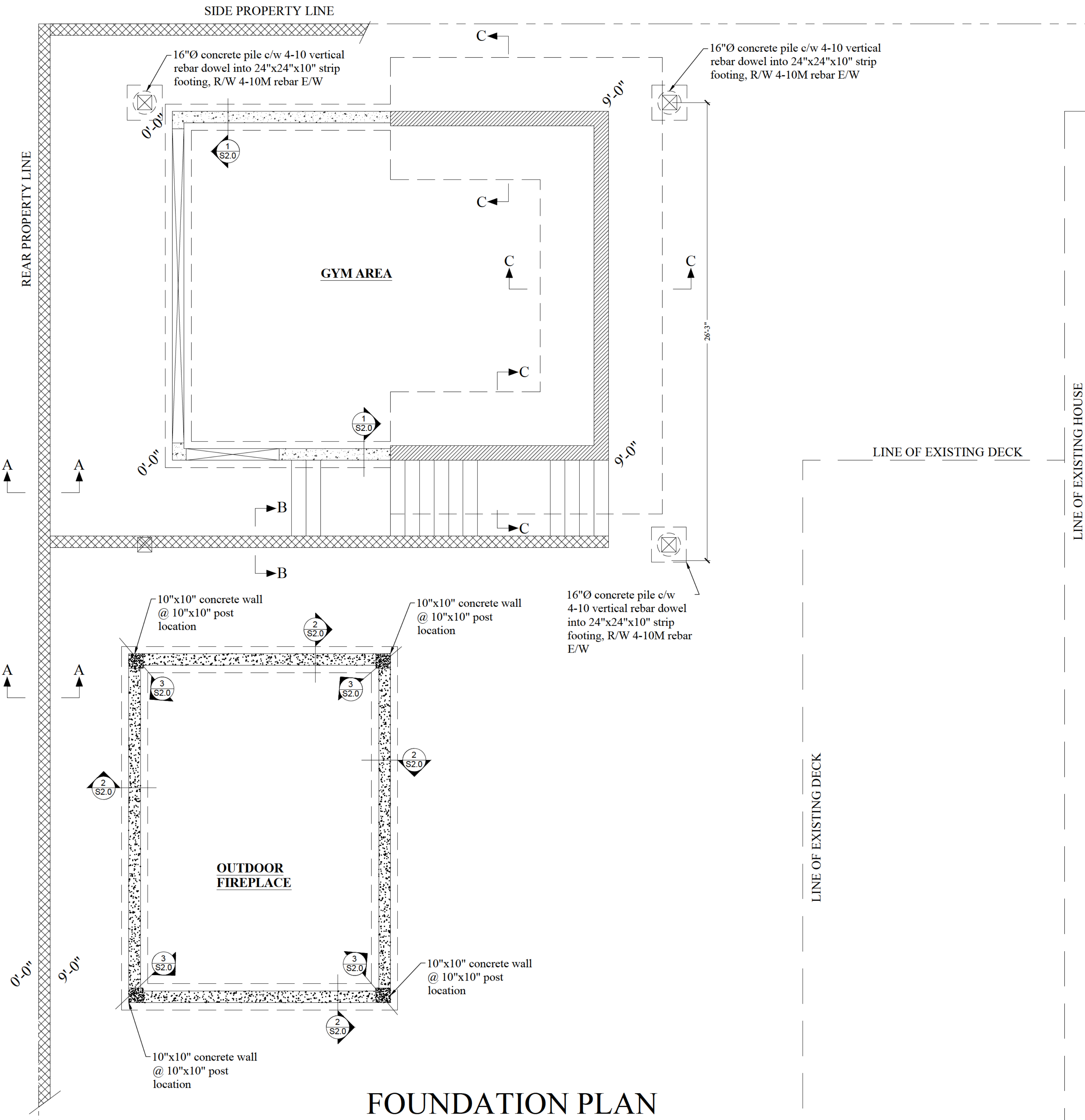
15, 4511 GLENMORE TRAIL S.E.
CALGARY, AB, T2C 2R9
OFFICE : (403) 457-1557
FAX : (403) 457-5587

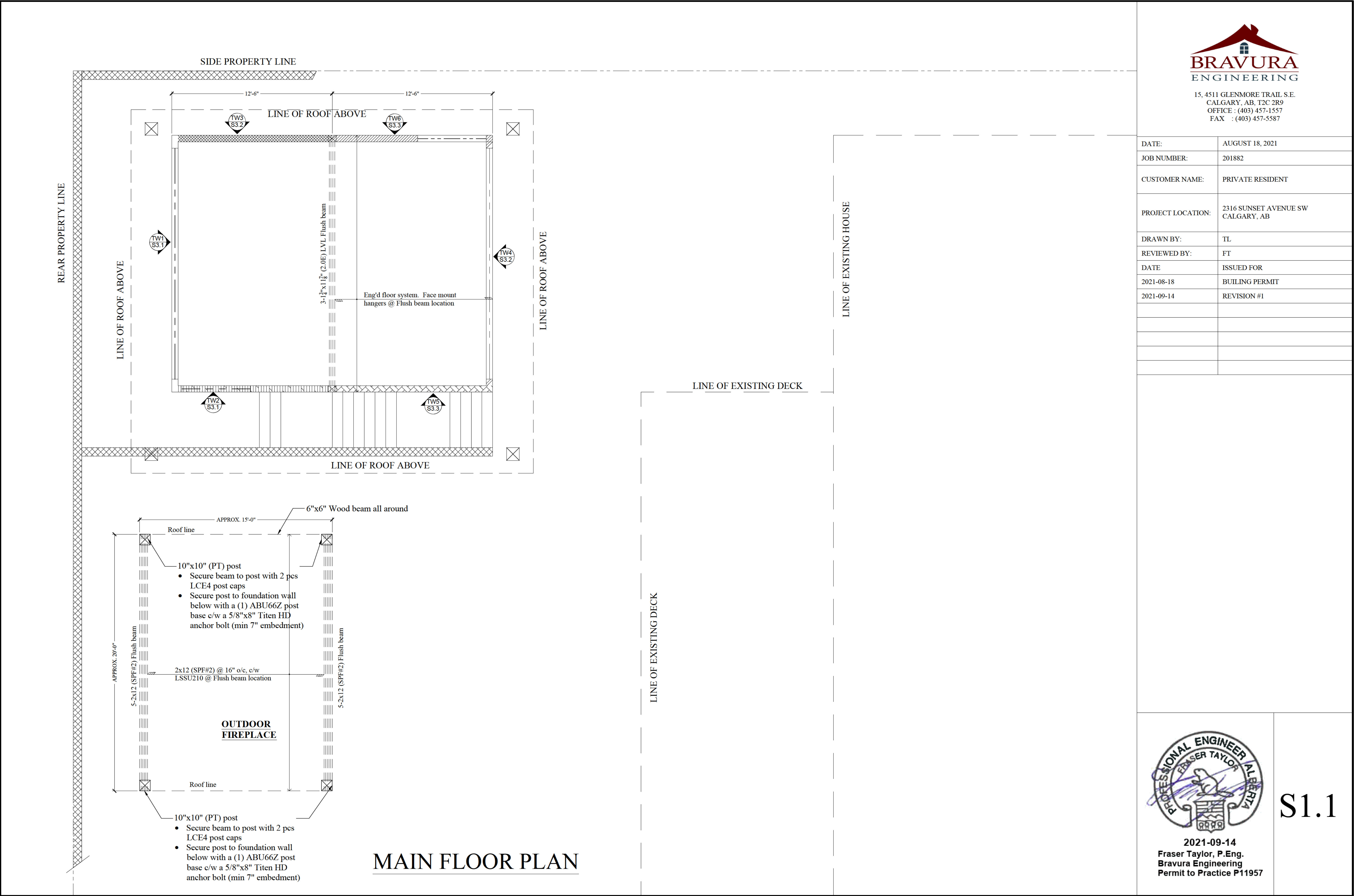
DATE:	AUGUST 18, 2021
JOB NUMBER:	201882
CUSTOMER NAME:	PRIVATE RESIDENT
PROJECT LOCATION:	2316 SUNSET AVENUE SW CALGARY, AB
DRAWN BY:	TL
REVIEWED BY:	FT
DATE	ISSUED FOR
2021-08-18	BUILDING PERMIT
2021-09-14	REVISION #1

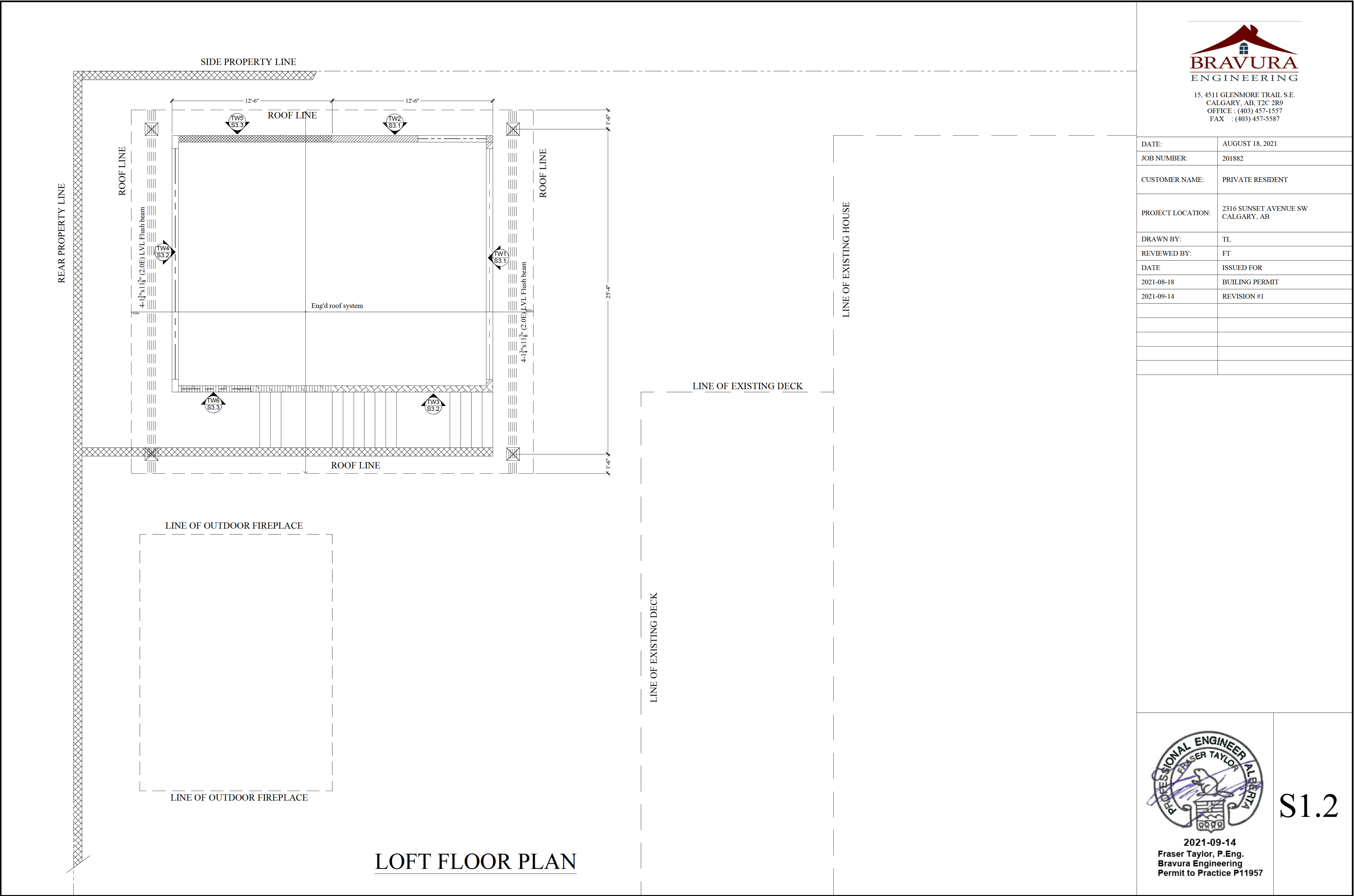


2021-09-14
Fraser Taylor, P.Eng.
Bravura Engineering
Permit to Practice P11957

S1.0







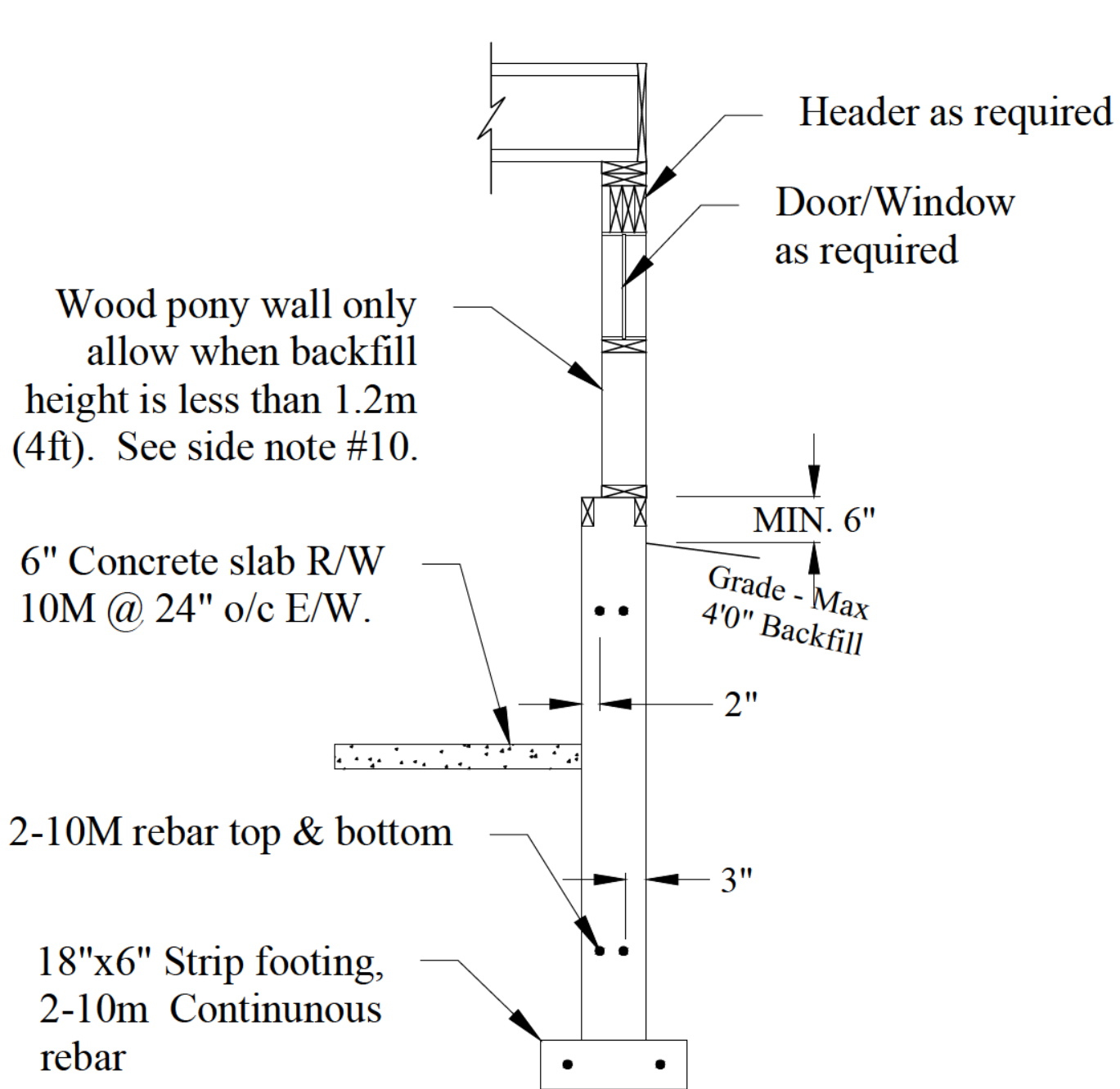
15, 4511 GLENMORE TRAIL S.E.
CALGARY, AB, T2C 2R9
OFFICE : (403) 457-1557
FAX : (403) 457-5587

DATE:	AUGUST 18, 2021
JOB NUMBER:	201882
CUSTOMER NAME:	PRIVATE RESIDENT
PROJECT LOCATION:	2316 SUNSET AVENUE SW CALGARY, AB
DRAWN BY:	TL
REVIEWED BY:	FT
DATE	ISSUED FOR
2021-08-18	BUILDING PERMIT
2021-09-14	REVISION #1

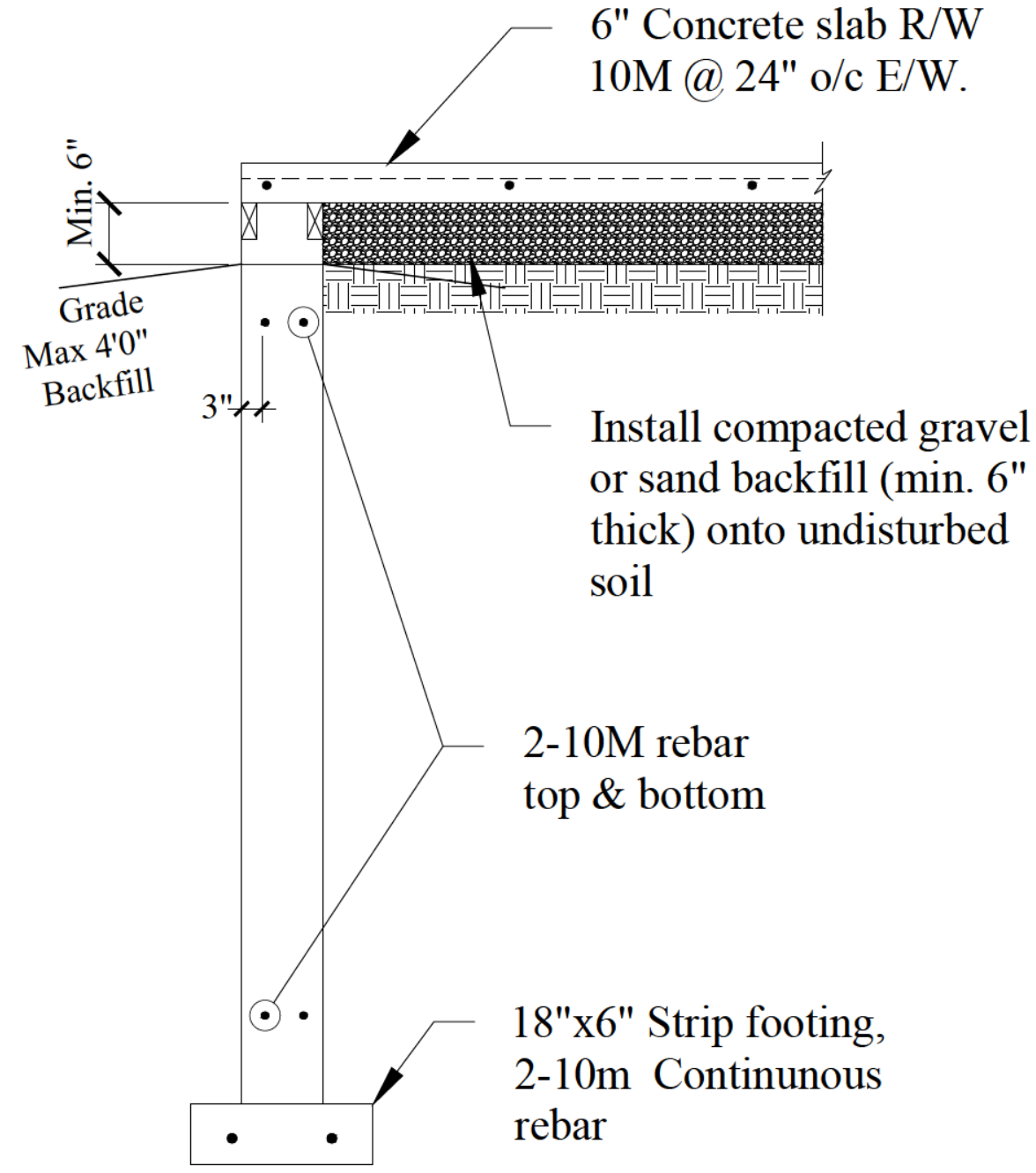


2021-09-14
Fraser Taylor, P.Eng.
Bravura Engineering
Permit to Practice P11957

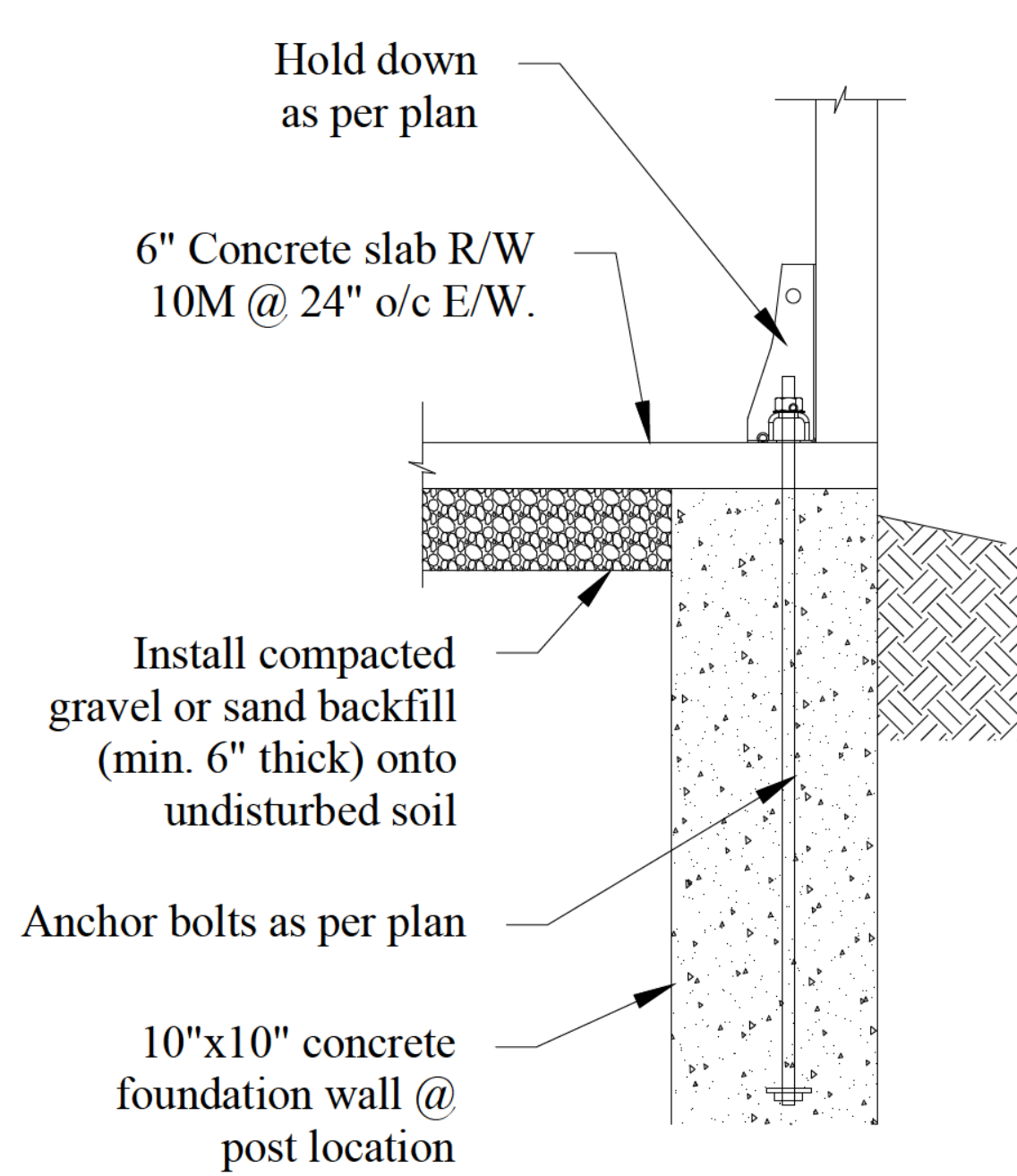
S1.2



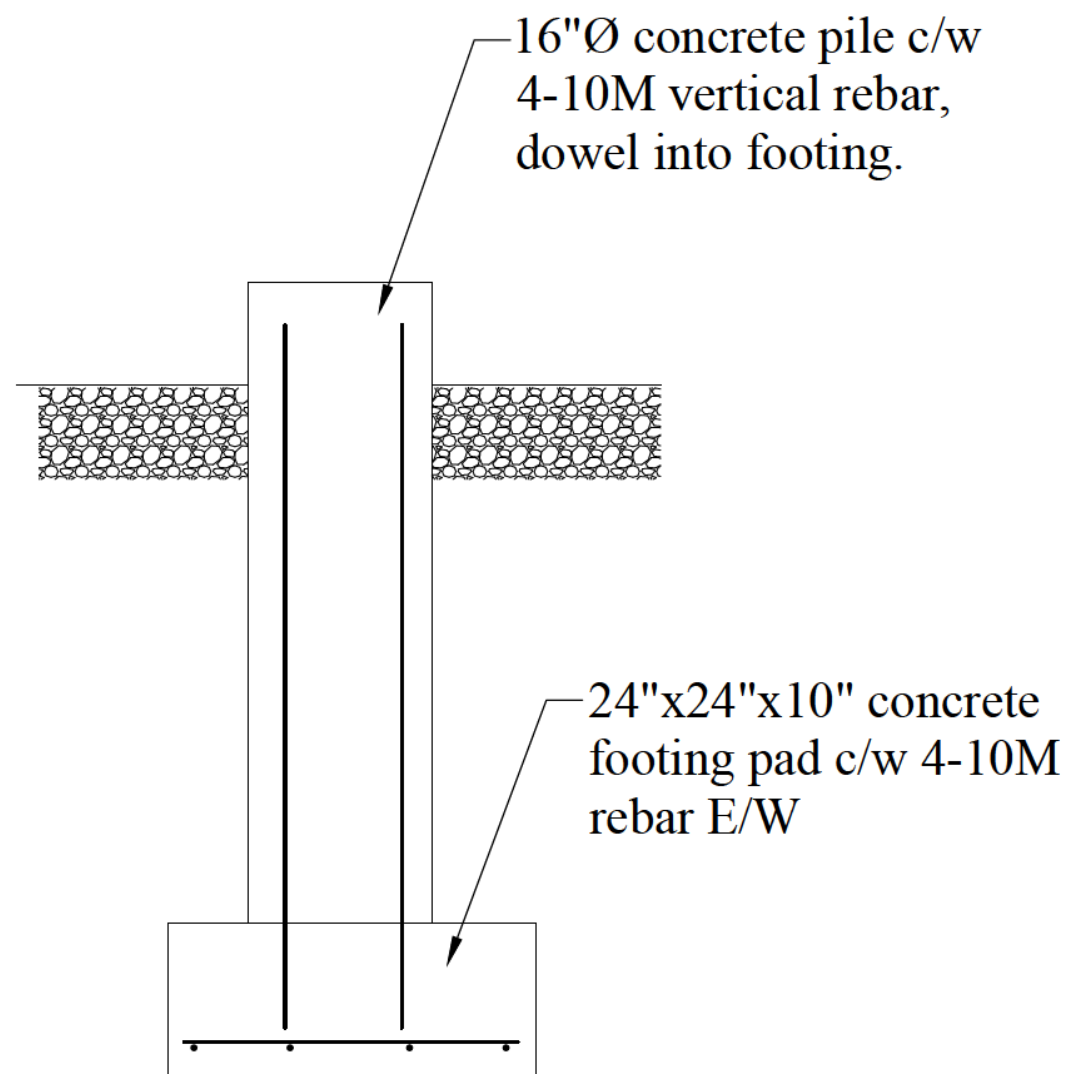
1 FOUNDATION WALL DETAIL 1
S2.0 (MAX 4'-0" BACKFILL)



2 FOUNDATION WALL DETAIL 2
S2.0 (MAX 4'-0" BACKFILL)



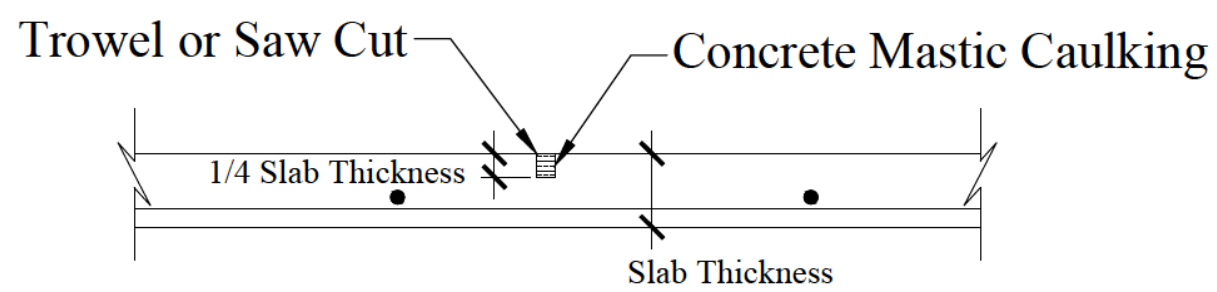
3 HOLDDOWN TO CONCRETE
S2.0 FOUNDATION WALL



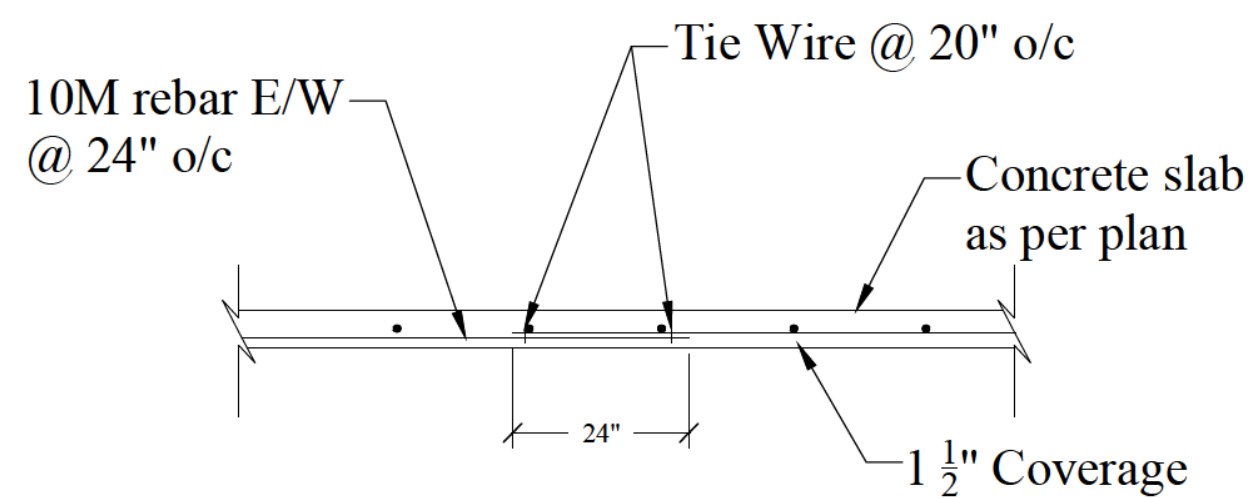
4 CONCRETE PILE
S2.0

For slab with in-slab heating:
- Install "ZIP STRIP" control joint system 1/4 depth of slab as dimensioned on plan

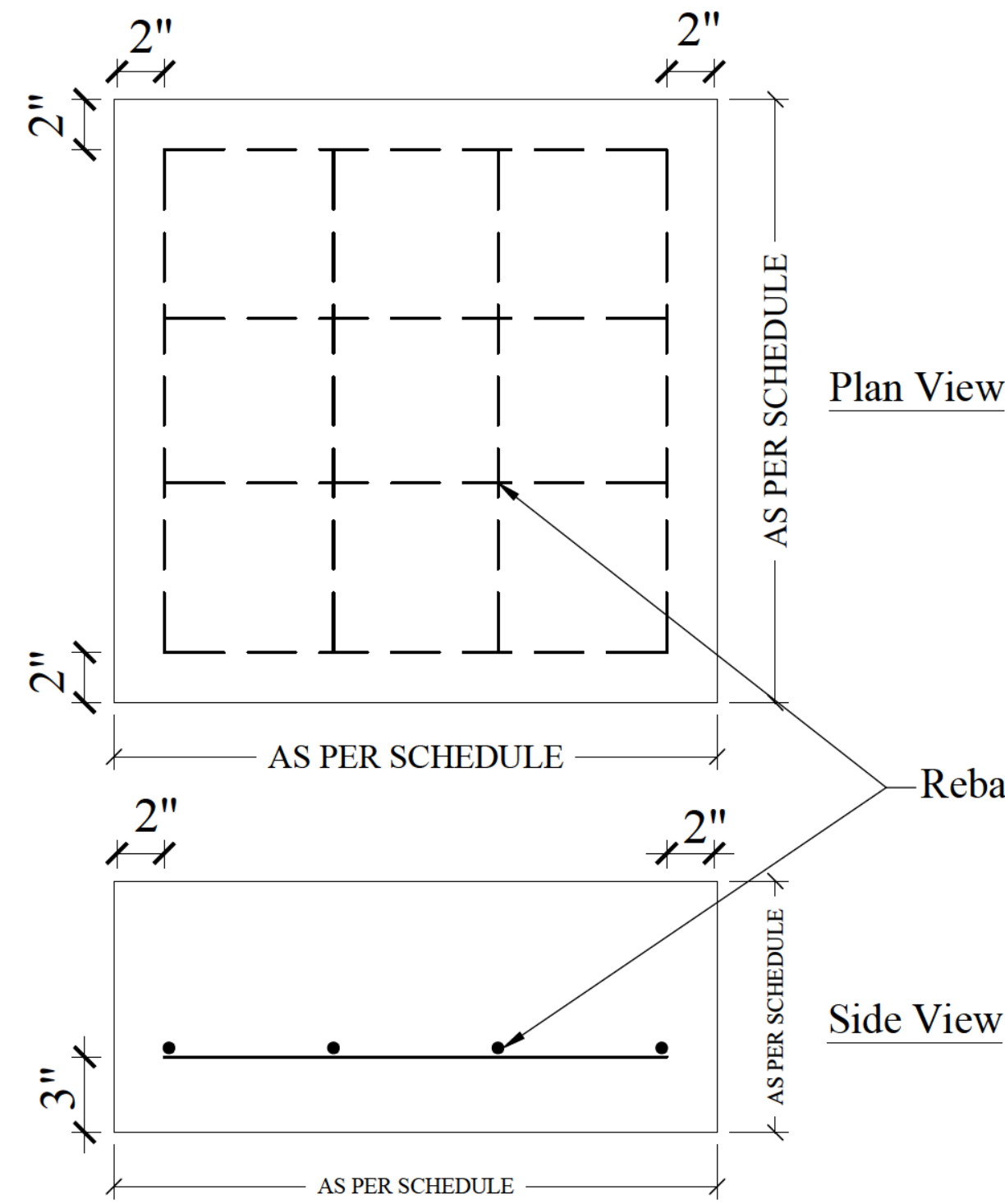
For non heated slab:
- Install saw or trowel cut control joint 1/4 depth of slab and fill with concrete mastic caulking as dimensioned on plan.



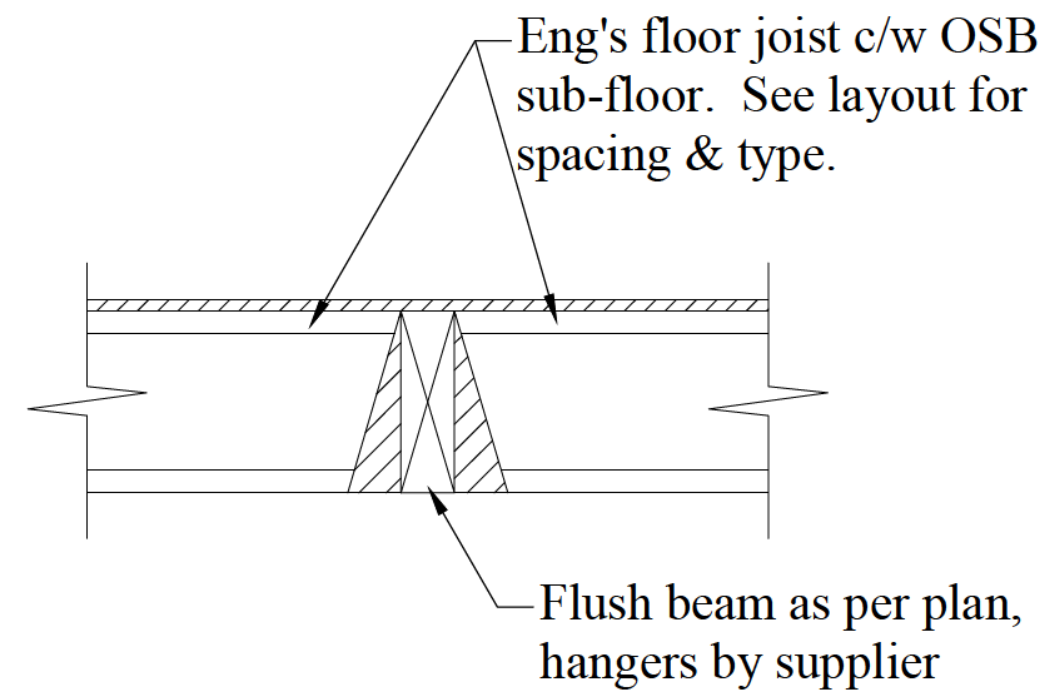
5 CONTROL JOINT DETAIL
S2.0



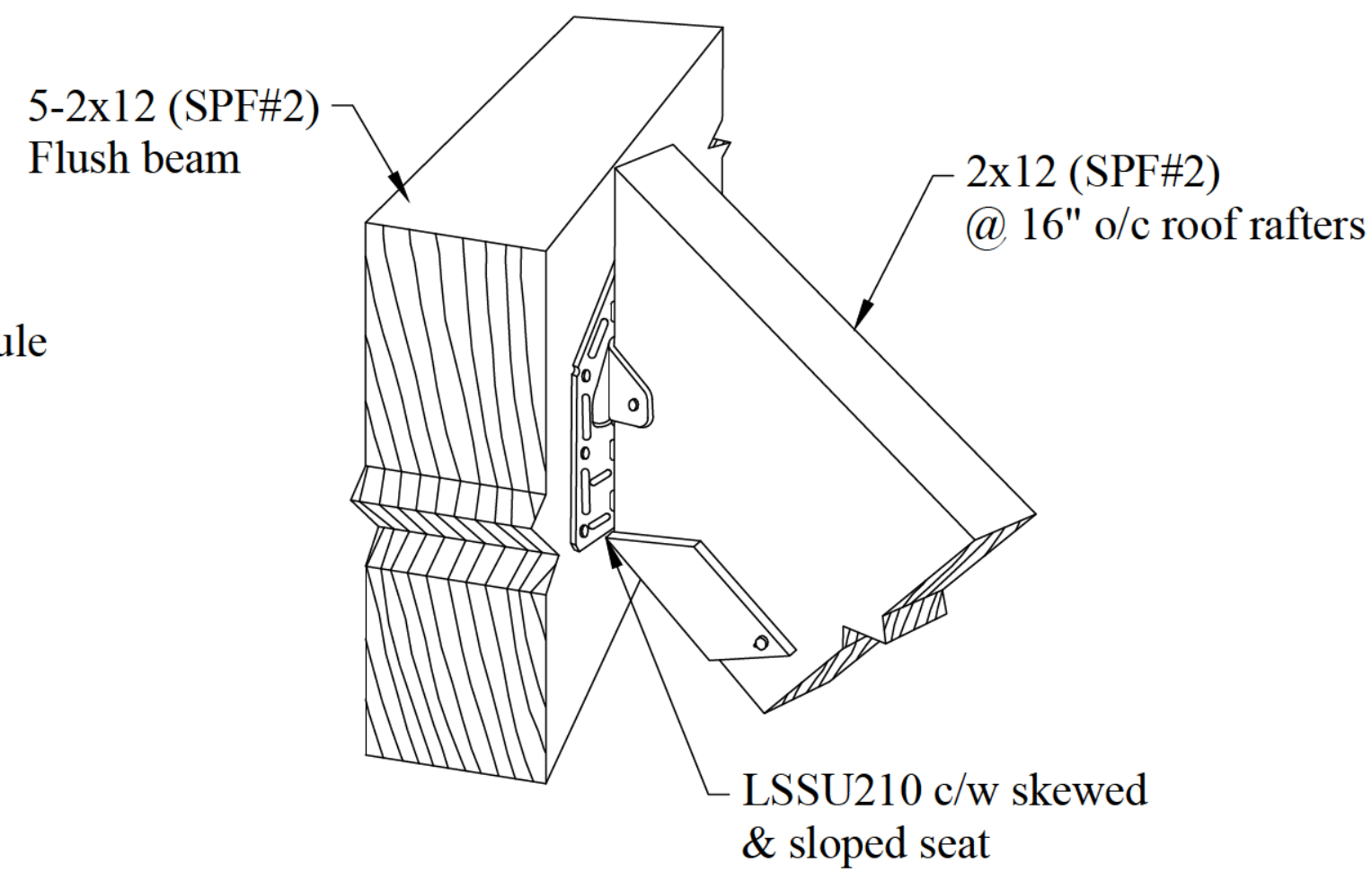
6 REBAR SPLICING DETAIL
S2.0



7 TYPICAL FOOTING PAD DETAIL
S2.0



8 FLUSH BEAM
S2.0



9 LUSS210 HANGER
S2.0

DATE:	AUGUST 18, 2021
JOB NUMBER:	201882
CUSTOMER NAME:	PRIVATE RESIDENT
PROJECT LOCATION:	2316 SUNSET AVENUE SW CALGARY, AB
DRAWN BY:	TL
REVIEWED BY:	FT
DATE	ISSUED FOR
2021-08-18	BUILDING PERMIT
2021-09-14	REVISION #1



2021-09-14
Fraser Taylor, P.Eng.
Bravura Engineering
Permit to Practice P11957

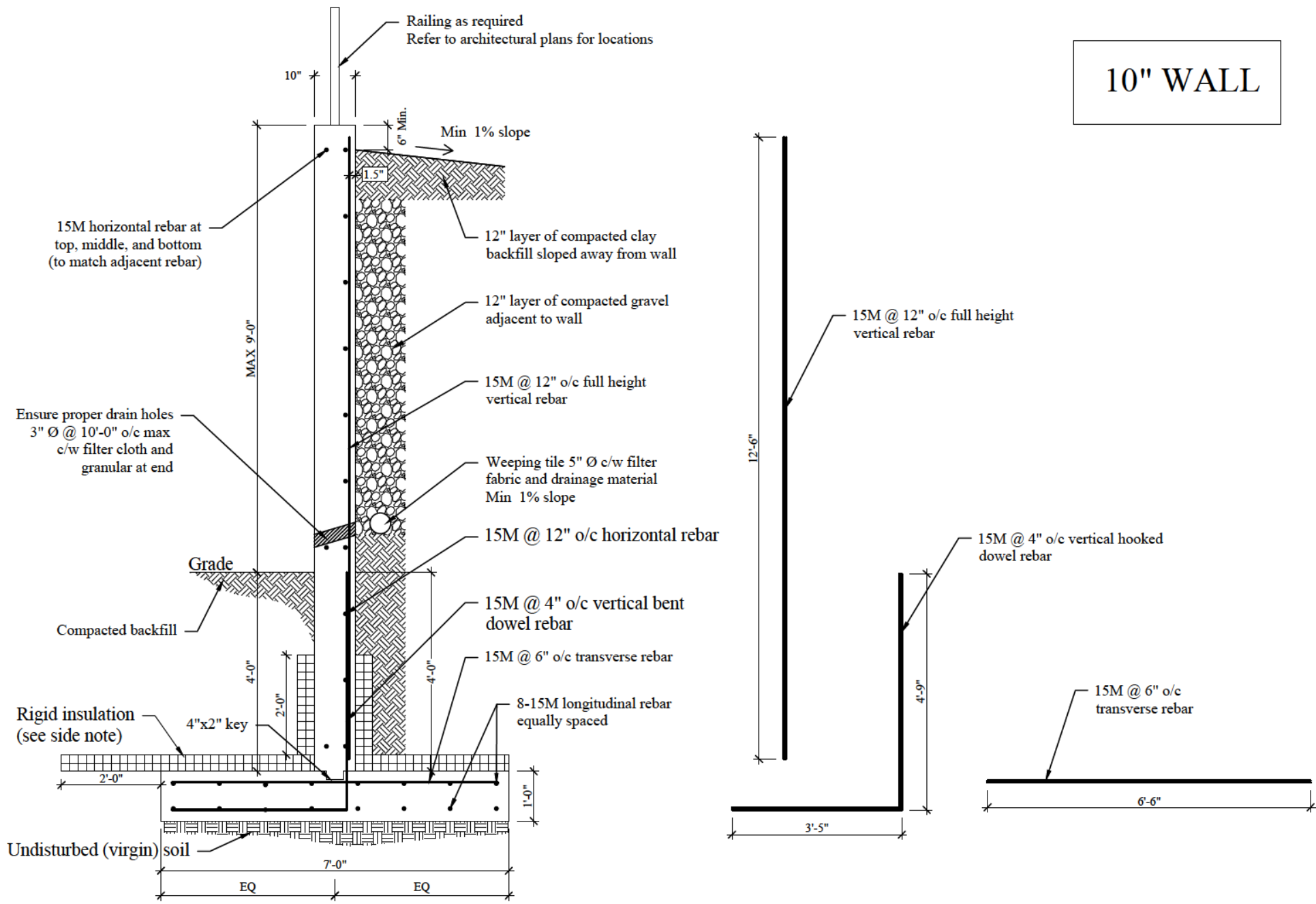
S2.0

The foundation wall detailed here applies only to the above noted project.
It is the responsibility of the builder to ensure that all constructions are carried out accordingly in relation to the criteria stated in this document.
If any design or procedural changes are made during or after construction, then work should be stopped and bravura engineering should be notified.

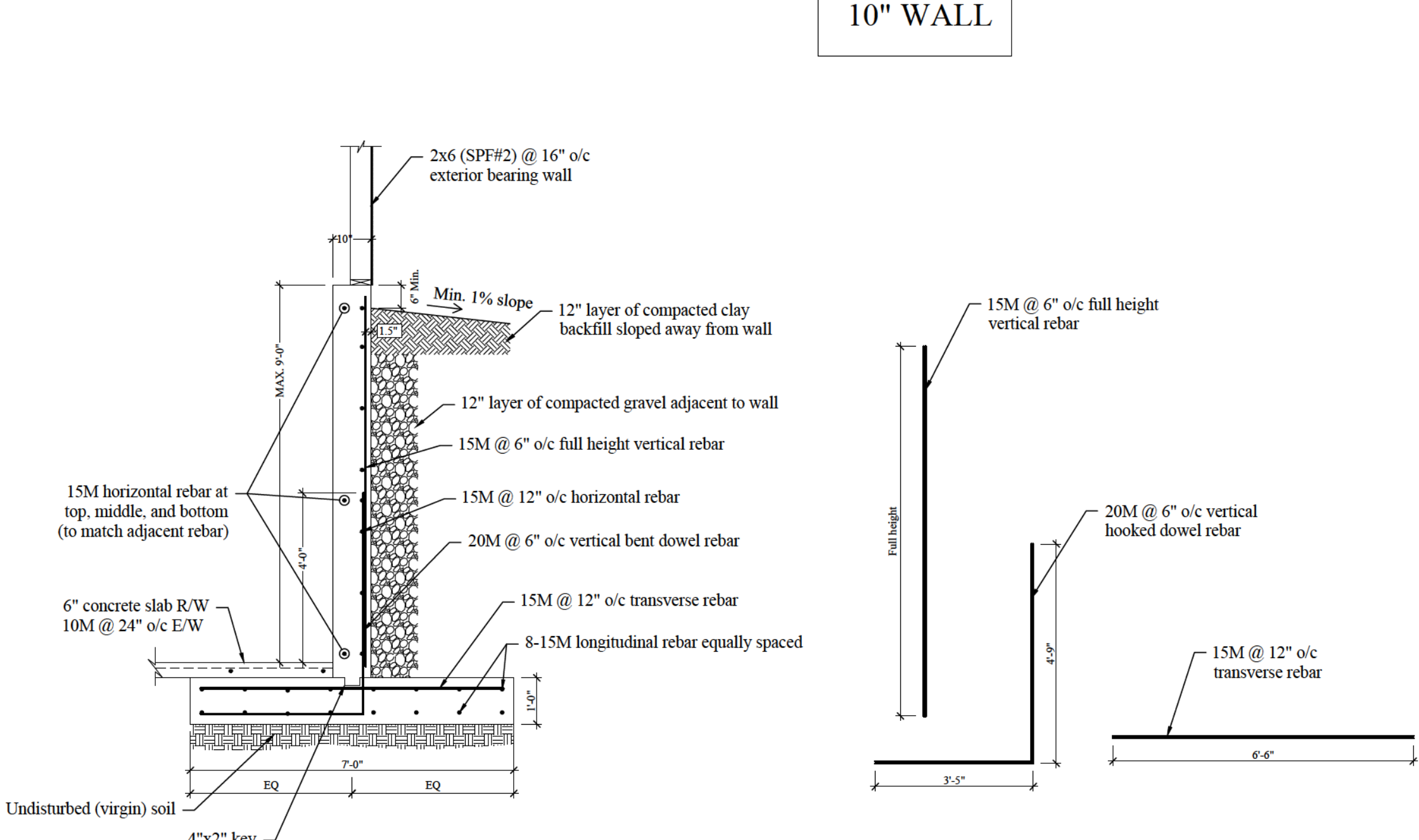


15, 4511 GLENMORE TRAIL S.E.
CALGARY, AB, T2C 2R9
OFFICE : (403) 457-1557
FAX : (403) 457-5587

DATE:	AUGUST 18, 2021
JOB NUMBER:	201882
CUSTOMER NAME:	PRIVATE RESIDENT
PROJECT LOCATION:	2316 SUNSET AVENUE SW CALGARY, AB
DRAWN BY:	TL
REVIEWED BY:	FT
DATE	ISSUED FOR
2021-08-18	BUILING PERMIT
2021-09-14	REVISION #1



RETAINING WALL AT SECTION B-B (UP TO 9'-0" MAX. BACKFILL)



RETAINING WALL AT SECTION C-C (UP TO 9'-0" MAX. BACKFILL)

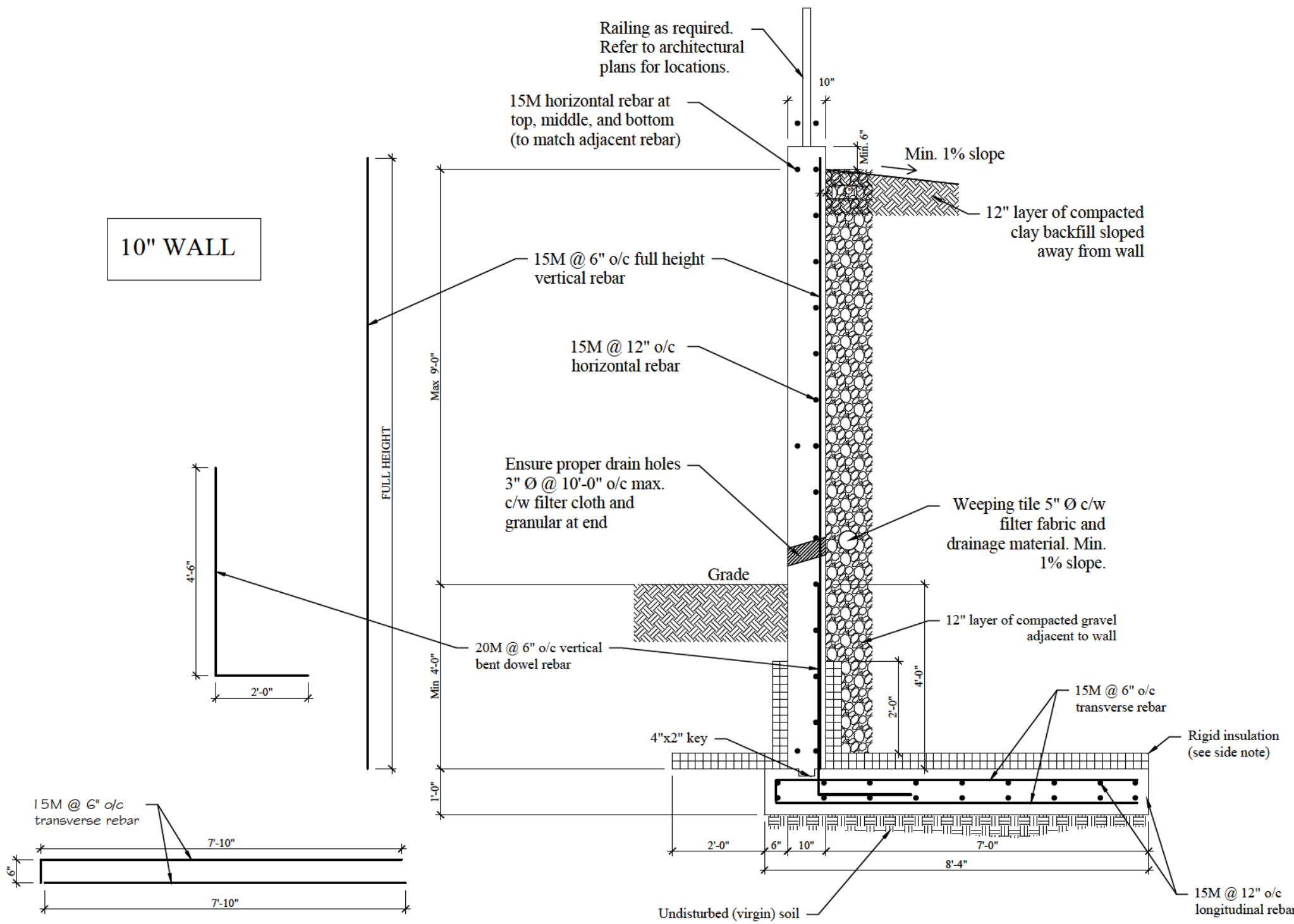
Factors of Safety:
- Overturning: 2.14
- Sliding: 3.38
- Bearing Capacity: 3.57

Three site inspections required:
1st inspection - rebar installation in footing pad
2nd inspection - rebar installation in retaining wall
3rd inspection - final inspection after backfilled

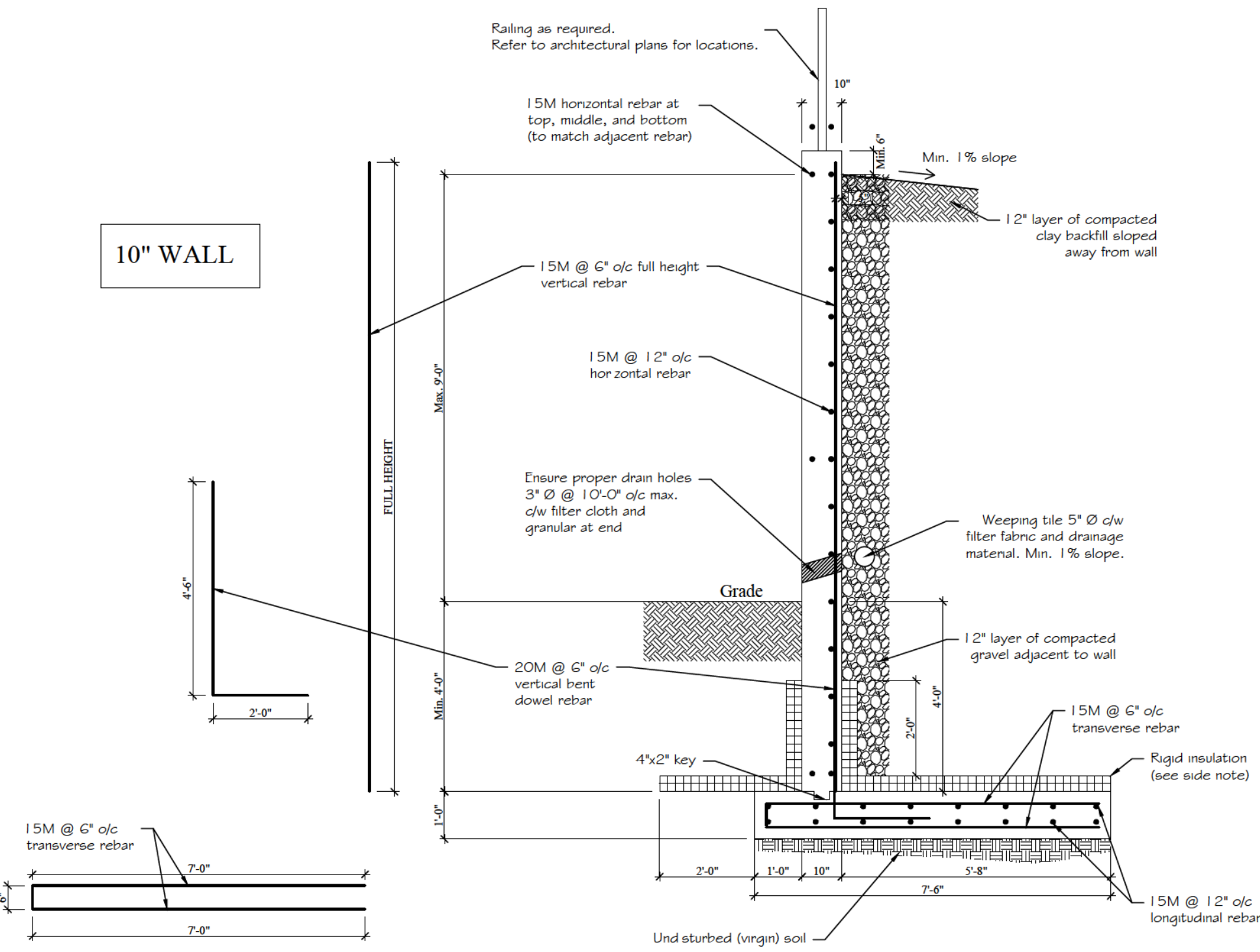


2021-09-14
Fraser Taylor, P.Eng.
Bravura Engineering
Permit to Practice P11957

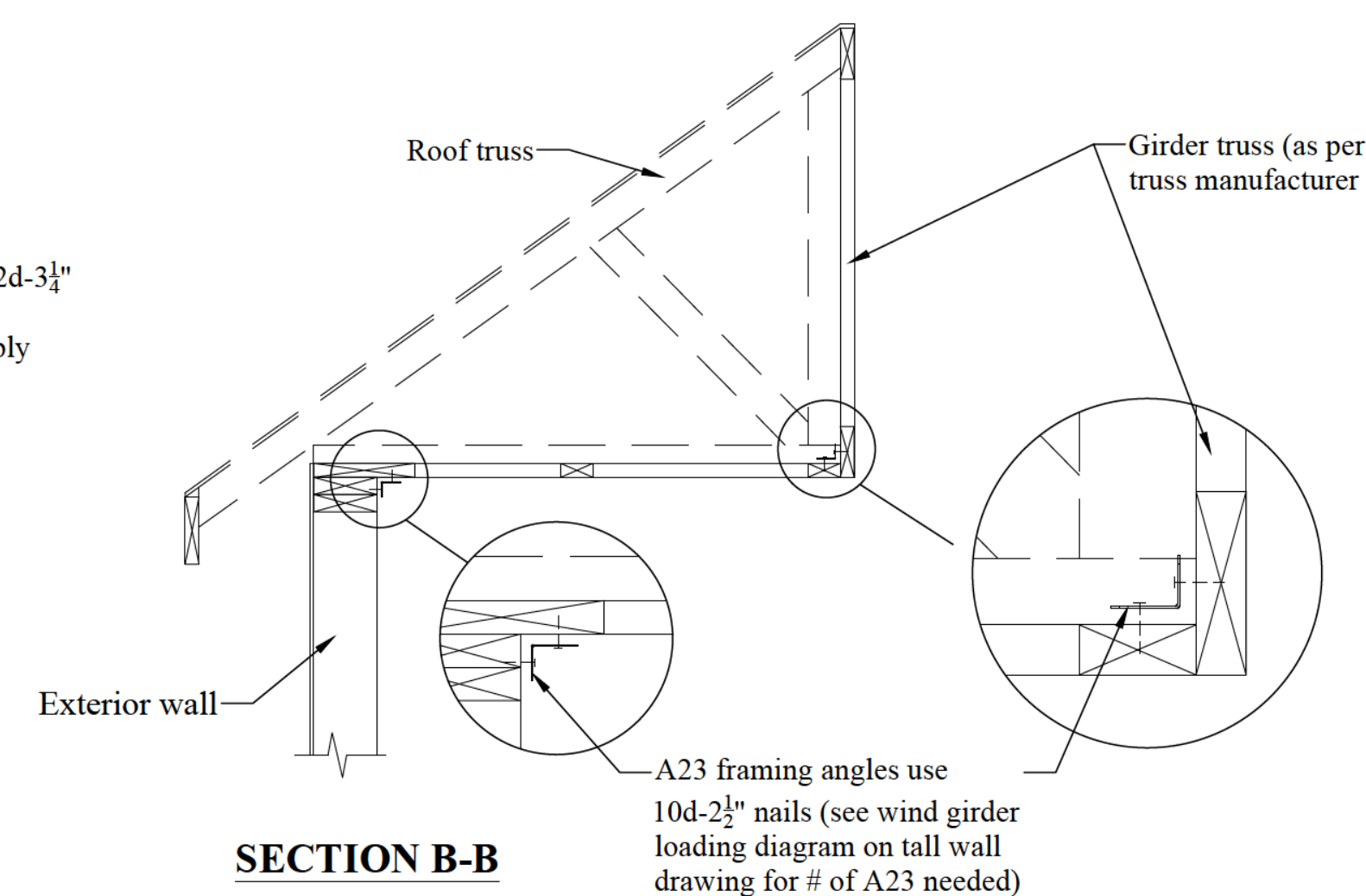
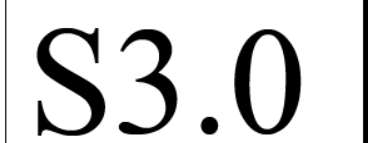
S2.1



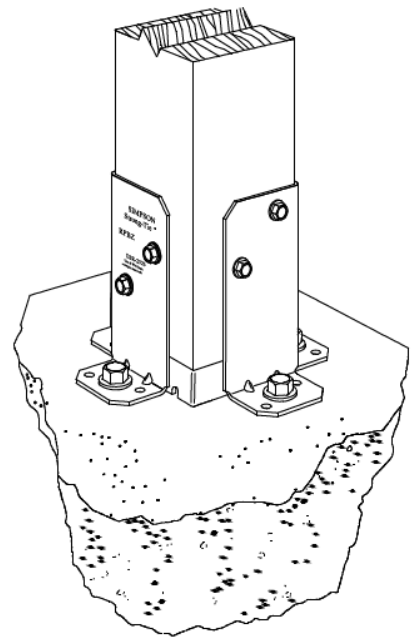
RETAINING WALL AT SECTION A-A (6" TOE, UP TO 9'-0" MAX. BACKFILL)



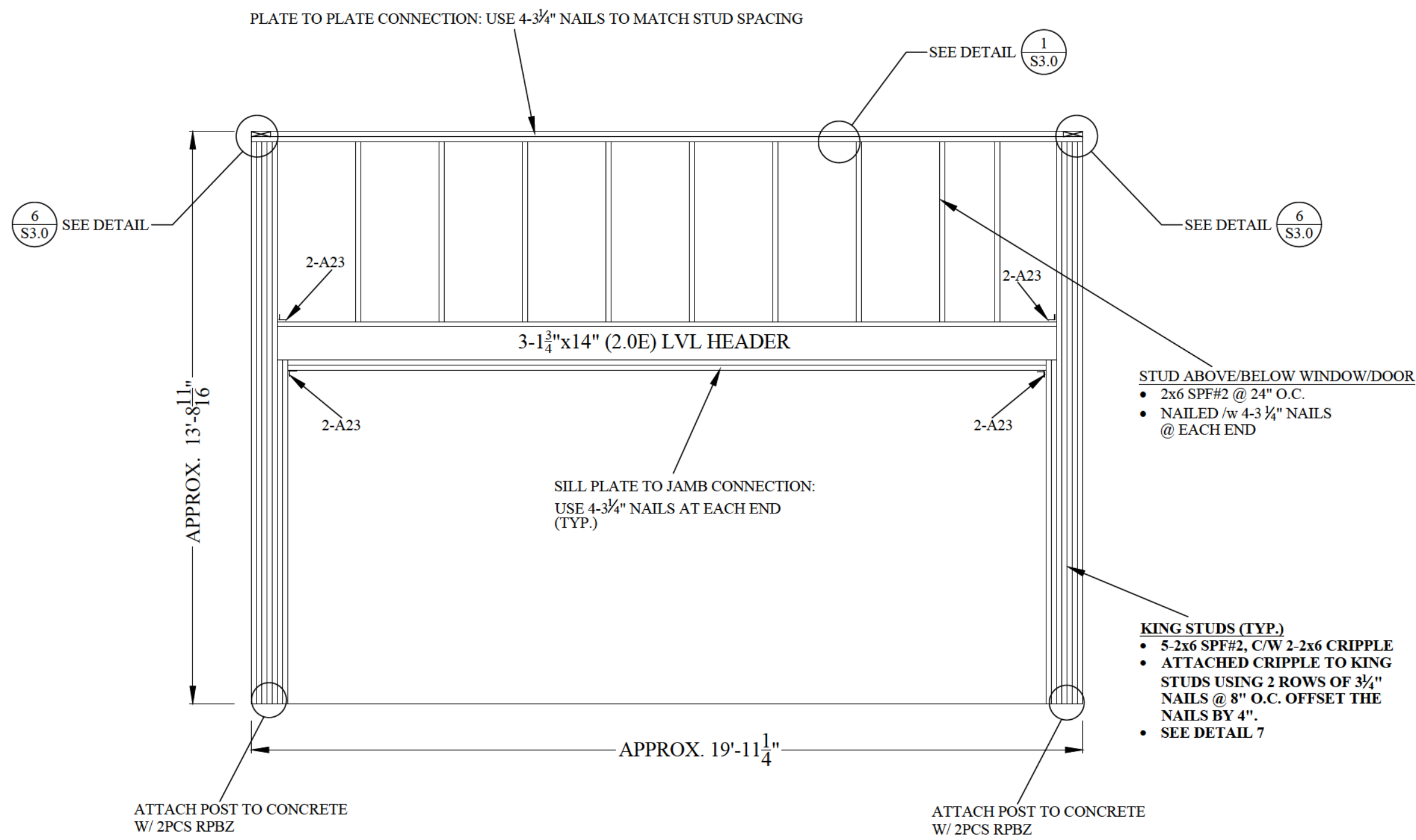
RETAINING WALL AT SECTION A-A (12" TOE, UP TO 9'-0" MAX. BACKFILL)



DIAGONAL BRACING: NOT REQUIRED
WIND GIRDER: NOT REQUIRED

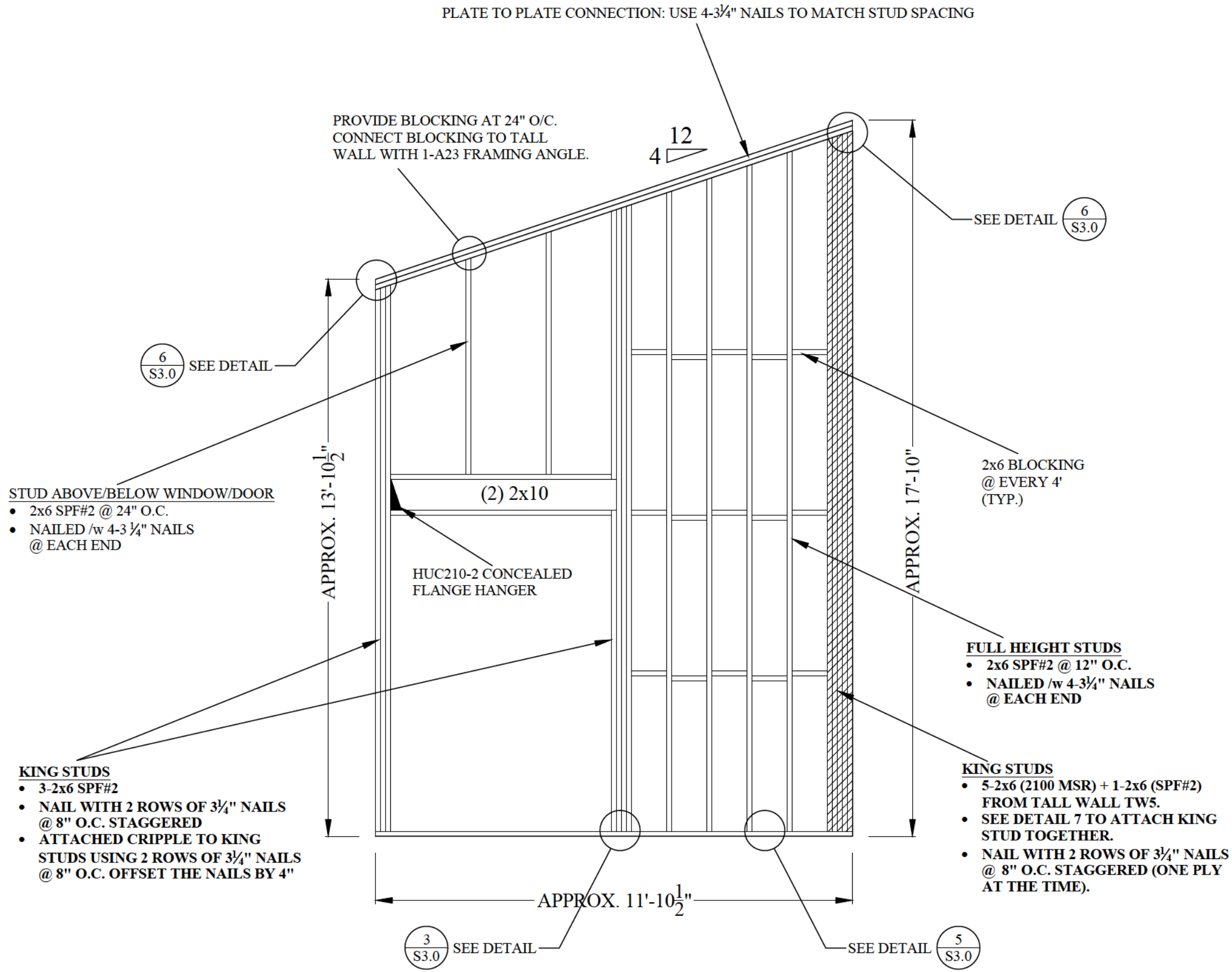


RPBZ Installation with CPS away from edge on concrete



TALL WALL AT THE OPEN TO BELOW - NORTH ELEVATION (TW1)

FRAME TALL WALL TO UNDERSIDE OF CEILING.



TALL WALL AT THE OPENT TO BELOW - WEST ELEVATION (TW2)

DESIGN PARAMETERS:

WIND LOAD ($q_1/50$): 0.50 kPa
EXPOSURE FACTOR: 0.7
ROOF LOAD:
DEAD LOAD: 0.48 kPa
GROUND SNOW (S_s): 1.4 kPa
RAIN (S_r): 0.1 kPa
MAXIMUM ROOF TRIBUTARY WIDTH = 2'-0"
MAXIMUM OPENING WIDTH = N/A
VERTICAL LOAD DEFLECTION:
LIVE DEFLECTION = $L/360$
TOTAL DEFLECTION = $L/240$
WIND LOAD DEFLECTION = $L/180$
COMBINED EXT. PRESSURE COEFFICIENT (C_{gCp}) = 1.6
COMBINED INT. PRESSURE COEFFICIENT (C_{giCpi}) = -0.9

TALL WALL AT GARAGE: APPLY TO WALL HEIGHT OVER 9'-10" FOR 2x4 OR STUDS OVER 11'-10" FOR 2x6 (BELOW TABLE IS FOR MAX. WALL HEIGHT).

FOR 24'x24' GARAGE WITH BONUS ROOM ABOVE. 2x4 OR 2x6 BLOCKING @ 48" O/C ARE TO BE PROVIDED.			
CALGARY, AIRDRIE, CHESTERMERE, COCHRANE, AND EDMONTON			
	24" O/C	16" O/C	12" O/C
2x4 SPF#2	N/A	10'-6"	11'-6"
2x6 SPF#2	14'-6"	16'-7"	18'-3"

ENGINEERED TALL WALL GENERAL NOTES:

- ALL STUDS SHALL BE NAILED WITH MIN. 4 NAILS @ EACH STUD END USING $3/4"$ x 0.131" (12d) COMMON WIRE/SPIRAL (U.N.O.)
- KING STUDS (MORE THAN 3 PLY) SHALL BE FASTENED USING SDS SIMPSON WOOD SCREWS (OR EQUIVALENT) @ 48" O.C. ON EACH SIDE STAGGERED OR THREADED ROD/THROUGH BOLT @ 48" O.C.
- USE TWO A23 SIMPSON FRAMING ANGLES (OR EQUIVALENT) AT EACH KING STUD TO PLATE CONNECTION.
- STUDS, PLATES, JAMBS, AND INTELS ARE ASSUMED TO BE SPF#2 OR BETTER,
A. SHEATHED ON THE EXTERIOR WITH MIN. $5/8"$ OSB OR PLYWOOD SHEATHING OR $1/2"$ DRYWALL.
OSB AND PLYWOOD SHEATHING TO BE NAILED WITH MIN. $1 1/2"$ STAPLES @ 4" O.C. AT EDGES OF SHEATHING PANEL AND 12" O.C. ELSEWHERE OR 2" COMMON WIRE NAILS @ 6" O.C. AT EDGES AND 12" O.C. ELSEWHERE. DRYWALL TO BE SCREW WITH MIN. $1 1/4"$ DRYWALL SCREW AT 8" O.C. AT EDGES OF SHEATHING PANEL AND 12" O.C. ELSEWHERE. PROVIDE VERTICAL WALL BLOCKING @ EVERY 4 FT O.C. OR
B. SHEATHED ON THE EXTERIOR WITH $5/8"$ GYPSUM SHEATHING WITH VERTICAL WALL BLOCKING @ EVERY 4 FT O.C.. SCREW WITH MIN. $1 1/8"$ BUGLE HEAD, RUST-RESISTANT, COARSE THREAD SHARP POINT SCREW @ 4" O.C. AT EDGES OF SHEATHING PANEL AND 8" O.C. ELSEWHERE.
- PROVIDE STUDS UNDER GIRDER TRUSS LOCATION (NUMBER OF STUDS NEEDED = GIRDER PLIES + 1).
- AT TALL WALL CORNERS, EXTEND SHEATHING $5/8"$ OVER FROM ADJACENT WALL AND NAIL SHEATHING AT THE CORNER TO ADJACENT WALL WITH 2 ROWS OF 2" C.W.N. (OR $1 1/2"$ STAPLE) @ 12" O.C..
- PRESSURE TREATED LUMBER IS REQUIRED WHEN WALL COME IN DIRECT CONTACT WITH CONCRETE.
- THE TALL WALL HAVE BEEN DESIGNED IN ACCORDANCE WITH STANDATA AND THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION.
- THIS ENGINEERED TALL WALL WILL BE ASSEMBLE ON SITE.



15, 4511 GLENMORE TRAIL S.E.
CALGARY, AB, T2C 2R9
OFFICE : (403) 457-1557
FAX : (403) 457-5587

DATE:	AUGUST 18, 2021
JOB NUMBER:	201882
CUSTOMER NAME:	PRIVATE RESIDENT
PROJECT LOCATION:	2316 SUNSET AVENUE SW CALGARY, AB
DRAWN BY:	TL
REVIEWED BY:	FT
DATE	ISSUED FOR
2021-08-18	BUILDING PERMIT
2021-09-14	REVISION #1

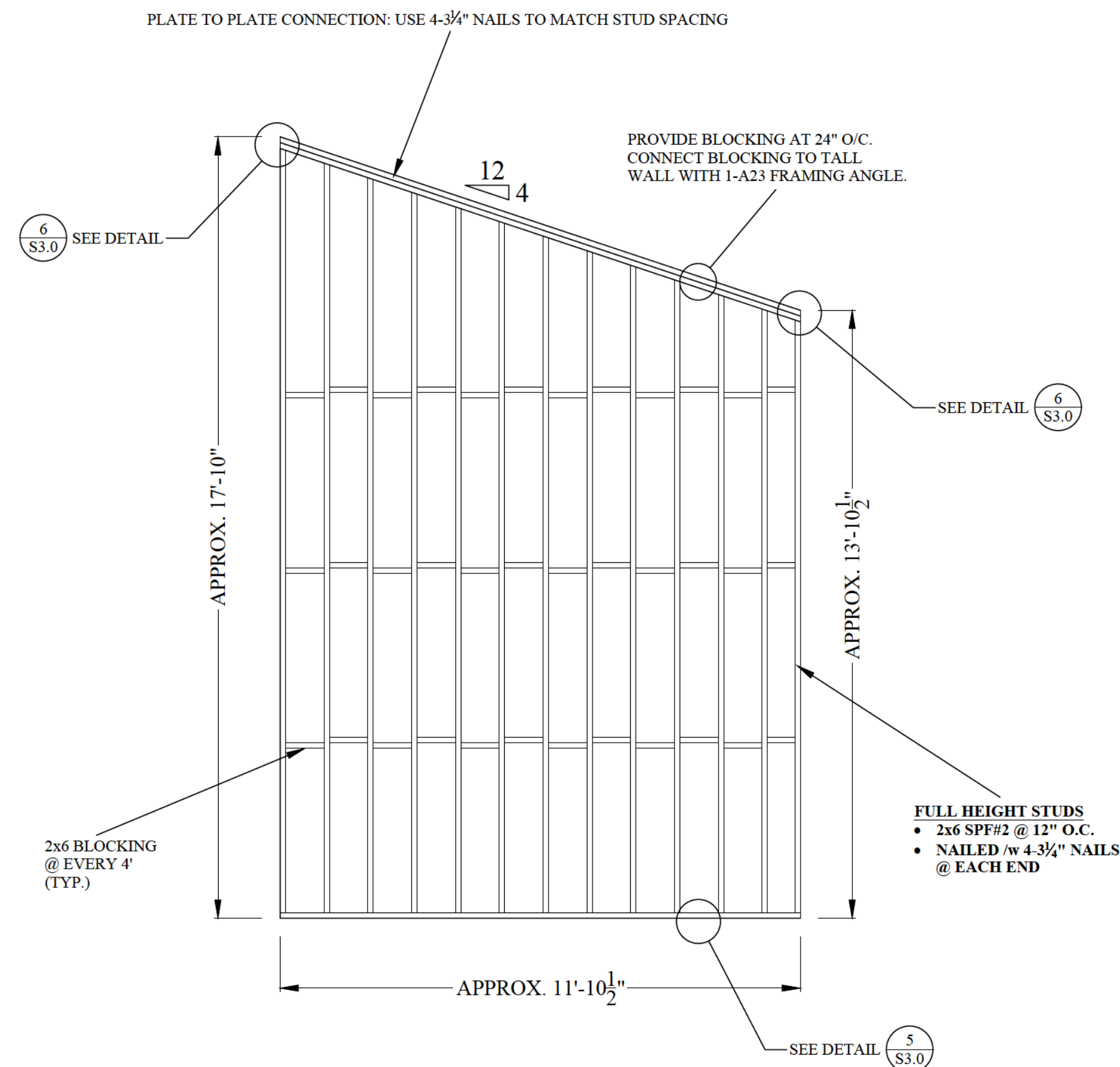


2021-09-14
Fraser Taylor, P.Eng.
Bravura Engineering
Permit to Practice P11957

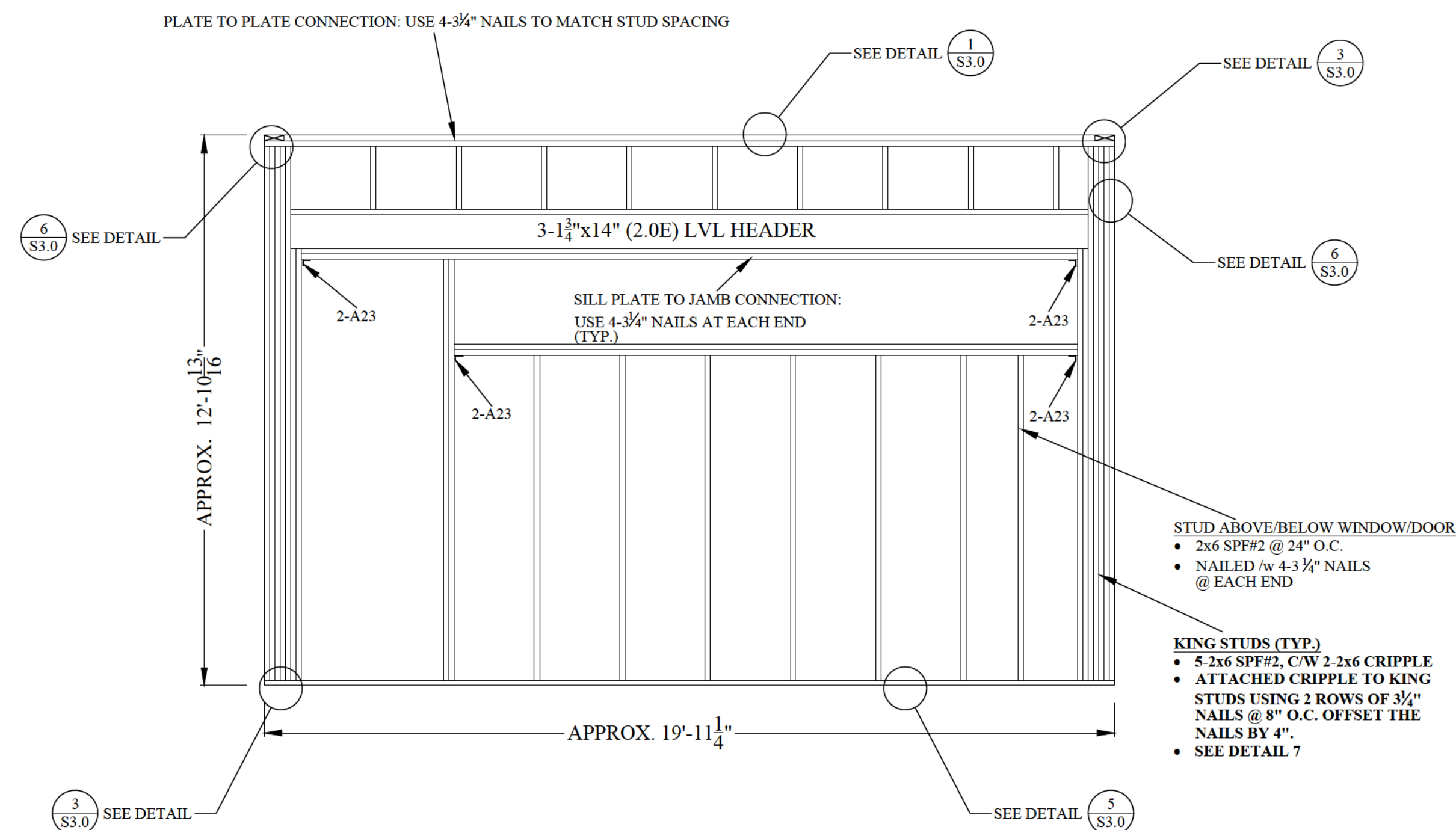
S3.1

DIAGONAL BRACING: NOT REQUIRED
WIND GIRDER: NOT REQUIRED

FRAME TALL WALL TO UNDERSIDE OF CEILING.



TALL WALL AT THE OPEN TO BELOW - EAST ELEVATION (TW3)




TALL WALL AT THE LOFT AREA - SOUTH ELEVATION (TW4)



15, 4511 GLENMORE TRAIL S.E.
CALGARY, AB, T2C 2R9
OFFICE : (403) 457-1557
FAX : (403) 457-5587

DATE:	AUGUST 18, 2021
JOB NUMBER:	201882
CUSTOMER NAME:	PRIVATE RESIDENT
PROJECT LOCATION:	2316 SUNSET AVENUE SW CALGARY, AB
DRAWN BY:	TL
REVIEWED BY:	FT
DATE	ISSUED FOR
2021-08-18	BUILDING PERMIT
2021-09-14	REVISION #1

DESIGN PARAMETERS:	TALL WALL AT GARAGE: APPLY TO WALL HEIGHT OVER 9'-10" FOR 2x4 OR STUDS OVER 11'-10" FOR 2x6 (BELOW TABLE IS FOR MAX. WALL HEIGHT).	ENGINEERED TALL WALL GENERAL NOTES:																
<div>WIND LOAD (q1/50):0.50 kPa</div> <div>EXPOSURE FACTOR:0.7</div> <div>ROOF LOAD:<div>DEAD LOAD:0.48 kPa</div><div>GROUND SNOW (Ss):1.4 kPa</div><div>RAIN (Sr):0.1 kPa</div></div> <div>MAXIMUM ROOF TRIBUTARY WIDTH = 2'-0"</div> <div>MAXIMUM OPENING WIDTH = N/A</div> <div>VERTICAL LOAD DEFLECTION:<div>LIVE DEFLECTION = L/360</div><div>TOTAL DEFLECTION = L/240</div></div> <div>WIND LOAD DEFLECTION = L/180</div> <div>COMBINED EXT. PRESSURE COEFFICIENT (CgCp) = 1.6</div> <div>COMBINED INT. PRESSURE COEFFICIENT (CgiCpi) = -0.9</div>	<div>FOR 24'x24' GARAGE WITH BONUS ROOM ABOVE. 2x4 OR 2x6 BLOCKING @ 48" O/C ARE TO BE PROVIDED.</div> <table><tr><td colspan="4">CALGARY, AIRDRIE, CHESTERMERE, COCHRANE, AND EDMONTON</td></tr><tr><td></td><td>24" O/C</td><td>16" O/C</td><td>12" O/C</td></tr><tr><td>2x4 SPF#2</td><td>N/A</td><td>10'-6"</td><td>11'-6"</td></tr><tr><td>2x6 SPF#2</td><td>14'-6"</td><td>16'-7"</td><td>18'-3"</td></tr></table>	CALGARY, AIRDRIE, CHESTERMERE, COCHRANE, AND EDMONTON					24" O/C	16" O/C	12" O/C	2x4 SPF#2	N/A	10'-6"	11'-6"	2x6 SPF#2	14'-6"	16'-7"	18'-3"	<div>1. ALL STUDS SHALL BE NAILED WITH MIN. 4 NAILS @ EACH STUD END USING 3½" x 0.131" (12d) COMMON WIRE/SPIRAL (U.N.O.)</div> <div>2. KING STUDS (MORE THAN 3 PLY) SHALL BE FASTENED USING SDS SIMPSON WOOD SCREWS (OR EQUIVALENT) @ 48" O.C. ON EACH SIDE STAGGERED OR THREADED ROD/THROUGH BOLT @ 48" O.C.</div> <div>3. USE TWO A23 SIMPSON FRAMING ANGLES (OR EQUIVALENT) AT EACH KING STUD TO PLATE CONNECTION.</div> <div>4. STUDS, PLATES, JAMBS, AND LINTELS ARE ASSUMED TO BE SPF#2 OR BETTER,</div> <div>A. SHEATHED ON THE EXTERIOR WITH MIN. ⅜" OSB OR PLYWOOD SHEATHING OR ½" DRYWALL.<div>OSB AND PLYWOOD SHEATHING TO BE NAILED WITH MIN. 1½" STAPLES @ 4" O.C. AT EDGES OF SHEATHING PANEL AND 12" O.C. ELSEWHERE OR 2" COMMON WIRE NAILS @ 8" O.C. AT EDGES AND 12" O.C. ELSEWHERE. DRYWALL TO BE SCREW WITH MIN. 1¼" DRYWALL SCREW AT 8" O.C. AT EDGES OF SHEATHING PANEL AND 12" O.C. ELSEWHERE. PROVIDE VERTICAL WALL BLOCKING @ EVERY 4 FT O.C. OR</div></div> <div>B. SHEATHED ON THE EXTERIOR WITH ⅝" GYPSUM SHEATHING WITH VERTICAL WALL BLOCKING @ EVERY 4 FT O.C.. SCREW WITH MIN. 1⅝" BUGLE HEAD, RUST-RESISTANT, COARSE THREAD SHARP POINT SCREW @ 4" O.C. AT EDGES OF SHEATHING PANEL AND 8" O.C. ELSEWHERE.</div> <div>5. PROVIDE STUDS UNDER GIRDER TRUSS LOCATION (NUMBER OF STUDS NEEDED = GIRDER PLIES + 1).</div> <div>6. AT TALL WALL CORNERS, EXTEND SHEATHING 5½" OVER FROM ADJACENT WALL AND NAIL SHEATHING AT THE CORNER TO ADJACENT WALL WITH 2 ROWS OF 2" C.W.N. (OR 1½" STAPLE) @ 12" O.C..</div> <div>7. PRESSURE TREATED LUMBER IS REQUIRED WHEN WALL COME IN DIRECT CONTACT WITH CONCRETE.</div> <div>8. THE TALL WALL HAVE BEEN DESIGNED IN ACCORDANCE WITH STANDATA AND THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION.</div> <div>9. THIS ENGINEERED TALL WALL WILL BE ASSEMBLE ON SITE.</div>
CALGARY, AIRDRIE, CHESTERMERE, COCHRANE, AND EDMONTON																		
	24" O/C	16" O/C	12" O/C															
2x4 SPF#2	N/A	10'-6"	11'-6"															
2x6 SPF#2	14'-6"	16'-7"	18'-3"															



2021-09-14
Fraser Taylor, P.Eng.
Bravura Engineering
Permit to Practice P11957

S3.2

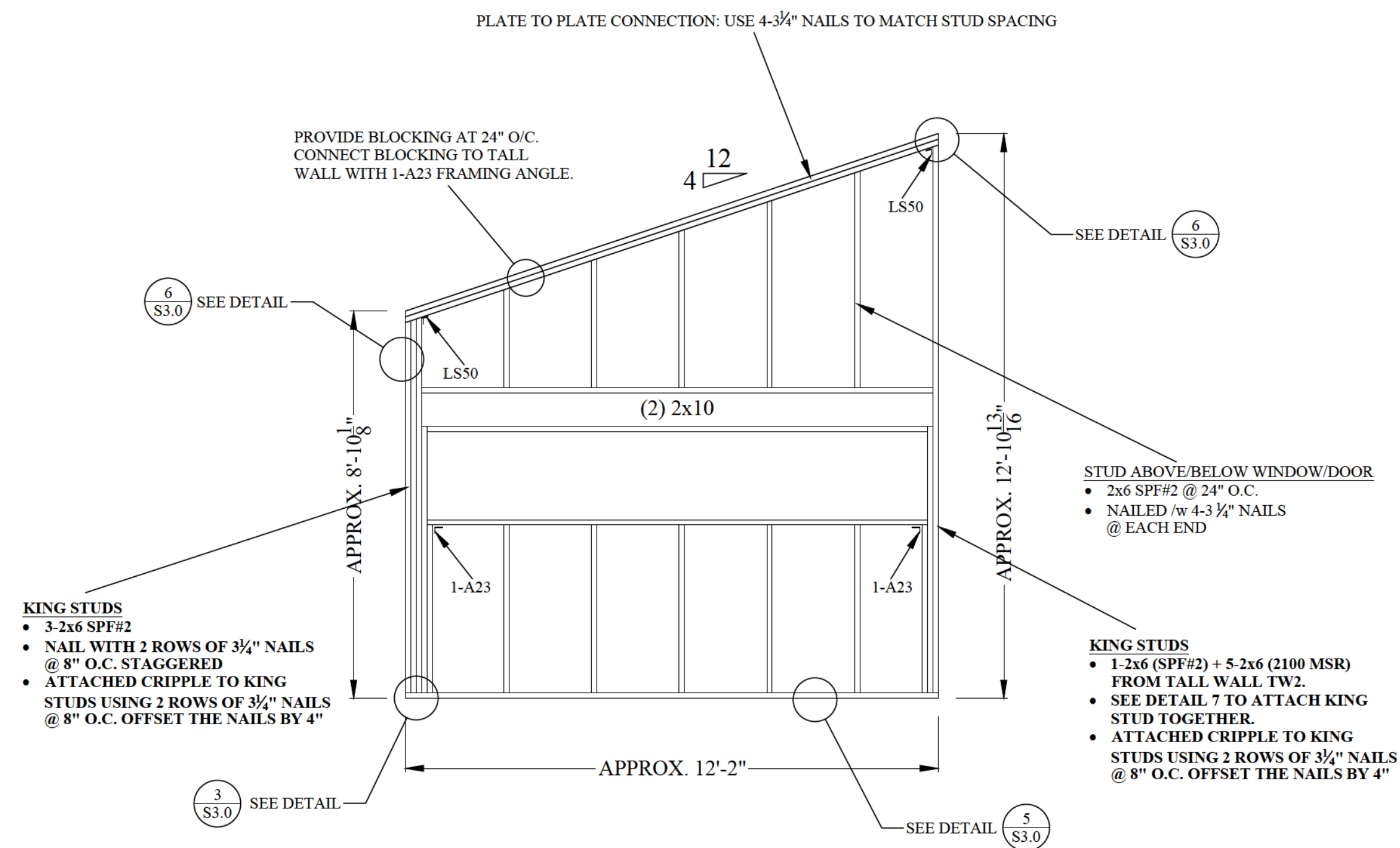


2021-09-14
Fraser Taylor, P.Eng.
Bravura Engineering
Permit to Practice P11957

S3.2

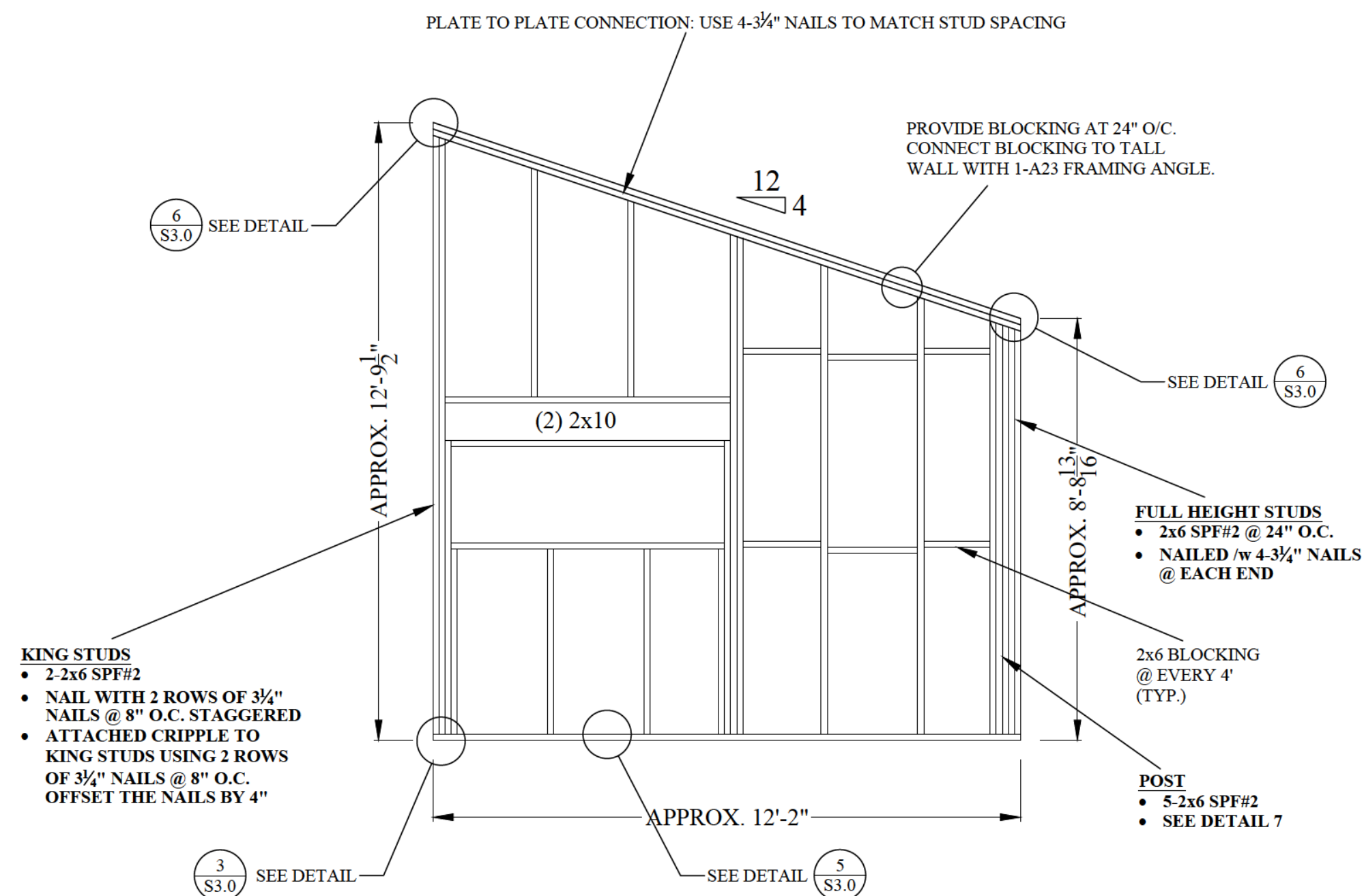
DIAGONAL BRACING: NOT REQUIRED
WIND GIRDER: NOT REQUIRED

FRAME TALL WALL TO UNDERSIDE OF CEILING.



TALL WALL AT THE LOFT AREA - WEST ELEVATION (TW5)

FRAME TALL WALL TO UNDERSIDE OF CEILING.



TALL WALL AT THE LOFT AREA - EAST ELEVATION (TW6)

DESIGN PARAMETERS:

WIND LOAD ($q(1/50)$): 0.50 kPa

EXPOSURE FACTOR: 0.7

ROOF LOAD:

DEAD LOAD: 0.48 kPa

GROUND SNOW (Ss): 1.4 kPa

RAIN (Sr): 0.1 kPa

MAXIMUM ROOF TRIBUTARY WIDTH = 2'-0"

MAXIMUM OPENING WIDTH = N/A

VERTICAL LOAD DEFLECTION:

LIVE DEFLECTION = $L/360$

TOTAL DEFLECTION = $L/240$

WIND LOAD DEFLECTION = $L/180$

COMBINED EXT. PRESSURE COEFFICIENT

$(C_g C_p) = 1.6$

COMBINED INT. PRESSURE COEFFICIENT

$(C_g C_{pi}) = -0.9$

TALL WALL AT GARAGE: APPLY TO WALL HEIGHT OVER 9'-10" FOR 2x4 OR STUDS OVER 11'-10" FOR 2x6 (BELOW TABLE IS FOR MAX. WALL HEIGHT).

FOR 24'x24' GARAGE WITH BONUS ROOM ABOVE.
2x4 OR 2x6 BLOCKING @ 48" O/C ARE TO BE PROVIDED.

CALGARY, AIRDRIE, CHESTERMERE, COCHRANE, AND EDMONTON

	24" O/C	16" O/C	12" O/C
2x4 SPF#2	N/A	10'-6"	11'-6"
2x6 SPF#2	14'-6"	16'-7"	18'-3"

ENGINEERED TALL WALL GENERAL NOTES:

1. ALL STUDS SHALL BE NAILED WITH MIN. 4 NAILS @ EACH STUD END USING $3\frac{1}{4}" \times 0.131"$ (12d) COMMON WIRE/SPIRAL (U.N.O.)
2. KING STUDS (MORE THAN 3 PLY) SHALL BE FASTENED USING SDS SIMPSON WOOD SCREWS (OR EQUIVALENT) @ 48" O.C. ON EACH SIDE STAGGERED OR THREADED ROD/THROUGH BOLT @ 48" O.C.
3. USE TWO A23 SIMPSON FRAMING ANGLES (OR EQUIVALENT) AT EACH KING STUD TO PLATE CONNECTION.
4. STUDS, PLATES, JAMBS, AND LINTELS ARE ASSUMED TO BE SPF#2 OR BETTER.
- A. SHEATHED ON THE EXTERIOR WITH MIN. $\frac{3}{8}"$ OSB OR PLYWOOD SHEATHING OR $\frac{1}{2}"$ DRYWALL.
OSB AND PLYWOOD SHEATHING TO BE NAILED WITH MIN. $\frac{1}{2}"$ STAPLES @ 4" O.C. AT EDGES OF SHEATHING PANEL AND 12" O.C. ELSEWHERE OR 2" COMMON WIRE NAILS @ 6" O.C. AT EDGES AND 12" O.C. ELSEWHERE. DRYWALL TO BE SCREW WITH MIN. $1\frac{1}{4}"$ DRYWALL SCREW AT 8" O.C. AT EDGES OF SHEATHING PANEL AND 12" O.C. ELSEWHERE. PROVIDE VERTICAL WALL BLOCKING @ EVERY 4 FT O.C. OR
B. SHEATHED ON THE EXTERIOR WITH $\frac{5}{8}"$ GYPSUM SHEATHING WITH VERTICAL WALL BLOCKING @ EVERY 4 FT O.C.. SCREW WITH MIN. $1\frac{1}{2}"$ BUGLE HEAD, RUST-RESISTANT, COARSE THREAD SHARP POINT SCREW @ 4" O.C. AT EDGES OF SHEATHING PANEL AND 8" O.C. ELSEWHERE.
5. PROVIDE STUDS UNDER GIRDER TRUSS LOCATION (NUMBER OF STUDS NEEDED = GIRDER PLIES + 1).
6. AT TALL WALL CORNERS, EXTEND SHEATHING $\frac{5}{8}"$ OVER FROM ADJACENT WALL AND NAIL SHEATHING AT THE CORNER TO ADJACENT WALL WITH 2 ROWS OF 2" C.W.N. (OR $1\frac{1}{2}"$ STAPLE) @ 12" O.C..
7. PRESSURE TREATED LUMBER IS REQUIRED WHEN WALL COME IN DIRECT CONTACT WITH CONCRETE.
8. THE TALL WALL HAVE BEEN DESIGNED IN ACCORDANCE WITH STANDATA AND THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION.
9. THIS ENGINEERED TALL WALL WILL BE ASSEMBLE ON SITE.



15, 4511 GLENMORE TRAIL S.E.
CALGARY, AB, T2C 2R9
OFFICE : (403) 457-1557
FAX : (403) 457-5587

DATE:	AUGUST 18, 2021
JOB NUMBER:	201882
CUSTOMER NAME:	PRIVATE RESIDENT
PROJECT LOCATION:	2316 SUNSET AVENUE SW CALGARY, AB
DRAWN BY:	TL
REVIEWED BY:	FT
DATE	ISSUED FOR
2021-08-18	BUILDING PERMIT
2021-09-14	REVISION #1





2021-09-14
Fraser Taylor, P.Eng.
Bravura Engineering
Permit to Practice P11957

S3.3

District Title: Residential - Contextual One Dwelling (R-C1) (R-C1s)

The information contained herein is intended for information purposes only. Please refer to the Calgary Land Use Bylaw 1P2007 for a complete list of rules and regulations. This form has no legal status and cannot be used as an official interpretation of the Land Use Bylaw 1P2007.

Date:	September 29, 2021
Date Received:	September 22, 2021
F/M:	MELANIE ROBINSON
BLC BY:	JOSHUA PAUL
Review Required:	COMPLETE 
Markups Completed Electronically:	Yes - Refer to Livelink 

D.P. #	2021-5032
--------	-----------

For Internal Distribution Only

Modifier(s):	F.A.R		Height		Density		ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)
--------------	-------	--	--------	--	---------	--	--

Project Description(s):	Relaxation: Accessory Residential Building - height, second storey, building coverage; retaining wall: height
--------------------------------	---

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

****If applicable Complete Flood Sheet****

Airport Vicinity Protection Area (AVPA)

DOES NOT APPLY

Public Realm Setbacks	
Rd / St / Av	N/A
Rd / St / Av	
Rd / St / Av	

Main Floor Elevation(S):		Roof Peak Elevation(s):	
Unit 1		Unit 1	
Unit 2		Unit 2	

LDR: For Additions or alterations to existing See Section 358 For Dwellings Deemed Conforming

[illegible]

ISC: Protected

For Internal Distribution Only

SDAB2021-0079

Page 3

Residential – Contextual One Dwelling							D.P. # 2021-5032	
Rule	Requirements					Evaluation		
				Notes	Provided/Variance			
390 Parcel Width	The minimum parcel width is 12.0m				21.34	9.34		
391 Parcel Depth	The minimum parcel depth is 22.0m				35.07	13.07		
392 Parcel Area	The minimum area of a parcel is 330.0m ²				748.39	418.39		
Accessory Building	If applicable please refer to Accessory Residential Building Form				See Attached	N/A	N/I	
365 Exempt Addition	In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling: (b) the addition may be a maximum of:					N/A		
	(i) 40.0m ² in floor area for any portion at a height less than or equal to:	(A) 7.5m measured from grade where the existing building has a walkout basement; or (B) 6.0m measured from grade where the existing building does not have a walkout basement; and						
339.1 Porches <i>(must meet all requirements to be exempt)</i>	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C	N/C	N/A	N/I
			(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and			C	N/C	N/A	N/I
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.			C	N/C	N/A	N/I
393 Parcel Coverage	The max. parcel coverage is 45.0% of the area of a parcel, which must be reduced by 21.0 m ² for each required motor vehicle parking stall that is not provided in a private garage.					%		%
	45% X	748.39	Parcel Area	minus				
			Required Stalls	X 21m ²	=	336.78	Max. Coverage	
						35.83%	-9.17%	
	Parcel Coverage Totals					m ²	m ²	
	House	Proj. > 1.0m	Garage(s)	Other	Total			
	168.85		99.31		268.16	268.16	-68.62	
305 Parking	(c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit (which includes secondary suites if applicable)				1	0		
	If use is other refer to Parking/Loading/Bicycle Form				See Attached	N/A	N/I	
	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling				C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:							

Page 4 122 Standards for Motor Vehicle Parking Stalls	(a) 3.0m where both sides of a stall abut a physical barrier;		C	N/C	N/A	N/I
	(b) 2.85m where one side of a stall abuts a physical barrier; and					
	(c) 2.5m in all other cases.					
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be:		C	N/C	N/A	N/I
	(a) hard surfaced; and					
	(b) located wholly on the subject parcel.					
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	Cannot confirm lane grade	C	N/C	N/A	N/I
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.					

Page 5

Accessory Residential Building					D.P. #		2021-5032		
Rule	Requirements				Evaluation				
				Notes	Provided/Variance				
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or		FP	1.68	0.48			
				GYM	2.44	1.24			
		(b) 0.6m from a side or rear property line in all other cases.		WEST - FP	4.28	3.68			
				EAST - GYM	1.50	0.90			
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to 0.0m when:	(a) the Accessory Residential Building is less than 10.0m ²			C	N/C	N/A	N/I	
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or			C	N/C	N/A	N/I	
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and		C	N/C	N/A	N/I	
			(ii) include a 0.60m eave and footing encroachment easement.		C	N/C	N/A	N/I	
			(3) An Accessory Residential Building must not be located in the actual front setback area.			C	N/C	N/A	N/I
			(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.			C	N/C	N/A	N/I
	(5) The min. distance between any façade of an Accessory Residential Building 10 0m² or more and a main residential building or a building containing a Secondary Suite is 1.0 m.			C	N/C	N/A	N/I		
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;		GYM	7.01	2.41			
				FP	3.00	-1.60			
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; and			6.64	3.64			
			(b) 3.0m at any eaveline, when measured from the finished floor of the building; and		FP	2.71	-0.29		
		(c) one storey,			GYM	C	N/C	N/A	N/I
		(c) one storey,			FP	C	N/C	N/A	N/I
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;		N/A				
			(ii) does not have windows;						
			(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.						
	346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				C	N/C	N/A	N/I
		(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				C	N/C	N/A	N/I
(3) An Accessory Residential Building must not have a balcony or rooftop deck.				C	N/C	N/A	N/I		
(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:		(a) must not exceed the less of:	(i) the building coverage of the main residential buildings; or		C	N/C	N/A	N/I	
			(ii) 75.0m² for each Dwelling Unit located on the parcel; and		99.31	24.31			

FILE: DP 2021-5032

DATE RECEIVED: September 22, 2021

Bylaw Discrepancies		
Regulation	Standard	Provided
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	Plans indicate a retaining wall over the height of 1.2m <i>Cannot confirm grade at lane to calculate exact retaining wall height</i>
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (a) 4.6m, measured from the finished floor of the building; (b) 3.0m at any eaveline, when measured from the finished floor of the building	Plans indicate an overall height of 7.01m (+2.41m) and an eaveline height of 6.64m (+3.64m) for the Gym
346 Restrictions on Use of Accessory Residential Building	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel: (a) must not exceed the less of: (ii) 75.0m ² for each Dwelling Unit located on the parcel;	Plans indicate the total Accessory Residential Building area's is 99.31 sqm (+24.31 sqm)

From: Robinson, Melanie
Sent: Wednesday, August 25, 2021 11:23 AM
To: 'Ashlie Goble'
Subject: Action Required - Detailed Review for DP2021-5032 at 2316 Sunset AV SW
Attachments: DR#1 .pdf



Good Day,

The detailed review for your Development Permit has been completed and we require additional information before we are able to proceed to a decision.



This email contains the following information:

- Detailed Review

For more information about the Development Permit process please visit www.calgary.ca/dpprocess.

For status updates and more information on your specific Development Permit please visit www.calgary.ca/pdmap.

Please contact me if you have any questions or concerns about your Development Permit.

Thank You,

Melanie Robinson, AT
Senior Planning Technician
Technical Planning
Community Planning
T 403.333.5503 | E melanie.robinson@calgary.ca
ISC: Unrestricted





August 25, 2021

GOBLE, ASHLIE

[REDACTED]
[REDACTED]

Dear Sir/Madam:

RE: Detailed Review (DR)

Development Permit Number: DP2021-5032

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

A written response to the Prior to Decision issues in this DR is required from the Applicant by the end of the thirty (30) calendar day response due date. In the event that the response due date expires, the application may be inactivated subject to a fifteen (15) calendar day reactivation timeline. In the case of a non-responsive or incomplete application, the General Manager – Planning, Development and Assessment may cancel the application as per Section 41.1 of Land Use Bylaw 1P2007.

Should you have any questions or concerns, please contact me at (403) 333-5503 or by email at melanie.robinson@calgary.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Robinson", is written over a light grey circular background.

MELANIE ROBINSON
Senior Planning Technician



Detailed Review 1 – Development Permit

Application Number:	DP2021-5032
Application Description:	Relaxation: Accessory Residential Building - height, second storey, building coverage; retaining wall: height
Land Use District:	Residential - Contextual One Dwelling
Use Type:	Permitted with a Relaxation
Site Address:	2316 SUNSET AV SW
Community:	SCARBORO/SUNALTA WEST
Applicant:	GOBLE, ASHLIE
Date DR Sent:	August 25, 2021
Response Due Date:	September 25, 2021
Senior Planning Technician:	MELANIE ROBINSON - (403) 333-5503 - melanie.robinson@calgary.ca

General Comments

Development Scope:

The application is for two new Accessory Residential Buildings (ARBS). The site is surrounded by single detached dwellings to the north, east, south and west. Primary access for adjacent residences along Sunset AV SW is via Sunset AV SW. There is no lane access, the lane is not maintained and is overgrown. The subject parcel sits considerably higher than the parcels across the lane (east). The parcel has some trees that are being removed along the east and south sides of the parcel to accommodate the ARBs.

File Manager comments

Both ARBs meet the Land Use Bylaw separation distance from the rear property line, however since this parcel is so much higher than the parcels across the lane and to the south, the impact of even a standard height ARB (no relaxations for height) is great. This application proposes relaxations for height and building coverage.

The minimum Accessory Residential Building rules are intended to reduce the impact of the accessory structures. The massing and aesthetics of the structures are incongruous with the rest of the parcels along this laneway. The Land Use Bylaw provides a generous building envelope for construction and it is anticipated that development will occur within these rules. In the opinion of the Development Authority, the Accessory Residential Buildings creates an obtrusive building mass that is uncharacteristic in the neighbourhood.

Circulations

The following referees were circulated:

1. Enmax – no objections
2. Ward Councillor – no comments received
3. Scarboro / Sunalta West Community Association – no comments received
4. Notice Posting – the application was not notice posted, however we received the following comments from neighbors affected as a result of the circulation to the Community Association:
 - Two large structures looming over the lower parcels, closer than any other buildings along the entire back alley of our block - with no buffer.
 - The concern is one of privacy as the grade differential between the lots (several stories -- 25 to 30 feet), coupled with the lack of setback allowing for landscaping or even fencing allows for over-looking.
 - too close to the property line, too large and too high for the property
 - adjacent parcel grade is lower than the grade of the subject parcel, therefore the height of the proposed gym will increase the massing of the structure.
 - These structures will interfere with the use and enjoyment of our parcel.

Comments on Relevant City Policies

Bylaw Variances			
Regulation	Standard		Provided
Covered Outdoor Fireplace			
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (b) 3.0 metres at any eaveline, when measured from the finished floor of the building; or		Provided 3.3 Metres (10' 10") high side of eave. Relaxation = 10%
Gym			
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6 metres, measured from the finished floor of the building;	Provided 7.5 Metres (24'9") high side of eave Relaxation = 63.0%
		(b) 3.0 metres at any eaveline, when measured from the finished floor of the building; or	Provided 7.5 Metres (24'9") high side of eave Relaxation = 63.0%
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed:	(i) is accessed by a removable ladder;	spiral staircase = 100% relaxation
		(ii) does not have windows;	windows / sky lights = 100% relaxation
		(iv) has a maximum height of 1.5 metres when	Provided 4.61 metres (15'- 1 1/2")

	(c) one storey, which may include an attic space that:	measured from the attic floor to the underside of any rafter.	Relaxation = 207.3% relaxation
346 Restrictions on Use of Accessory Residential Building	<p>(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:</p> <p>(a) must not exceed the lesser of:</p> <p>(ii) 75.0 square metres for each Dwelling Unit located on the parcel; and</p> <p><i>NOTE:</i> <i>13 General Definitions</i> <i>(22) "building coverage" means the area of a parcel which is covered by a building excluding:</i> <i>(c) portions of eaves, roofs, pergolas and other similar elements with a depth less than 1.0 metres, measured from the wall directly below;</i></p>	<p>Provided 82.0 sqm (lot coverage is not the foot print in this case, it will be the roof because the eave on three sides exceed 1.0 metre.</p> <p>Relaxation = 9.3%</p> <p>Covered Fireplace 27.8 sqm + Gym 82.0 sqm = 109.9 sqm total</p> <p>Relaxation = 46.5% - no support</p> <p>Note: even if the ARB for the covered fireplace has no relaxation for the eave and is removed from this development permit the overall area of both structures are combined for the S.346.4.ii rule.</p>	
25 Exempt Developments	<p>(2) The following developments do not require a development permit if they are not located in the flood fringe or overland flow areas and the conditions of section 24 are met:</p> <p>(e) retaining walls that are less than 1.2 metres in height, measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall;</p>	<p>Provided = 3.1 Metres (10')</p> <p>Not exempt from a development permit.</p> <p>Please review the link for the application requirements for a Retaining wall</p> <p>In your detailed review response please ensure you include all these application requirements.</p>	

Prior to Decision Requirements

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

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
2. The development, as proposed, is not supported for the following reasons:
 - Reference general comments, circulation comments and Land Use Bylaw chart.

Indicate, in writing, the manner in which the application will proceed:

(A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.

(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

OR

(C) **Amend** the application to address all prior to decision conditions of this detailed review (DR).

If option (C) is pursued, the last day to respond to the Detailed Review is thirty days from the date the DR was issued (see cover page of DR for exact date).

From: Robinson, Melanie
Sent: Wednesday, August 25, 2021 11:23 AM
To: 'Ashlie Goble'
Subject: Action Required - Detailed Review for DP2021-5032 at 2316 Sunset AV SW
Attachments: DR#1 .pdf



Good Day,

The detailed review for your Development Permit has been completed and we require additional information before we are able to proceed to a decision.



This email contains the following information:

- Detailed Review

For more information about the Development Permit process please visit www.calgary.ca/dpprocess.

For status updates and more information on your specific Development Permit please visit www.calgary.ca/pdmap.

Please contact me if you have any questions or concerns about your Development Permit.

Thank You,

Melanie Robinson, AT
Senior Planning Technician
Technical Planning
Community Planning
T 403.333.5503 | E melanie.robinson@calgary.ca
ISC: Unrestricted



We are online! Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Robinson, Melanie
Sent: Tuesday, August 31, 2021 1:04 PM
To: 'Ashlie Goble'
Subject: RE: [EXT] 2316 Sunset Avenue - DP Fireplace Questions DP2021-5032
Attachments: DR#1 amended 2021-5032.pdf

Hi Ashlie,

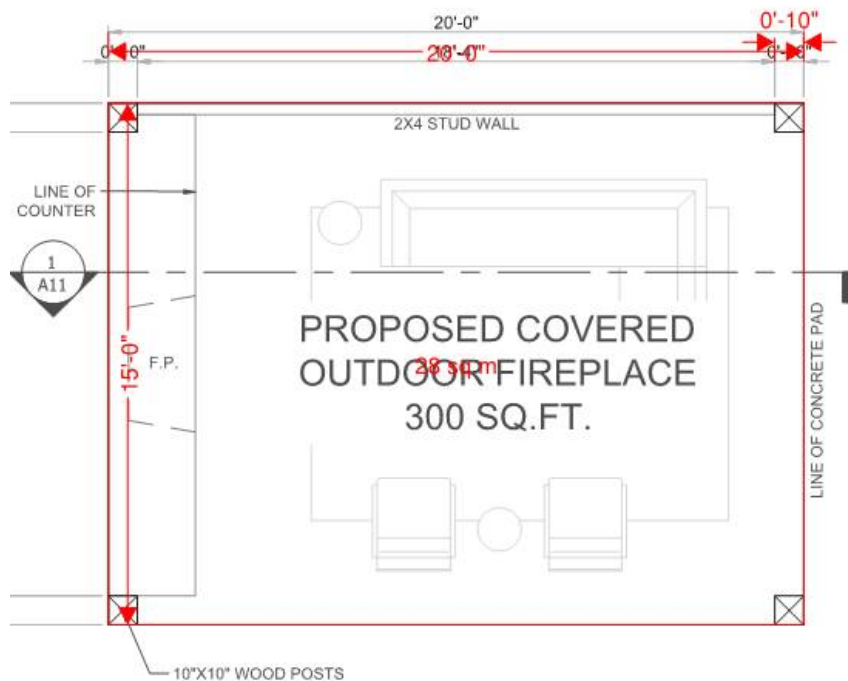
I hope that in future you could please reference DP # always in subject line, it's so busy and we have so many permits it takes time to look up your number.

I checked this and your plans are not to scale. We use blue beam and scale the plans, so if your plan is not to scale (which it seems it is not) this could be the difference.

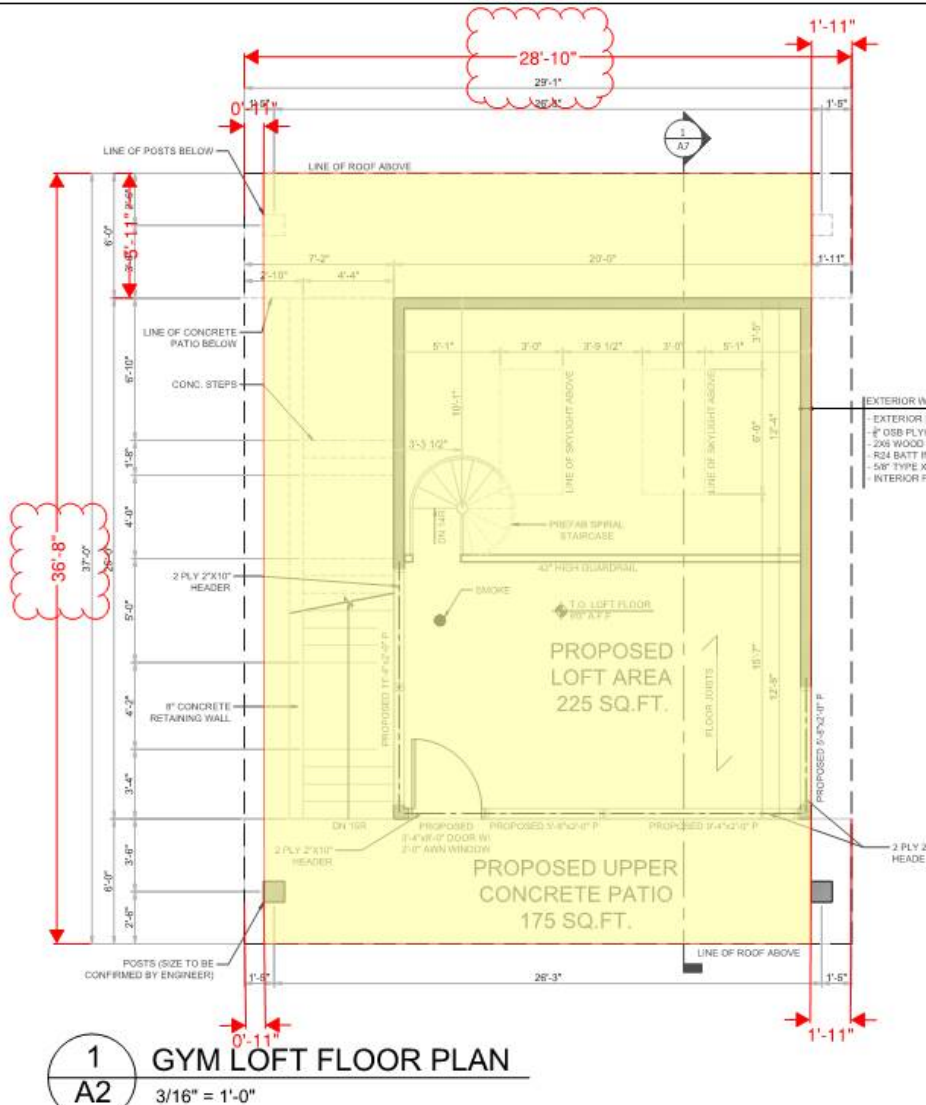
So I redid the calculations but manually.

This is how the calculations are done:

The Fireplace: $20 \times 15 = 300$ sqft or 27.87 sqm



Gym



I've shown my manual calculation since your plans are not to scale, the yellow area is what I am solving for:

$$29'-1'' \times 37'-0'' = 1076.08 \text{ sqft}$$

Subtract

$$1'-11'' \times 37'-0'' = 70.92 \text{ sqft}$$

$$11'' \times 37'-0'' = 33.92 \text{ sqft}$$

$$\text{Total} = 971.24 \text{ sqft}$$

$$\text{OR} = 92.23 \text{ sqm}$$

$$92.23 - 75.0 = 17.0 / 75.0 = 0.2297 \text{ or } 23\% \text{ relaxation for building coverage just the gym.}$$

Now if we add the gym and the fireplace it's more of course:

$$92.23 + 27.87 = 120.10 \text{ sqm} - 75.0 = 45.1 / 75.0 = 0.6013 \text{ or } 60\% \text{ relaxation of building coverage}$$

So yeah it's even worse then I thought.

I've updated the DR and attached it.

Melanie Robinson, AT
 Senior Planning Technician
 Technical Planning
 Community Planning
 T 403.333.5503 | E melanie.robinson@calgary.ca
 ISC: Unrestricted



We are online! Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Ashlie Goble [REDACTED] >
Sent: Tuesday, August 31, 2021 12:08 PM
To: Robinson, Melanie <Melanie.Robinson@calgary.ca>
Subject: Re: [EXT] 2316 Sunset Avenue - DP Fireplace Questions

Hi Melanie,

Are you able to explain how you got those numbers? I have done the calculations several times and am unable to come up with the 46.5% lot coverage. I get 39.7% including the entire roof of the gym as well as the fireplace and the existing house. I am just looking for a more thorough breakdown so we can be on the same page. Please let me know if this is possible.

Thanks,



Ashlie Goble
Project Manager
Architectural Technologist

Calgary: [REDACTED]
 Edmonton: [REDACTED]
 Vancouver: [REDACTED]



Please consider the
 environment before
 printing this email

On Tue, Aug 31, 2021 at 12:00 PM Robinson, Melanie <Melanie.Robinson@calgary.ca> wrote:

Hi Ashlie,

After my review I noted that the Accessory Residential building coverage is way over what is allowed or what I would support for relaxation.

346 Restrictions on Use of Accessory Residential Building	<p>(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:</p> <p>(a) must not exceed the lesser of:</p> <p>(ii) 75.0 square metres for each Dwelling Unit located on the parcel; and</p> <p>NOTE: 13 General Definitions (22) "building coverage" means the area of a parcel which is covered by a building excluding:</p> <p>(c) portions of eaves, roofs, pergolas and other similar elements with a depth less than 1.0 metres, measured from the wall directly below;</p>	<p>Provided 82.0 sqm (lot coverage is not the foot print in this case, it will be the roof because the eave on three sides exceed 1.0 metre.</p> <p>Relaxation = 9.3%</p> <p>Covered Fireplace 27.8 sqm + Gym 82.0 sqm = 109.9 sqm total</p> <p>Relaxation = 46.5% - no support</p> <p>Note: even if the ARB for the covered fireplace has no relaxation for the eave and is removed from this development permit the overall area of both structures are combined for the S.346.4.ii rule.</p>
--	--	--

So yes I suppose you could apply for the BP for the fireplace if you lower the height. No DP would be required for the fireplace because it would not need a relaxation and could be removed from the plans.

However the footprint of the fireplace counts for building coverage of Accessory Residential Buildings.

The garage foot print could only cover 47.2 sqm rather than the 82.0 sqm requested. The maximum building coverage allowed is 75.0 sqm.

Even if they decide to apply for the fireplace structure later we will always check the ARB building foot print prior to accepting the application.

Melanie Robinson, AT
Senior Planning Technician
Technical Planning

Community Planning

T 403.333.5503 | **E** melanie.robinson@calgary.ca
ISC: Unrestricted



We are online! Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Ashlie Goble [REDACTED] >
Sent: Tuesday, August 31, 2021 11:36 AM
To: Robinson, Melanie <Melanie.Robinson@calgary.ca>
Subject: [EXT] 2316 Sunset Avenue - DP Fireplace Questions

Hi Melanie,

I just want to be completely sure that if we lower that fireplace height by 1' we will not need a development permit for it. If you could please let me know that would be great.

Thanks,



Ashlie Goble
Project Manager
Architectural Technologist

Calgary: [REDACTED]
Edmonton: [REDACTED]
Vancouver: [REDACTED]
[REDACTED]



Please consider the
environment before
printing this email



August 25, 2021

GOBLE, ASHLIE

[REDACTED]
[REDACTED]

Dear Sir/Madam:

RE: Detailed Review (DR)

Development Permit Number: DP2021-5032

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

A written response to the Prior to Decision issues in this DR is required from the Applicant by the end of the thirty (30) calendar day response due date. In the event that the response due date expires, the application may be inactivated subject to a fifteen (15) calendar day reactivation timeline. In the case of a non-responsive or incomplete application, the General Manager – Planning, Development and Assessment may cancel the application as per Section 41.1 of Land Use Bylaw 1P2007.

Should you have any questions or concerns, please contact me at (403) 333-5503 or by email at melanie.robinson@calgary.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Robinson", is written over a light grey circular background.

MELANIE ROBINSON
Senior Planning Technician



Detailed Review 1 – Development Permit – **amended 2021-08-31**

Application Number:	DP2021-5032
Application Description:	Relaxation: Accessory Residential Building - height, second storey, building coverage; retaining wall: height
Land Use District:	Residential - Contextual One Dwelling
Use Type:	Permitted with a Relaxation
Site Address:	2316 SUNSET AV SW
Community:	SCARBORO/SUNALTA WEST
Applicant:	GOBLE, ASHLIE
Date DR Sent:	August 25, 2021
Response Due Date:	September 25, 2021
Senior Planning Technician:	MELANIE ROBINSON - (403) 333-5503 - melanie.robinson@calgary.ca

General Comments

Development Scope:

The application is for two new Accessory Residential Buildings (ARBS). The site is surrounded by single detached dwellings to the north, east, south and west. Primary access for adjacent residences along Sunset AV SW is via Sunset AV SW. There is no lane access, the lane is not maintained and is overgrown. The subject parcel sits considerably higher than the parcels across the lane (east). The parcel has some trees that are being removed to accommodate the ARBs.

File Manager comments

Both ARBs meet the Land Use Bylaw separation distance from the rear property line, however since this parcel is so much higher than the parcels across the lane and to the south, the impact of even a standard height ARB (no relaxations for height) is great. This application proposes relaxations for height and building coverage.

The minimum Accessory Residential Building rules are intended to reduce the impact of the accessory structures. The massing and aesthetics of the structures are incongruous with the rest of the parcels along this laneway. The Land Use Bylaw provides a generous building envelope for construction and it is anticipated that development will occur within these rules. In the opinion of the Development Authority, the Accessory Residential Buildings creates an obtrusive building mass that is uncharacteristic in the neighbourhood.

Circulations

The following referees were circulated:

1. Enmax – no objections
2. Ward Councillor – no comments received
3. Scarboro / Sunalta West Community Association – no comments received
4. Notice Posting – the application was not notice posted, however we received the following comments from neighbors affected as a result of the circulation to the Community Association:
 - Two large structures looming over the lower parcels, closer than any other buildings along the entire back alley of our block - with no buffer.
 - The concern is one of privacy as the grade differential between the lots (several stories -- 25 to 30 feet), coupled with the lack of setback allowing for landscaping or even fencing allows for over-looking.
 - too close to the property line, too large and too high for the property
 - adjacent parcel grade is lower than the grade of the subject parcel, therefore the height of the proposed gym will increase the massing of the structure.
 - These structures will interfere with the use and enjoyment of our parcel.

Comments on Relevant City Policies

Bylaw Variances			
Regulation	Standard		Provided
Covered Outdoor Fireplace			
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (b) 3.0 metres at any eaveline, when measured from the finished floor of the building; or		Provided 3.3 Metres (10' 10") high side of eave. Relaxation = 10%
Gym			
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6 metres, measured from the finished floor of the building;	Provided 7.5 Metres (24'9") high side of eave Relaxation = 63.0%
		(b) 3.0 metres at any eaveline, when measured from the finished floor of the building; or	Provided 7.5 Metres (24'9") high side of eave Relaxation = 63.0%
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed:	(i) is accessed by a removable ladder;	spiral staircase = 100% relaxation
		(ii) does not have windows;	windows / sky lights = 100% relaxation
		(iv) has a maximum height of 1.5 metres when	Provided 4.61 metres (15'- 1 1/2")

	(c) one storey, which may include an attic space that:	measured from the attic floor to the underside of any rafter.	Relaxation = 207.3% relaxation
346 Restrictions on Use of Accessory Residential Building	<p>(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:</p> <p>(a) must not exceed the lesser of:</p> <p>(ii) 75.0 square metres for each Dwelling Unit located on the parcel; and</p> <p><i>NOTE:</i> 13 General Definitions (22) "building coverage" means the area of a parcel which is covered by a building excluding:</p> <p>(c) portions of eaves, roofs, pergolas and other similar elements with a depth less than 1.0 metres, measured from the wall directly below;</p>	<p>Provided 92.23 sqm (coverage is not the foot print in this case, it will be the roof because the eave on three sides exceed 1.0 metre.</p> <p>Relaxation = 23%</p> <p>*****</p> <p>Covered Fireplace 27.87 sqm + Gym 92.23 sqm = 120.10 sqm total</p> <p>Relaxation = 60% - no support</p> <p>Note: even if the ARB for the covered fireplace has no relaxation for the eave and is removed from this development permit the overall area of both structures are combined for the S.346.4.ii rule.</p>	
25 Exempt Developments	<p>(2) The following developments do not require a development permit if they are not located in the flood fringe or overland flow areas and the conditions of section 24 are met:</p> <p>(e) retaining walls that are less than 1.2 metres in height, measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall;</p>	<p>Provided = 3.1 Metres (10')</p> <p>Not exempt from a development permit.</p> <p>Please review the link for the application requirements for a Retaining wall</p> <p>In your detailed review response please ensure you include all these application requirements.</p>	

Prior to Decision Requirements

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

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
2. The development, as proposed, is not supported for the following reasons:
 - Reference general comments, circulation comments and Land Use Bylaw chart.

Indicate, in writing, the manner in which the application will proceed:

(A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.

(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

OR

(C) **Amend** the application to address all prior to decision conditions of this detailed review (DR).

If option (C) is pursued, the last day to respond to the Detailed Review is thirty days from the date the DR was issued (see cover page of DR for exact date).

Prior to Release Requirements

If this Development Permit is approved, 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:

3. No Comments

Permanent Conditions

If this Development Permit is approved, the following permanent conditions shall apply:

4. 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.

5. No Comments



Suite 920, 736 – 8th Avenue S.W.
Calgary, AB T2P 1H4

September 13, 2021

Attention: Melanie Robinson
Senior Planning Technician
City of Calgary

Application: DP2021-5032
Land Use District: R-C1 (Residential - Contextual One Dwelling District)
Use Type: Permitted with a Relaxation

Re: Response to Detailed Team Review

This letter is in response to your request to provide an explanation as to how we have addressed the Prior to Decision issues as outlined in DP2021-5032 - Detailed Team Review (DTR). More specifically, to update you on the amendments made to the relaxations identified on the above noted DTR, for the two Accessory Residential Buildings (outdoor fireplace and gym). These amendments have changed the number and percentage of relaxations required for approval.

The objective for these relaxation requests is to provide the homeowner with a functional and private space that will allow him to maximize the use and enjoyment of his property. The government restrictions that are currently in place due to the global pandemic have resulted in many Albertans working and playing at home, as it is not always safe, comfortable or even allowable to use public facilities. Like many of us, our home is where we are spending the majority of our time; to keep ourselves and others safe.

Provided below is a chart that outlines the original relaxations requested and how each of these relaxations have been addressed by the Applicant. These amendments have been made as a result of the comments submitted to the City from the neighbours as a result of the circulation to the Scarboro / Sunalta Community Association.

Bylaw Relaxation Chart			
Regulation		Originally Provided	Amended Version
Covered Outdoor Fireplace (Accessory Residential Building)			
Section 345 - Accessory Residential Building			
(6) The height of an Accessory Residential Building must not exceed: (b) 3.0 metres at any eaveline, when measured from the finished floor of the building		3.3 metres (10' - 10") high side of eave 10% Relaxation	New Height: 2.9 metres (9' - 10") <u>No Relaxation Required</u>
Explanation: The Outdoor Fireplace has been reduced in height from 3.3 metres (10' - 10") to 2.9 metres (9' - 10") at its highest point. As a result, a relaxation is not required for the height of the outdoor fireplace.			
Gym (Accessory Residential Building)			
(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6 metres, measured from the finished floor of the building;	7.5 metres (24' - 9") high side of eave 63% Relaxation	New Height: 7.3 metres (23' - 9") high side of eave <u>57.6 % Relaxation</u>
	(b) 3.0 metres at any eaveline, when measured from the finished floor of the building;	7.5 metres (24' - 9") high side of eave 63% Relaxation	New Height: 7.3 metres (23' - 9") high side of eave <u>57.6 % Relaxation</u>
Explanation: <ul style="list-style-type: none"> - The gym has been reduced in height from 7.5 metres (24' - 9") to 7.3 metres (23' 9") in height at the high side of the eave. As a result, the overall height of the gym was reduced by 1' now requiring a 57.6% relaxation. - This slope adaptive accessory building is proposed to be built within the bank, which will result in a significant amount of the building being hidden from view. When viewed from the exterior the amount of accessory building exposed is 12' - 7" in height when viewed from the back and 14' - 9 1/2" in height when viewed from the front. Even though the height of an accessory building is measured from the finished floor, the visual impact is from the exterior of the building. The height of this accessory building, when measured from grade at any point, does not exceed the 4.6 metre (15') maximum height allowable for accessory buildings in the Bylaw. By building this accessory building into the bank, it reduces the massing of the structure. - The highest point of this accessory building roof will be lower than the main floor geodetic of the approved addition to the primary dwelling. - The visual impact of this accessory building is further reduced because of the proposed building setback from the lane and the neighbouring parcel to the east. The building setback from the lane is 2.4 metres and from the east property line is 1.5 metres. The Bylaw states that the required building setback from an adjoining parcel and the lane is 0.6 metre, which is significantly less than what is being proposed. - The design of the building is slope adaptive, which takes the existing natural landscape and contours of the land, into consideration. The slope of the roof matches the existing natural slope of the land which provides for a pleasing visual transition from the natural landscape to the built form, as a result of its thoughtful and sensitive design. 			

(6) The height of an Accessory Residential Building must not exceed:	(i) is accessed by a removable ladder;	Spiral Staircase 100% Relaxation	Does not apply <u>Relaxation not required</u>
	(ii) does not have windows;	Windows / Skylights 100% Relaxation	Does not apply <u>Relaxation not required</u>
	(iv) has a maximum height of 1.5 metres when measured from the attic floor to the underside of any rafter.	4.61 metres (15' - 1 ½") 207.3% Relaxation	Does not apply <u>Relaxation not required</u>
	(c) one storey, which may include an attic space that: measured from the attic floor to the underside of any rafter	100% Relaxation	Does not apply <u>Relaxation not required</u>

Explanation:**Basement and 1st Storey**

The portion of the gym that is above the basement floor is not a second storey and is not an attic. Division 2: Definitions and Methods of the Bylaw states that a *"basement is that portion of a building which is located below the first floor and is either partially or wholly below grade"*. By definition, the floor of the gym is considered a basement as it is partially below grade, with a one storey component. This is allowed in the Bylaw. It is important to note that since a one storey accessory building is allowed, Sections (6) (c) (i), (ii) and (iv) do not apply as they are directly related to (6) (c) in which no relaxation is required. This is identified in the Bylaw excerpt below.

Accessory Residential Building
345

(6) *The height of an Accessory Residential Building must not exceed:*

- (a) *4.6 metres, measured from the finished floor of the building;*
- (b) *3.0 metres at any eaveline, when measured from the finished floor of the building; or*
- (c) *one storey, which may include an attic space that:*
 - (i) *is accessed by a removable ladder;*
 - (ii) *does not have windows;*
 - (iii) *is used by the occupants of the main residential building for placement of personal items; and*
 - (iv) *has a maximum height of 1.5 metres when measured from the attic floor to the underside of any rafter.*

Accessory Building Coverage			
Section 346 - Restrictions on Use of Accessory Residential Building			
(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the lesser of: (ii) 75.0 square metres for each dwelling unit located on the parcel; ...	Gym: 92.23 square metres (includes the roof as eaves on three sides exceeds 1.0 metre in depth) 23% Relaxation	New Size: 56.38 square metres (No eave exceeds 1.0 metre in size, however includes the portion of eave that covers the stairs) <u>No Relaxation Required</u>
		Combined Total Accessory Residential Building Coverage (covered fireplace plus gym that includes the eaves) = 120.10 square metres 60% Relaxation	New Size: 84.28 square metres (as the eaves are not considered a part of the overall calculation, they have not been included in the combined total accessory building coverage) <u>12.4% Relaxation</u>
<p>Explanation: The eaves on the proposed gym have been reduced in size not to exceed 1.0 metre at any point. As a result, the area covered by the gym has been reduced from 92.23 square metres to 56.38 square metres. As a result, a relaxation is not required for this accessory building.</p> <p>The combined total area coverage of the two accessory buildings (gym and covered fireplace) equates to 84.28 square metres or a 12.4% relaxation. This minor relaxation is appropriate for the size of the subject parcel. When combining the main floor footprint of the principal building with the proposed gym and fireplace, the total proposed lot coverage will be 32.4%. This is well below the allowable lot coverage of 45%.</p>			
Section 25 - Exempt Developments			
(2) The following developments do not require a development permit if they are not located in the flood fringe or overland flow areas and the conditions of section 24 are met: (e) retaining walls that are less than 1.2 metres in height, measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall;	3.1 metres (10' - 0") Development approval required.		<i>The retaining wall has been added to this Development Permit, and the plans have been amended to identify its location and height.</i>
<p>Explanation: The proposed retaining wall has been added to this Development Permit and the plans have been amended to identify its location and height. Engineered stamped drawings have been provided with this amended package.</p>			

Conclusion

As provided in the amended plans, the relaxations required for DP2021-5032 are as follows:

- 1: The height of the accessory building (gym) when measured from the finished floor of the building, and
- 2: The area of the parcel that is covered by accessory buildings.

It is our opinion that the location and design of the accessory building (gym) will not create any overlooking or privacy issues whatsoever. Any concerns raised have been mitigated through the thoughtful and sensitive design of the project. To ensure that there will be no overlooking issues, the window located on the east elevation will be opaque. It is important to note that when standing on the 1st storey, the bottom part of the window is at a height of 6' - 1". This further reduces the ability to overlook into the neighbouring parcel. Additionally, the two small skylights will not be visible from the lane and in no way will provide a potential for overlooking into the properties to the north. The skylights are intended to allow natural light to enter the space and reduce the amount of power required for lighting the area.

The accessory building (gym) is not obtrusive and is slope adaptive to fit into the existing natural landscape. The site and the surrounding properties enjoy the existing mature landscape (specifically the large trees) many of which are on the neighbouring properties. In addition to the existing mature trees to remain on the subject site during construction, the owner will provide additional landscaping if required to provide for more privacy and screening along the borders of the subject site.

For the reasons stated above, it is our request that the relaxations be granted..



ENMAX Power Corporation
 141 – 50 Avenue SE
 Calgary, AB T2G 4S7
 Tel (403) 514-3000
 enmax.com

August 18, 2021

File No: DP2021-5032

Location: 2316 Sunset Av SW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated July 30, 2021 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Occupational Health & Safety Act* (Alberta) (OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern.

Pursuant to Section 225(1) of Part 17 of the *Occupational Health and Safety Code* (Alberta) (Code) anyone working near overhead powerlines must maintain safe limits of approach as provided for in Schedule 4, Table 1 of the Code or Table 1 in the AEUC and anyone excavating must contact Alberta One-Call prior to performance of such excavation. As a condition of this no-conflict letter, and despite any existence of a permit, the applicant must contact EPC (Powerline Inspections (403) 514-3117) prior to the commencement of any construction where any workers or equipment will be within 7.0m of existing overhead EPC facilities. If EPC is contacted in accordance with the above, no construction work shall be commenced thereafter unless and until EPC determines the minimum safe limit of approach distance in relation to the overhead facilities present at the project site.

****NOTE:** This letter provided by ENMAX Power Corporation is intended for information purposes only and is not in any manner intended to nor shall be construed to derogate from applicant's obligations to follow any applicable law. The provision of this no-conflict letter is not a representation that work will meet any legislative or regulatory obligations. This no-conflict letter is provided as of the date first noted above – the applicant is still required to perform their own due diligence prior to any development activities and resolve any conflicts (new or existing) at the Developer's sole expense. ENMAX expressly disclaims any liability related to applicant's responsibility to comply with such laws and regulations and ENMAX's required setbacks.

If you require any additional information regarding this Development Permit, please contact the Project Administrator at EPC_Permits@enmax.com.

Sincerely,

Timothy Chen, P.Eng.
 Permits and Circulations

SDAB2021-0079

From: [Robinson, Melanie](#)
To: [Mike Wilhelm](#)
Subject: RE: [EXT] Approval DP2021-5032-2316 SUNSET AV SW (R-C1) 2316 Sunset Av SW Relaxation: Accessory Residential Building - height, second storey, building coverage, retaining wall - height.
Date: Tuesday, October 12, 2021 2:52:00 PM
Attachments: [image001.jpg](#)

Thank you for your email. The development authority has rendered a decision on DP2021-5032 where an approval was granted for Relaxation: Accessory Residential Building - height, second storey, building coverage; retaining wall: height. The applicant reduced the foot print of the larger accessory building and the height of both accessory building. The Land Use Bylaw does not make reference to landscaping requirements for this type of development. A site visit confirmed there are still large trees in the rear yard.

As the development authority has made a decision on the application for this permit, we are unable to provide additional information, or review comments related to the application. To view the application, contact Property Research at propertyresearch@calgary.ca to arrange for an appointment on the third floor of the Municipal Building (800 Macleod Trail S.E.). In your email, provide **your name**, the **development permit number**, and the **date and time** you would like to view the plans. Viewings are by appointment only, Monday to Friday, excluding holidays, from 8:00am to 3:30pm.

Please note: the plans are in electronic format, and viewings will take place on a monitor.

An appeal against the Development Authority's decision to approve the Development Permit application may be made within 21 days after the Public Notice advertisement which can be viewed at www.calgary.ca/publicnotices. The public notice advertisement will identify the body to which an appeal must be filed.

Regards,

Melanie Robinson, AT
 Senior Planning Technician
 Technical Planning
 Community Planning
T 403.333.5503 | **E** melanie.robinson@calgary.ca
 ISC: Unrestricted



We are online! Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

SDAB2021-0079

From: Mike Wilhelm [REDACTED] >
Sent: Tuesday, October 12, 2021 10:14 AM
To: Robinson, Melanie <Melanie.Robinson@calgary.ca>
Subject: [EXT] Approval DP2021-5032-2316 SUNSET AV SW (R-C1) 2316 Sunset Av SW Relaxation: Accessory Residential Building - height, second storey, building coverage, retaining wall - height.

Melanie,

Further to my voicemail this morning, with the approval posted on Thursday, the CA is following up on behalf of affected residents to see if the plans have been adjusted to incorporate their comments.

Could you advise as to any changes that were made subsequent to the original circulation?

Thanks.

Mike Wilhelm
President, Shaganappi Community Association
C [REDACTED]

From: Robinson, Melanie
Sent: Thursday, August 19, 2021 7:17 AM
To: 'Beth Tingle'
Subject: RE: [EXT] Comments on DP2021-5032

Good Day,

Thank you for taking the time to provide us with comments relating to this development proposal in your neighbourhood. Your feedback will be included in the file and will form part of the application review.

If you would like to learn more about this application, please refer to the following information.

The application review

In addition to your comments, several other factors will be taken into account including the Land Use Bylaw rules; applicable planning policies; circulation comments from external and internal referees (for example, the Community Association and City departments); and all relevant planning considerations. When a thorough review of the application has been completed, a decision will be recommended to the approving authority.

Where to obtain application status updates

For internet access to general information including the Development Permit status, please visit our website and view the Development Map: <https://dmap.calgary.ca/>. Currently, this map displays recent planning applications on each parcel within the City.

If you are unable to access the internet, general status information about this application may also be obtained by calling the Planning Services Centre at 403-268-5311 or by contacting me (at the phone number below).

How do I view the application plans and available information?

For your convenience, while the application is under review, we're offering online viewings of permit drawings and documents using Microsoft OneDrive. If you'd like to schedule a digital viewing, please complete our [Viewing Authorization Form](#). You can then send an email to PropertyResearch@calgary.ca attaching the filled out form and providing a date (Monday – Friday) you'd like to view the Development Permit, allowing for 1 business days' notice. The plans will be available on your appointment day from 9AM to 4PM. Please note these documents are copyright-protected and you may not download them during the viewing.

If you have a Microsoft 365 account, please book your viewing using the email address

associated with your account. You must log in with your Microsoft credentials to view the files. We'll email you to confirm your appointment after we've verified your form and date.

If your preference is to view the permit drawings and documents from a Surface Pro at the Municipal Building (3rd Level, 800 Macleod Trail S.E.) please also email PropertyResearch@calgary.ca and provide a date (Monday – Friday) you'd like to view the Development Permit, allowing for 1 business days' notice. We'll email you to confirm your appointment after we've verified the availability of you date.

Notification of Decision

If the Development Authority approves the application, the decision will be advertised on the Public Notice section of our website the following Thursday. For a listing of Development Permits that have been approved and advertised, please visit our website at www.calgary.ca/publicnotices.

Please note that, in keeping with Land Use Bylaw 1P2007, the official notification of the decision to approve the application is by the Public Notice advertisement. **No other public notification process will be initiated and the File Manager is not required to notify you directly.**

Appealing the decision

An appeal against the Development Authority's decision to approve the Development Permit application may be made within 21 days after the [Public Notice advertisement](#). The public notice advertisement will identify the body to which an appeal must be filed.

How Are Your Comments Used?

Your comments assist City staff in reviewing and making a decision on this application and it is the City's practice to keep your comments confidential.

However, if the decision on the application is appealed, all information in our file is disclosed and will become a part of the public record. In such a case, your comments will no longer be confidential.

FOIP Statement

The Personal Information on Submissions made regarding this development permit application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and the Calgary Land Use Bylaw 1P2007, Part 1, Section 27 and subsequent versions of the Act and Bylaw. The submission may be included in the public meeting agenda of either, or both, the Calgary Planning Commission or the Subdivision and Development Appeal Board and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning & Development Department, PO Box 2100, Stn 'M', Calgary, AB T2P 2M5.

Regards,

Melanie Robinson, AT
Senior Planning Technician
Technical Planning
Community Planning
T 403.333.5503 | E melanie.robinson@calgary.ca
ISC: Unrestricted



We are online! Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Beth Tingle [REDACTED] >
Sent: Tuesday, August 17, 2021 10:40 PM
To: DP Circ <DP.Circ@calgary.ca>
Cc: Robinson, Melanie <Melanie.Robinson@calgary.ca>; Morgan Tingle [REDACTED] >
Subject: [EXT] Comments on DP2021-5032

To whom it may concern:

We reside at 1419 22nd Street SW in Calgary, immediately north and downhill from 2315 Sunset Ave SW (DP 2021-5032). We have significant concerns with the application notice and proposed development of two accessory buildings on along very back property line of this property.

The relaxations being asked for in this application are substantial and in our view considerably change the scope and impact of this renovation from the plans we were provided and previously considered on this site. Due to the steep change in elevation, our back yard is quite shallow and so we are very close to the back fence of 2315 Sunset Ave SW. Currently, our back kitchen windows, family room, and den look out onto the back alley and up into the yard of 2315 Sunset Ave SW. This view was already significantly altered and our privacy eroded when many mature (50+ year old) trees were felled earlier this year by the applicants (the submitted plans note "existing trees to be removed", but in actual fact the trees have already been cut down - without notice). If the proposed changes are accepted, the view from the back of our home would be of two large structures looming over us and closer than any other buildings along the entire back alley of our block - with no buffer.

We ask that perhaps one accessory building be permitted rather than two, or that they be set back further from the back property line so they do not feel so close to our property and so that our privacy is respected. If any building is approved, we also ask that such building(s) be fully screened with coniferous trees that will extend to at least the roofline of the buildings at the lower fence line to maintain year-round privacy between our two residences. The concern is one of privacy as the grade differential between the lots (several stories -- 25 to 30 feet), coupled with the lack of setback allowing for landscaping or even fencing allows for over-looking into our backyard and home. This condition was not as prevalent when 50 year old trees separated our lots.

Attached is the form from the circulation package. Please let us know if you require anything else from us in deliberating on this application.

Sincerely,

Elizabeth Tingle



From: [REDACTED]
To: [DP Circ](#)
Cc: [Robinson, Melanie](#); ["Sarah Bieber"](#)
Subject: [EXT] Comments re. DP2021-5032
Date: Wednesday, August 18, 2021 3:36:34 PM
Attachments: [DP2021-5032 - circulation package.pdf](#)

To Whom it May Concern,

We are writing to provide you with our comments and concerns regarding the proposed development located at 2316 Sunset Ave. SW requesting a relaxation for accessory buildings. We reside at 1417 22nd St. SW, directly north and across the alley from 2316 Sunset Ave., and therefore will be impacted by the proposed development.

Our main concern with the proposed development is the loss of privacy that will occur if this relaxation is granted. Our house is downhill and directly behind 2316 Sunset Ave. SW and as such their property peers down over our yard and house. With the proposed removal of what appears to be all existing trees lining the yard they will have an unfettered view peering into our house (rooms at the back of our house include the master bedroom, kitchen and family room) and yard. With the trees removed the requested relaxation and proposed development of a gym and fireplace will result in a major reduction or elimination of our privacy from this property. This lack of privacy will be amplified with the proposed relaxation to allow for a second story loft. Furthermore, the proposed gym and fireplace are set too close to the back property line which will have these buildings, including the proposed oversized overhead door, staring directly down into our property with no buffer.

Additionally, we are concerned with the negative impact of the proposed development on the view from our house. To date the view out of the back of our house has been to mature (50+ year old) trees, several of which have already been removed. The removal of these trees and construction of two new accessory structures will reduce our view from one of nature to one of oversized structures which are placed too close to the property line. The prospect of looking out at these oversized structures directly across the back alley from us is unappealing and cause for concern.

It is our opinion that this proposal is asking for buildings which are too close to the property line, too large and too high for the property. We would ask that the relaxation request be denied and the buildings be constructed according to existing requirements. If the relaxation is approved then we would request that our privacy concerns be respected and accommodations made to protect our privacy through the required inclusion of trees, shrubs or bushes along the property line that provide year-round privacy.

We appreciate you considering our concerns and comments and would be happy to answer any questions or provide additional information.

Brent & Sarah Bieber

From: [Robert Leblond](#)
To: [Robinson, Melanie](#)
Cc: ["Mike Wilhelm"](#); [Robert LeBlond Shaw](#); rgrol@shaw.ca; [Giesbrecht, Shelagh M.](#)
Subject: [EXT] Application DP2021-5032; Relaxation: Accessory Building - building height, eave height & second storey; 2316 Sunset Avenue SW
Date: Thursday, August 19, 2021 1:09:13 PM
Attachments: [CCE_000007.pdf](#)

Dear Ms.Robinson,

Please see the attached letter and images in response to the Application
DP2021-5032 ;Relaxation: Accessory Building - building height, eave height &
second storey; 2316 Sunset Avenue SW Calgary.

If you have any other questions or concerns that I can address at this
time,please feel free to contact me.

Thank you,

Robert LeBlond, FRAIC, AAA
2312 Sunset Avenue SW
Calgary, AB
T: [REDACTED]

From: [Robinson, Melanie](#)
To: [REDACTED]
Subject: FW: [EXT] Application DP2021-5032; Relaxation: Accessory Building - building height, eave height & second storey; 2316 Sunset Avenue SW
Date: Tuesday, September 21, 2021 8:42:00 AM
Attachments: [image001.jpg](#)

Hello Robert,

Once again I see you sent me a voice mail.
 No decision has been rendered on the application.
 Please read below.

Melanie Robinson, AT
 Senior Planning Technician
 Technical Planning
 Community Planning
T 403.333.5503 | **E** melanie.robinson@calgary.ca
 ISC: Unrestricted



We are online! Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Robinson, Melanie
Sent: Tuesday, August 31, 2021 11:45 AM
To: 'Robert Leblond' [REDACTED] >
Subject: RE: [EXT] Application DP2021-5032; Relaxation: Accessory Building - building height, eave height & second storey; 2316 Sunset Avenue SW

Hello Robert,
 I received your voice email. Please reread the letter below. I've highlight the important section.
 The application is on hold right now waiting for amended plans.
 You will have to watch the public notice page for updates.

Melanie Robinson, AT
 Senior Planning Technician
 Technical Planning
 Community Planning
T 403.333.5503 | **E** melanie.robinson@calgary.ca
 ISC: Unrestricted



We are online! Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Robinson, Melanie

Sent: Thursday, August 19, 2021 1:38 PM

To: 'Robert Leblond' [REDACTED] >

Subject: RE: [EXT] Application DP2021-5032; Relaxation: Accessory Building - building height, eave height & second storey; 2316 Sunset Avenue SW

Good Day,

Thank you for taking the time to provide us with comments relating to this development proposal in your neighbourhood. Your feedback will be included in the file and will form part of the application review.

If you would like to learn more about this application, please refer to the following information.

The application review

In addition to your comments, several other factors will be taken into account including the Land Use Bylaw rules; applicable planning policies; circulation comments from external and internal referees (for example, the Community Association and City departments); and all relevant planning considerations. When a thorough review of the application has been completed, a decision will be recommended to the approving authority.

Where to obtain application status updates

For internet access to general information including the Development Permit status, please visit our website and view the Development Map: <https://dmap.calgary.ca/>. Currently, this map displays recent planning applications on each parcel within the City.

If you are unable to access the internet, general status information about this application may also be obtained by calling the Planning Services Centre at 403-268-5311 or by contacting me (at the phone number below).

How do I view the application plans and available information?

For your convenience, while the application is under review, we're offering online viewings of permit drawings and documents using Microsoft OneDrive. If you'd like to schedule a digital viewing, please complete our [Viewing Authorization Form](#). You can then send an email to PropertyResearch@calgary.ca attaching the filled out form and providing a date (Monday – Friday) you'd like to view the Development Permit, allowing for 1 business days' notice. The plans will be available on your appointment day from 9AM to 4PM. Please note these documents are copyright-protected and you may not download them during the viewing.

If you have a Microsoft 365 account, please book your viewing using the email address associated with your account. You must log in with your Microsoft credentials

to view the files. We'll email you to confirm your appointment after we've verified your form and date.

If your preference is to view the permit drawings and documents from a Surface Pro at the Municipal Building (3rd Level, 800 Macleod Trail S.E.) please also email PropertyResearch@calgary.ca and provide a date (Monday – Friday) you'd like to view the Development Permit, allowing for 1 business days' notice. We'll email you to confirm your appointment after we've verified the availability of you date.

Notification of Decision

If the Development Authority approves the application, the decision will be advertised on the Public Notice section of our website the following Thursday. For a listing of Development Permits that have been approved and advertised, please visit our website at www.calgary.ca/publicnotices.

Please note that, in keeping with Land Use Bylaw 1P2007, the official notification of the decision to approve the application is by the Public Notice advertisement. **No other public notification process will be initiated and the File Manager is not required to notify you directly.**

Appealing the decision

An appeal against the Development Authority's decision to approve the Development Permit application may be made within 21 days after the [Public Notice advertisement](#). The public notice advertisement will identify the body to which an appeal must be filed.

How Are Your Comments Used?

Your comments assist City staff in reviewing and making a decision on this application and it is the City's practice to keep your comments confidential.

However, if the decision on the application is appealed, all information in our file is disclosed and will become a part of the public record. In such a case, your comments will no longer be confidential.

FOIP Statement

The Personal Information on Submissions made regarding this development permit application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and the Calgary Land Use Bylaw 1P2007, Part 1, Section 27 and subsequent versions of the Act and Bylaw. The submission may be included in the public meeting agenda of either, or both, the Calgary Planning Commission or the Subdivision and Development Appeal Board and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning & Development Department, PO Box 2100, Stn 'M', Calgary, AB T2P 2M5.

Regards,

Melanie Robinson, AT
Senior Planning Technician
Technical Planning
Community Planning
T 403.333.5503 | E melanie.robinson@calgary.ca
ISC: Unrestricted



We are online! Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Robert Leblond <[REDACTED]>
Sent: Thursday, August 19, 2021 1:08 PM
To: Robinson, Melanie <Melanie.Robinson@calgary.ca>
Cc: 'Mike Wilhelm' <[REDACTED]>; Robert LeBlond Shaw <[REDACTED]>;
 [REDACTED]; Giesbrecht, Shelagh M. <Shelagh.Giesbrecht@calgary.ca>
Subject: [EXT] Application DP2021-5032; Relaxation: Accessory Building - building height, eave height & second storey; 2316 Sunset Avenue SW

Dear Ms.Robinson,
 Please see the attached letter and images in response to the Application DP2021-5032 ;Relaxation: Accessory Building - building height, eave height & second storey; 2316 Sunset Avenue SW Calgary.

If you have any other questions or concerns that I can address at this time, please feel free to contact me.
 Thank you,

Robert LeBlond, FRAIC, AAA
 2312 Sunset Avenue SW
 Calgary, AB
 [REDACTED]

August 18, 2021

Via Email (Melanie.Robinson@calgary.ca)

The City of Calgary
Planning & Development
P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5

Attention: Melanie Robinson

Dear Ms. Robinson:

RE: Application DP2021-5032; Relaxation: Accessory Building – building height, eave height & second story; 2316 Sunset Avenue SW

We are the neighbours residing at 2312 Sunset Avenue to the immediate east of the proposed development. We are writing to express our concerns regarding the proposed Accessory Residential Building development at 2316 Avenue SW. The DP plans indicate that one Accessory Residential Building will be used as Gym and the other as a covered outdoor fireplace area. The larger building contains loft space by means of a second story.

We note that the Land Use Bylaw provides a generous envelope for the construction of accessory residential building development on parcels in a residential district. It is the expectation that accessory residential building development adhere to the allowable building envelope of the property. The Land Use Bylaw does not allow a second storey in an accessory residential building.

We have no concerns regarding the covered outdoor fireplace area, but are very much concerned about the proposed Accessory Gym Building.

The required Bylaw relaxations are significant in this case, both in size and magnitude. There is a reason why the Bylaw purposively requires a maximum eave height (3.0m) that is lower than the allowable overall height (4.6m) of an accessory residential building in order to mitigate the impact on our property. The same

applies for the maximum overall height of an Accessory Residential Building (section 345, Land Use Bylaw 1P2007).

Please note that the rear of the subject property has a substantial slope. The rear yard of the property significantly slopes down to the lane. See the attached photos of the subject property and the context. We are concerned that the grade indicated on the DP plans do not show the geodetic elevation points of the grade. This will impact the height of the proposed structure in relation to the grade of our rear yard, which is lower.

Unfortunately the original trees that were planted along the property line, which provided privacy screening between the properties, have been removed. We ask that this new building respect the existing landscaping on both sides of the property line and/ or increase landscaping to camouflage and diminish the impact of this large accessory building.

While the proposed development is architecturally well designed, the roof of the building is oriented towards the middle of the property as a result of the pitch of the roof. This increases the massing of the development towards the middle of the property creating an imposing structure that will loom over our property. The roof overhangs of the building extends beyond the footprint of the building, which will increase the massing effect. Note the location of the posts shown on Drawing A1. The posts support the roof of the building. We believe the size of the building is larger than the 45.4 sq. m. indicated in the Legend of the DP plans. Since the roof of the building covers the concrete stairs on the west side of the building, this covered area should be included in the calculation of the size of the building. In our calculation the total exceeds the maximum area of 75m sq. m. allowed under the Land Use Bylaw. Therefore, the accessory buildings would require a size relaxation as well.

It is important to note that the grade of our rear yard is lower than the grade of the subject property. The height of the proposed accessory building will increase the massing of the structure. This will result in overshadowing of our rear yard and diminish access to sunlight in our landscaped rear yard, which is below the grade of the subject property. In addition, windows are included in the side facades of the building. This will create a privacy condition as overlooking is possible on our rear yard amenity space from the window in the south facing side façade. We are also

concerned that due to the configuration of the loft space, the structure in the future could be converted into lane house.

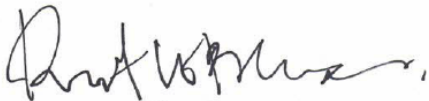
An alternative would be to move the accessory gym building away from the property line between our property and the subject property, which would allow for the planting of trees that would have some buffering effect and limit the massing impact of the building. Further, the roof of the building could be changed to a flat roof or the structure could be built into hill. We also suggest to move the building closer to the rear property line. The building could have a flat roof which reduce the height impact of the structure. This would lessen the impact on our property.

We submit that the proposed development will materially interfere with and affect the use, enjoyment and value of our property. Specifically, the development imposes the presence of a large structure adjacent to our rear yard with the massing oriented to the middle of the lot rather than towards the rear property which is quite common with garage development. Consequently, the test for relaxation as per section 31 of the Land Use Bylaw is not met.

In conclusion, the proposed accessory Gym building is too large for the subject property and has a significant negative impact on our property.

In consideration of the issues identified in this letter, we respectfully request that the DP application be denied.

Sincerely,



Robert LeBlond
2312 Sunset Avenue SE
Calgary, AB
T: [REDACTED]

Encl.: Appendix A – Photos

Appendix A

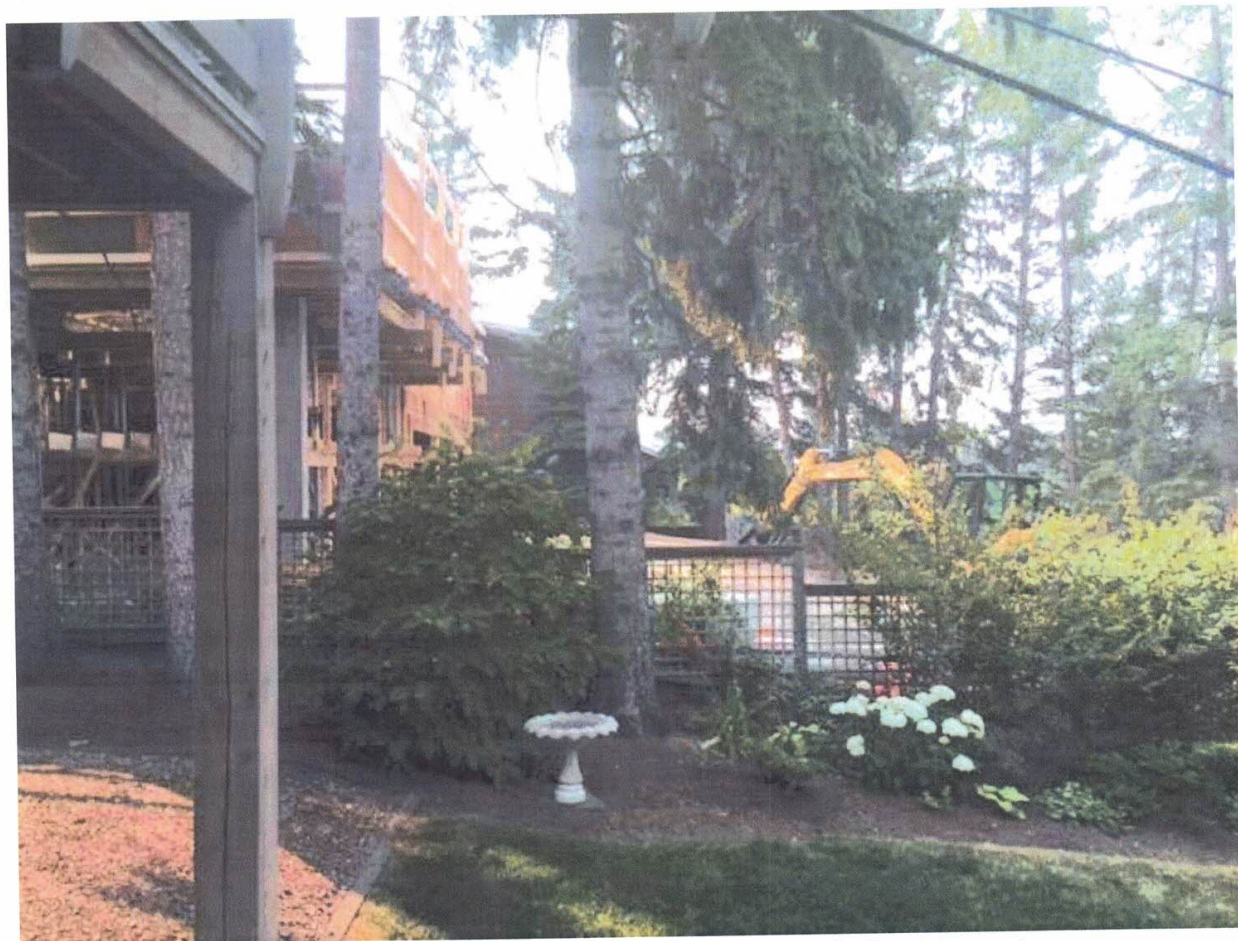


Subject property, view from rear lane – Home under construction



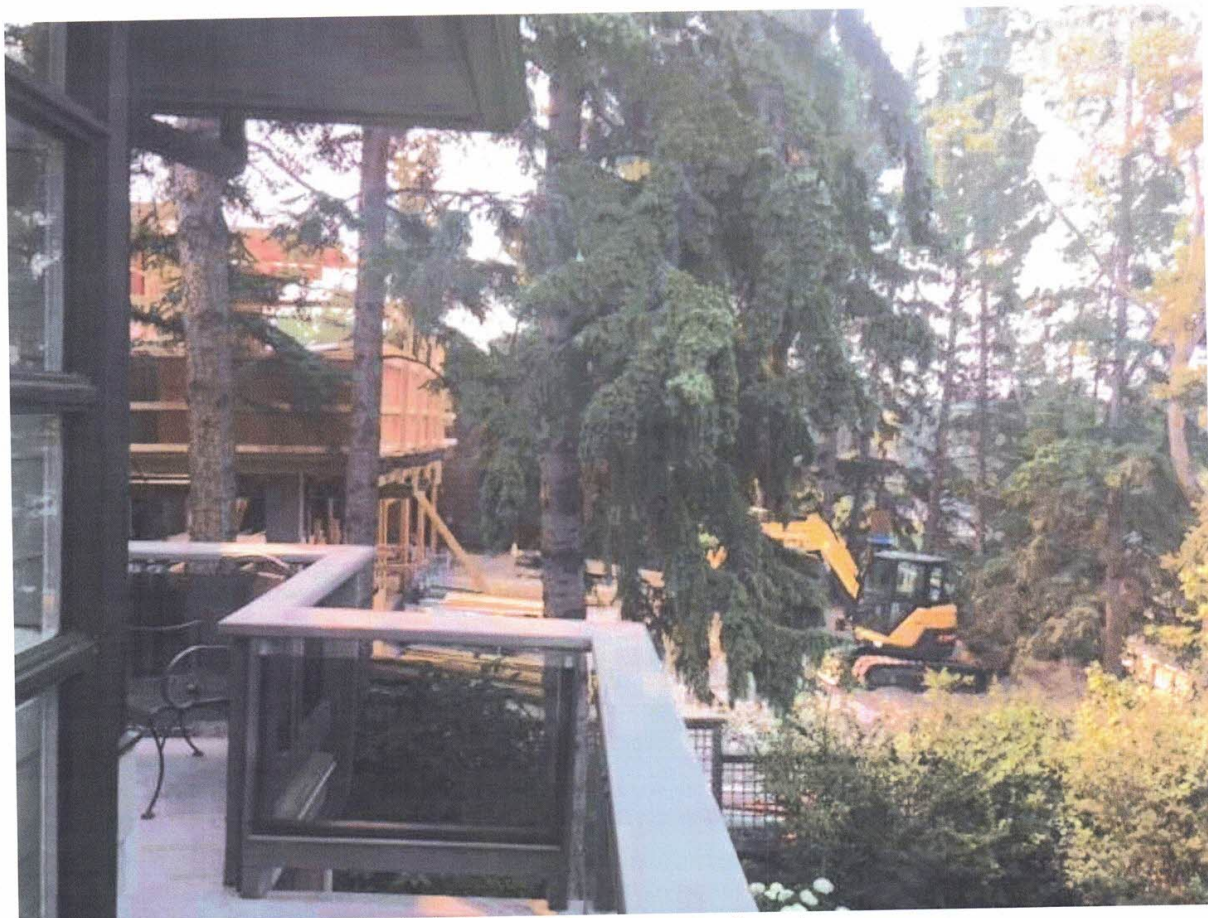
Location Accessory Residential Building near lane; Note slope





View west towards subject property from the rear yard of our property





View from rear main floor deck of our home

From: Robinson, Melanie
Sent: Tuesday, October 5, 2021 9:39 AM
To: Beth Tingle
Subject: RE: [EXT] DP 2021-5032 for Sunset Avenue SW

Hello,

Thank you for your email. The development authority has rendered a decision on DP2021-5032 where an approval was granted for Relaxation: Accessory Residential Building - height, second storey, building coverage; retaining wall: height. The applicant reduced the foot print of the larger accessory building and the height of both accessory building. The Land Use Bylaw makes reference to landscaping requirements for this type of development. A site visit confirmed there are still large trees in the rear yard.

As the development authority has made a decision on the application for this permit, we are unable to provide additional information, or review comments related to the application. To view the application, contact Property Research at propertyresearch@calgary.ca to arrange for an appointment on the third floor of the Municipal Building (800 Macleod Trail S.E.). In your email, provide **your name**, the **development permit number**, and the **date and time** you would like to view the plans. Viewings are by appointment only, Monday to Friday, excluding holidays, from 8:00am to 3:30pm.

Please note: the plans are in electronic format, and viewings will take place on a monitor.

An appeal against the Development Authority's decision to approve the Development Permit application may be made within 21 days after the Public Notice advertisement which can be viewed at www.calgary.ca/publicnotices. The public notice advertisement will identify the body to which an appeal must be filed.

Regards,

Melanie Robinson, AT
Senior Planning Technician
Technical Planning
Community Planning
T 403.333.5503 | E melanie.robinson@calgary.ca
ISC: Unrestricted



We are online! Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Beth Tingle [REDACTED] >
Sent: Tuesday, October 5, 2021 7:51 AM
To: Robinson, Melanie <Melanie.Robinson@calgary.ca>
Subject: [EXT] DP 2021-5032 for Sunset Avenue SW

Hi Melanie,

I see from the website that the two accessory buildings for 2316 Sunset Avenue have been approved. Can you clarify if there have been any changes from the original application? Have our requests for landscaping been taken into consideration? The website does not let me navigate to any further details after the "approved" screen.

Thank you,

Beth Tingle

Development Authority Response to Notice of Appeal

Appeal number: SDAB2021-0079

Development Permit number: DP2021-5032

Address: 2316 Sunset AV SW

Description: Relaxation: Accessory Residential Building – height, second storey,
building coverage; retaining wall: height

Land Use: Residential – Contextual One Dwelling (R-C1)

Community: Scarboro/Sunalta West

Jurisdiction Criteria:

Subject to National Resources Conservation Board, Energy Resources
Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities
Board, Alberta Utilities Commission or Minister of Environmental and Parks
license, permit, approval, or other authorization: No

DA Attendance: Tentative

Use: Discretionary

Notice Posted: Not required

Objections: Yes

Support: No

Bylaw relaxations:

The development, requires the following relaxations of the rules of the Land Use Bylaw:

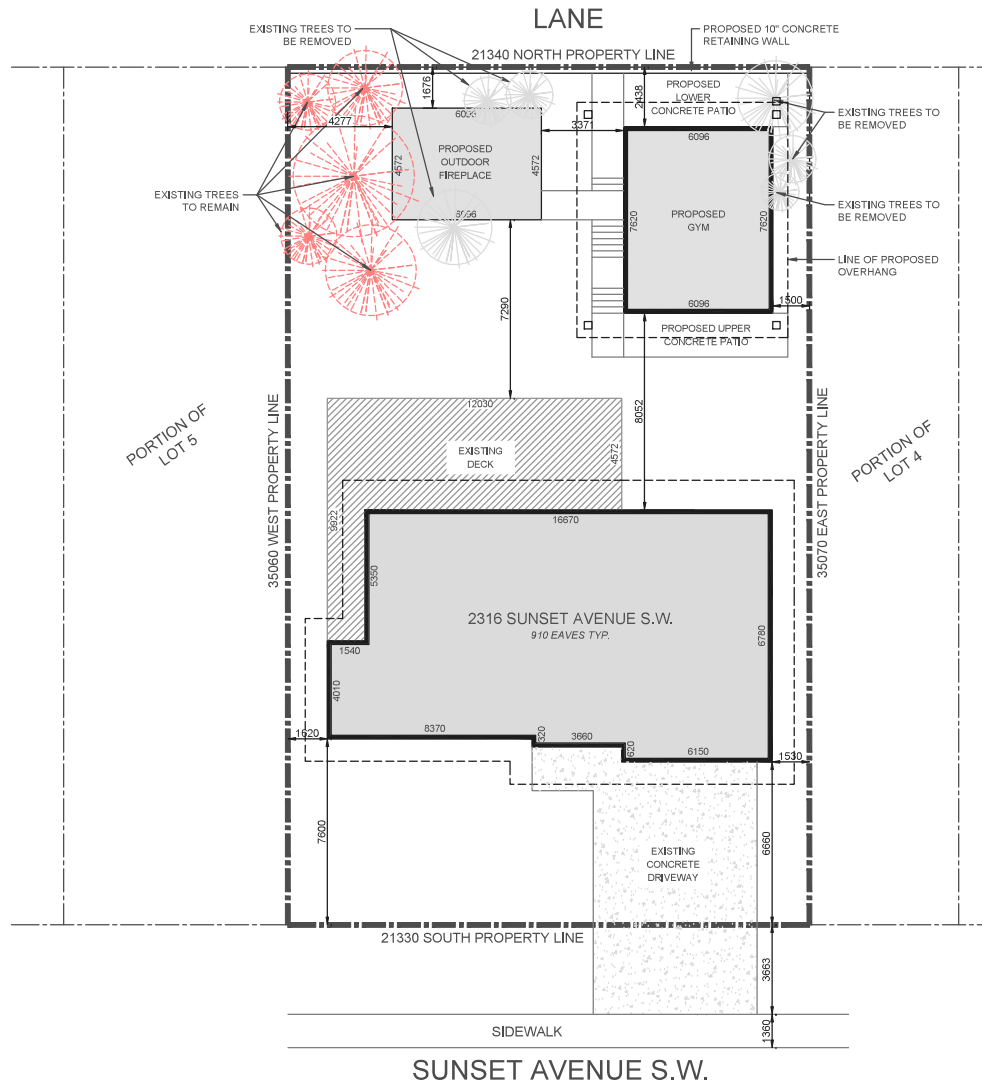
Bylaw Discrepancies		
Regulation	Standard	Provided
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	The retaining wall height exceeds 1.2m
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (a) 4.6m, measured from the finished floor of the building; (b) 3.0m at any eaveline, when measured from the finished floor of the building (c) one storey, which may include...	Gym: <ul style="list-style-type: none"> • overall height 7.01m (+2.41m) (basement floor to roof peak) • eaveline height of 6.64m (+3.64m) (basement floor to where the roof meets the wall) • The building is two storeys when including the basement (+1)
346 Restrictions on Use of Accessory Residential Building	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel: (a) must not exceed the less of: (ii) 75.0m ² for each Dwelling Unit located on the parcel;	The cumulative building coverage is 99.31 sqm (+24.31 sqm)

Applicable ARP, ASP or Design Brief (in addition to the MDP):

- None applicable

Additional factors, considerations and rationale for the decision:

1. The use of Accessory Residential Building is a permitted, the retaining wall is accessory to the discretionary Single Detached Dwelling
2. In rendering their decision, the Development Authority applied Section 35 and 36 of the Land Use Bylaw
3. The Development Authority will provide additional submission prior to the merits hearing



AMENDED DRAWINGS
 DP No Date Received
 DP2021-5032 2021-09-20
**THESE DRAWINGS REFER TO THE
 ABOVE DEVELOPMENT PERMIT NO.**

BYLAW 1P2007 (R-C1)

TOTAL MAX. SITE COVERAGE: 45%

SITE INFORMATION

ZONING: R-C1
 YEAR OF CONSTRUCTION: N/A
 LOT AREA: 748.03 SQ.M.

MAIN FLOOR FOOTPRINT: 168.80 SQ.M.
 PROPOSED GYM: 45.4 SQ.M.
 PROPOSED FIREPLACE: 27.9 SQ.M.
 TOTAL AREA: 242.10 SQ.M.

TOTAL EXISTING
 LOT COVERAGE: 22.6%

TOTAL PROPOSED
 LOT COVERAGE: 32.4%

ACCESSORY BUILDING INFO

PROPOSED FIREPLACE: 27.9 SQ.M.
 PROPOSED GYM: 45.4 SQ.M.

TOTAL ALLOWABLE AREA: 75M2
 TOTAL PROPOSED AREA: 74.4M2

THIS DOCUMENT IS THE PROPERTY OF PERMIT
 MASTERS. THE UNAUTHORIZED REPRODUCTION
 OR DISTRIBUTION WILL BE PROSECUTED.

Legal Address

Municipal Address
 2316 SUNSET AVENUE S.W.

Project
 C21051-O

Drawing Number Date
 A0 SEPTEMBER 2021

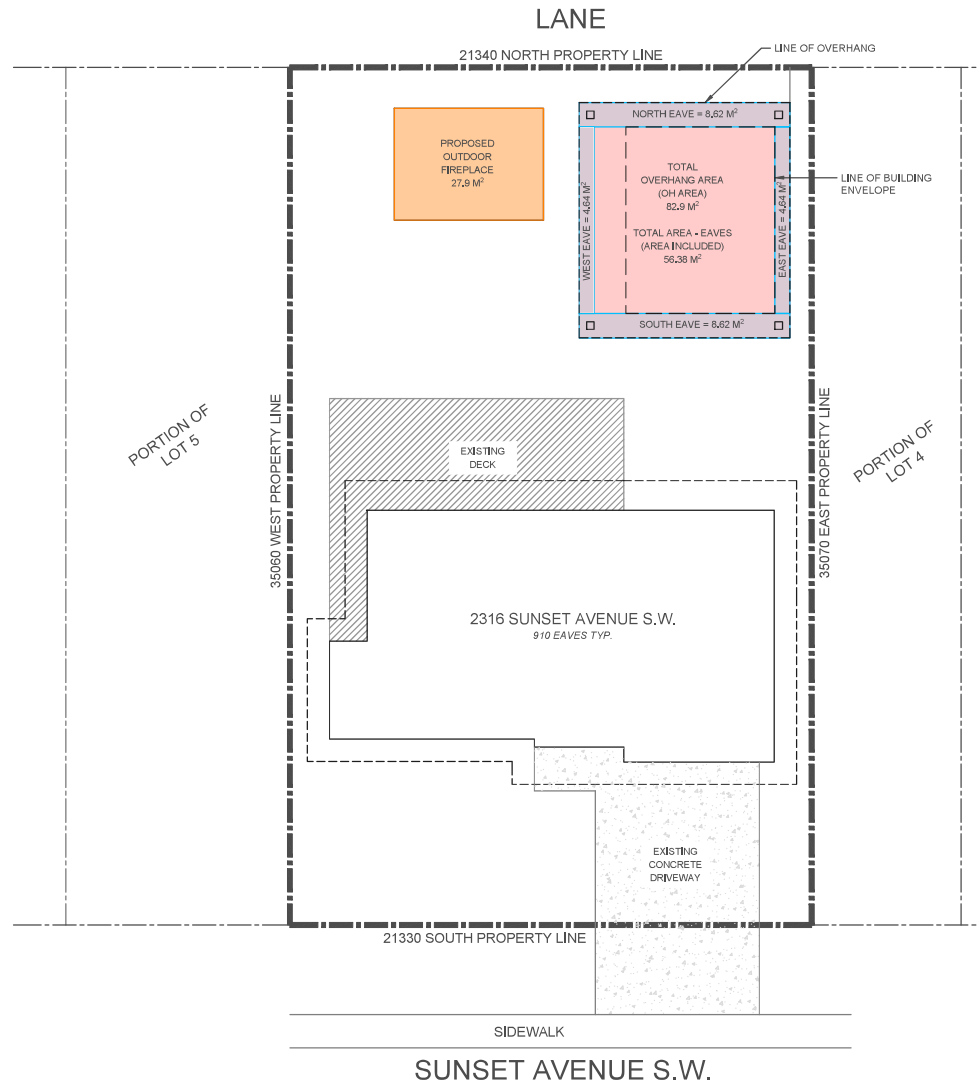
Scale DO NOT SCALE DRAWINGS.
 1:200

PERMITMASTERS
 EDMONTON VANCOUVER CALGARY TORONTO

SITE INFORMATION FROM LEGAL SURVEY PLAN
 DATED: SEPTEMBER 1, 2021

1
A0
SITE PLAN
 1:200

SDAB2021-0079

**LEGEND**

- AREA OF TOTAL OVERHANG = 82.9M2
- AREA OF FIREPLACE = 27.9M2
- AREA OF EAVES = 9.28M2 (WEST AND EAST)
= 17.24M2 (NORTH AND SOUTH)
= 26.52M2 TOTAL

GYM RELAXATION PERCENTAGE CALCULATIONS:

OH AREA - AREA OF EAVES = AREA INCLUDED
 $82.9M2 - 26.52M2 = 56.38M2$

AREA INCLUDED - 75M2 = AREA OVER
 $56.38M2 - 75M2 = -18.62M2$

AREA OVER/ 75M2 = % RELAXATION
 $-18.62M2 / 75M2 = -24.8\%$

OVERALL ACCESSORY BUILDING CALCULATION:

AREA INCLUDED + AREA FP = TOTAL AREA
 $56.38M2 + 27.9M2 = 84.28M2$

TOTAL AREA - 75 = AREA OVER
 $84.28M2 - 75 = 9.28M2$

AREA OVER/75 = % RELAXATION
 $9.28M2 / 75 = 12.4\%$

RELAXATION PERCENTAGE = 12.4%

AMENDED DRAWINGS

DP No Date Received
 DP2021-5032 2021-09-20

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

THIS DOCUMENT IS THE PROPERTY OF PERMIT MASTERS. THE UNAUTHORIZED REPRODUCTION OR DISTRIBUTION WILL BE PROSECUTED.

Legal Address	
Municipal Address	
2316 SUNSET AVENUE S.W.	
Project	
C21051-O	
Drawing Number	Date
A0.1	SEPTEMBER 2021
Scale	
DO NOT SCALE DRAWINGS. 1:200	

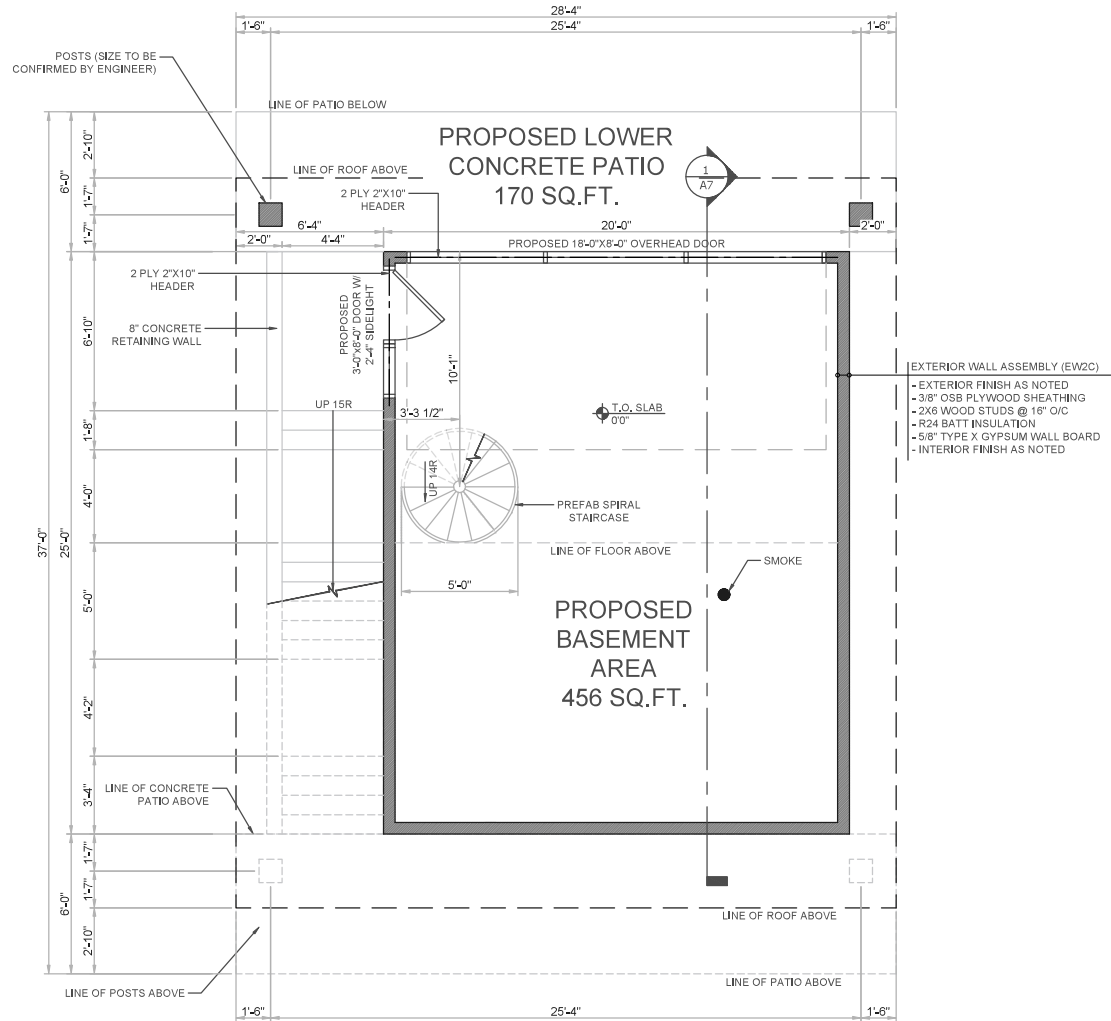
PERMITMASTERS
 EDMONTON VANCOUVER CALGARY TORONTO

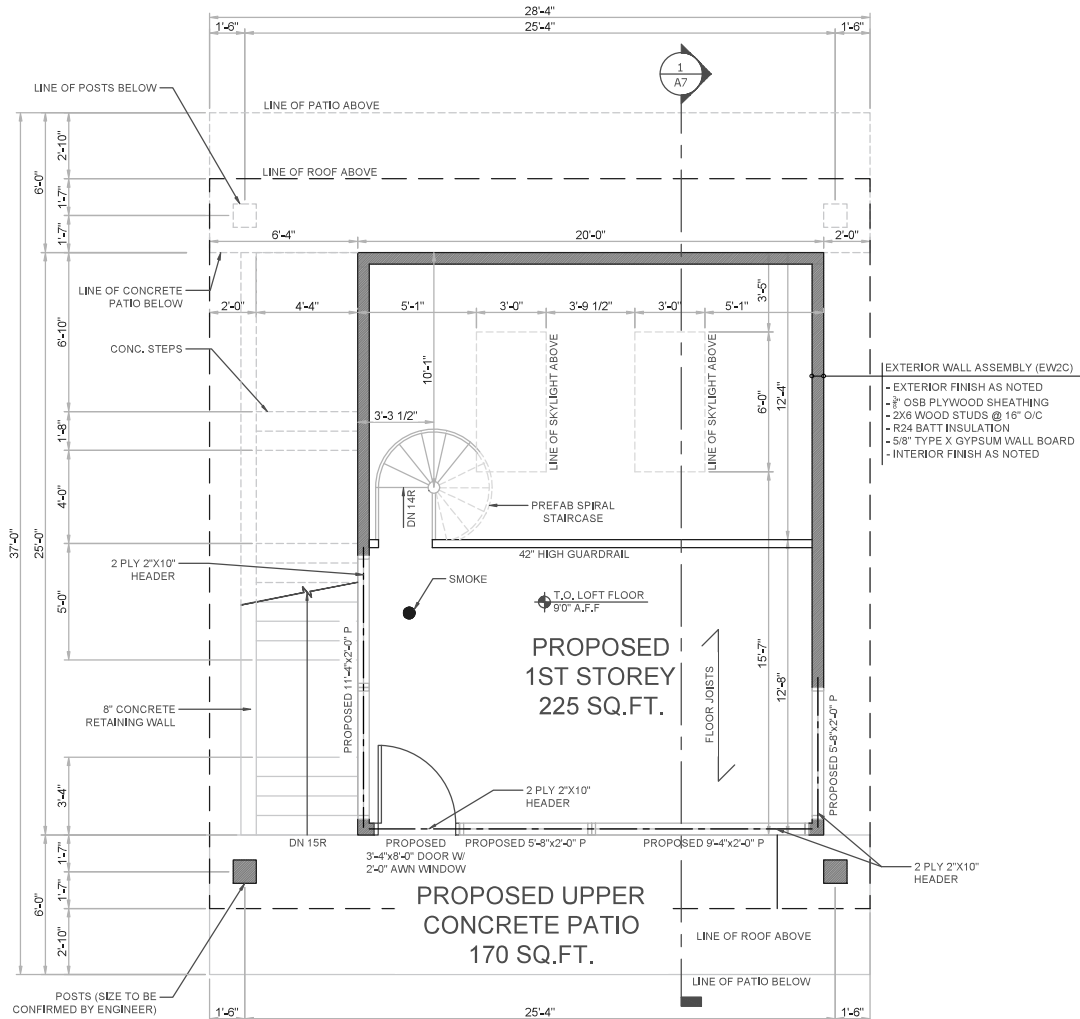
1
A0.1

RELAXATION PERCENTAGE CALCULATIONS

1:200

SDAB2021-0079





1
A2

GYM 1ST STOREY PLAN

3/16" = 1'-0"

CONSTRUCTION NOTES:

ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR ILLUSTRATION ONLY. PROPER PERMIT SHOULD BE APPLIED, AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING, FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

PERMIT APPLICATION IS FOR TWO ACCESSORY BUILDINGS

IF WINDOW IS PROVIDED WITH SECURITY BARS, THE BARS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR TOOLS.

AN INTERCONNECTED SMOKE ALARM IS REQUIRED FOR ALL FLOOR LEVELS PER ARTICLE 9.10.19 OF THE ALBERTA BUILDING CODE 2019.

STAIRS ARE REQUIRED TO HAVE A GRASPABLE HANDRAIL ON AT LEAST ONE SIDE (34" TO 38" IN HEIGHT).

ANY STRUCTURAL WORK (BEAM, COLUMN, JOIST, TRUSS OR BEARING WALL ALTERATION) REQUIRES A SEPARATE PERMIT.

SEPARATE PERMITS ARE REQUIRED PRIOR TO ANY PLUMBING/GAS AND/OR ELECTRICAL WORK.

ALL CONSTRUCTION TO COMPLY WITH THE 2019 ALBERTA BUILDING CODE.

PERMIT ISSUED SUBJECT TO FIELD INSPECTORS APPROVAL

HOMEOWNER TO CALL 3-1-1 TO BOOK FINAL INSPECTION

AMENDED DRAWINGS

DP No Date Received
DP2021-5032 2021-09-20
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

Legal Address	
Municipal Address	2316 SUNSET AVENUE S.W.
Project	C21051-O
Drawing Number	A2
Date	SEPTEMBER 2021
Scale	DO NOT SCALE DRAWINGS. 3/16"=1'0"

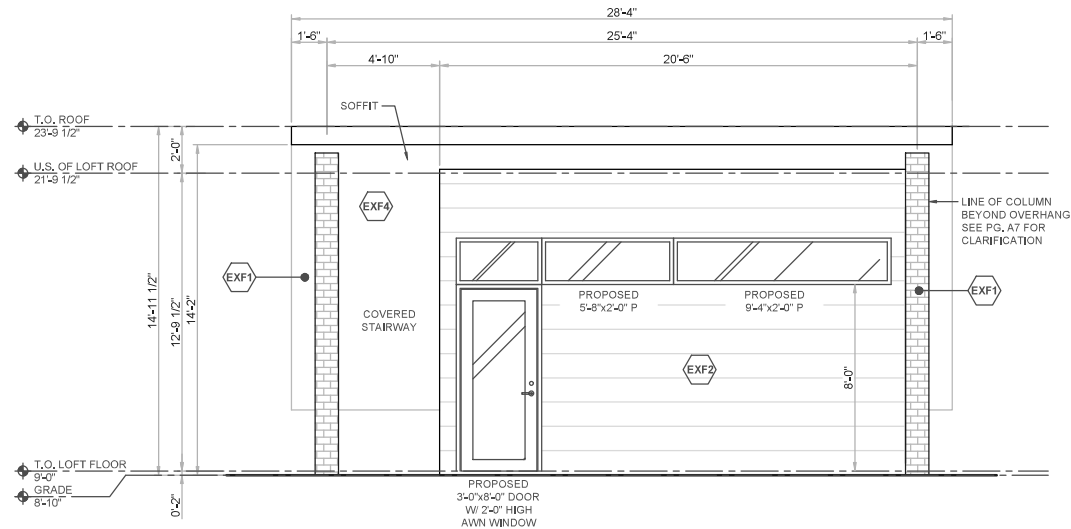
ALL DIMENSIONS TO BE CONFIRMED ON SITE
PRIOR TO CONSTRUCTION.

THIS DOCUMENT IS THE PROPERTY OF PERMIT MASTERS. THE UNAUTHORIZED REPRODUCTION OR DISTRIBUTION WILL BE PROSECUTED.

PERMITMASTERS
EDMONTON VANCOUVER CALGARY TORONTO

EXTERIOR FINISHES SCHEDULE

- (EXF1) BRICK FINISH - GLENHOGGY CHARCOAL (K13-3063) MODULAR
 (EXF2) METAL SIDING - WESTFORM BLACK FINISH, 12" WIDTH
 (EXF3) EXTERIOR PAINT - BENJAMIN MOORE ONYX (2133-10), MATTE FINISH
 (EXF4) METAL SOFFIT - WESTFORM ESPRESSO FINISH, 4" WIDTH
 (EXF5) WOOD FINISH - SAMPLE REQUIRED TO MATCH WOOD LOOK METAL SOFFIT
 (EXF6) STUCCO FINISH - BENJAMIN MOORE ONYX (2133-10), MATTE FINISH
 (EXF7) HORIZONTAL WIRE CABLE DECK RAIL
 (EXF8) ASPHALT SHINGLES



1
A3

GYM SOUTH ELEVATION

3/16" = 1'-0"

CONSTRUCTION NOTES:

ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR ILLUSTRATION ONLY. PROPER PERMIT SHOULD BE APPLIED, AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING, FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

PERMIT APPLICATION IS FOR TWO ACCESSORY BUILDINGS

IF WINDOW IS PROVIDED WITH SECURITY BARS, THE BARS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR TOOLS.

AN INTERCONNECTED SMOKE ALARM IS REQUIRED FOR ALL FLOOR LEVELS PER ARTICLE 9.10.19 OF THE ALBERTA BUILDING CODE 2019.

STAIRS ARE REQUIRED TO HAVE A GRASPABLE HANDRAIL ON AT LEAST ONE SIDE (34" TO 38" IN HEIGHT).

ANY STRUCTURAL WORK (BEAM, COLUMN, JOIST, TRUSS OR BEARING WALL ALTERATION) REQUIRES A SEPARATE PERMIT.

SEPARATE PERMITS ARE REQUIRED PRIOR TO ANY PLUMBING/GAS AND/OR ELECTRICAL WORK.

ALL CONSTRUCTION TO COMPLY WITH THE 2019 ALBERTA BUILDING CODE.

PERMIT ISSUED SUBJECT TO FIELD INSPECTORS APPROVAL

HOMEOWNER TO CALL 3-1-1 TO BOOK FINAL INSPECTION

AMENDED DRAWINGS

DP No Date Received
 DP2021-5032 2021-09-20

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

Legal Address

Municipal Address

2316 SUNSET AVENUE S.W.

Project

C21051-O

Drawing Number

A3

Date

SEPTEMBER 2021

Scale

DO NOT SCALE DRAWINGS.

3/16"=1'0"

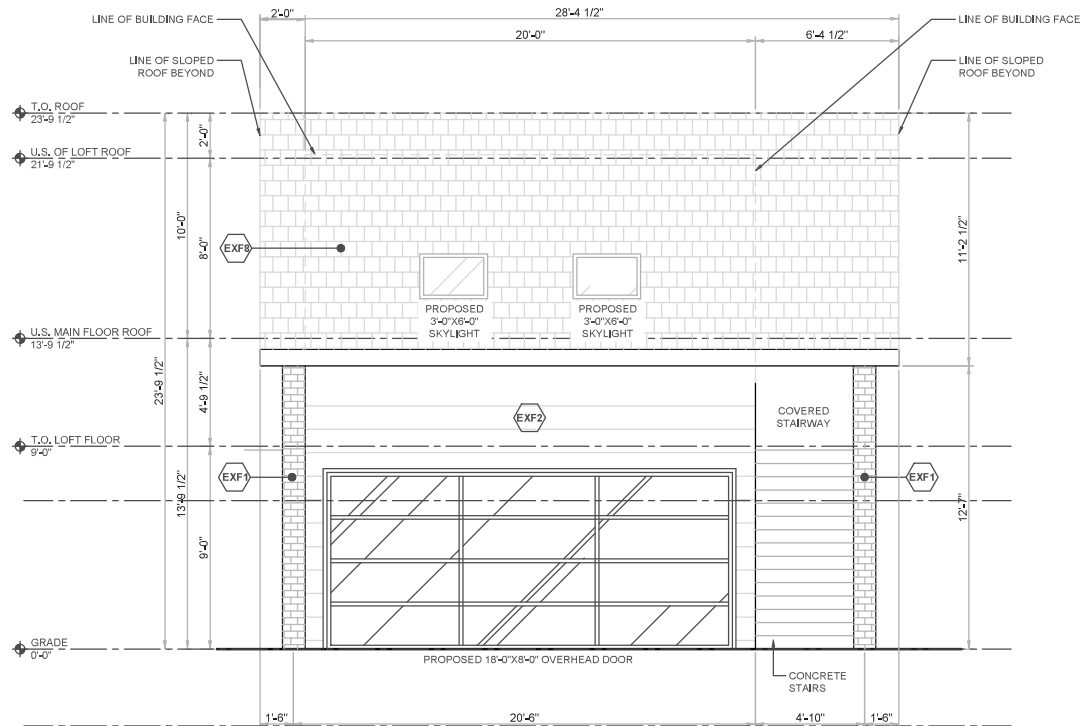
ALL DIMENSIONS TO BE CONFIRMED ON SITE
 PRIOR TO CONSTRUCTION.

THIS DOCUMENT IS THE PROPERTY OF PERMIT
 MASTERS. THE UNAUTHORIZED REPRODUCTION
 OR DISTRIBUTION WILL BE PROSECUTED.

PERMITMASTERS
 EDMONTON VANCOUVER CALGARY TORONTO

EXTERIOR FINISHES SCHEDULE

- (EXF1) BRICK FINISH - GLEN-GERY CHARCOAL (K13-3063) MODULAR
 (EXF2) METAL SIDING - WESTFORM BLACK FINISH, 12" WIDTH
 (EXF3) EXTERIOR PAINT - BENJAMIN MOORE ONYX (2133-10), MATTE FINISH
 (EXF4) METAL SOFFIT - WESTFORM ESPRESSO FINISH, 4" WIDTH
 (EXF5) WOOD FINISH - SAMPLE REQUIRED TO MATCH WOOD LOOK METAL SOFFIT
 (EXF6) STUCCO FINISH - BENJAMIN MOORE ONYX (2133-10), MATTE FINISH
 (EXF7) HORIZONTAL WIRE CABLE DECK RAIL
 (EXF8) ASPHALT SHINGLES



1
 A4
 GYM NORTH ELEVATION
 3/16" = 1'-0"

CONSTRUCTION NOTES:

ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR ILLUSTRATION ONLY. PROPER PERMIT SHOULD BE APPLIED, AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING, FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

PERMIT APPLICATION IS FOR TWO ACCESSORY BUILDINGS

IF WINDOW IS PROVIDED WITH SECURITY BARS, THE BARS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR TOOLS.

AN INTERCONNECTED SMOKE ALARM IS REQUIRED FOR ALL FLOOR LEVELS PER ARTICLE 9.10.19 OF THE ALBERTA BUILDING CODE 2019.

STAIRS ARE REQUIRED TO HAVE A GRASPABLE HANDRAIL ON AT LEAST ONE SIDE (34" TO 38" IN HEIGHT).

ANY STRUCTURAL WORK (BEAM, COLUMN, JOIST, TRUSS OR BEARING WALL ALTERATION) REQUIRES A SEPARATE PERMIT.

SEPARATE PERMITS ARE REQUIRED PRIOR TO ANY PLUMBING/GAS AND/OR ELECTRICAL WORK.

ALL CONSTRUCTION TO COMPLY WITH THE 2019 ALBERTA BUILDING CODE.

PERMIT ISSUED SUBJECT TO FIELD INSPECTORS APPROVAL

HOMEOWNER TO CALL 3-1-1 TO BOOK FINAL INSPECTION

AMENDED DRAWINGS

DP No
 DP2021-5032

Date Received
 2021-09-20

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

Legal Address

Municipal Address
 2316 SUNSET AVENUE S.W.

Project C21051-O

Drawing Number
 A4

Date
 SEPTEMBER 2021

Scale
 DO NOT SCALE DRAWINGS.
 3/16"=1'0"

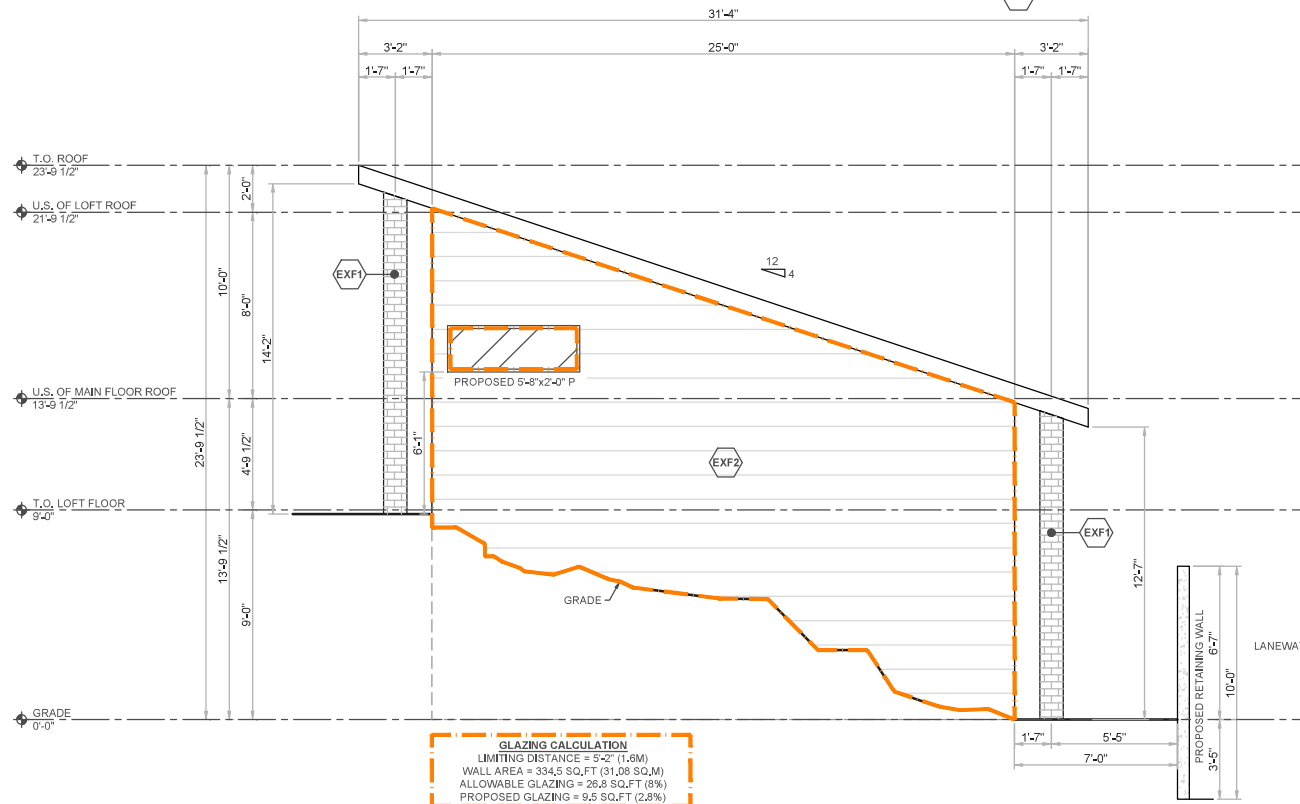
ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

THIS DOCUMENT IS THE PROPERTY OF PERMIT MASTERS. THE UNAUTHORIZED REPRODUCTION OR DISTRIBUTION WILL BE PROSECUTED.

PERMITMASTERS
 EDMONTON VANCOUVER CALGARY TORONTO

EXTERIOR FINISHES SCHEDULE

- (EXF1) BRICK FINISH - GLEN-GERY CHARCOAL (K13-3063) MODULAR
 (EXF2) METAL SIDING - WESTFORM BLACK FINISH, 12" WIDTH
 (EXF3) EXTERIOR PAINT - BENJAMIN MOORE ONYX (2133-10), MATTE FINISH
 (EXF4) METAL SOFFIT - WESTFORM ESPRESSO FINISH, 4" WIDTH
 (EXF5) WOOD FINISH - SAMPLE REQUIRED TO MATCH WOOD LOOK METAL SOFFIT
 (EXF6) STUCCO FINISH - BENJAMIN MOORE ONYX (2133-10), MATTE FINISH
 (EXF7) HORIZONTAL WIRE CABLE DECK RAIL
 (EXF8) ASPHALT SHINGLES



1
A5

GYM EAST ELEVATION
 3/16" = 1'-0"

ALL DIMENSIONS TO BE CONFIRMED ON SITE
 PRIOR TO CONSTRUCTION.

THIS DOCUMENT IS THE PROPERTY OF PERMIT
 MASTERS. THE UNAUTHORIZED REPRODUCTION
 OR DISTRIBUTION WILL BE PROSECUTED.

CONSTRUCTION NOTES:

ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR ILLUSTRATION ONLY. PROPER PERMIT SHOULD BE APPLIED, AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING, FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

PERMIT APPLICATION IS FOR TWO ACCESSORY BUILDINGS

IF WINDOW IS PROVIDED WITH SECURITY BARS, THE BARS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR TOOLS.

AN INTERCONNECTED SMOKE ALARM IS REQUIRED FOR ALL FLOOR LEVELS PER ARTICLE 9.10.19 OF THE ALBERTA BUILDING CODE 2019.

STAIRS ARE REQUIRED TO HAVE A GRASPABLE HANDRAIL ON AT LEAST ONE SIDE (34" TO 38" IN HEIGHT).

ANY STRUCTURAL WORK (BEAM, COLUMN, JOIST, TRUSS OR BEARING WALL ALTERATION) REQUIRES A SEPARATE PERMIT.

SEPARATE PERMITS ARE REQUIRED PRIOR TO ANY PLUMBING/GAS AND/OR ELECTRICAL WORK.

ALL CONSTRUCTION TO COMPLY WITH THE 2019 ALBERTA BUILDING CODE.

PERMIT ISSUED SUBJECT TO FIELD INSPECTORS APPROVAL

HOMEOWNER TO CALL 3-1-1 TO BOOK FINAL INSPECTION

AMENDED DRAWINGS

DP No Date Received
 DP2021-5032 2021-09-20
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

Legal Address

Municipal Address
 2316 SUNSET AVENUE S.W.

Project
 C21051-O

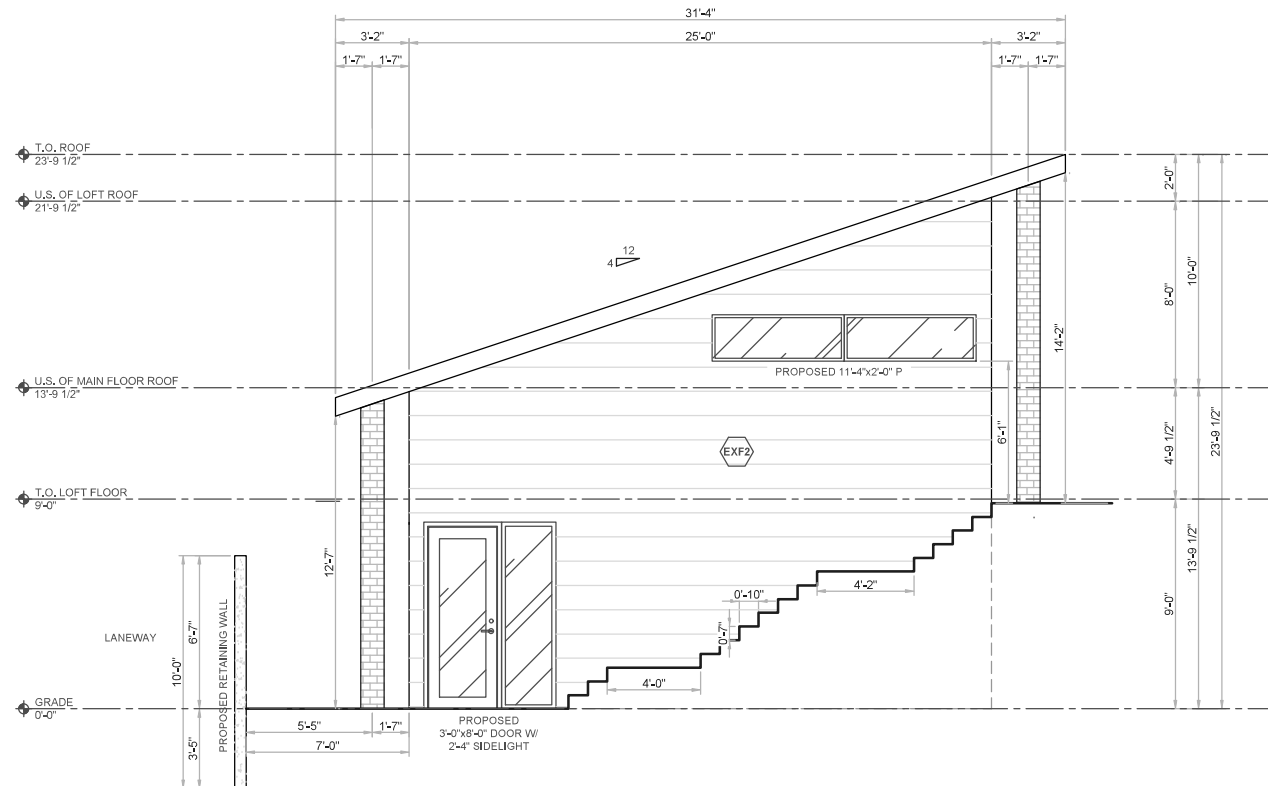
Drawing Number Date
 A5 SEPTEMBER 2021

Scale DO NOT SCALE DRAWINGS.
 3/16"=1'0"

PERMITMASTERS
 EDMONTON VANCOUVER CALGARY TORONTO

EXTERIOR FINISHES SCHEDULE

- (EXF1) BRICK FINISH - GLEN-GERY CHARCOAL (K13-3063) MODULAR
 (EXF2) METAL SIDING - WESTFORM BLACK FINISH, 12" WIDTH
 (EXF3) EXTERIOR PAINT - BENJAMIN MOORE ONYX (2133-10), MATTE FINISH
 (EXF4) METAL SOFFIT - WESTFORM ESPRESSO FINISH, 4" WIDTH
 (EXF5) WOOD FINISH - SAMPLE REQUIRED TO MATCH WOOD LOOK METAL SOFFIT
 (EXF6) STUCCO FINISH - BENJAMIN MOORE ONYX (2133-10), MATTE FINISH
 (EXF7) HORIZONTAL WIRE CABLE DECK RAIL
 (EXF8) ASPHALT SHINGLES



1
A6

GYM WEST ELEVATION

3/16" = 1'-0"

ALL DIMENSIONS TO BE CONFIRMED ON SITE
PRIOR TO CONSTRUCTION.

THIS DOCUMENT IS THE PROPERTY OF PERMIT
MASTERS. THE UNAUTHORIZED REPRODUCTION
OR DISTRIBUTION WILL BE PROSECUTED.

CONSTRUCTION NOTES:

ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR ILLUSTRATION ONLY. PROPER PERMIT SHOULD BE APPLIED, AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING, FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

PERMIT APPLICATION IS FOR TWO ACCESSORY BUILDINGS

IF WINDOW IS PROVIDED WITH SECURITY BARS, THE BARS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR TOOLS.

AN INTERCONNECTED SMOKE ALARM IS REQUIRED FOR ALL FLOOR LEVELS PER ARTICLE 9.10.19 OF THE ALBERTA BUILDING CODE 2019.

STAIRS ARE REQUIRED TO HAVE A GRASPABLE HANDRAIL ON AT LEAST ONE SIDE (34" TO 38" IN HEIGHT).

ANY STRUCTURAL WORK (BEAM, COLUMN, JOIST, TRUSS OR BEARING WALL ALTERATION) REQUIRES A SEPARATE PERMIT.

SEPARATE PERMITS ARE REQUIRED PRIOR TO ANY PLUMBING/GAS AND/OR ELECTRICAL WORK.

ALL CONSTRUCTION TO COMPLY WITH THE 2019 ALBERTA BUILDING CODE.

PERMIT ISSUED SUBJECT TO FIELD INSPECTORS APPROVAL

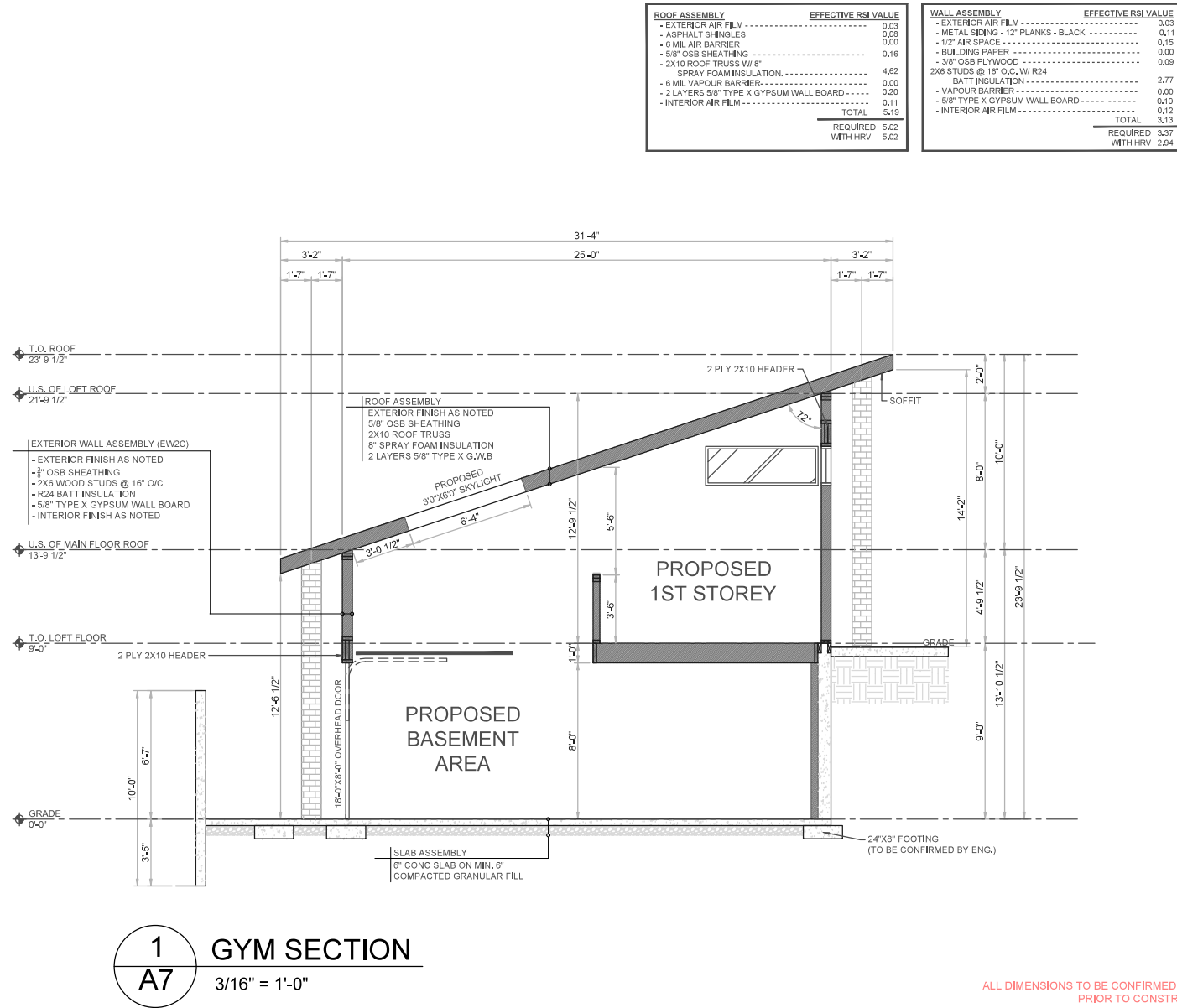
HOMEOWNER TO CALL 3-1-1 TO BOOK FINAL INSPECTION

AMENDED DRAWINGS

DP No Date Received
 DP2021-5032 2021-09-20
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

Legal Address	
Municipal Address	2316 SUNSET AVENUE S.W.
Project	C21051-O
Drawing Number	A6
Date	SEPTEMBER 2021
Scale	DO NOT SCALE DRAWINGS. 3/16"=1'0"

PERMITMASTERS
EDMONTON VANCOUVER CALGARY TORONTO

**CONSTRUCTION NOTES:**

ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR ILLUSTRATION ONLY. PROPER PERMIT SHOULD BE APPLIED, AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING, FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

PERMIT APPLICATION IS FOR TWO ACCESSORY BUILDINGS

IF WINDOW IS PROVIDED WITH SECURITY BARS, THE BARS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR TOOLS.

AN INTERCONNECTED SMOKE ALARM IS REQUIRED FOR ALL FLOOR LEVELS PER ARTICLE 9.10.19 OF THE ALBERTA BUILDING CODE 2019.

STAIRS ARE REQUIRED TO HAVE A GRASPABLE HANDRAIL ON AT LEAST ONE SIDE (34" TO 38" IN HEIGHT).

ANY STRUCTURAL WORK (BEAM, COLUMN, JOIST, TRUSS OR BEARING WALL ALTERATION) REQUIRES A SEPARATE PERMIT.

SEPARATE PERMITS ARE REQUIRED PRIOR TO ANY PLUMBING/GAS AND/OR ELECTRICAL WORK.

ALL CONSTRUCTION TO COMPLY WITH THE 2019 ALBERTA BUILDING CODE.

PERMIT ISSUED SUBJECT TO FIELD INSPECTORS APPROVAL

HOMEOWNER TO CALL 3-1-1 TO BOOK FINAL INSPECTION

AMENDED DRAWINGS

DP No Date Received
DP2021-5032 2021-09-20
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

Legal Address

Municipal Address
2316 SUNSET AVENUE S.W.

Project
C21051-O

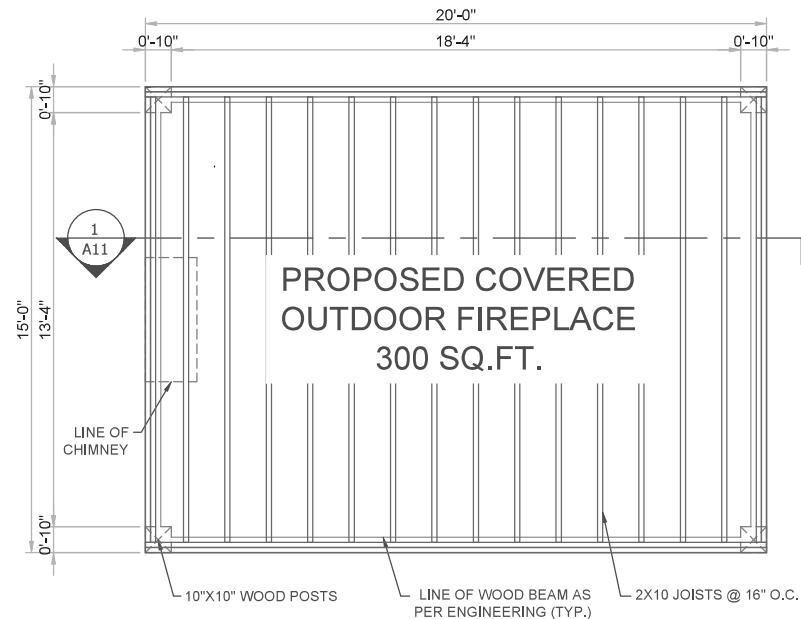
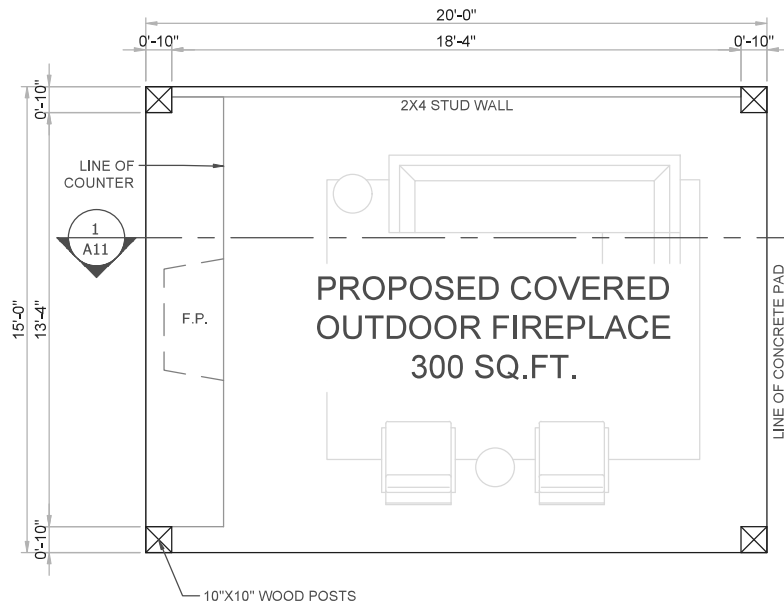
Drawing Number A7 Date SEPTEMBER 2021

Scale DO NOT SCALE DRAWINGS.
3/16"=1'0"

ALL DIMENSIONS TO BE CONFIRMED ON SITE
PRIOR TO CONSTRUCTION.

THIS DOCUMENT IS THE PROPERTY OF PERMIT MASTERS. THE UNAUTHORIZED REPRODUCTION OR DISTRIBUTION WILL BE PROSECUTED.

PERMITMASTERS
EDMONTON VANCOUVER CALGARY TORONTO



1 OUTDOOR FIREPLACE PLAN

A8 1/4" = 1'-0"

2 OUTDOOR FIREPLACE FRAMING PLAN

A8 1/4" = 1'-0"

CONSTRUCTION NOTES:

ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR ILLUSTRATION ONLY. PROPER PERMIT SHOULD BE APPLIED, AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING, FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

PERMIT APPLICATION FOR A BASEMENT DEVELOPMENT, NOT A SECONDARY SUITE.

ANY STRUCTURAL WORK (BEAM, COLUMN, JOIST, TRUSS OR BEARING WALL ALTERATION) REQUIRES A SEPARATE PERMIT.

SEPARATE PERMITS ARE REQUIRED PRIOR TO ANY PLUMBING/GAS AND/OR ELECTRICAL WORK.

ALL CONSTRUCTION TO COMPLY WITH THE 2019 ALBERTA BUILDING CODE.

PERMIT ISSUED SUBJECT TO FIELD INSPECTORS APPROVAL

HOMEOWNER TO CALL 3-1-1 TO BOOK FINAL INSPECTION

AMENDED DRAWINGS

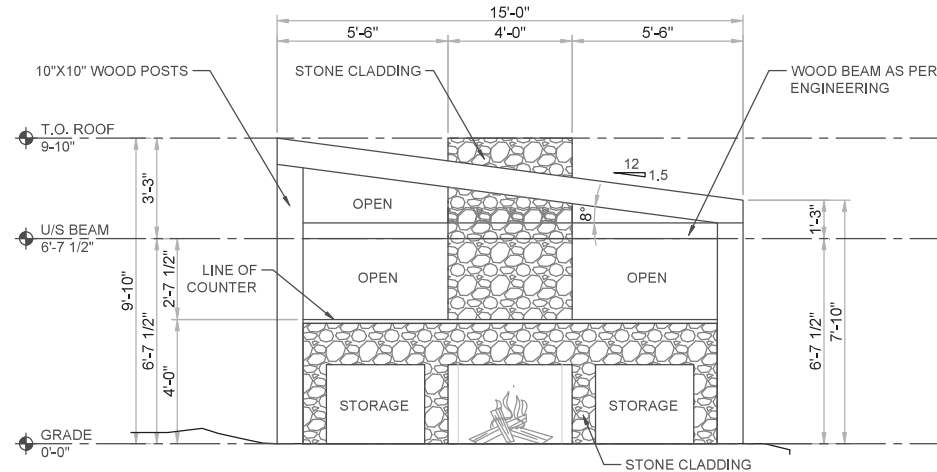
DP No DP2021-5032 Date Received 2021-09-20
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

Legal Address	
Municipal Address	
2316 SUNSET AVENUE S.W.	
Project	
C21051-O	
Drawing Number	Date
A8	SEPTEMBER 2021
Scale	
DO NOT SCALE DRAWINGS. 1/4"=1'0"	

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

THIS DOCUMENT IS THE PROPERTY OF PERMIT MASTERS. THE UNAUTHORIZED REPRODUCTION OR DISTRIBUTION WILL BE PROSECUTED.

PERMITMASTERS
EDMONTON VANCOUVER CALGARY TORONTO

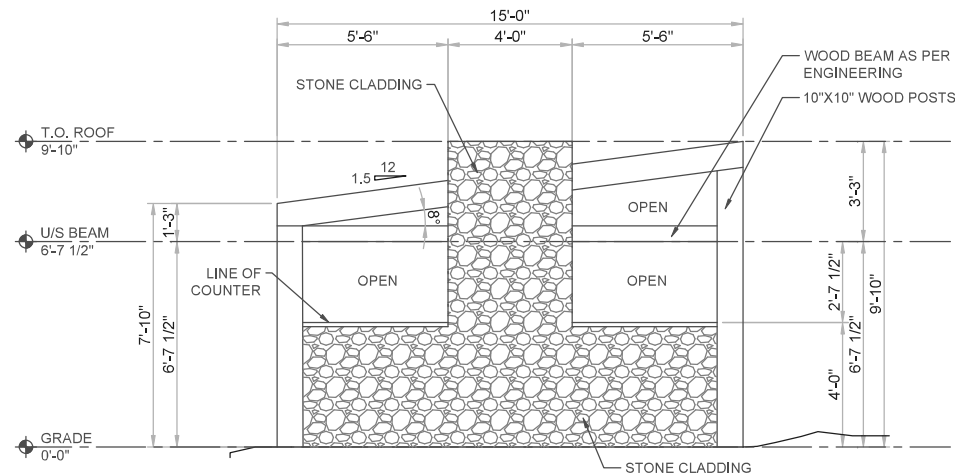


1

A9

OUTDOOR FIREPLACE WEST ELEVATION

1/4" = 1'-0"



2

A9

OUTDOOR FIREPLACE EAST ELEVATION

1/4" = 1'-0"

CONSTRUCTION NOTES:

ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR ILLUSTRATION ONLY. PROPER PERMIT SHOULD BE APPLIED, AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING, FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

PERMIT APPLICATION FOR A BASEMENT DEVELOPMENT, NOT A SECONDARY SUITE.

ANY STRUCTURAL WORK (BEAM, COLUMN, JOIST, TRUSS OR BEARING WALL ALTERATION) REQUIRES A SEPARATE PERMIT.

SEPARATE PERMITS ARE REQUIRED PRIOR TO ANY PLUMBING/GAS AND/OR ELECTRICAL WORK.

ALL CONSTRUCTION TO COMPLY WITH THE 2019 ALBERTA BUILDING CODE.

PERMIT ISSUED SUBJECT TO FIELD INSPECTORS APPROVAL

HOMEOWNER TO CALL 3-1-1 TO BOOK FINAL INSPECTION

AMENDED DRAWINGS

DP No Date Received
DP2021-5032 2021-09-20
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

Legal Address

Municipal Address

2316 SUNSET AVENUE S.W.

Project

C21051-O

Drawing Number

A9

Date

SEPTEMBER 2021

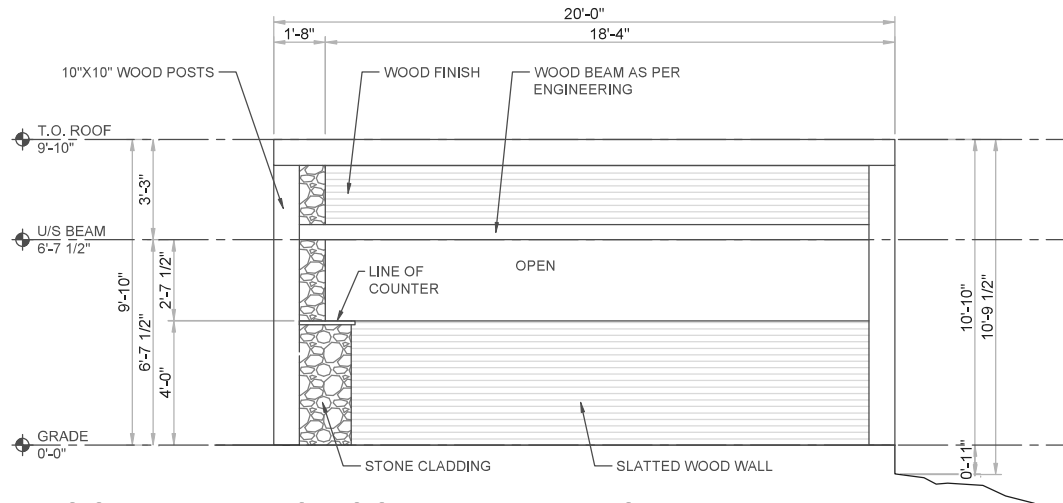
Scale

DO NOT SCALE DRAWINGS.
1/4"=1'-0"

ALL DIMENSIONS TO BE CONFIRMED ON SITE
PRIOR TO CONSTRUCTION.

THIS DOCUMENT IS THE PROPERTY OF PERMIT
MASTERS. THE UNAUTHORIZED REPRODUCTION
OR DISTRIBUTION WILL BE PROSECUTED.

PERMITMASTERS
EDMONTON VANCOUVER CALGARY TORONTO



AMENDED DRAWINGS
 DP No Date Received
 DP2021-5032 2021-09-20
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

CONSTRUCTION NOTES:

ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR ILLUSTRATION ONLY. PROPER PERMIT SHOULD BE APPLIED, AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING, FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

PERMIT APPLICATION FOR A BASEMENT DEVELOPMENT, NOT A SECONDARY SUITE.

ANY STRUCTURAL WORK (BEAM, COLUMN, JOIST, TRUSS OR BEARING WALL ALTERATION) REQUIRES A SEPARATE PERMIT.

SEPARATE PERMITS ARE REQUIRED PRIOR TO ANY PLUMBING/GAS AND/OR ELECTRICAL WORK.

ALL CONSTRUCTION TO COMPLY WITH THE 2019 ALBERTA BUILDING CODE.

PERMIT ISSUED SUBJECT TO FIELD INSPECTORS APPROVAL

HOMEOWNER TO CALL 3-1-1 TO BOOK FINAL INSPECTION

Legal Address

Municipal Address

2316 SUNSET AVENUE S.W.

Project

C21051-O

Drawing Number

A10

Date

SEPTEMBER 2021

Scale

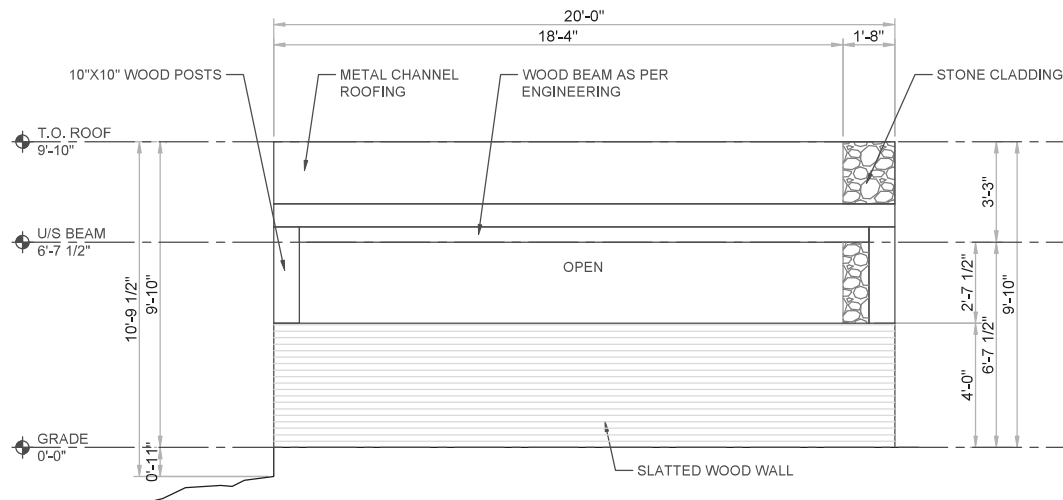
DO NOT SCALE DRAWINGS.
1/4"=1'0"

ALL DIMENSIONS TO BE CONFIRMED ON SITE
PRIOR TO CONSTRUCTION.

THIS DOCUMENT IS THE PROPERTY OF PERMIT MASTERS. THE UNAUTHORIZED REPRODUCTION OR DISTRIBUTION WILL BE PROSECUTED.

PERMITMASTERS
 EDMONTON VANCOUVER CALGARY TORONTO

1
A10
OUTDOOR FIREPLACE SOUTH ELEVATION
 1/4" = 1'-0"



2
A10
OUTDOOR FIREPLACE NORTH ELEVATION
 1/4" = 1'-0"

SDAB2021-0079

Appeal Board rec'd: January 10, 2022
Submitted by: R. Grol, Agent for Appellant

Calgary Subdivision and Development Appeal Board

In the Matter of:

Appeal by Robert Leblond against a decision of the Development Authority to approve Accessory Residential Buildings with relaxations for height, second storey & building coverage, and an over height retaining wall at 2316 Sunset Avenue SW

SDAB2021-0079
DP2021-5032

Hearing: November 18, 2021
Adjourned to: January 18, 2022

SUBMISSIONS
of

Robert Leblond (Appellant)

Date: January 10, 2022

Submitted by Rick Grol, Agent for the Appellant

I. Introduction

1. Mr. Robert LeBlond, the appellant, appealed the Development Authority's decision to approve Accessory Residential Buildings with relaxations for height, second storey & building coverage, and an over height retaining wall 2316 Sunset Avenue SW. in the community of Scarboro/Sunalta West.
2. In the City of Calgary Land Use Bylaw 1P2007 (LUB) the property has the land use designation of "Residential – Contextual One Dwelling (R-C1) District". The proposed development is a permitted use in the R-C1 District. The Development Authority granted relaxations/variances of the LUB for the proposed development.
3. The proposed development consists of a covered fireplace area, which under the LUB qualifies as an Accessory Residential Building and a two storey Accessory Residential Building that is intended to be used as a gym. Both buildings are proposed to be located in the back yard of the subject property.
4. The appellant is the registered owner and resident of 2312 Avenue SW, located to the immediate southeast of the subject development parcel. For the reasons outlined in his notice of appeal and this submission, the appellant is opposed to the proposed development.
5. The appellant is directly affected by the proposed development. Regarding the proposed development, the appellant is concerned about massing, height issues, privacy and impacts on adjacent properties. The appellant submits that the proposed development has a negative impact on the use and enjoyment of his property and the neighbouring properties across the lane.

II. Background and Facts

6. The subject development site is located in the community of Scarboro/Sunalta West. The context of the site and surrounding area is indicated in Appendix A.
7. It is important to note that the subject site and the appellant's property slope significantly from front to rear. Primary vehicle access for the subject site and adjacent properties along Sunset Avenue is from the front of the properties via front driveways. The lane behind the properties is substantially downslope from the Sunset Avenue properties. The properties along 22 Street SW across the lane are essentially one storey below the lane's grade. There is no lane access. The existing alley is very narrow, not maintained and is overgrown.
8. On December 4, 2020, the DA approved development permit DP2020-6573 for: "Addition: Single Detached Dwelling (main floor and basement rear)" on the subject parcel.

9. On October 4, 2021, the DA approved development permit DP2021-5032 that is the subject of the appeal. The proposed development requires several relaxations of the LUB, which the DA granted.

III. Grounds for the Appeal

10. The appellant submits that in approving the proposed development the DA failed to properly review the subject application and take into account, among others:
 - (a) The intent of the rules of the LUB regarding Accessory Residential Buildings;
 - (b) The context and slope of the site and adjacent properties;
 - (c) The impact of the proposed development on the use and enjoyment of the adjacent properties;
 - (d) The appropriateness of the size, scale and massing of the proposed development;
 - (e) The test for relaxation as stipulated in section 31 of the LUB; and
 - (f) The merits, or lack thereof, of the application.

IV. Arguments and Evidence

11. The appellant submits that, among other things: (1) The proposed Accessory Residential Building (the gym) on the subject parcel is too high and massive for the site; (2) The development is not slope adaptive; (3) The proposed development creates privacy issues and will dominate the rear yard of the property and dwarfs over the appellant's property; and (4) The proposed development does not meet the test for relaxation as stipulated in section 31 of the LUB and section 687(3)(d) of the *Municipal Government Act*.
12. The approved development will negatively affect the use and enjoyment of the appellant's neighbouring property.

Lack of Engagement

13. The engagement of this application was challenging. The applicant was reluctant to engage with the adjacent neighbours. This is contrary to the City's engagement policies and to best practices in land use planning. Furthermore, in the appellant's opinion the applicant only made minimal changes to the development as a result of the Detailed Review comments and ignored the appellant's concerns provided to the City. The applicant did not directly engage the appellant and surrounding neighbours about the subject DP application. The appellant became aware of the application through the community association. While subsequently after the Board's procedural and

jurisdictional hearing the applicant met with the appellant and neighbours, the applicant was dismissive of the raised concerns.

14. The appellant acknowledges that the proposed development is a permitted use under the LUB. However, the development requires significant Bylaw relaxations therefore the DA and SDAB have full jurisdiction regarding the DP application and appeal.

Massing

15. The appellant submits that the DA failed to take into account the fact that the subject site has a significant slope from front to rear and that the appellant's back yard has a grade that is approximately two (2) feet lower than the subject site. This increases the appearance of height and massing of the proposed gym building. In addition, as indicated on the approved plans a significant amount of the existing mature tree vegetation will be removed from the site. While there is no protection of existing trees under the LUB, the approved plans clearly indicate that all trees in the backyard will be removed to make way for the development. In addition, a massive over height retaining wall along the rear property line is indicated. Please note that the appellant's property has a grade difference of approximately 28 ft. between the front and rear property line. This gives an indication of the severity of the sloping topography of the properties on the east side of Sunset Avenue.
16. Although the approved plans indicate grades, it is significant that the plans do not contain any geodetic data points for grades. Given the severe slope of the subject site, this is of great concern to the appellant and affected neighbouring property owners. It must be noted that the grade of the rear yard has been altered during the construction of the single detached dwelling, as the context photos show. The significance of this will be addressed below.
17. It is important to note that the DA's Detailed Review of the initial application identified several concerns regarding the proposed development. See page 44 of the Board report. The DA's Detailed Review dated August 25, 2021, states among other things:

File Manager comments

Both ARBs meet the Land Use Bylaw separation distance from the rear property line, however since this parcel is so much higher than the parcels across the lane and to the south, the impact of even a standard height ARB (no relaxations for height) is great. This application proposes relaxations for height and building coverage. The minimum Accessory Residential Building rules are intended to reduce the impact of the accessory structures. The massing and aesthetics of the structures are incongruous with the rest of the parcels along this laneway. The Land Use Bylaw provides a generous building envelope for construction and it is anticipated that development will occur within these rules. In the opinion of the

Development Authority, the Accessory Residential Buildings creates an obtrusive building mass that is uncharacteristic in the neighbourhood.

Prior to Decision Requirements

[...] 2. The development, as proposed, is not supported for the following reasons:

- Reference general comments, circulation comments and Land Use Bylaw chart.
18. We agree that the LUB provides a generous building envelope for construction and it is anticipated that development will occur within these rules. The LUB purposely restricts the size and height of Accessory Residential Buildings. Note that the approved Single Detached Dwelling incorporates a garage for the storage of motor vehicles. There is insufficient planning rationale to maximize the number of accessory residential buildings on the site as much as possible.
 19. While the proposed gym building is architecturally well designed, the roof of the building is oriented towards the middle of the property as a result of the orientation of the roof pitch. This increases the massing of the building, creating an imposing structure that will loom over the appellant's property. The roof overhangs extend beyond the footprint of the building, which increases the massing effect. Note the location of the posts shown on drawing A1. The posts support the roof of the building. In addition, windows are included in side facades of the building. This creates a privacy condition as overlooking is possible into the appellant's rear yard.
 20. It is also important to note that Ms. Robinson, the file manager, in an email dated August 31, 2021, advised the applicant that "[...] your plans are not to scale".
 21. The applicant in the supporting comments for the application on page 62 states that "This slope adaptive accessory building is proposed to be built within the bank, which will result in a significant amount of the building being hidden from view.
 22. The appellant submits that proposed gym building is not slope adaptive and does not meet the policies of the City Slope Adoptive Development Guidelines, approved by Council in 2009. Although this is a non-statutory planning policy document and only applies to discretionary use development permits, the document provides guidance to the DA for the review of development permit applications on sloped terrain in a safe and slope adaptive manner. [See Appendix C] For severely sloped sites like the subject property an inference can be drawn from the aforementioned policy document.
 23. The slope adaptive policy document also specifically references retaining walls. Section 1.3.7 (page 13) states: "Stepped building design and terraced retaining walls should be constructed to facilitate slope adaptation to the site". Section 1.3.9: "Retaining walls

should avoid presenting large uniform wall faces through the use of tools such as screening, planting and/or textured materials.” Section 1.3.10: “Retaining walls should blend with the natural environment in terms of appearance. Section 1.3.11: “In order to minimize the visual impact of expansive retaining structures, these structures should not be higher than 1.5 metres. Where additional retaining walls are required, the use of multiple stepped or terraced walls is encouraged to avoid tall flat surfaces that restrict views.”

24. Please note that the approved plans indicate a proposed retaining wall with a height of 10 ft. at the rear property line. Having regard to the aforementioned City’s policy document and given the topography of the site, constructing a retaining wall with a height of 10 ft. on the site is not slope adaptive. It creates a massive wall that negatively affects the properties across the lane.

Bylaw Relaxations

25. The proposed development requires a significant number of Bylaw relaxations. The retaining wall height exceeds 1.2 metres; Pursuant to section 345(6)(a) of the LUB the maximum height is 4.6 metres. The overall height of the proposed gym building is 7.01 metres, resulting in a height relaxation of 2.41 metres. Pursuant to section 345(6)(b) of the LUB the maximum eave line height is 3.0 metres. The eave line height of the gym building is 6.64 metres. In addition, the building is two storeys while pursuant to section 345(6)(c) only one storey is allowed. Further, the building coverage exceeds the maximum building coverage of 75 square metres pursuant to section 346 of the LUB. Cumulatively, the Bylaw relaxations are very significant in size and magnitude.
26. The appellant submits that the sheer number of Bylaw relaxations and the magnitude of these relaxations indicate that the proposed development is an overdevelopment of accessory residential developments on the property. The LUB provides a generous building envelope for the construction of residential building development on parcels in a residential development. It is the expectation of the LUB that accessory residential building development adheres to the rules of the LUB. There is insufficient justification to allow the proposed development to exceed the rules and requirements of the LUB.
27. Another concern is that, due to the absence of geodetic grades on the approved plans, the applicant could artificially raise the grade of the rear of the property. Given the fact that topography of the rear yard of the site has been altered, it is unclear what the geodetic height of the finished floor of the building will be. Thus it is difficult to determine what the exact geodetic heights of the proposed building will be.
28. The appellant submits that the required relaxations of the LUB do not meet the criteria of section 31 of the LUB and section 687(3)(d) of the *Municipal Government Act*. The proposed development materially interferes with and negatively affects the use, enjoyment and value of neighbouring parcels of land.

29. Finally, it is significant to note that the three (3) neighbours who live across the lane on 22 Street SW have submitted letters in support of the appellant's appeal. They also have concerns regarding the proposed development. There are concerns about the slope stability of the hill side and storm water runoff to the lane and properties across the lane.
30. In this regard it is important to note that the City's Lot Grading Bylaw does not apply to development permit applications for Accessory Residential Building development. Therefore, the proposed development would not be reviewed by the City under the Lot Grading Bylaw.

V. Conclusion

31. For the all reasons articulated above, the development as proposed is not appropriate. The test for Bylaw relaxations is not met.
32. We respectfully request that: (a) the appeal be allowed; (b) the DA's approval of the proposed development be overturned; and (c) the development permit be declared null and void.

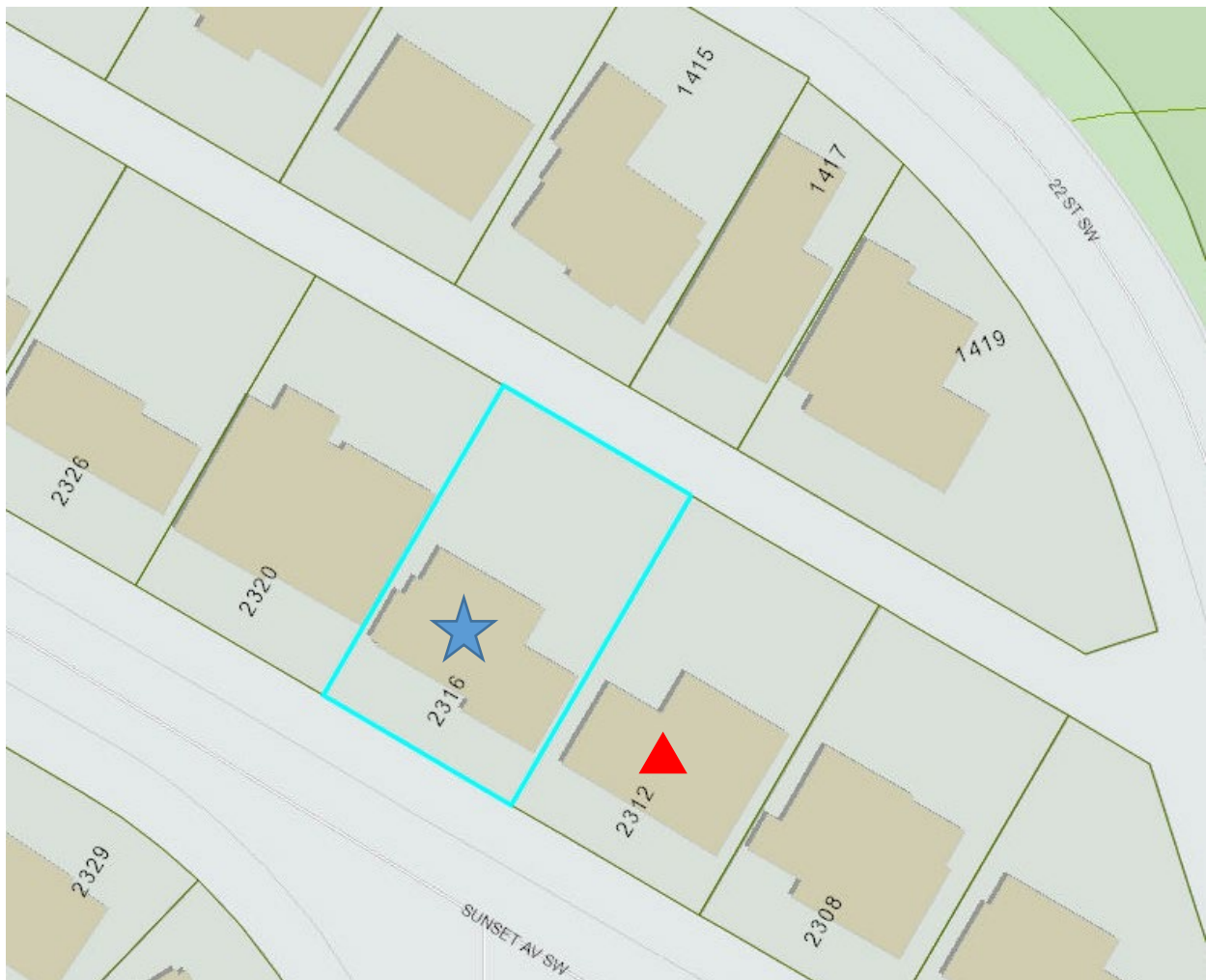
Respectfully submitted on behalf of the appellant,



Rick Grol, agent for the appellant

Encl.: Appendix A – Maps/Context Photos
Appendix B – Architectural Images
Appendix C – Slope Adoptive Development Guidelines
Appendix D – Excerpts LUB

APPENDIX A
Context Maps/Photos



- ★ Subject development site 1419 21 Street NW
- ▲ Appellant's property



113



Subject site 2316 Sunset Boulevard SW

114



Appellant's property 2312 Sunset Blouvard SW



Aerial Photo

Source: City of Calgary

116



Source: Google Earth

117



Subject property, view from rear lane – Home under construction



View from rear lane - appellant's property to the left



Location Accessory Residential Building; Note slope/grades of subject property

120



View west from appellant's backyard towards subject property

121





View from appellant's home rear main floor deck/balcony

123





125



View from inside appellant's home



127



128



Rear of the appellant's home



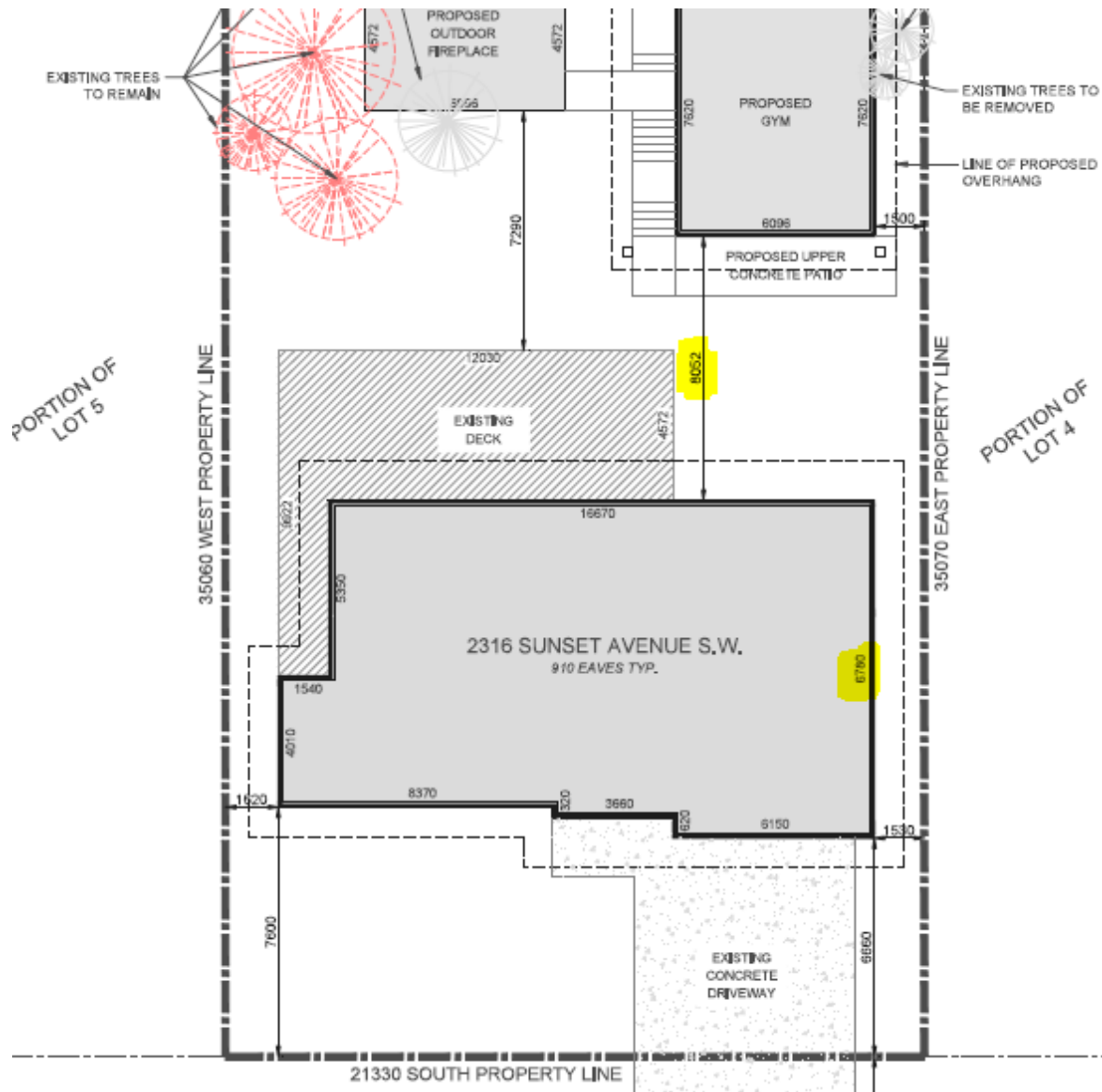
130



131



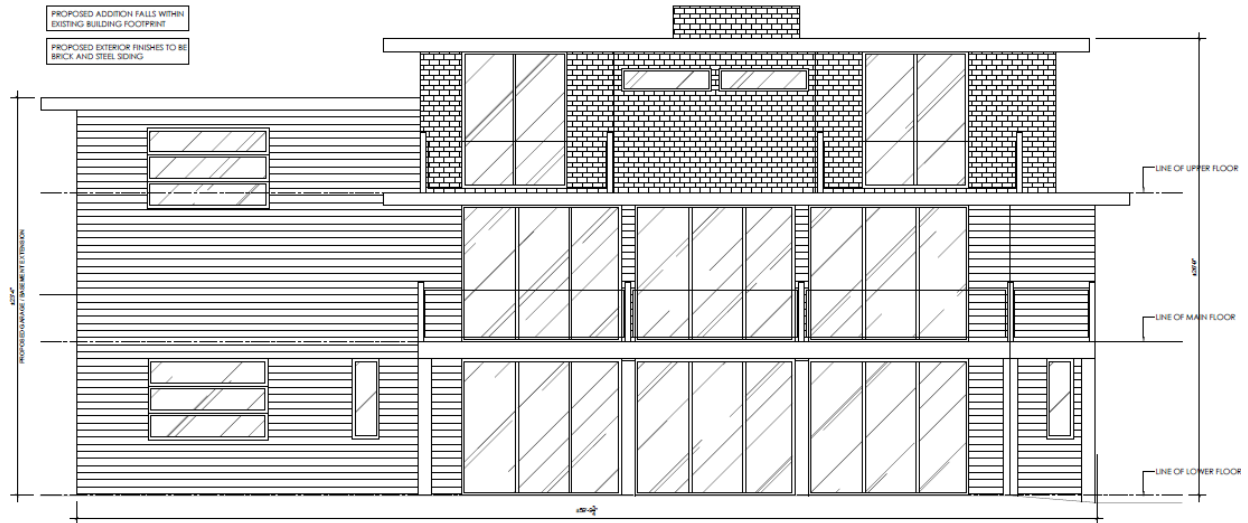
132



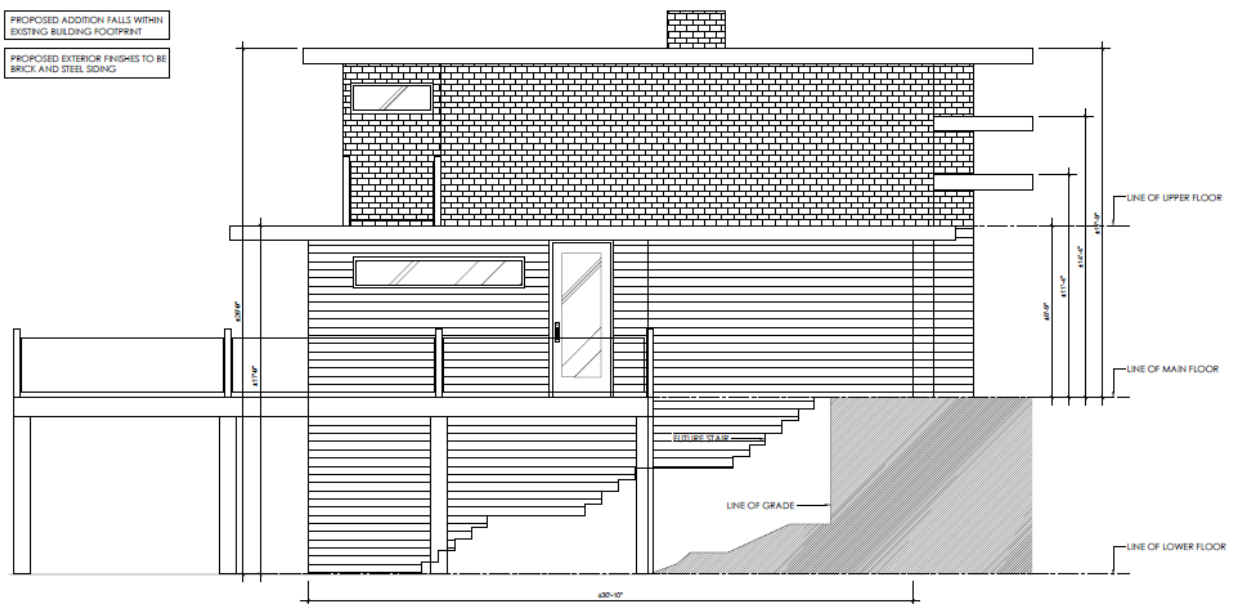
Approved plans DP2021-5053

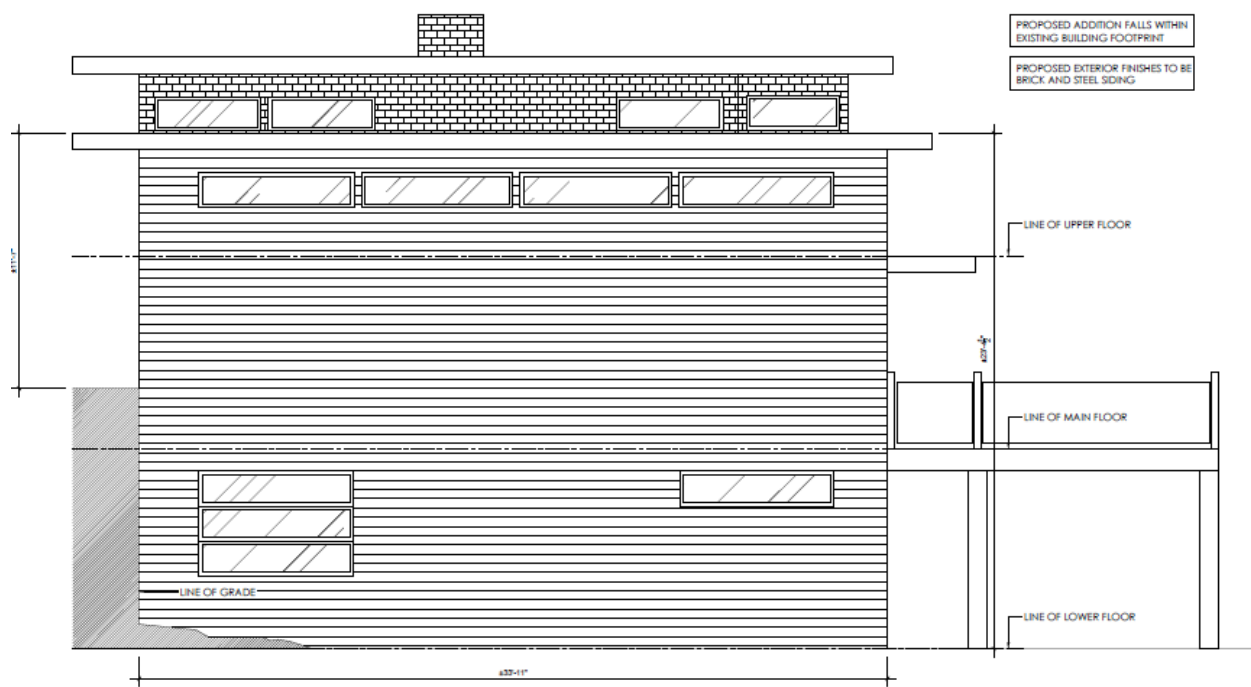
SDAB2021-0079 Additional Submission

134



Elevations on plans issued DP2020-6573 do not indicate geodetic grades





APPENDIX B

Architectural Image

Proposed Accessory Residential Building (Gym)



View from the appellant's back yard – Rendering Robert LeBlond





APPENDIX C

Slope Adaptive Development Guidelines Policy

COUNCIL POLICY

Policy Title: Slope Adaptive Development Guidelines Policy and Conservation Planning and Design Policy

Policy Number: LUP008

Report Number: LPT2008-83, CPC2009-042

Approved by: Council

Effective Date: 2009 March 9

Business Unit: Land Use Planning and Policy

BACKGROUND

At the 2006 April 24 Public Hearing, Council approved recommendations of the Calgary Planning Commission to direct administration to scope a project to establish city-wide Council Policy on Slope Adaptive Subdivision and Construction.

This document provides flexible guidelines and preferred options to assist in the site planning, design and development of sloped terrain in a safe and slope adaptive manner. Additionally, the document contains a voluntary methodology, process and tools for the conservation of identified natural, cultural and historic features which may otherwise be developed and are not protected under existing policies and legislation.

PURPOSE

The purpose of the Slope Adaptive Development Guidelines Policy is to:

1. Provide policy guidance to Administration, Calgary Planning Commission and Council in the evaluation of slope adaptive development applications.
2. Assist developers, builders, consultants and homeowners to effectively develop land through unique and innovative construction techniques and practices on sloped terrain.
3. Ensure the type, distribution and densities of development are compatible with the natural systems, terrain and geologic character of sloped lands.
4. Establish flexible guidelines that protect the aesthetic qualities of sloped lands, emphasize visual quality and encourage the use of innovative design techniques and innovative construction techniques which minimizes the disturbance and simulates the natural topography of sloped areas.
5. Though not a statutory document there is an expectation that policy be respected

POLICY
[See attached document](#)

PROCEDURE
[See attached document](#)

ASSESSMENTS
None.

City of Calgary
Slope Adaptive Development Policy and
Guidelines
&
Conservation Planning and Design Guidelines



Proposed Document
January 2009
City of Calgary
Land Use Planning &
Policy

Note: The Proposed document contains minor wording amendments to Part A, 2.0 Purpose, and Part B, 5.0 Tools For Implementation, as recommended by Calgary Planning Commission on 2009 January 22nd and by the Standing Policy Committee on Land Use, Planning and Transportation on 2009 February 18th.

Publishing Information

TITLE: SLOPE ADAPTIVE DEVELOPMENT POLICY & GUIDELINES & CONSERVATION PLANNING AND DESIGN GUIDELINES

AUTHOR: LAND USE PLANNING & POLICY
PLANNING, DEVELOPMENT AND ASSESSMENT

STATUS: PROPOSED - 2009 JANUARY

PRINTING DATE: 2009 JANUARY

ADDITIONAL COPIES: THE CITY OF CALGARY
RECORDS & INFORMATION MANAGEMENT (RIM)
DEVELOPMENT & BUSINESS APPROVALS
P.O. BOX 2100, STN "M" #8115
CALGARY, ALBERTA T2P 2M5

PHONE: 311 OR OUTSIDE CALGARY 403-268-2489

FAX: 403-268-4615

WEB: www.calgary.ca/planning/landuse

CLICK ON: Publications

SLOPE ADAPTIVE DEVELOPMENT POLICY AND GUIDELINES & CONSERVATION PLANNING AND DESIGN GUIDELINES TABLE OF CONTENTS

PREFACE	1
PART A: SLOPE ADAPTIVE DEVELOPMENT POLICY AND GUIDELINES	2
1.0 INTRODUCTION.....	2
2.0 PURPOSE.....	2
3.0 PLANNING HIERARCHY AND SLOPE ADAPTIVE DEVELOPMENT POLICY AND GUIDELINES INTEGRATION	2
3.1 Municipal Development Plan (MDP) (MGA Section 632)	3
3.2 Area Structure Plan (ASP)/Area Redevelopment Plan (ARP) (MGA Sections 633 and 634).....	3
3.3 Outline Plan/Land Use Application/Development Application	3
3.4 Development Permit for Stripping and Grading	4
4.0 SLOPES DEFINED	4
4.1 Slope Measurements	4
4.2 Slope Stability	4
5.0 APPLICABILITY	5
6.0 REGULATED COMPONENTS OF SLOPE ADAPTIVE DEVELOPMENT	5
6.1 Permitted and Discretionary Uses	5
6.2 Retaining Walls	5
6.3 Grading	6
6.4 Landscaping and Screening	6
6.5 Building Height	6
6.6 Drainage.....	6
6.7 Tree Retention & Removal Plan (LOC and/or DP stage)	6
7.0 SLOPE ADAPTIVE DEVELOPMENT POLICY AND GUIDELINES APPROVAL PROCESS.....	6
7.1 Application Requirements	6
7.2 Analysis to Define 'Land Areas of Interest' (ASP or ARP stage).....	6
7.3 Site Survey of 'Land Areas of Interest' (LOC Stage).....	7
7.4 Geotechnical Report for 'Land Areas of Interest' (LOC Stage)	7
7.5 Preliminary Grading Plan (LOC Stage).....	8
7.6 Preliminary Drainage Plan (LOC Stage).....	8
7.7 Erosion and Sediment Control Plan (LOC Stage)	8

APPENDIX A - BEST PRACTISES GUIDELINES	9
1.0 How To Use These Guidelines	9
1.1 Site Planning & Design	9
1.2 Roads & Driveways.....	10
1.3 Grading & Earthworks.....	11
1.4 Storm Water Management.....	16
1.5 Municipal Services & Utilities	17
1.6 Architectural Form.....	17
1.7 Landscape Design & Natural Vegetation	18
APPENDIX B – PLANNING HIERARCHY, SUBMISSION REQUIREMENTS.....	20
DEFINITIONS	21
PART B: CONSERVATION PLANNING AND DESIGN GUIDELINES.....	22
1.0 INTRODUCTION.....	22
2.0 PURPOSE.....	22
3.0 GOALS AND OBJECTIVES.....	22
3.1 Conservation Planning and Design Development Site Layout	23
4.0 GUIDELINES FOR APPLICATION OF CONSERVATION PLANNING AND DESIGN.....	24
4.1 Conservation Planning and Design.....	24
4.2 Density	24
4.3 Site Layout and Design	24
5.0 TOOLS FOR IMPLEMENTATION.....	25

Preface

This Slope Adaptive Development Policy and Guidelines and Conservation Planning and Design document has been undertaken at the direction of City Council and addresses three topic areas:

- 1) Methods for slope adaptive development for both developing and developed areas of Calgary.
- 2) Identifying the City standards and review processes for the safe development of sloped terrain.
- 3) Process for the voluntary application of conservation planning and design.

The document is not intended to replace existing City policy, but rather to support existing policies and provide greater detail and preferred options for the development of sloped areas, as well as to outline a process for the voluntary conservation of natural, cultural and historical features. The document is a non-statutory document and as such it is to be interpreted and implemented in support of existing City of Calgary bylaws, standards, policies and processes including the Land Use Bylaw, subdivision application review and approval process, and slope stability review and construction safety standards.

Part A of the document identifies the level of slope adaptive planning and analysis at each level of the City of Calgary planning hierarchy, including the identification of sloped land areas of interest early in the planning process, through the preparation and review of Area Structure Plans and Area Redevelopment Plans. The document contains Best Practices Guidelines for slope adaptive development, which contain a range of guidelines and preferred options for development. These are to be interpreted with flexibility allowing the applicant to pursue creative options which best apply to the specific area or site.

The document identifies the existing City process and required analysis of sloped lands relative to their ability to safely support development, and reinforces that safe development is the top priority for slope adaptive development.

Part B of the document identifies a methodology and process for the voluntary application of conservation planning and design for the conservation of identified natural, historical and/or cultural features which may not be conserved through existing policies or legislation.

PART A:

SLOPE ADAPTIVE DEVELOPMENT POLICY AND GUIDELINES

1.0 INTRODUCTION

Sloped lands present unique development opportunities and contribute to the attractiveness of neighbourhoods and the entire City. Conventional flat land development approaches, when applied to slopes, can lead to soil loss, erosion, and excessive stormwater runoff, loss of biological habitat, landform changes and higher infrastructure costs. In order to ensure the sensitive development of sloped lands into the community design process, specific design guidelines coupled with a definitive analysis and review process is required. These elements will ensure that both future development and redevelopment is compatible with the sensitive nature of these lands.

Slope adaptive development is a form of development that is designed to complement and accommodate existing sloped lands. Development may be defined as built structures (residential, commercial or industrial), recreational open space or landscaping. Slope adaptive development implies that the subject lands are fully developable under the *Municipal Government Act* (MGA), therefore the development should apply the techniques contained herein to achieve a development that is designed to complement the integrity of the slope on which it is sited.

2.0 PURPOSE

The purpose of the Slope Adaptive Development Policy and Guidelines is to:

1. Provide policy guidance to Administration, Calgary Planning Commission and Council in the evaluation of development applications on sloped terrain.
2. Assist developers, builders, consultants and homeowners to effectively develop land through unique and sensitive construction techniques and practices on sloped terrain.
3. Ensure the type, distribution and densities of development are compatible with the natural systems, terrain and geologic character of sloped lands.
4. Establish flexible guidelines that protect the aesthetic qualities of sloped lands, emphasize visual quality and encourage the use of innovative design and construction techniques which minimize the disturbance and simulates the natural topography of sloped areas.
5. Though not a statutory document there is an expectation that policy be respected.

3.0 PLANNING HIERARCHY AND SLOPE ADAPTIVE DEVELOPMENT POLICY AND GUIDELINES INTEGRATION

The Policy Plans listed herein are statutory and non-statutory plans. They are presented in the sequence that they occur in the stages of land use planning, and are also identified in Appendix B: Planning Hierarchy and Submission Requirements.

Appendix A contains Best Practises Guidelines, including illustrations, to aid the interpretation of the policy guidelines. The guidelines are intended to guide applicants and the Approving Authority in the submission and processing of slope adaptive development applications. They are provided as supplementary to the policy. They are provided to inspire, promote and encourage unique design approaches.

3.1 Municipal Development Plan (MDP) (MGA Section 632)

The *Municipal Development Plan* is a statutory plan that addresses future land use within the municipality. It outlines the vision, objectives and general policies to achieve sustainable development in Calgary. The Slope Adaptive Development Policy and Guidelines are intended to align with the MDP vision, objectives and policies.

3.2 Area Structure Plan (ASP)/Area Redevelopment Plan (ARP) (MGA Sections 633 and 634)

Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) are statutory plans. ASPs provide a framework for subdivision and development of an area through the Outline Plan/Subdivision Application process. ARPs provide for the redevelopment of developed areas of the city through the Subdivision, Development Permit and Building Permit processes.

3.2.1 Plan Integration

During the preparation of an Area Structure Plan (ASP) or Area Redevelopment Plan (ARP), sloped land areas of interest shall be identified. Where the subject lands are deemed to be sloped, in accordance with Section 4.0 of this document, site layout, orientation, infrastructure, slope stability and development capacity and density should be considered, in addition to design and development guidelines elements, to the satisfaction of City Council. Areas of steep slopes will be mapped and identified within the applicable ASP or ARP.

In order to determine whether the Slope Adaptive Development Policy and Guidelines will apply, the following submissions will be required to become part of the preparation of an Area Structure Plan (ASP) and/or Area Redevelopment Plan (ARP):

a) Topographical Analysis

Significant areas of a site (e.g. greater than 20% of an area that is contiguous and can be logically planned) with a slope of 20% or greater trigger the need for the application of the Slope Adaptive Development Policy and Guidelines. A detailed topographical analysis will be required at the ASP stage in the planning process. Given the broad approach to this stage of planning, it is required that slopes found in developed areas will require site specific topographical analysis including a visual inspection of the site.

b) Slope Stability Analysis/Geotechnical Report

This report should be submitted to the satisfaction of the Approving Authority and will become part of the ASP/ARP as for any slopes greater than 20%.

c) Alignment With *Land Use Bylaw 1P2007*

Should specific regulations be required that are not provided for in *Land Use Bylaw 1P2007*, they should be identified at this stage of planning. Such regulations should not contradict *Land Use Bylaw 1P2007*, and any proposed amendments to *Land Use Bylaw 1P2007* should be identified in detail. Supplementary regulations in the ASP/ARP should provide visual illustrations where applicable.

3.3 Outline Plan/Land Use Application/Development Permit Application

Outline Plans are prepared as an initial stage in major subdivision applications, usually in outlying areas. They are non-statutory. Following the approval of the ASP/ARP which identifies the 'Land Areas of Interest' that fall within

the slope adaptive development guidelines in the ASP/ARP, the next stages in the planning process are the Land Use Application/Outline Plan and Development Permit applications.

Commencing at the Outline Plan/Land Use amendment application stage, more detailed topographical information will be required by the Approving Authority. A preliminary grading plan should be provided. Grading of sloped lands should be complementary to the existing, natural slope of the site. The preliminary grading plan should illustrate retaining walls and should illustrate how the proposed grading closely reflects the existing slope to be altered for the proposed development.

3.4 Development Permit for Stripping and Grading

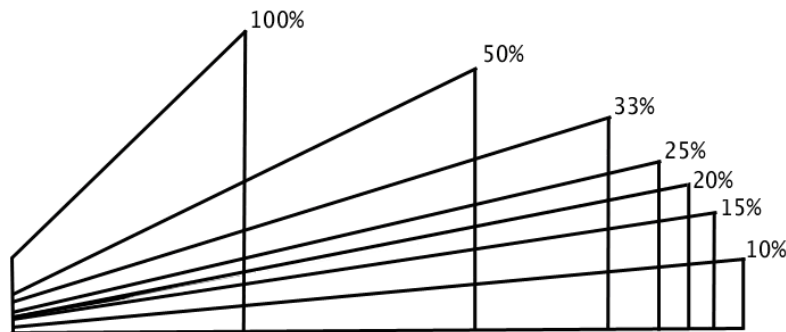
Following the approval of a tentative plan of subdivision, a Development Permit for stripping and grading must be obtained.

4.0 SLOPES DEFINED

Slope is the measure of change in vertical distance over a horizontal distance. For example, an elevation rise of 100 metres over a distance of 200 metres describes a 50% slope.

4.1 Slope Measurements

For the purposes of this document, slopes defined as 'Land Areas of Interest' are those lands in their natural state that have a slope angle greater than 20%.



4.2 Slope Stability

It is recognized that slope steepness does not necessarily relate to the stability of slopes. Slope stability is a function of, but not restricted to, soil material, moisture content, groundwater condition, slope geometry, and vegetation cover. Consequently, slope steepness should not be considered the sole determinant of the development potential of land. A geotechnical evaluation and slope stability assessment will provide essential technical information on the geologic condition and stability of the slope.

Slides tend to occur most often on slopes between 30-60% and the potential for erosion is present on much shallower slopes. Standard City geotechnical practice supports development on slopes up to 33% (3:1). Avoiding development on slopes of 33% or more is essential to public safety. Slopes between 15% and 33% may be developed where the integrity of the existing slope is retained; however, the applicant shall demonstrate, through a

slope stability analysis and creative design solutions, that risks to public safety can be mitigated. Development on slopes in excess of 33% is discouraged, as the engineering of these slopes to accommodate development defeats the purpose of these policies and guidelines. However, where slope stability and safety can be demonstrated to the satisfaction of the Approving Authority, slopes in excess of 33% may be considered for development. Where slopes are considered to be “unstable” by the Approving Authority, they may be dedicated as Environmental Reserve, as identified in the *Municipal Government Act*.

**SUMMARY
SLOPES DEFINED**

- **20%-33%:**
Slopes in this range shall be defined in future ASP and ASP amendments as ‘Land Areas of Interest’ (e.g. Slope angle of 20% or greater, with greater than 20% of an area that is contiguous and can be logically planned). The development of these lands will be guided by the Slope Adaptive Development Policy and Guidelines as part of the submission of an Outline Plan/Subdivision application. In developed areas these slopes will be identified as part of the land use/development permit application and follow the Slope Adaptive Development Policy and Guidelines. Note, slopes in excess of 15% require slope stability analysis as per City standards and submission requirements. The slope adaptive guidelines applies to those slopes with a slope angle of 20% or greater and does not regulate slope stability or safety.
- **33% or greater:**
Development on slopes greater than 33% is to be avoided.

5.0 APPLICABILITY

The guidelines outlined in this document apply to residential, industrial, commercial or recreational development on lands with a slope of 20% or greater, in developing and developed areas.

6.0 REGULATED COMPONENTS OF SLOPE ADAPTIVE DEVELOPMENT

It is anticipated that the elements listed below in this section shall be regulated through the planning mechanisms outlined in Section 3.0. Each slope adaptive development component must meet the provisions of *Land Use Bylaw 1P2007*. Further guidance relating to retaining walls, grading, landscaping and drainage is contained in Appendix A: Best Practices Guidelines.

6.1 Permitted and Discretionary Uses

Under the provisions of *Land Use Bylaw 1P2007*, the land use district applied at the Land Use/Outline Plan Application (LOC) stage dictates the associated permitted and discretionary uses.

6.2 Retaining Walls

Both building and development permits are required for retaining walls greater than 1 metre in height or for a series of retaining walls where the combined slope is greater than 3H:1V.

6.3 Grading

Slopes constructed to accommodate the built form should complement existing grades, shall comply with *Lot Grading Bylaw 32M2004* and all City of Calgary grading and geotechnical standards.

6.4 Landscaping and Screening

New development should complement existing topography and the natural environment.

6.5 Building Height

Building height in sloped areas shall be in accordance with *Land Use Bylaw 1P2007*.

6.6 Drainage

Drainage regulations shall be in accordance with *Drainage Bylaw 37M2005*.

6.7 Tree Retention & Removal Plan (LOC and/or DP stage)

A Tree Retention and Removal Plan shall be submitted as per City standards, for slopes in excess of 20%.

7.0 SLOPE ADAPTIVE DEVELOPMENT POLICY AND GUIDELINES APPROVAL PROCESS

7.1 Application Requirements

Lands that have been identified as 'Land Areas of Interest' through the Area Structure Plan (ASP) or the Area Redevelopment Plan (ARP) process will be subject to the Slope Adaptive Development Policy and Guidelines. Where 'Land Areas of Interest' have been identified for the application of the Slope Adaptive Development Guideline Policy at the Land Use/Outline Plan Application (LOC) stage, and LOC approval has been granted on this basis, subsequent subdivision approvals will be coordinated with prior LOC approvals to ensure that the integrity of the slope, as approved through the previous LOC application stage, is not compromised with future subdivision approvals.

In addition to the standard requirements for development applications within the City, the following is a more detailed description of the components required in support of development applications on sloped lands.

7.2 Analysis to Define 'Land Areas of Interest' (ASP or ARP stage)

A 'Land Areas of Interest' analysis report shall be conducted on lands with a degree of slope greater than 20% for an Area Structure Plan (ASP) or Area Redevelopment Plan (ARP). It is intended to provide basic information about the Plan Area's physical characteristics and significant features. The intent of this information at the ASP/ARP level is to identify, early on in the planning process, 'Land Areas of Interest' which will require more detailed analysis at the next stages in the planning and development process. It is recognized that not all sites will contain all elements listed, and that there may be other unique site-specific considerations. The City may waive certain elements of the analysis or require additional information. The analysis should include the following elements:

- Topographical Map.
- Geotechnical Evaluation.
- Slope Stability.
- Constraints Analysis (geology, hydrogeology, utility services, soils, wetlands, vegetation, wildlife, etc.).

The analysis should demonstrate that an appropriate assessment has been completed of the opportunities and constraints on sloped terrain including the physical and environmental factors affecting the site.

The report outlines the key results of the studies described above and summarizes this information through graphics and written text. The analysis should also overlay the key pieces of information and thereby create a composite map which clearly identifies the 'Land Areas of Interest' and the balance of the developable area.

7.3 Site Survey of 'Land Areas of Interest' (LOC Stage)

A Site Survey on the identified 'Land Areas of Interest' shall be required for submission with a Land Use/Outline Plan application (LOC) or subdivision application.

The site survey identifies the topography and natural land features of the site and should include the following information to assist in the review of the identified area of interest:

- Property lines, easements and right-of ways.
- Contour intervals appropriate to the site.
- Natural features (swales, knolls, ridgelines, rock outcrops, cliffs and slope transitions or break lines).
- Unique features.
- Existing vegetation.
- Environmentally Significant Areas (ESAs) to be determined in conjunction with the Approving Authority.
- Existing structures (roads, curbs, sidewalks, utilities, pathways, buildings, structures, fences and retaining walls).

7.4 Geotechnical Report for 'Land Areas of Interest' (LOC Stage)

As per existing City policies, in conjunction with the submission of an Outline Plan/Land Use Amendment/Subdivision application, or Development Permit/Building Permit application, a Geotechnical Report for slope stability (prepared by a qualified geotechnical engineer), is required for all sloped areas sites where existing or final design grades exceed 15% or where, in the opinion of the Approving Authority, slope stability is a concern. At a minimum, the required slope stability report should contain the following information:

- Property lines, easements and right-of ways.
- Stability limit, established with respect to most probable adverse ground water and loading conditions.
- Top of embankment or escarpment.
- Toe of slope.
- Soil types.
- Existing drainage course.
- Vegetation cover extent and type, e.g., disturbed or native.
- Where the development at the toe of slope is proposed, the report shall address the effect and extent of slope failure on the subject land and the adjacent properties and remedies to mitigate any failure.
- Erosion control and other mitigation measures, e.g., drainage works, grading etc.
- Factor of safety of 1.5 is achieved, where the resisting force is 1.5 times the level of the lateral force.

In addition to the above, it may be required in specific situations to evaluate in detail:

- Effect of ground water table.
- Building locations and foundation design.
- The effect of surcharges due to proposed structures, retaining walls and future site grading.

Refer to the City of Calgary's *Design Guidelines for Subdivision Servicing, Design Guidelines for Development Permits & Development Site Servicing Plans* for additional information on City of Calgary geotechnical and slope stability analysis requirements.

7.5 Preliminary Grading Plan (LOC Stage)

A Preliminary Grading Plan shall be submitted as per City standards, with the submission of an Outline Plan application, and will contain, where applicable, the following information:

- Identify building envelopes and accesses to individual lots or building sites, as required by the City.
- Identification of how the proposed development maintains the integrity of the slope.
- Existing and proposed topography and features in plan view.
- Hazardous and special features to be retained (e.g. cliffs, streams, rock outcrops etc.).
- The boundary of site disturbance including the area where vegetation will be retained at full build-out.
- Limit of the earthworks/grading etc.
- Indication of cut and fill areas.
- Proposed setbacks from hazardous areas and natural features.
- Proposed surface drainage.
- Approximate location, height and materials used for retaining walls.
- Proposed site development including location of roads, building lots and structures (e.g. reservoirs, booster stations).
- Key site sections.

7.6 Preliminary Drainage Plan (LOC Stage)

A preliminary drainage plan shall be submitted, as per City standards and submission requirements, for slopes in excess of 20%. The purpose of the Preliminary Drainage Plan is to provide an overview of the existing drainage system, capacities, water quality and potential for flooding and erosion.

7.7 Erosion and Sediment Control Plan (LOC Stage)

An Erosion and Sediment Control Plan shall be submitted, as per City standards and submission requirements, for slopes in excess of 20%. Refer to the City of Calgary's *Guidelines for Erosion and Sediment Control* when developing this plan.

APPENDIX A - BEST PRACTISES GUIDELINES

1.0 How To Use These Guidelines

The guidelines contained in this document are intended to be flexible and to assist both applicants and The City in preparing and reviewing proposed development(s) on sloped lands. They illustrate the issues and considerations that should be reviewed to reduce the impact of development on the existing natural landscape. The guidelines are intended to provide for flexibility in their application and to allow applicants to implement innovative and creative solutions on a site-specific basis. The guidelines are intended to be reviewed in alignment with current City processes and are not intended to create additional application review components. Specifically, Permitted Uses under *Land Use Bylaw 1P2007*, such as single detached dwellings in developing areas, are not intended to be subject to individual review under the guidelines.

Guidelines have been provided in the following areas:

- Site Planning & Design.
- Roads & Driveways.
- Grading & Earthworks.
- Stormwater Management.
- Municipal Services & Utilities.
- Architectural Design.
- Landscape Design & Natural Vegetation.
- Construction Techniques.

The guidelines in each section have been prefaced with a statement of intent. The guidelines that follow suggest the means by which the intent can be achieved. Schematic illustrations are also provided as examples, to illustrate the goal of the guideline; however, applicants may create their own design solutions that meet the overall spirit and intent of the guidelines. The following guidelines identify the desired method and form of development on sloped lands; however, they are to be interpreted with flexibility as a best practises approach for sloped land development.

1.1 Site Planning & Design

Site planning provides the foundation for effective design and implementation. As an initial step in the development process, it is essential to ensure that analysis of development opportunities and constraints is carried out in relation to the potential of the site, and in the context of the surrounding environment. Identifying sensitive areas and other development constraints will help preserve visual qualities and natural features of slopes.

Intent: *To facilitate the creation of development plans for hillside areas which respect the natural features and constraints of sloped lands.*

Guidelines:

- 1.1.1 In accordance with the City's geotechnical guidelines, including the *Design Guidelines for Development Permits and Development Site Servicing Plans*, slopes greater than 33% is discouraged.
- 1.1.2 Slope adaptive developments should be planned to minimize potential soil, geological and drainage problems.
- 1.1.3 Where pedestrian linkages are provided, routes that follow existing contour lines should be encouraged in lieu of stairs.
- 1.1.4 Site planning should be undertaken to minimize grading, maximize views, and endeavour to maintain access to solar energy.

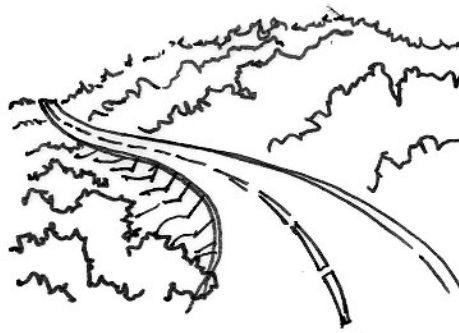
1.2 Roads & Driveways

Applying conventional road layouts and standards can lead to slope degradation and/or negative visual impacts. Reducing standard road widths and utilizing single loaded, one-way and/or split roads to avoid excessive cuts and fills should be considered at the time of preparation of an Area Structure Plan or Area Redevelopment Plan.

Intent: To encourage flexible road layouts and road widths that complement the natural topography without compromising environmental, visual and public safety objectives.

Guidelines:

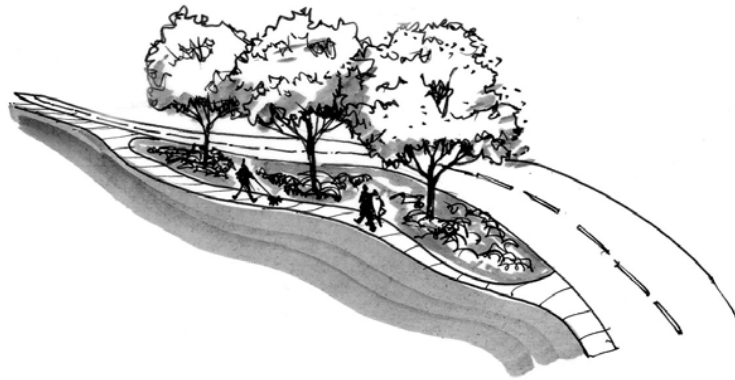
- 1.2.1** To minimize grading, roadways should be designed to complement the natural topography and conform to existing grades wherever possible.



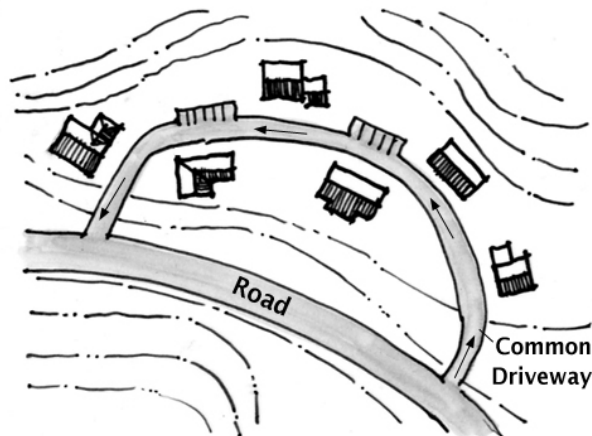
Preferred

- 1.2.2** To minimize grading driveways should reflect the natural topography as closely as possible.
- 1.2.3** The development of major collector roads and the use of grid like street patterns should be minimized on steep slopes as they are not as easily adaptable to sloped terrain.
- 1.2.4** Single loaded roads may be used to buffer key open spaces and should be designed to accommodate dwelling units on the uphill side of the street.
- 1.2.5** Road design and alignment should preserve and/or enhance significant environmental features, e.g. split roads and one-way roads. Alternative cross sectional standards may be considered to accommodate special features on a site-specific basis.
- 1.2.6** Reduced cul-de-sac radii and hammerhead road-end configurations are encouraged to avoid excessive cuts and fills, while maintaining adequate access for emergency vehicles.

- 1.2.7 Parking bays may be permitted in clustered development areas in order to accommodate topography and/or special environmental features.
- 1.2.8 The use of permeable materials on driveways, sidewalks, walkways and bike paths is encouraged to enhance storm water drainage.
- 1.2.9 Meandering or curvilinear sidewalks may be used to avoid long sustained grades.



- 1.2.10 One-way through-access driveways that exit onto a public road will be considered in order to accommodate site-specific conditions.



1.3 Grading & Earthworks

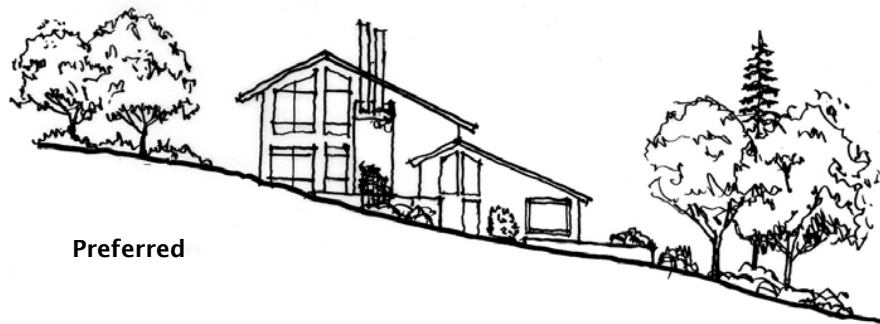
Site grading is a critical component of sloped land development as the removal or deposit of soil can significantly impact the existing topography and features of a site. During the planning stage, it is important to understand the required earthworks and mitigation measures associated with preparing a sloped site for servicing and development. This will help to reduce the impact on the existing natural environment, both physically and visually.

Intent: To protect the natural topography and existing vegetation by minimizing the amount of earthwork in developing a site.

Guidelines:

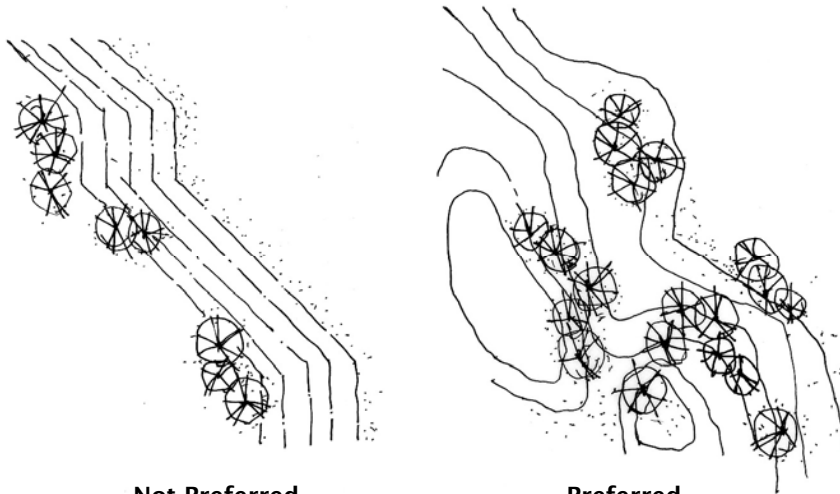
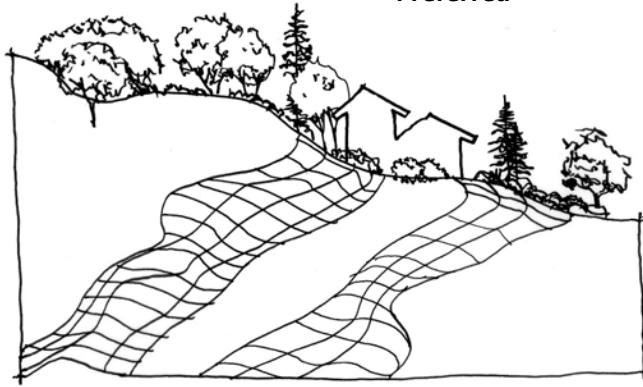
Grading

- 1.3.1 Grading shall be designed to minimize the amount of excavation and filling required.
- 1.3.2 Staged grading, and the development of smaller pads or terraces, is preferred to mass grading of an entire sloped parcel of land.
- 1.3.3 Creating large flat terraces in order to expand the developable area is discouraged.



- 1.3.4 Encourage protection of key topographic features (e.g. knolls, ridgelines, rock outcroppings, cliffs, ravines).
- 1.3.5 Finished cut and fill slopes should be constructed to compliment the existing landscape by curving with natural contours, varying slope increments and avoiding straight lines and/or geometric patterns.

Preferred



Not Preferred

Preferred

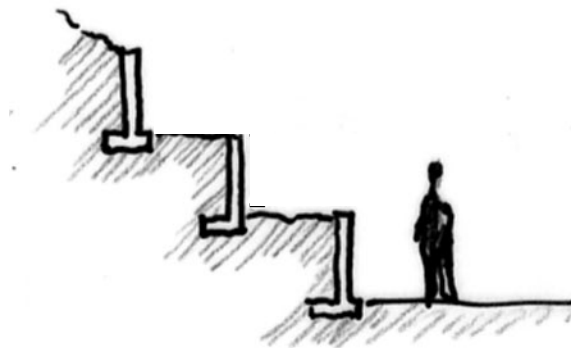
- 1.3.6** Incorporate manufactured slopes, with appropriate materials, to reduce the visual impact to the general public.
- 1.3.7** Stepped building design and terraced retaining walls should be constructed to facilitate slope adaptation to the site.

Retaining Walls

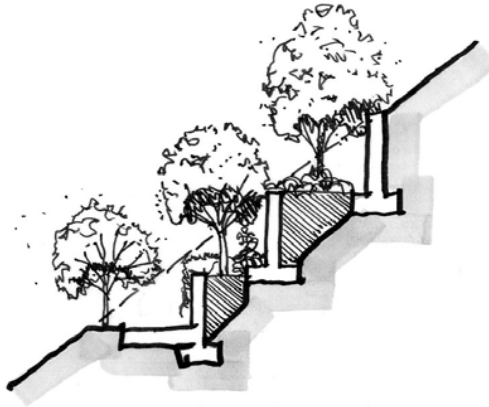
- 1.3.8** A tiered retaining wall system should be wide and deep enough to enable landscaping to flourish.



- 1.3.9** Retaining walls should avoid presenting large uniform wall faces through the use of tools such as screening, planting and/or textured materials.
- 1.3.10** Retaining walls should blend with the natural environment in terms of appearance.
- 1.3.11** In order to minimize the visual impact of expansive retaining structures, these structures should not be higher than 1.5 metres. Where additional retaining walls are required, the use of multiple stepped or terraced walls is encouraged to avoid tall flat surfaces that restrict views.
- 1.3.12** Both building and development permits are required for retaining walls greater than 1 metre in height or for a series of retaining walls where the combined slope is greater than 3H:1V.

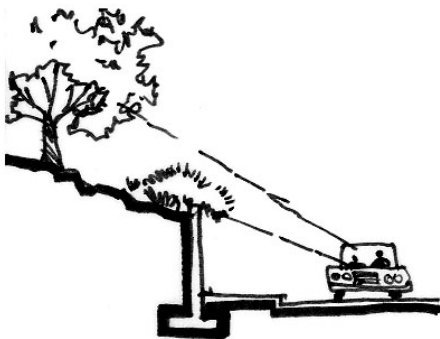


- 1.3.13 Retaining walls should parallel the existing slope to reduce the visual impact of retention systems.

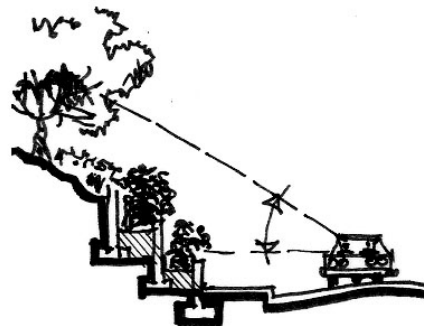


- 1.3.13 Retaining walls should be used in basement wall applications in order to include the retaining wall as part of the structure.

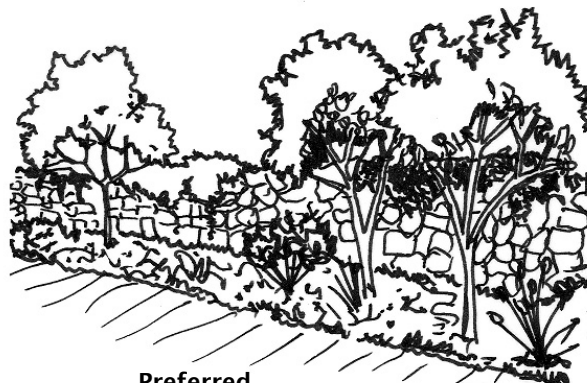
- 1.3.14 Provide landscaping adjacent to retaining walls, particularly along public roads. The setback for retaining walls along roads should reflect the wall height as taller plantings will require a larger growing area below the wall (see diagram below).



Not Preferred



Preferred



Preferred

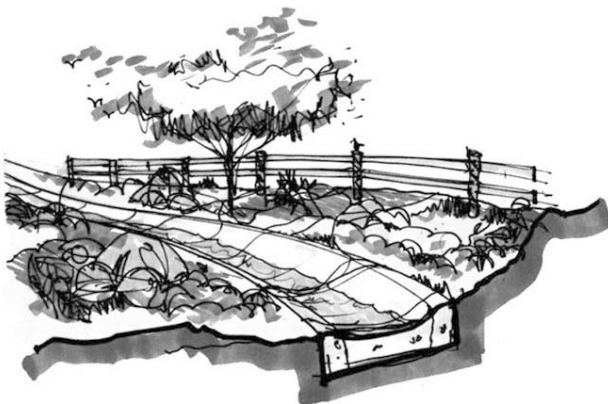
1.4 Storm Water Management

Planning for the collection, conveyance, control and treatment of stormwater that will mitigate potential impacts on steeply sloped sites is critical when planning for hillside development. Developing steep slopes will increase the amount of surface run-off and decrease the surface area for natural percolation which in turn affects groundwater environments, soil erosion and stormwater quality. The guidelines that follow provide direction on managing stormwater and should be reviewed in conjunction with current City policies, practices and standards.

Intent: To mitigate the negative impacts of stormwater runoff by applying creative methods of reducing runoff at the source, and implementing appropriate methods for collecting and conveying surface water to prevent erosion, and improve stormwater quality on-site and downstream.

Guidelines:

- 1.4.1 Manufactured drainage courses should be placed in the least visible locations, e.g. subsurface, and designed to simulate natural drainage courses wherever possible.
- 1.4.2 Best Storm Water Management Practices that disperse water over the subject site are preferred over channelling or underground methods, e.g. rain gardens, bio-swales, bio-retaining facilities.
- 1.4.3 Use Low Impact Development (LID) techniques to manage storm water. These techniques aim to:
 - Minimize impervious surfaces.
 - Disconnect runoff pathways (e.g. roofs, downspouts, parking areas).
 - Maintain or increase flow capacity.
 - Utilize decentralized treatment practices.
- 1.4.4 Bio-retention areas and grassed swales are encouraged as alternative systems for filtering, storing and facilitating infiltration of stormwater into the ground, where demonstrated to be efficient and effective.
- 1.4.5 Storm ditches should be designed to blend with the surrounding environment by reflecting the predominant colours and textures of the terrain (e.g. use coloured concrete or line ditches with rocks or other natural materials).



Not Preferred



Preferred

1.5 Municipal Services & Utilities

Providing cost effective municipal services to hillside developments can be challenging as additional infrastructure is required to service steeply sloped lands. For example, water systems require booster pump stations, reservoirs, pressure reducing valves and pipe anchors. Sanitary sewer systems may require additional infrastructure such as lift stations and forcemains. As a result, comprehensive pre-planning and design is required to ensure adequate system capacities are provided with no redundancies.

In addition to municipal services, pre-planning for shallow utilities is also essential. The development of utility servicing strategies will help identify infrastructure requirements such as transmission lines, telephone switching facilities, primary gas mains or pumping stations. The guidelines that follow provide direction for the provision of services and utilities on hillside areas. Services and utilities should be provided in a manner that meets the City's operational objectives, the service providers' construction and operational objectives, ensures public safety and provides cost-effective services and utilities.

Intent: *To provide municipal services and utilities on hillside developments that meet the service requirements of the future residents and minimize capital costs, maintenance and replacement costs.*

Guidelines:

- 1.5.1 Municipal services and utilities should be located to accommodate gravity-fed infrastructure.
- 1.5.2 Where possible, service lines should be located to minimize disturbance of vegetation and natural features.

1.6 Architectural Form

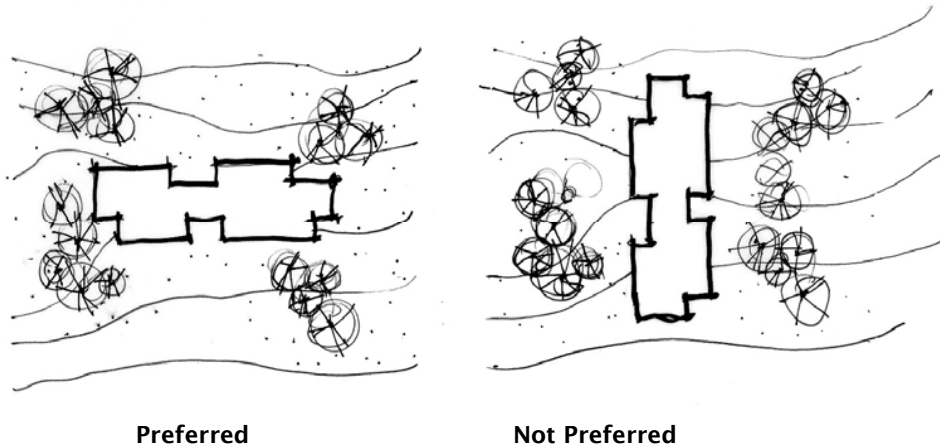
The quality of the built environment plays a significant role in the character of slope development. Slope adaptive built forms assist in minimizing the impact both visually and physically on the natural land form. The following guidelines establish general parameters of architectural design in terms of building height, massing, and other elements influencing the built form.

Intent: *To enhance the built environment through structures that respect topography and blend with the natural environment.*

Guidelines:

- 1.6.1 Lots and building envelopes should be located to minimize the impact on neighbouring structures. Where applicable, allow variation in front and side yard setbacks for building forms to avoid a repetitious appearance along the streetscape, and minimize the impact of site development on the natural environment.

- 1.6.2** Buildings are encouraged to be located to run parallel to the contours.



- 1.6.3** Structures are encouraged to be located below or behind ridgelines.
- 1.6.4** Slopes greater than 33% may be included in the building when demonstrated by the applicant that slope stability and any other constraints have been mitigated to the satisfaction of the Approving Authority.
- 1.6.5** Maintain a balance of scale and proportion using design components that are harmonious with natural landforms and landscaping.
- 1.6.6** Avoid large, unbroken stretches of wall by articulating walls and using features such as reveals, cornice detailing, alcoves, projections, trellises and landscaping to breakup the scale of the buildings.

1.7 Landscape Design & Natural Vegetation

Existing vegetation on hillsides is important to the ecological and aesthetic value of a site. In addition, vegetation serves an essential function in maintaining slope stability, drainage and erosion control. The following guidelines provide guidance on landscape design including the selective removal and retention of vegetation within steep slope environments.

Intent: *To preserve the natural character of hillsides for their visual quality and environmental significance.*

Guidelines:

- 1.7.1** Maintaining existing tree stands on sloped areas is encouraged.
- 1.7.2** Coordinate the selective removal of trees from individual building sites with site planning and architectural designs to retain the maximum amount of vegetation.
- 1.7.3** Maximize visual quality and minimize erosion potential by using existing native plants and by planting native and naturalized plants, particularly in disturbed areas, adjacent to ungraded hillsides and water courses.
- 1.7.4** When assessing the existing vegetation on the site the following should be considered:

Rationale for retaining vegetation:

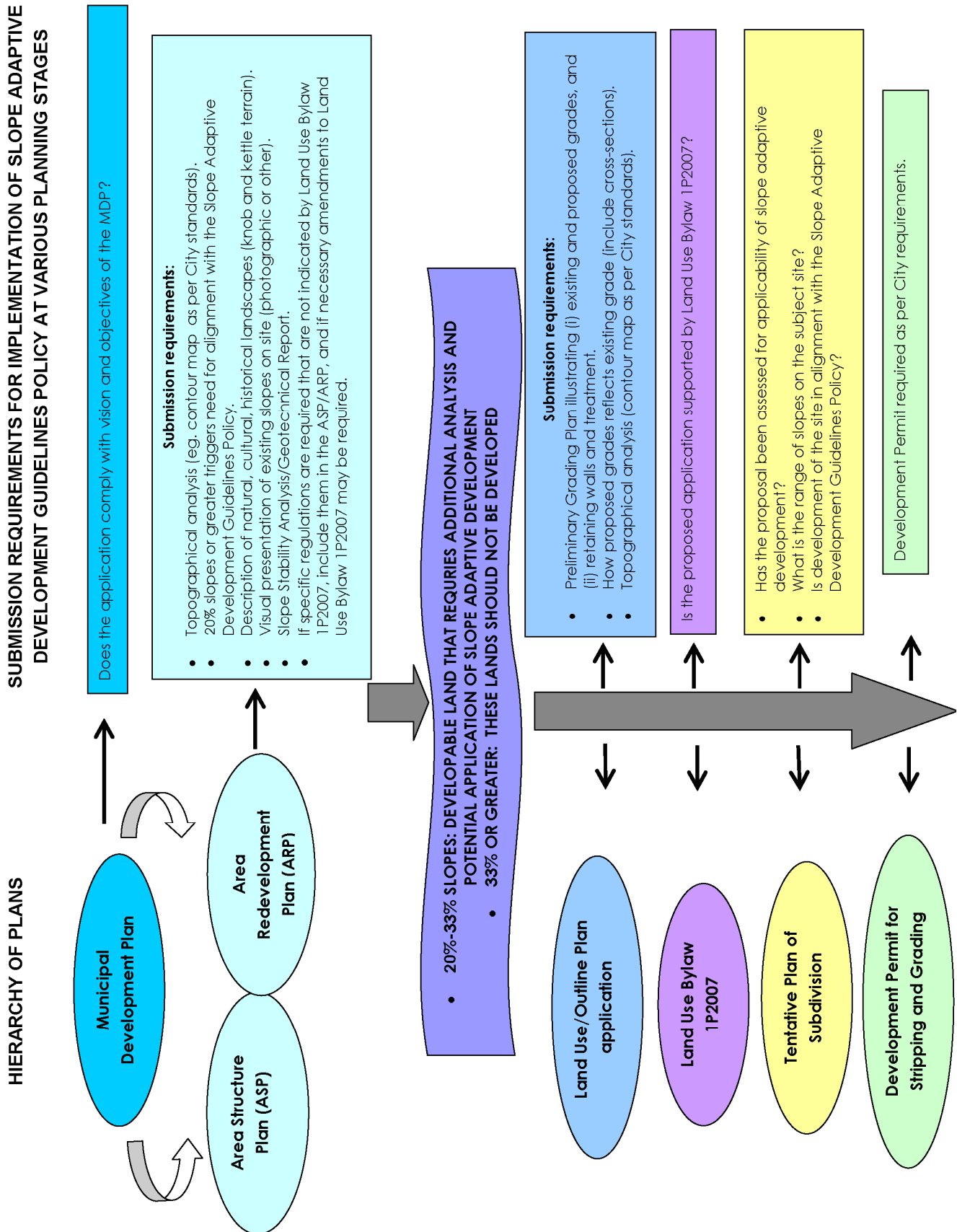
- *Retains slope stability.*
- *Prevents erosion.*
- *Retains special features of the site.*
- *Provides screening of development or buffering.*
- *Is located in future open space.*
- *Helps retain rare trees and plants.*

Rationale for removing vegetation:

- *Endangers public safety.*
- *Accommodates site development/improvements.*

- 1.7.5** Use street planting in the front yard setback to soften the view of buildings except where trees may inhibit significant views from the site, or where trees may preclude the construction of a sidewalk, pathway or impact public safety.
- 1.7.6** Existing vegetation lines that reinforce the existing slope of the land should be maintained.
- 1.7.7** Restore disturbed areas to their natural condition as soon as possible to minimize environmental impacts, with all effort undertaken to ensure that those areas to remain in their natural condition are conserved during construction.
- 1.7.8** Where applicable, submit a restoration plan to the satisfaction of the Approving Authority.

APPENDIX B – PLANNING HIERARCHY AND SUBMISSION REQUIREMENTS



Definitions

Land Areas of Interest	Those lands in their natural state that have a slope angle of 20% or greater.
Conservation Planning and Design (CPD)	Conservation Planning and Design (CPD) is a voluntary planning tool for protecting natural, cultural or historical areas. CPD provides a voluntary avenue for incorporating the conservation of natural, cultural and/or historic lands and features into the design and subsequent approval of development proposals which would otherwise not be conserved through existing policies and legislation.
Slope Adaptive Development	Slope adaptive development is development that has been designed to complement and accommodate naturally sloped lands with a slope angle of 20% or greater.

PART B:**CONSERVATION PLANNING AND DESIGN GUIDELINES****1.0 INTRODUCTION**

Conservation Planning and Design (CPD) is a voluntary planning tool for protecting natural, cultural and/or historical areas. CPD provides for incorporating these into urban site design, and the subsequent approval of development applications.

As part of Conservation Planning and Design, and at the Area Structure Plan (ASP) stage, mapping of environmentally significant areas, natural and/or cultural features should occur to identify those components located in the Plan area that may be worthy of conservation in a subdivision or development. Through CPD, and prior to the submission of an Outline Plan/Land Use Amendment application, City Administration and the applicant and their consultants where applicable, should voluntarily agree on the level of protection of lands and features, and also the level of integration of these into the design of the ASP or ASP amendments.

2.0 PURPOSE

The purpose of guidelines and principles is to provide for the voluntary enhanced protection of environmentally significant areas (ESA) that do not qualify as Environmental Reserve (ER), pursuant to the *Municipal Government Act* (MGA). The following guidelines and principles also apply to those natural, cultural and historical features not conserved under other applicable policies and/or legislation.

The conservation of areas and features may be achieved by clustering development around those areas and features identified as being worthy of conservation.

It is envisioned that the use of CPD will occur on a limited basis in the City. The use of CPD may apply to those identified significant natural/cultural/historic features, but which are deemed developable under the applicable legislation (e.g. *Municipal Government Act*), where those features are deemed unsustainable were the site to be developed under conventional developing area densities.

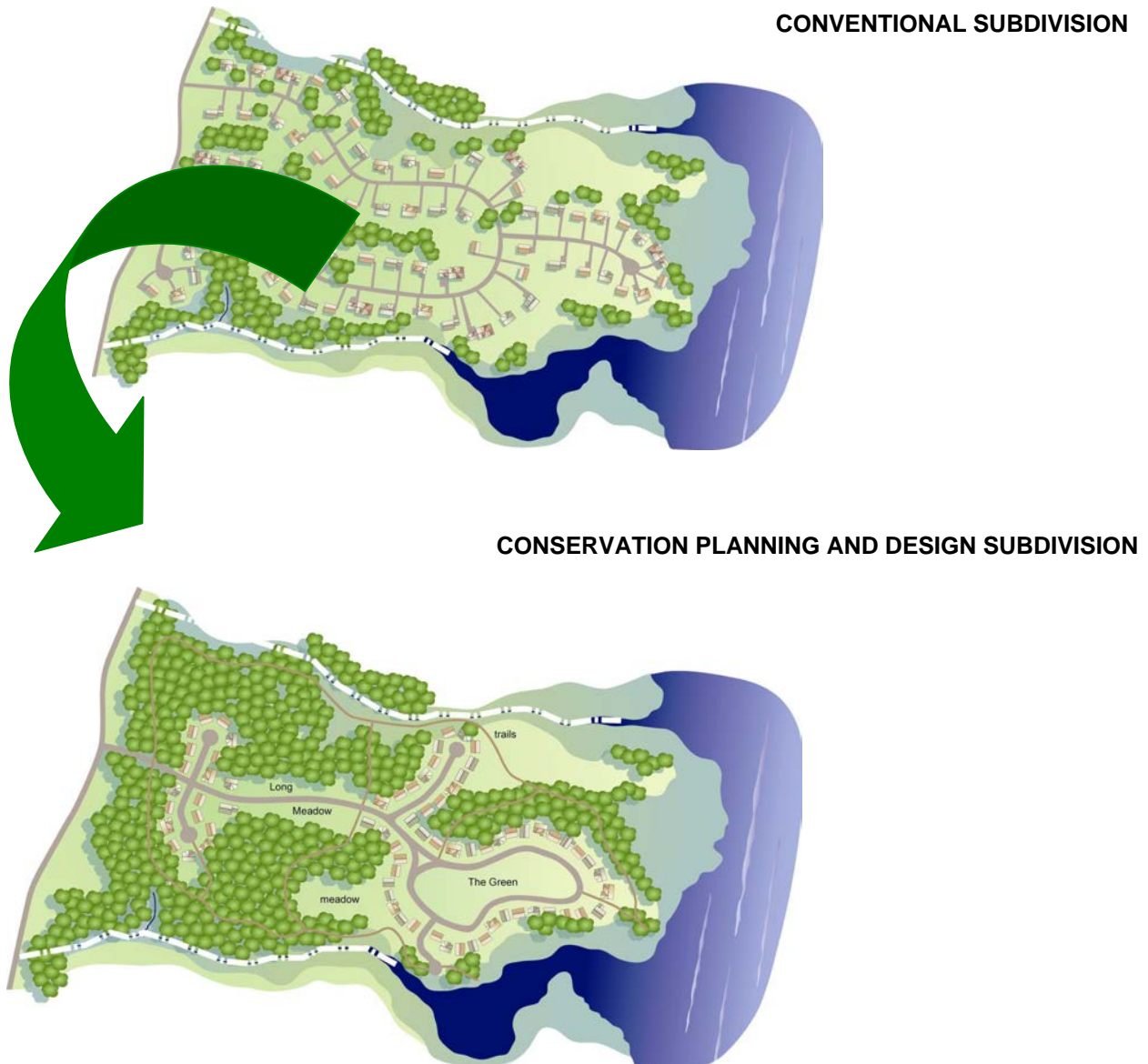
3.0 GOALS AND OBJECTIVES

- To provide a formalized structure for the voluntary conservation and protection of environmentally significant areas, not qualifying as Environmental Reserve (ER), such as important natural features, cultural or historical landscapes.
- To responsibly manage the biodiversity with the urban environment and promote excellence in environmental stewardship.
- To protect unique features (e.g. woodlots, native grasslands, cultural landscapes) within Calgary.

- To give prominence to major topographical features and the conservation of natural areas in the community design.
- To ensure quality public open space.

3.1 Conservation Planning and Design Development Site Layout

A Conservation Planning and Design subdivision is contrasted below with a conventional subdivision. The illustration demonstrates that by applying CPD, a subdivision can be improved in design, provide more open space, greater protection of trees and/or other features.



This diagram is taken from a presentation by Daniel Savard adapted from Arendt, R. (1996) Conservation Design for Subdivisions: A Practical Guide to creating Open Space Networks, Island Press.

4.0 GUIDELINES FOR APPLICATION OF CONSERVATION PLANNING AND DESIGN

The following Guidelines are procedures for the application of Conservation Planning and Design (CPD):

4.1 Conservation Planning and Design

Conservation Planning and Design (CPD) should apply to:

- (a) Sites large enough to accommodate clustering of development around features, areas and landscapes to be protected and integrated into the design of the subdivision.
- (b) Those natural features, cultural and/or historical features that do not qualify as Environmental Reserve (ER) and are deemed significant by the Approving Authority under the respective applicable criteria.
- (c) Those area(s) of the site which provide the greatest concentration of features and/or opportunities for connectivity to public open space.

4.2 Density

4.2.1 Application of Density

- (a) The gross density permitted for the entire site may be applied to a smaller development area within the entire site, subject to the satisfaction of the Approving Authority, any applicable Statutory Plans and *Land Use Bylaw 1P2007*.
- (b) For those areas which have identified significant features, which are not being conserved under existing policies or legislation (e.g. the *Municipal Government Act*), the area may be subject to a lower maximum permitted density where determined necessary to assist in the sustainment of the identified feature(s). The analysis of the feature(s), and the determination to apply a lesser minimum density than directed under the *Municipal Development Plan* for developing areas, should be determined during the preparation of an Area Structure Plan, or at the Outline Plan/Land Use amendment application stage, and should include submittal of the following information:
 - (i) An Environmental Reserve analysis identifying which features do, and which do not, qualify as Environmental Reserve under the *Municipal Government Act*.
 - (ii) An analysis of the area's natural, cultural and/or historical features to the satisfaction of the City, e.g. a Biophysical Inventory Analysis. This analysis should identify:
 - (a) The significance of each feature.
 - (b) The long term environmental sustainment of each feature on developable land. This should include identifying whether or not the features can be sustained under *Municipal Development Plan* permitted minimum densities for developing areas, or whether a lower minimum density is required to support the long term sustainment of each identified feature.

4.3 Site Layout and Design

The layout of development should aim to protect features and areas identified by the CPD assessment of the site. Site layout may vary considerably from one CPD subdivision to another; however, the layout should be designed to achieve the identified intent and purpose of CPD.

Site layout and design should include the following:

- (a) Conservation of natural areas and unique features.
- (b) Minimum density in accordance with City of Calgary policy, notwithstanding Section 4.2.1(b).
- (c) Buildings to be oriented, where possible, to benefit from sunlight and to take advantage of views on the open space.
- (d) Public access to protected space maintained by the City, the landowner and/or a combination thereof.
- (e) Connection with other natural and/or recreation areas and trails.

5.0 TOOLS FOR IMPLEMENTATION

The following are tools that may be used for the implementation of a Conservation Planning and Design (CPD) development. As CPD cannot be identified through a statutory mechanism, the guidelines may be applied by consent of the applicant at any stage of the planning and development process. The Approving Authority may utilize, in its sole discretion, the following mechanisms:

(a) Voluntary Conservation

The applicant agrees to conserve particular features or areas that are deemed worthy of conservation by the Approving Authority. Through this tool, the lands being protected are to be accessible to the public and maintained by the City.

(b) Density Bonusing

Under this tool, for every one (1) hectare of land being protected voluntarily, a density bonus of one or more units per hectare (uph) may be granted at the discretion of the Approving Authority and upon Council approval. The approach and policies for assessing and granting a density bonus, tracking and oversight of density bonusing shall be strongly encouraged and identified in greater detail in the applicable Area Structure Plan as approved by City Council, and shall be applied in conjunction with, and in consultation with, the applicant during the review of an Outline Plan/Land Use Amendment application.

(c) Conservation Easement

This tool may be applied where the landowner wishes to retain the land privately, but agrees to legally give up their rights of development. This easement becomes registered on the property's Certificate of Title.

(d) Land Use Designation

Under *Land Use Bylaw 1P2007*, the application of the Special Purpose – Urban Nature District (S-UN) provides for the protection of the types of lands and features identified within this document.

APPENDIX D
Excepts Land Use Bylaw

Retaining Walls

- 342 (1) A *retaining wall* must be less than 1.2 metres in height when measured from the lowest *grade* at any point *adjacent* to the *retaining wall* to the highest *grade* retained by the *retaining wall*. 16P2018
- (2) A minimum horizontal separation of 1.0 metre must be maintained between *retaining walls* on the same *parcel*.

Accessory Residential Building

- 345 (1) Unless otherwise referenced in subsection (2), the minimum *building setback* for an Accessory Residential Building is:
- (a) 1.2 metres from a *side* or *rear property line* shared with a *street*; or
 - (b) 0.6 metres from a *side* or *rear property line* in all other cases.
- (2) The minimum *building setback* for an Accessory Residential Building that does not share a *side* or *rear property line* with a *street* may be reduced to zero metres when:
- (a) the Accessory Residential Building is less than 10.0 square metres *gross floor area*;
 - (b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an *adjacent parcel*; or
 - (c) the owner of the *adjacent parcel* grants a 1.5 metre private maintenance easement that must:

- (i) be registered against the title of the *parcel* proposed for development and the title of the *adjacent parcel*; and
 - (ii) include a 0.60 metre eave and footing encroachment easement.
- (3) An Accessory Residential Building must not be located in the *actual front setback area*.
- (4) A *private garage* on a *laneless parcel* may be located within the required 3.0 metre *side setback area*, except along the *street* side of a *corner parcel*.
- (5) The minimum distance between any façade of an Accessory Residential Building 10.0 square metres or more and a *main residential building* is 1.0 metres.
- (6) The height of an Accessory Residential Building must not exceed:
 - (a) 4.6 metres, measured from the finished floor of the *building*;
 - (b) 3.0 metres at any *eaveline*, when measured from the finished floor of the *building*; or
 - (c) one *storey*, which may include an attic space that:
 - (i) is accessed by a removable ladder;
 - (ii) does not have windows;
 - (iii) is used by the occupants of the *main residential building* for placement of personal items; and
 - (iv) has a maximum height of 1.5 metres when measured from the attic floor to the underside of any rafter.

Restrictions on Use of Accessory Residential Building

- 346
- (1) The finished floor of an Accessory Residential Building, other than a *private garage*, must not exceed 0.6 metres above *grade*.
 - (2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.
 - (3) An Accessory Residential Building must not have a *balcony* or rooftop *deck*.
 - (4) The area of a *parcel* covered by all Accessory Residential Buildings located on a *parcel*:
 - (a) must not exceed the lesser of:
 - (i) the *building coverage* of the *main residential buildings*; or
 - (ii) 75.0 square metres for each Dwelling Unit located on the *parcel*; and

- (b) *deleted*
 - (c) the calculation to determine the area of a *parcel* covered by Accessory Residential Buildings must not include any Accessory Residential Buildings with a cumulative *gross floor area* of 10.0 square metres or less.
- (5) All roof drainage from an Accessory Residential Building must be discharged onto the *parcel* on which the *building* is located.

General Definitions

- 13 (1) In this Bylaw, the following terms have the following meanings.
- (15) "*basement*" means that portion of a *building* which is located below the first floor and is either partially or wholly below *grade*.
 - (69) "*grade*" means the elevation of the finished ground surface, not including any artificial embankment, the elevation of an entrance to underground parking, stairways or window wells.

Appeal Board rec'd:
January 10, 2022
Submitted by: Development
Authority

Development Authority Response to Notice of Appeal Amended Jan 18, 2022

Appeal number: SDAB2021-0079

Development Permit number: DP2021-5032

Address: 2316 Sunset AV SW

Description: Relaxation: Accessory Residential Building – height, second storey,
building coverage; retaining wall: height

Land Use: Residential – Contextual One Dwelling (R-C1)

Community: Scarboro/Sunalta West

Jurisdiction Criteria:

Subject to National Resources Conservation Board, Energy Resources
Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities
Board, Alberta Utilities Commission or Minister of Environmental and Parks
license, permit, approval, or other authorization: No

DA Attendance: Tentative

Use: Discretionary

Notice Posted: Not required

Objections: Yes

Support: No

Bylaw relaxations:

Note: A bylaw check was completed prior to the Development Authority's decision:

1. The height calculations in the Bylaw Check (pages 37-40 of the Board Report) were done by scaling the drawings, even though dimensions were clearly indicated on the plans
2. The scaling of plans is not industry standard or best practice
3. The November 10, 2021 Development Authority Response to Notice of Appeal (pages 89-90 of the Board Report) inadvertently carries forward error
4. Based on the decision rendered plan (pages 99-102 of the Board Report), the development requires the following relaxations of the rules of the Land Use Bylaw:

Bylaw Discrepancies		
Regulation	Standard	Provided
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	The retaining wall height exceeds 1.2m
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (a) 4.6m, measured from the finished floor of the building; (b) 3.0m at any eaveline, when measured from the finished floor of the building (c) one storey, which may include...	Gym: <ul style="list-style-type: none"> • overall height (basement floor to roof peak) 23'-9.5" (6.8m) (+2.2m) • eaveline height (basement floor to where the roof meets the wall) 21'-9.5" (6.2m) (+3.2m) • The building is two storeys when including the basement (+1)
346 Restrictions on Use of Accessory Residential Building	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel: (a) must not exceed the less of: (ii) 75.0m ² for each Dwelling Unit located on the parcel;	The cumulative building coverage is 99.31 sqm (+24.31 sqm)

Applicable ARP, ASP or Design Brief (in addition to the MDP):

- None applicable

Additional factors, considerations and rationale for the decision:

1. In rendering their decision, the Development Authority applied Section 35 and 36 of the Land Use Bylaw
2. The use of Accessory Residential Building is a permitted, the retaining wall is accessory to the discretionary Single Detached Dwelling
3. Section 25 of the Land Use Bylaw exempts both Accessory Residential Buildings and Retaining Walls from the requirement to obtain a Development Permit; this development permit was required:
 - a. Gym (Accessory Residential Building)
 - i. Height relaxations
 - ii. Cumulative size of Accessory Buildings exceeds 75 square metres
 - b. Outdoor Fireplace (Accessory Residential Building)
 - i. Cumulative size of Accessory Buildings exceeds 75 square metres
 - c. Retaining Wall (Single Detached Dwelling)
 - i. Wall Height exceeds 1.2 metres
4. The principle use of the parcel is a Single Detached Dwelling, which is currently undergoing a significant addition approved under separate Development Permit:
 - a. The existing parcel well exceeds the minimum parcel dimensions of the district
 - b. The front (south) half of the parcel is relatively flat, the rear (north) portion of the parcel has a significant change in grade
 - c. Although a lane is provided to the rear (north), the grade change makes rear parking unpractical, a front driveway/garage exists as part of the house, this is typical across the length of the blockface
 - d. Parcel across the lane (north) continue to slope downward to the street; access to the lane is not practical for these parcels either
 - e. Due to the grading of the area parking for the block is provided from the street, the lane is under-utilized and receives little maintenance
 - f. photos and site visits have confirmed that the lane can be used by motor vehicles; however, has become grown in with vegetation as access from the lane to houses is limited.
5. The application proposes to level the rear yard using a retaining wall along the lane
 - a. Currently the rear yard has a significant slope and can not be used as practical amenity space
 - b. Leveling the yard with retaining walls to create usable amenity areas has been done elsewhere on the blockface
 - c. The elevation of the lane is higher along the rear of the subject parcel than along parcels to the west, meaning, that the walls can be less substantive yet still achieve a usable amenity area
 - d. The proposed yard space resulting for the retaining walls is still lower than house on the parcel, or those on adjacent parcels

- e. It is an opinion of the Development Authority that the construction of a retaining wall to make the rear yard more usable is consistent with how others in the area have designed and built their yards
 - f. The retaining wall creates a more efficient rear yard space, without negatively impacting adjacent parcels as their yards have already been leveled in a similar manor, or have not been leveled and therefore are not usable in a practical manor as an amenity area
 - g. The lane is not in good repair and therefore planning impacts on the lane are minimal
 - h. Engineering Drawings have been provided which show the retaining wall can be constructed in a practical manor; however a Development Permit does not approve construction, a building permit is required which will approve the construction details and safety issues associated with the wall
 - i. The scope of the Development Permit is within the boundaries of the parcel
 - i. Conditions may otherwise development outside the boundary of the parcel; however, no such conditions have been applied to this permit, the retaining wall must be constructed within the Boundary of the parcel
 - ii. The engineer drawings found on pages 26-36 of the Board Report show the footing of the retaining wall projecting into the lane; these plans do not form part of the decision rendered plans and are therefore not part of the approval
 - iii. The applicant is aware that a “L” shaped footing is required to construct the retaining wall in compliance with the approved plans and City standards, they are pursuing this outside of the development permit process as it relates to the Building Permit
 - iv. The Development Authority opted to not apply additional conditions to the permit related to the retaining wall; however, out of an abundance of caution, the Board could apply such conditions
6. The proposed gym provides a main floor at the grade established by the retaining wall, with a partial floor located at the grade closer to the main residential building
- a. Due to the nature of the grade and the slope, the Development Authority is of the opinion that this is a two storey structure
 - b. The roof of the building follows the slope of grade, although the cross section within the decision rendered drawings clearly shows there to be two storeys, a person observing from the lane or an adjacent parcel would only see one of either storey
 - c. The Land Use Bylaw measures the roof and eave height for Accessory Residential Buildings based on the floor level of a buildings:
 - i. Accessory Residential Buildings are typically used for private garages, by measuring the height on the interior it is ensured that a building can always functionally accommodate a motor vehicle
 - ii. The measurement from floor level does not allow the rules to practically regulate planning concerns as the exterior mass of the building is not regulated in a consistent manor between buildings

- constructed above grade and those constructed into grade (such as the one proposed)
- d. Although height relaxations are required based on the technicality of floor level, the height proposed would be compliant when measured from grade points along the façade of the building
- e. It is the Development Authority's opinion that although the relaxations required appear large in numeric value, they are minor in terms of impacts
- f. In considering the test for relaxation, it is the opinion of the Development Authority that the relaxations are appropriate given the shape and context of the parcel:
 - i. The Gym appears as a one storey structure from various angles, and it is typical for there to be one storey Accessory Residential Buildings in residential area
 - ii. The Development Authority did not consider views of neighbouring parcels as part of its decision because views across adjacent persons property are not a planning expectation established in bylaw or policy.
7. The application includes an Outdoor Fireplace
 - a. The area is covered and therefore considered an Accessory Residential Building
 - b. The Land Use Bylaw regulates Accessory Residential Building size in three ways:
 - i. In total they must not exceed the size of the house
 - ii. 45 per cent parcel coverage cannot be exceeded
 - iii. The cumulative area of buildings (over 1.0 square metres) must not exceed
 - c. The Development Authority notes that this is a large parcel and significantly exceeds the parcel size set out in the Land Use Bylaw
 - d. The total area of Accessory Residential Buildings is notably smaller than the area of the house, parcel coverage is well below 45 per cent
 - e. Although larger than 75 square metres the subordinate nature of the accessory buildings is clear; the house is still readily identifiable as the main residential building
8. Given the context and size of the site, slope adaptive design of the buildings, locations within the parcel, and the merits of creating a more usable and efficient parcel; it is the opinion of the Development Authority that the Section 35 of the Land Use Bylaw is met
9. Although multiple height relaxations are required, it is significant to the Development Authority that this is a sloped parcel where technicalities within the rules create the need for relaxation where the common sense application appears to comply, the building is slope adaptive and appears to comply from the exterior; therefore it is the opinion of the Development Authority that the proposed development is not materially different than expectations in a residential area.
10. The Accessory Residential Building size relaxation, and retaining wall height relaxation are also, in the opinion of the Development Authority reasonable as

they are materially similar to other developments in the area, and not impactful to the use and enjoyment of land or amenities of the area.

11. It is the opinion of the Development Authority that the proposed development is reasonable, complies with the tests of the land use bylaw, and is therefore approved.

PERMITMASTERS

EDMONTON VANCOUVER CALGARY

SDAB 2021-0079

Date: 2021 January 18

2316 Sunset Avenue SW

Approved DP 2021-5032
October 04, 2021

...

2 Accessory Residential Buildings
&
Retaining Wall

...

Permitted with a Relaxation

Presenters



- Applicant: Permit Masters
Bryan Romanesky CEO
- Legal Counsel
Planning Lawyer
- Owner
Mitchell Molloy
- Designer: Amanda Hamilton Design
Dawn Nessmann
Amanda Hamilton

Project Introduction



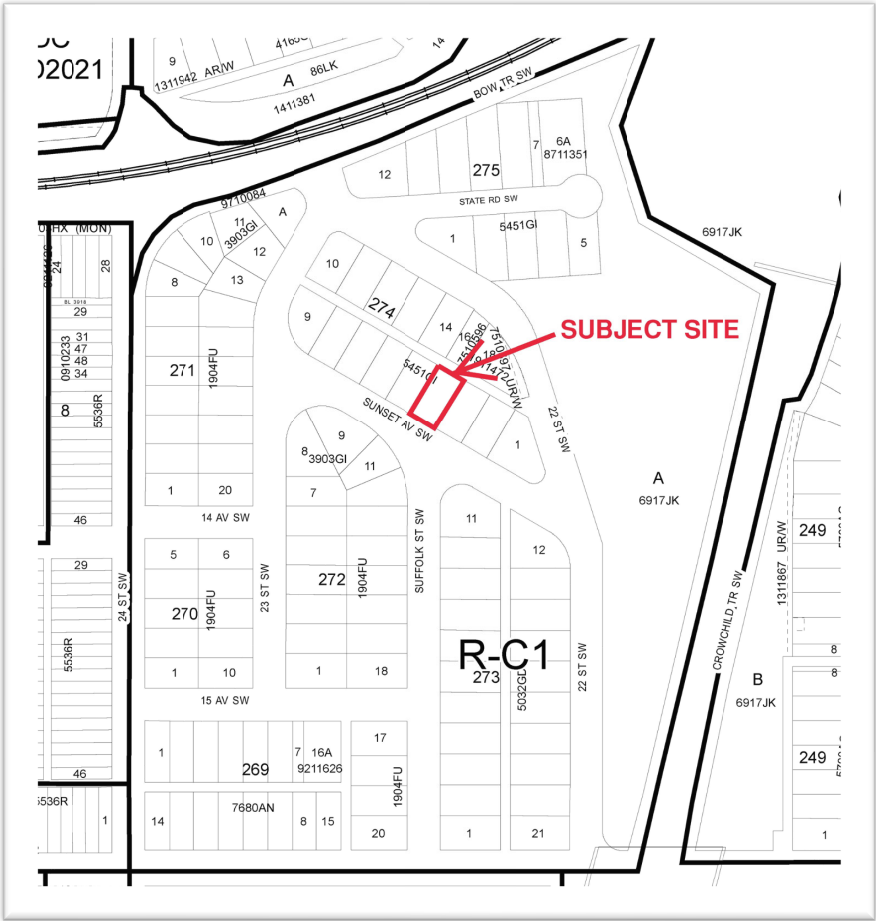
My name is Mitchell Molloy and I am the home owner of, 2316 Sunset Ave. S.W.

I would like to start by providing some clarity around why I have chosen to build a personal fitness space on my property. I'm presently in my mid fifties, retired and have made the personal choice to live my life in a very defined way. This way of life is really quite simple, it requires a daily routine focusing on my health and wellness. I strive to sleep eight hours each night, eat healthy foods, and exercise daily (many times twice daily) so as you can see creating my own private, well designed space will indeed further enhance my desired quality of life and free up valuable time to enjoy my family and friends.

Over the last 25 years if have been fortunate enough to have built several homes in Calgary (Elbow Park, Roxboro), as well as in the town of Canmore. Fortunately, these past builds have taught me that hiring a reputable, experienced and thoughtful design team like my current designer, Amanda Hamilton Design, is the key to delivering a high quality home that is both aesthetically pleasing to me but also sensitive to the community. The secondary building and outdoor fire place sitting area has been thoroughly planned and designed to achieve just that. We've opted to build the rehabilitation building as a 'separate' building because we wanted to maintain the original footprint of the house and be mindful of the charm of the neighborhood. Our overall design and structural placement of each area was created to allow for minimal obstruction of views, maintain privacy and match the primary residence.

Our goal today is to give you more detail/clarity and show you why we believe we have achieved those goals. Thanks for your time.

2316 Sunset Avenue SW



Community: Scarboro / Sunalta West

Land Use Redesignation: R-C1
(Residential – Contextual One Dwelling District)

Streetscape: 2316 Sunset Avenue SW

PERMITMASTERS
EDMONTON VANCOUVER CALGARY



Photo taken December 21, 2021 @ 3:05 pm



Photo taken September 20, 2021 @ 1:31 pm

Lane View



Looking north from
subject property
September 07, 2021
10:43am



Looking north from
subject property
September 16, 2021
8:26am

Lane View

Photos taken September 07, 2021 @ 10:48 am



Looking west toward 2316 Sunset Avenue SW



Looking east toward 2316 Sunset Avenue SW

Lane View



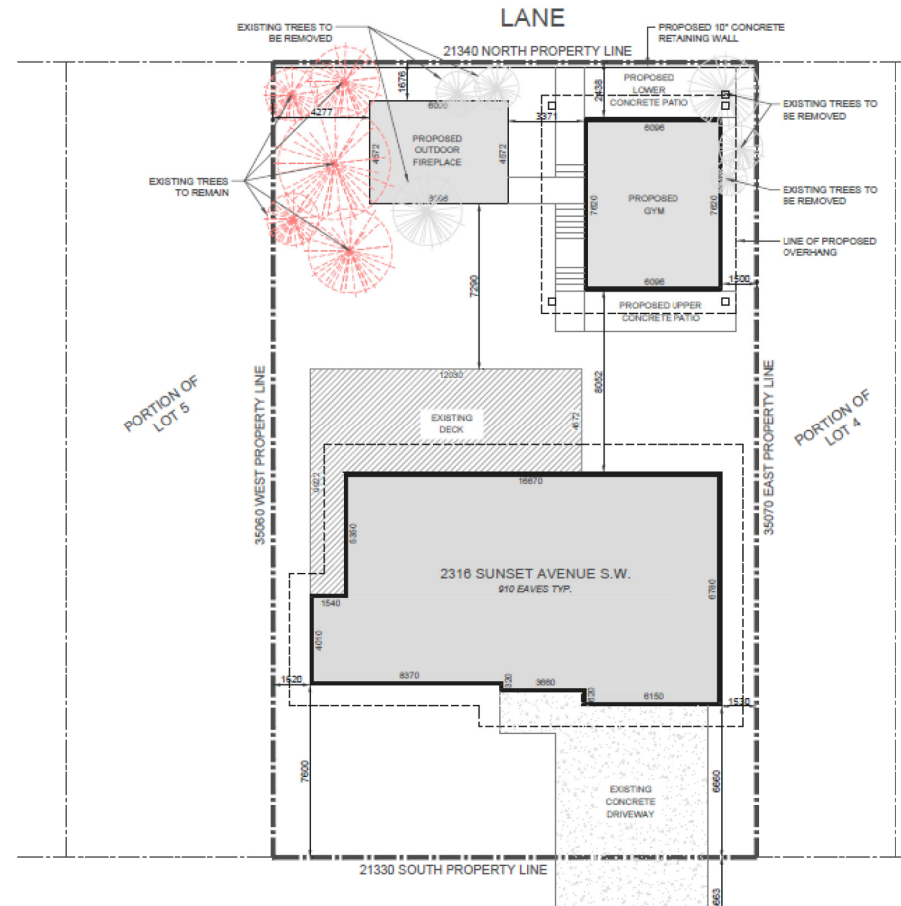
Looking west
Photo taken September 16, 2021 at 8:25 am



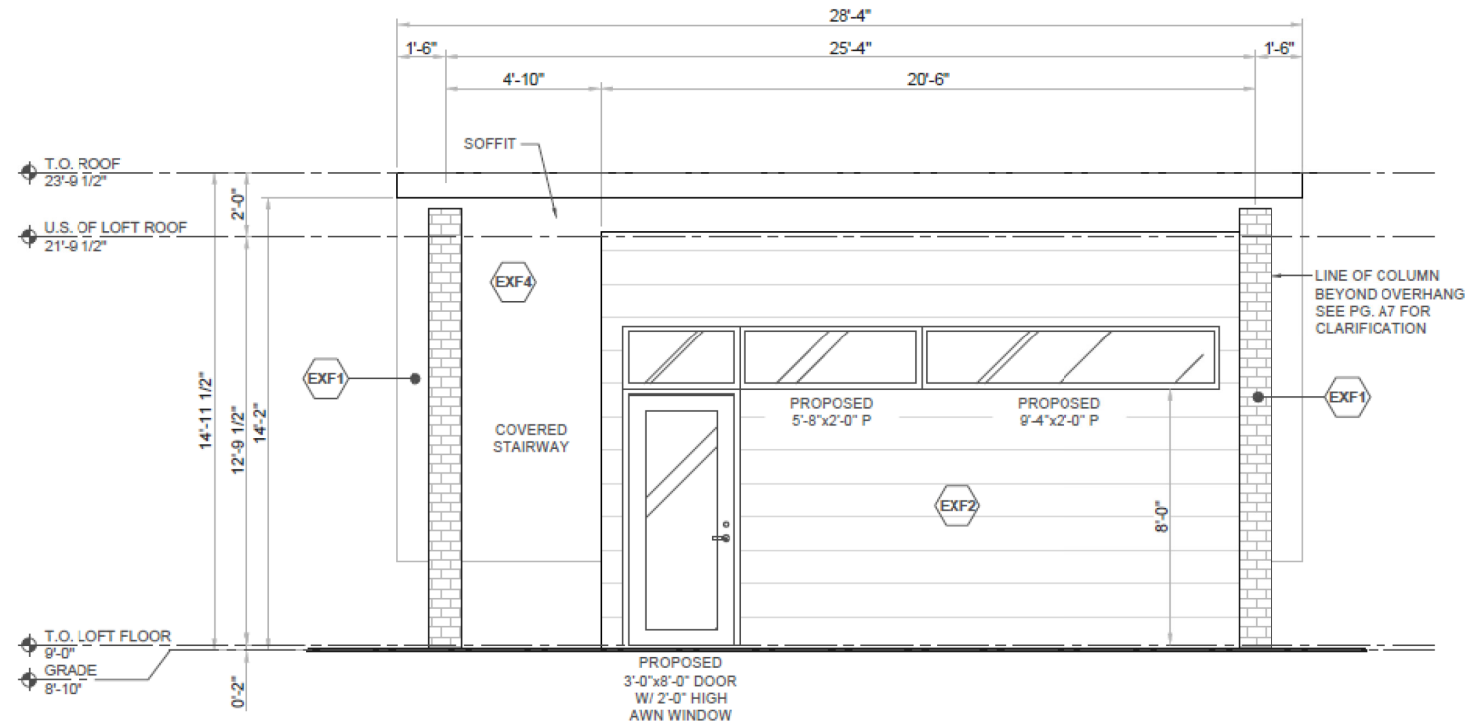
Looking east
Photo taken September 7, 2021 at 3:37 pm

Application Description

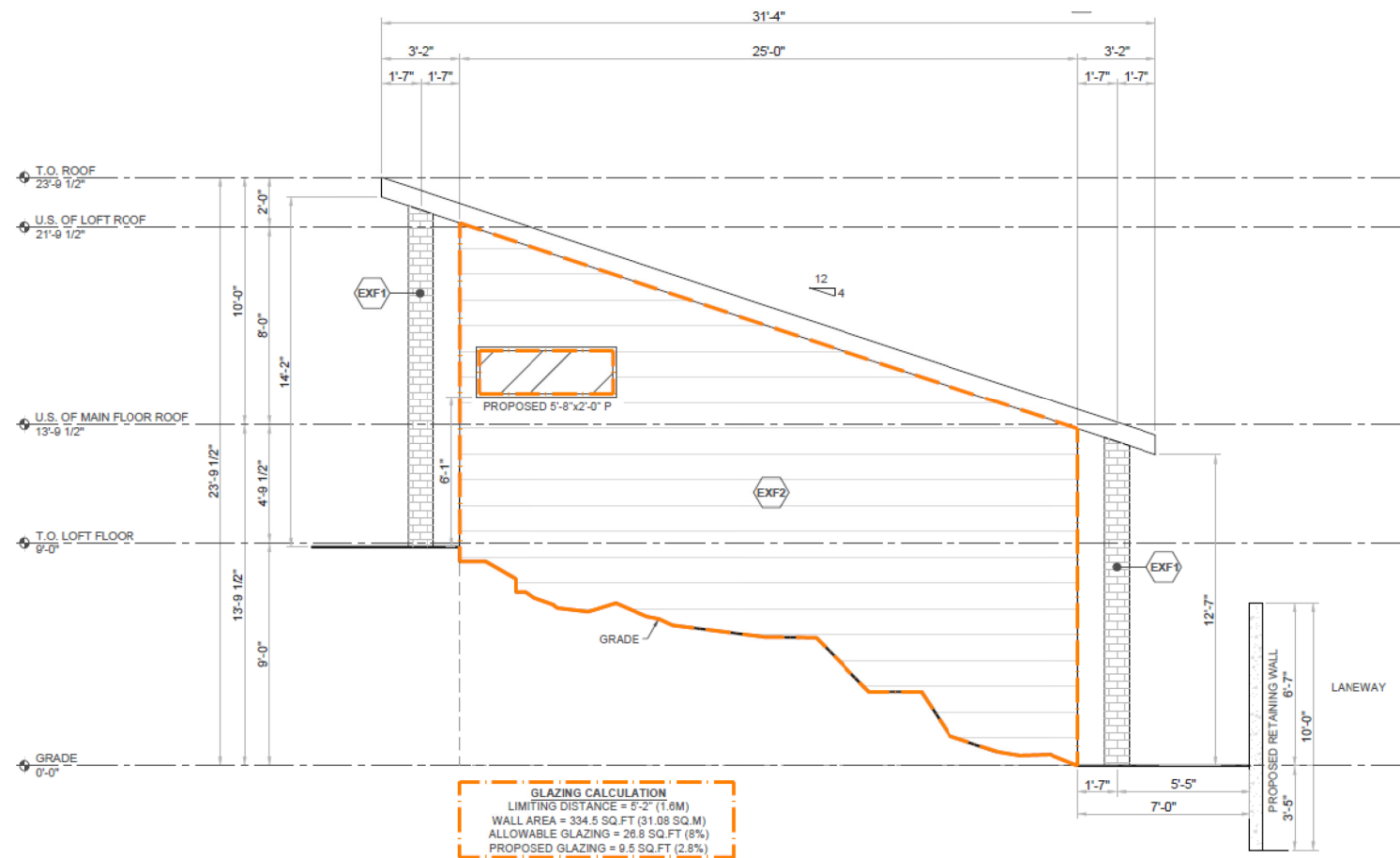
PERMITMASTERS
EDMONTON VANCOUVER CALGARY



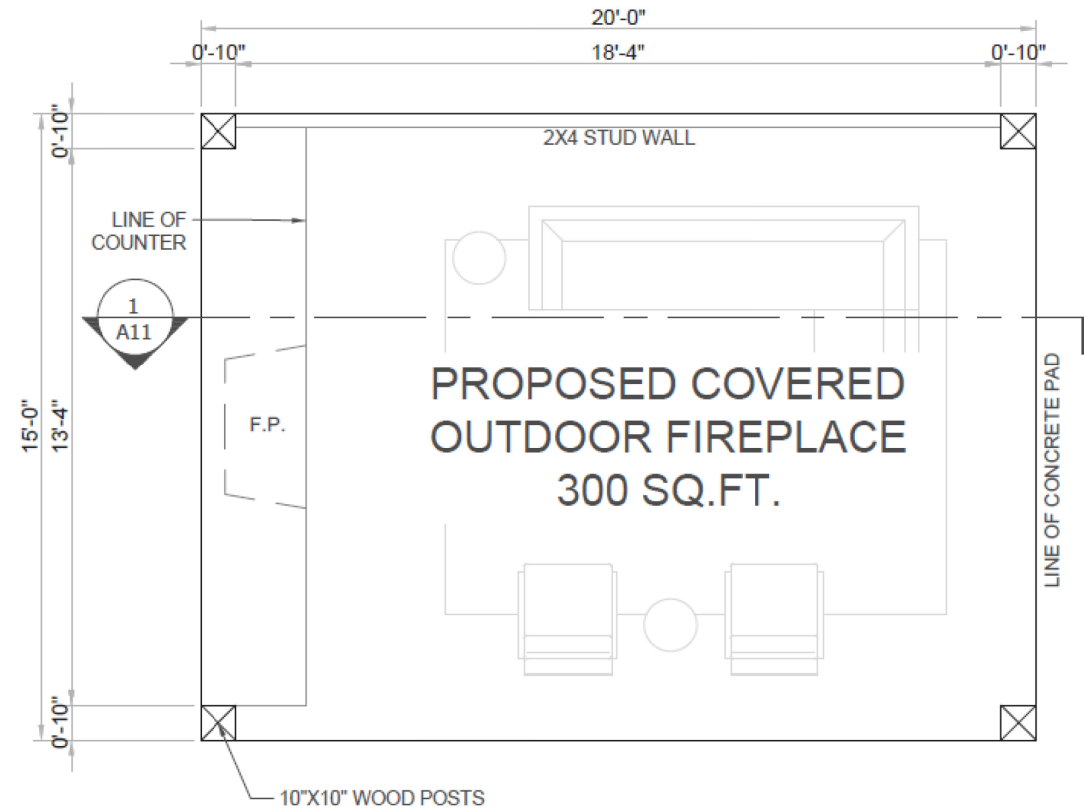
Application Description



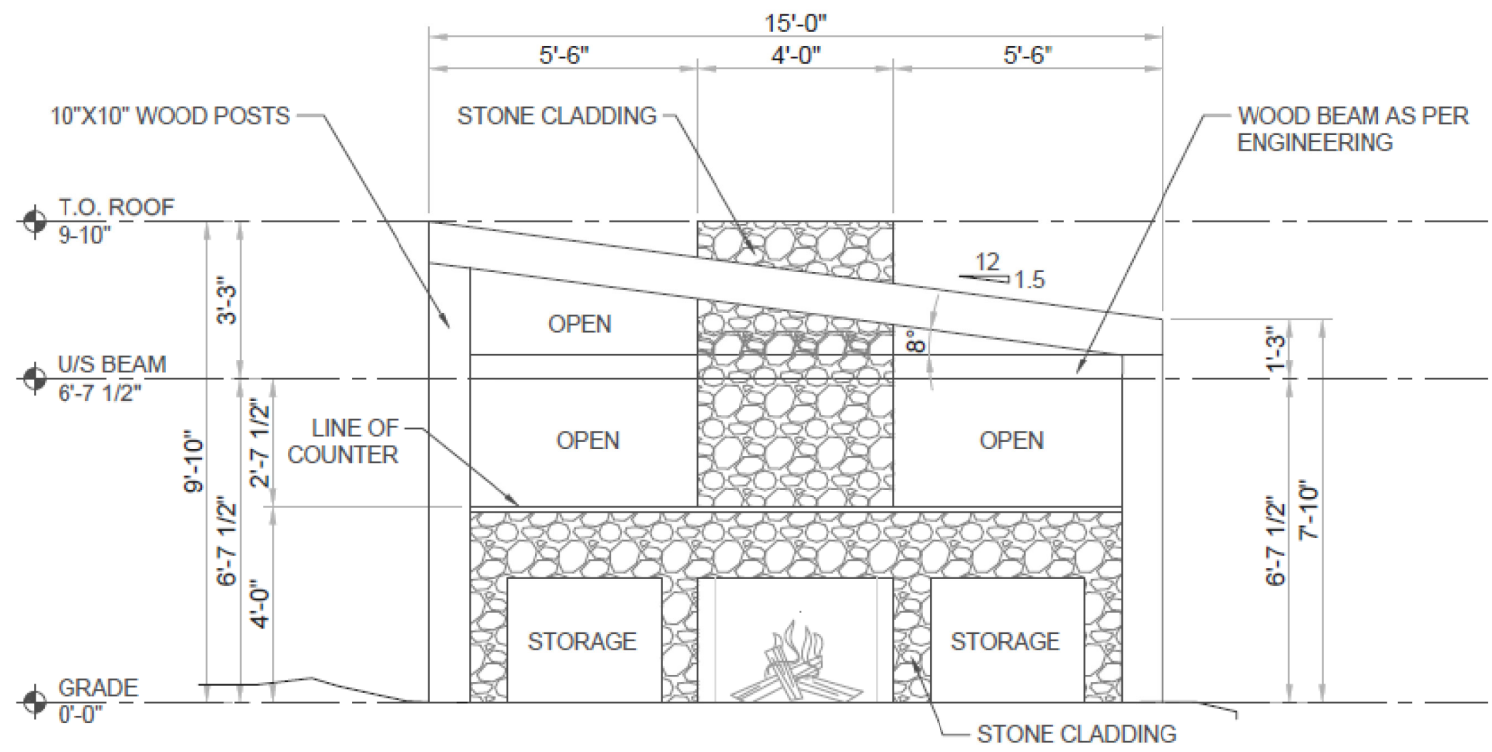
Application Description



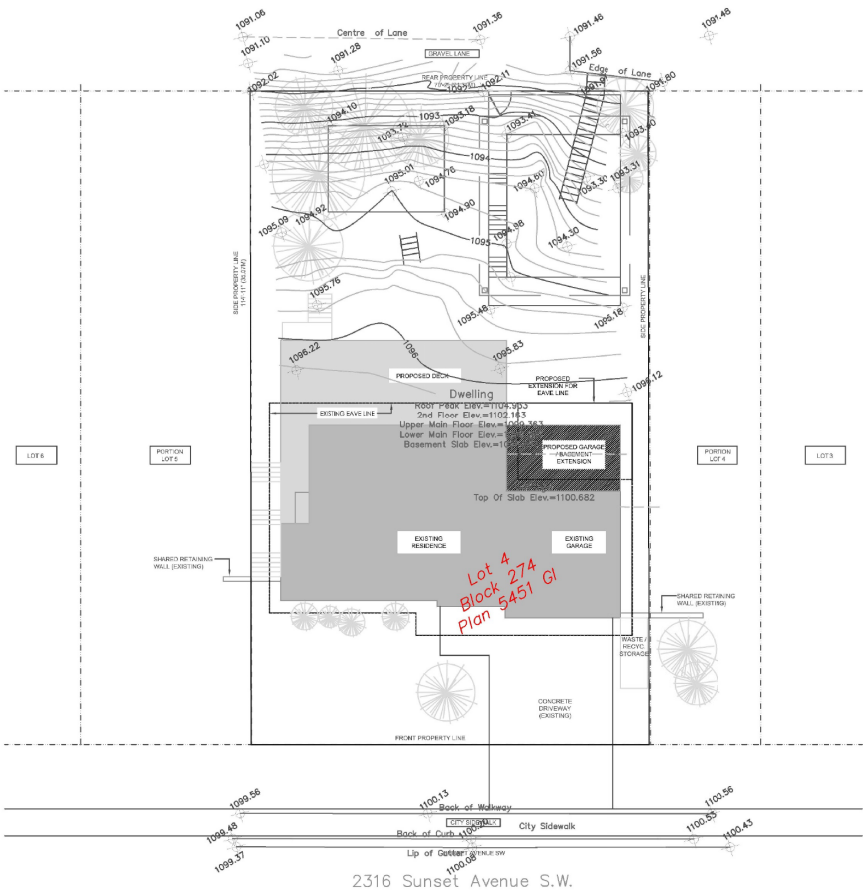
Application Description



Application Description



Application Description



Development Permit 2021-5032

- Following the submission, a Detailed Review was provided on August 25th
- Amendments were made and a re-submission was filled
- A number of amendments were made to respond to the comments
 - Height of covered fireplace was reduced to meet bylaw
 - Height of gym from the finished floor was reduced
 - Accessory building coverage was reduced

Relaxations

4 Relaxations are identified in the Development Authority decision

Accessory Residential Building (Gym)

1. Height of Gym (Finished Floor) – Peak & Eaveline
2. Second Storey
3. Accessory Building Coverage: Gym & Covered Fireplace (Total)

Retaining Wall

4. Height

1-Height of Gym

Height Relaxation (measured from finished floor)

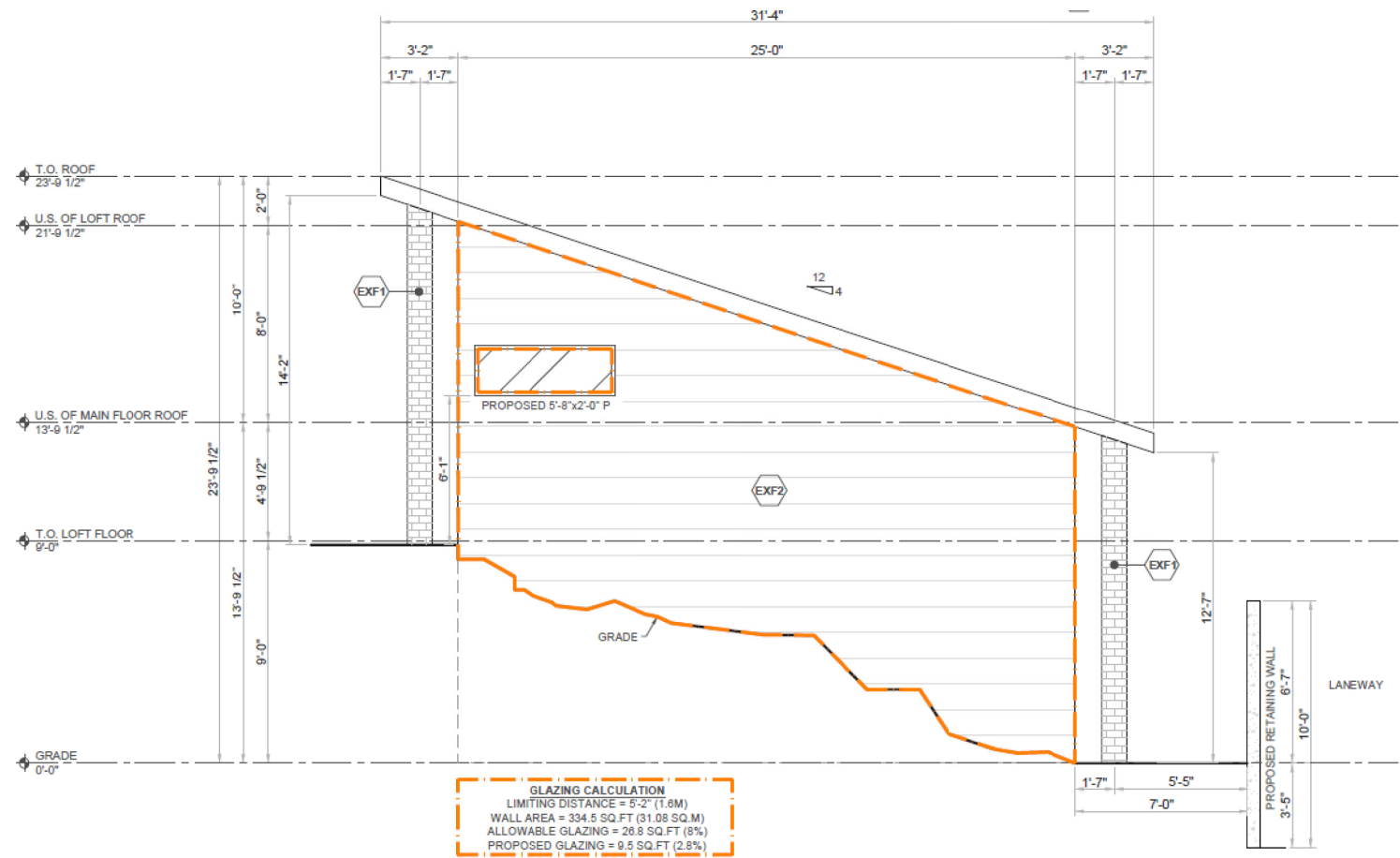
7.25 metres (23'-9.5") when measured to highest peak (bylaw maximum 4.6 metres)

6.64 metres (21'-9.5") when measure to eaveline (bylaw maximum 3.0 metres)

Rationale

- Slope adaptive building
- Built within the bank (significant amount of building hidden from view)
- Height of gym, when measured from grade at any point, does not exceed the 4.6 metre maximum allowable
- Gym roof peak will be lower than the main floor geodetic of the house addition
- Setback from the lane is 2.44 metres (minimum 0.6 metre requirement)
- Setback from neighbouring property to the east is 1.5 metres (minimum 0.6 metre requirement)
- Pleasing visual transition from the natural landscape to the built form + slope of the roof matches the slope of the land

1-Height of Gym



2-Second Storey

Second Storey Relaxation

The Development Authority considers the Gym a 2 storey accessory building, when including the basement

It is our opinion that the Gym is a 1 storey accessory building, with a basement

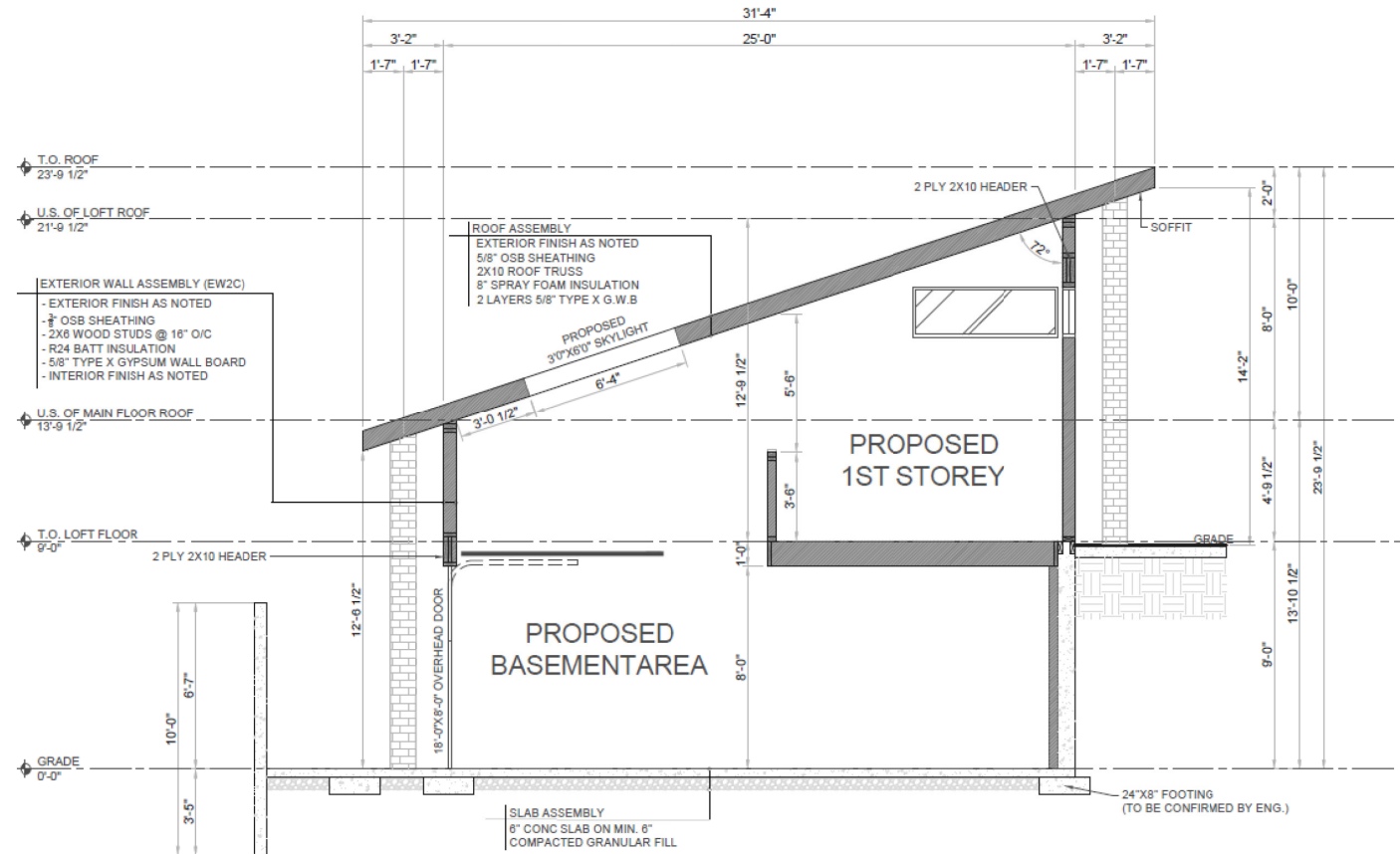
Opinion

Division 2: Definitions and Methods of Land Use Bylaw 1P2007

“A Basement is that portion of a building which is located below the first floor and is either partially or wholly below grade”

- The lower floor meets the definition of a basement
- A basement is not considered a storey
- Notwithstanding the definition, the Gym follows the existing grades and does not appear as a 2 storey building from the outside

2-Second Storey



3-Accessory Building Coverage (Total)



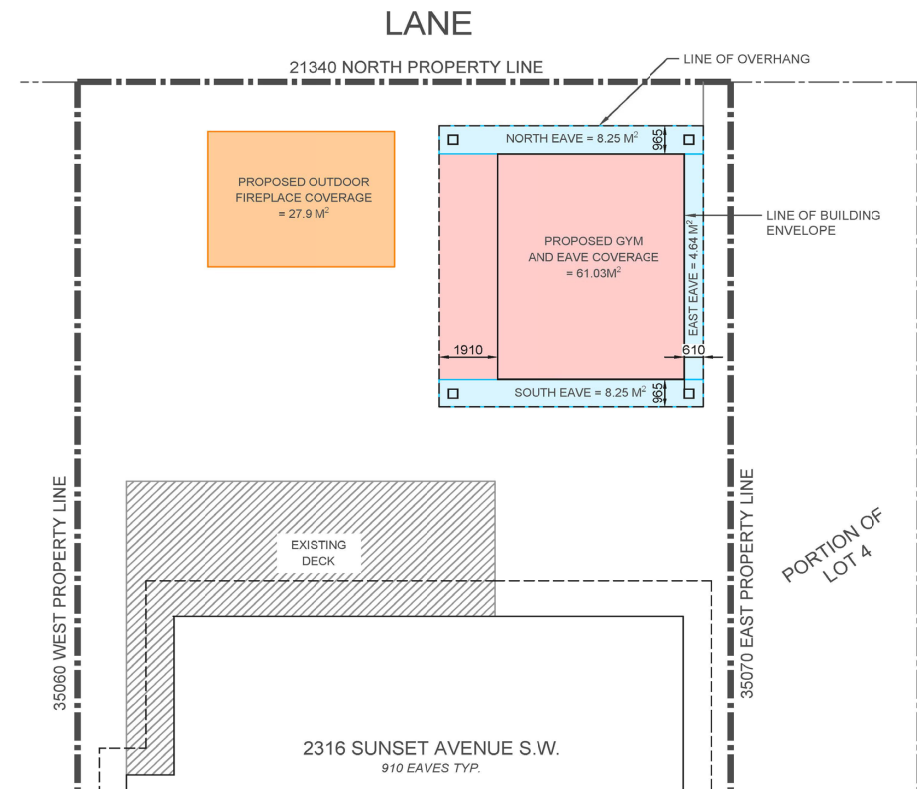
Coverage

Fireplace:	27.9 square metres (300 square feet)
Gym (with eaves over 1.0 metres):	61.03 square metres
Total:	88.93 square metres
Bylaw requirement	75.0 square metres

Rationale

- Relaxation appropriate for size of the parcel
- Total lot coverage (principal building, gym & covered fireplace) is 32.4%, 12.6% below allowable lot coverage of 45%
- The coverage is split between two buildings and does not create a large stand-alone mass
- The lot coverage includes portions of eaves and without the eaves the total coverage is 74.35 square metres (46.45 square metres and 27.9 square metres)
- The eave above 1.0 metre in depth is designed to cover the stairs and improves safety

3-Accessory Building Coverage (Total)



4-Retaining Wall Height

Retaining Wall Height Relaxation

The retaining wall will reach a maximum of 2.75 metres, thereby exceeding the maximum 1.2 metres in height

Rationale

- The site has significant existing slope
- The retaining wall will allow a more efficient use of the backyard
- The retaining wall is consistent with the existing retaining walls adjacent to the site
- New location proposed (12" within property line)
- Owner intends to landscape along the retaining wall where possible to reduce the visual impact

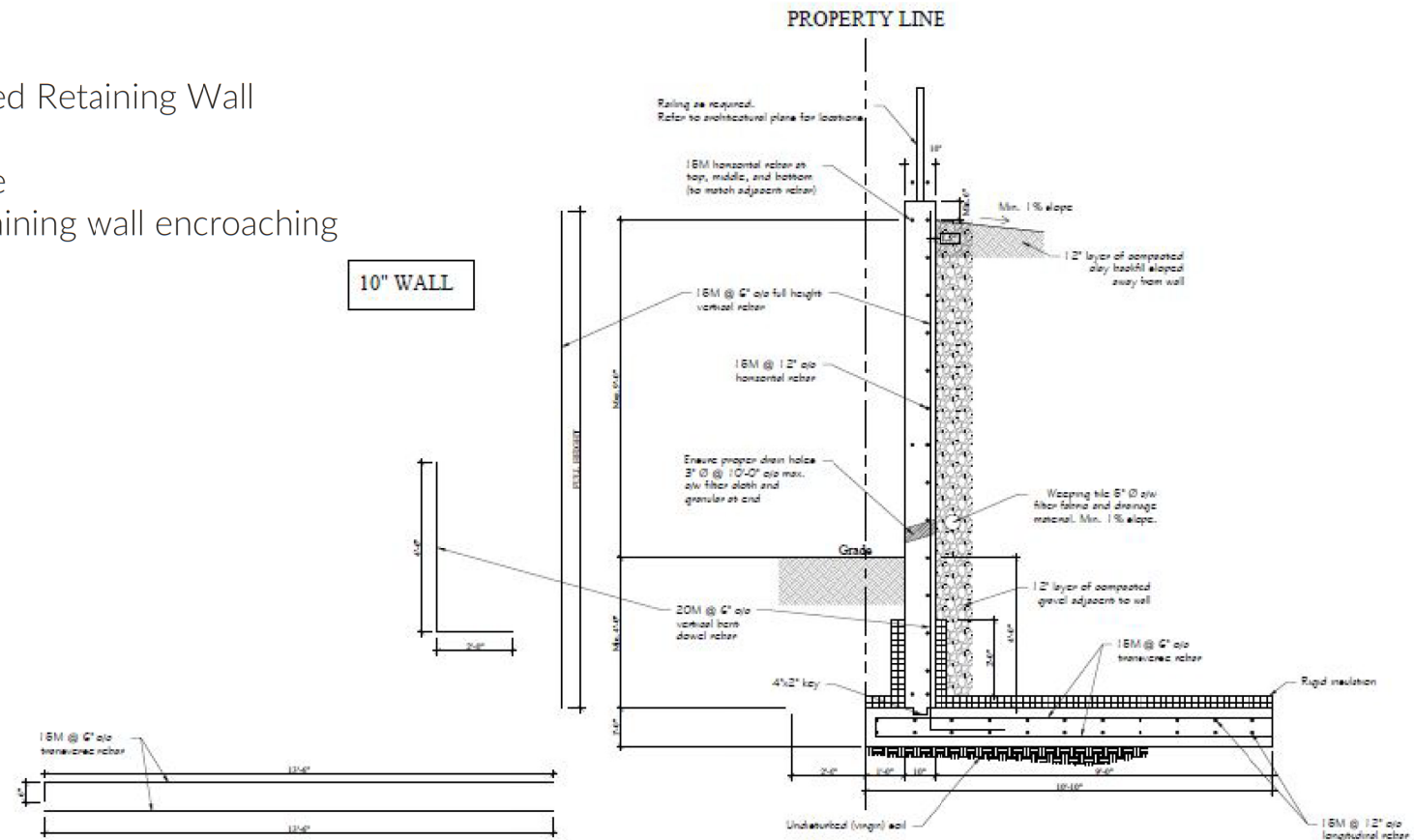
4-Retaining Wall Height (Revised Setback)

PERMITMASTERS
EDMONTON VANCOUVER CALGARY

January 4, 2022

Revised Engineered Retaining Wall

- 10 Feet high
- 10 Inches wide
- No part of retaining wall encroaching into lane



RETAINING WALL AT SECTION A-A (12" TOE, UP TO 9'-0" MAX. BACKFILL)

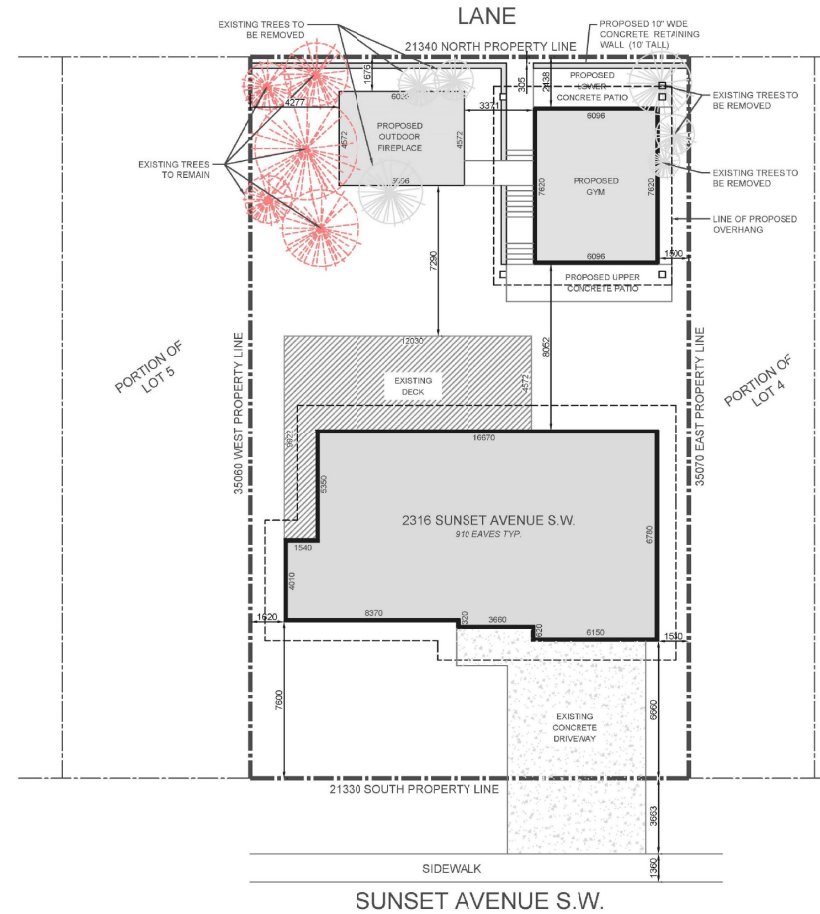
4-Retaining Wall Location (Revised)

January 5, 2022

Revised Site Plan

- Retaining wall location (12" setback from property line)
- No part of retaining wall encroaching into lane

PERMITMASTERS
EDMONTON VANCOUVER CALGARY



4-Existing Retaining Walls adjacent to the Site

PERMITMASTERS
EDMONTON VANCOUVER CALGARY



Correspondence with Neighbours

Applicants met with the Appellant and neighbours to discuss the Application and understand their concerns

Concerns raised

- Gym height
- Shadowing
- Overviewing
- Retaining wall height
- Noise
- Removal of trees
- Management of water: drainage & runoff

Shadowing

- Gym is setback from neighbouring property by 1.5 metres (minimum setback requirement is 0.6 metres)
- North facing backyard
- Shadows are cast onto the subject property (as evidenced in the following photos)
- Existing mature trees on the neighbour's (appellant's) property that will help protect against any potential for shadowing and privacy

Shadowing

PERMITMASTERS
EDMONTON VANCOUVER CALGARY



Backyards of 2316 & 2312 Sunset Avenue SW

Photos taken September 7, 2021 @ 10:43 am

Overviewing

- Gym windows

Gym north elevation window (facing the lane)

- 2 Sky Lights
- No potential for overviewing (due to the 4:12 roof pitch)

Gym east elevation window (adjacent to appellant's yard)

- 6' – 1" from loft floor to underside of window
- No potential for overviewing and we proposed the window to be frosted

Gym south elevation window (facing the subject property)

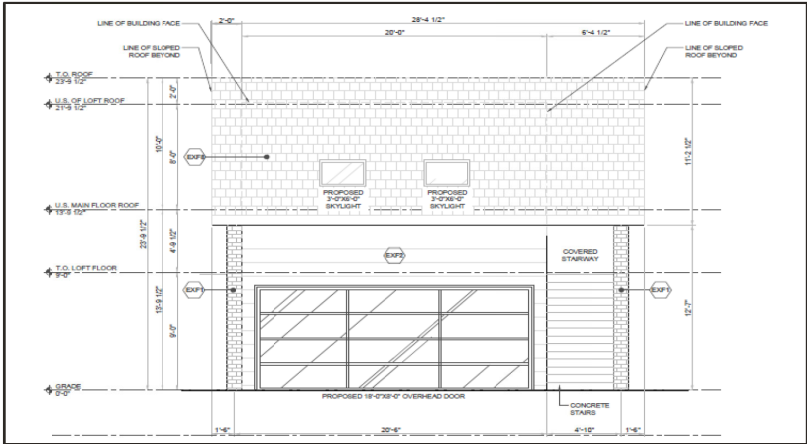
- 8' – 0" from loft floor to underside of window
- No potential for overlooking

Gym west elevation window (facing the subject property)

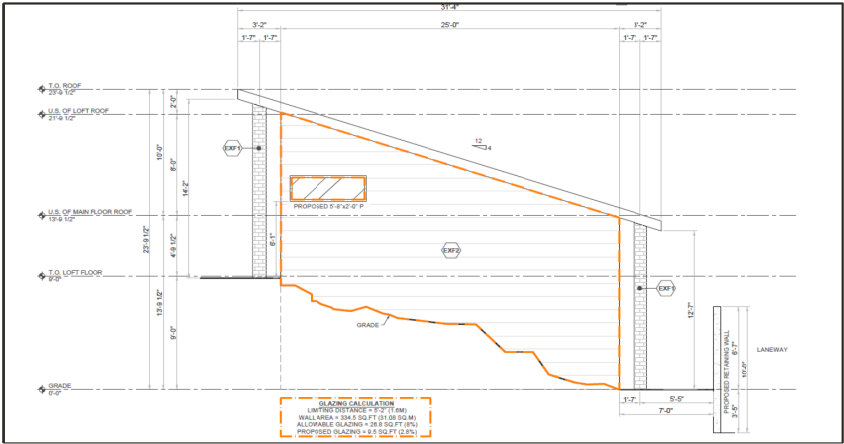
- 6' – 1" from loft floor to underside of window
- No potential for overviewing

Overviewing

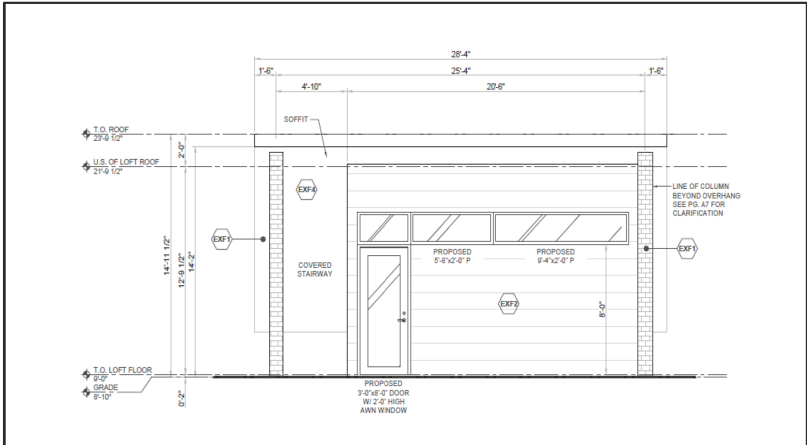
North (Lane)
Elevation



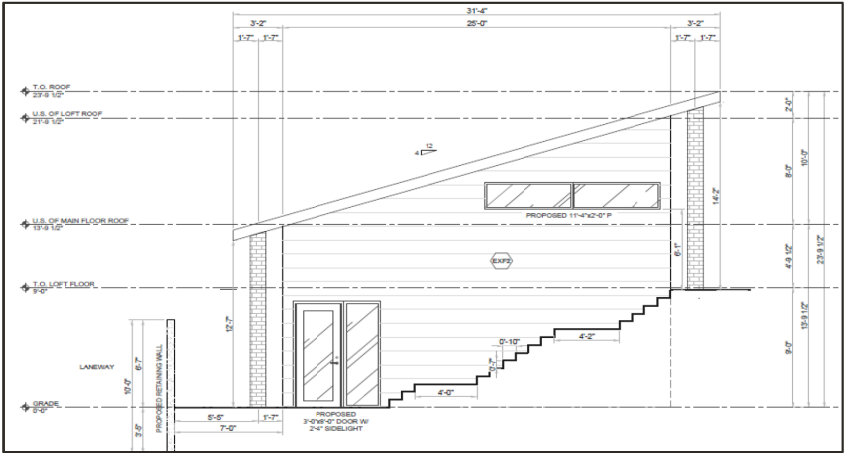
East Elevation



South
Elevation



West Elevation



Noise, Privacy & Water Management

Noise & Privacy

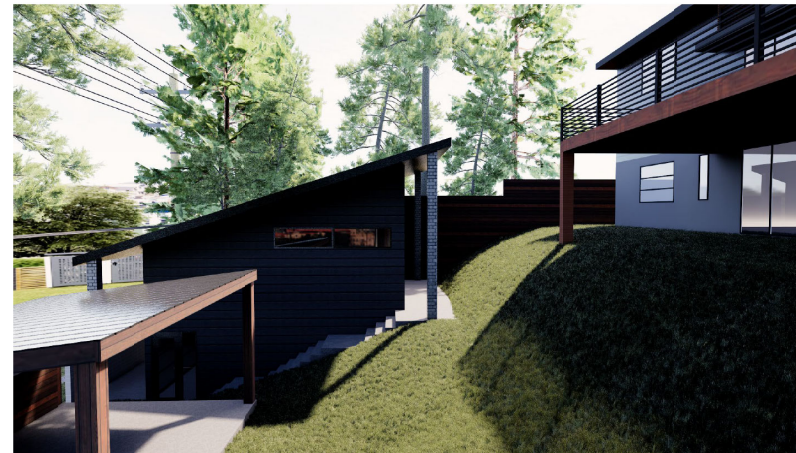
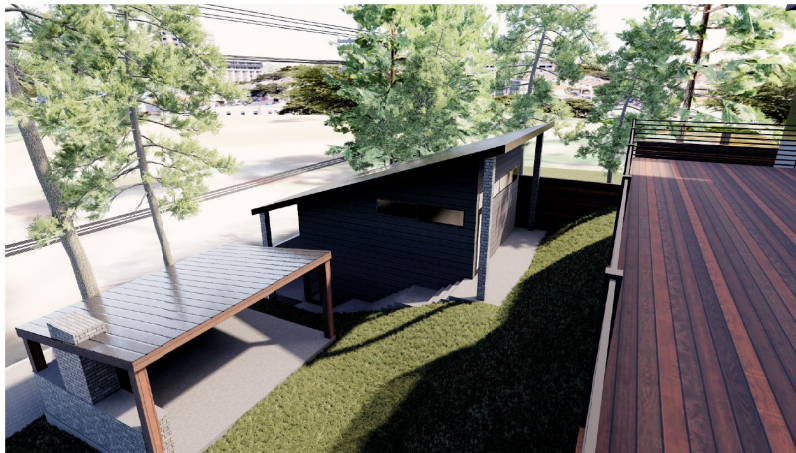
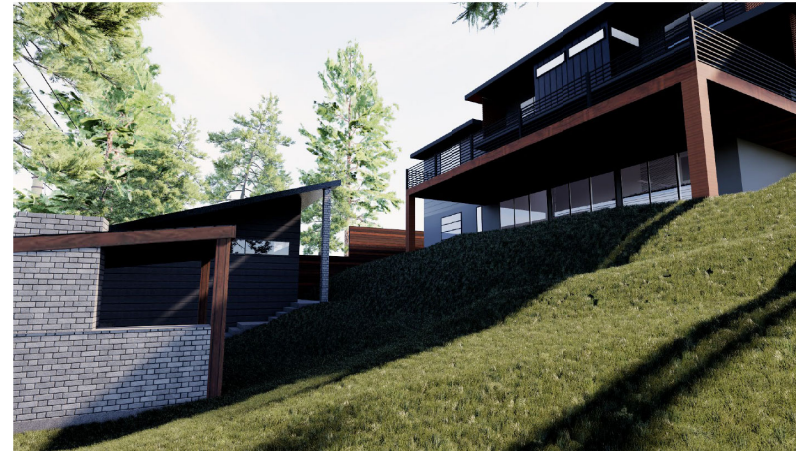
- The proposed development will not create noise beyond a typical residential backyard
- Owner intends to add landscaping where possible to preserve privacy

Management of Water: Drainage & Runoff

- Owner to ensure that sufficient methods are in place to eliminate any concern for drainage and runoff

3D Renderings (Illustration Purposes Only)

PERMITMASTERS
EDMONTON VANCOUVER CALGARY



Videos

- Videos of Backyard



PERMITMASTERS

EDMONTON VANCOUVER CALGARY

THANK YOU FOR YOUR TIME!

www.permitmasters.ca

#920 736-8 Avenue SW
Calgary, AB T2P 1H4
(855) 475-2044
info@permitmasters.ca.com

#208 8657 - 51 Avenue NW
Edmonton AB, T6E 6A8
(855) 475-2044
info@permitmasters.ca.com

#720-999 W Broadway
Vancouver, BC, V5Z 1K5
(855) 475-2044
info@permitmasters.ca.com

Appeal Board rec'd: January 9, 2022
Submitted by: K. Drever, Neighbour

January 6, 2022

Via Email: info@calgarysdab.ca
City Appeal Boards
Subdivision and Development Appeal Board
P.O. Box 2100, Station M, #8110
Calgary, AB T2P 2M5

Dear Mr. Chair and Board Members:

RE: SDAB2021-0079/DP2021-5032 Relaxation: Accessory Residential Building - height, second storey, building coverage; retaining wall: height at 2316 Sunset Avenue SW.

We live at 1415 22St SW. This letter is in support the appeal of Robert Leblond regarding the approval of the above mentioned development. Our concerns with respect to the development are around the loss of privacy in our property, as well as slope protection from erosion and slide.

The removal of the trees and shrubbery during construction has impacted, and will continue to negatively affect the privacy and serenity of our backyard. The yard is an extension of our living space. With the proposed accessory building and adjacent covered patio and fireplace, the back area of the Sunset property looks into our backyard, dining room, kitchen and office. With the open patio we expect the noise level will increase along with the visual exposure of our property.

Our property sits a storey below the Sunset property. The plans that were provided by the design firm do not detail grade and slope. We are concerned with protection from the potential erosion and slide due to the extreme grade between the properties. Where there once was a natural retaining wall and green buffer, we see plans for a wall of concrete. Due to grade and size of our properties, we cannot plant trees to replace this buffer.

In summary, the new accessory building and plans for the gathering space directly affect the privacy of both our indoor and outdoor spaces, as well as, take away from the natural aesthetic of the laneway.

Thank you for considering our letter.
Sincerely,



Kristyn and Michael Drever

1415 22 Street SW
Calgary, Alberta T3C1H3
T: 587-894-4357
E: kmwdrever@gmail.com

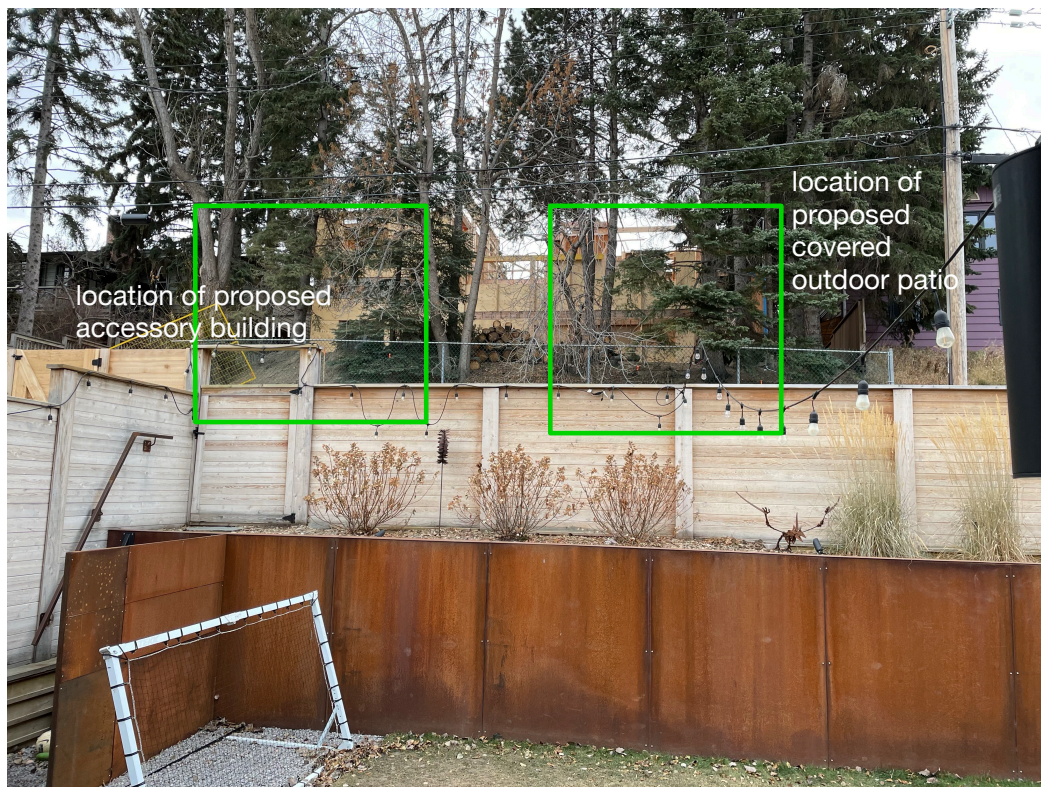
SDAB2021-0079/DP2021-5032

RE: SDAB2021-0079/DP2021-5032 Relaxation: Accessory Residential Building - height, second storey, building coverage; retaining wall: height at 2316 Sunset Avenue SW.

This photo is taken from our dining room. More trees have been removed since the photo was taken, and the plans note more tree removal in the future to allow for the accessory building and adjoining covered patio.

The impact to the slope and grade poses potential threat to the stability of our backyard.

The back of our property is exposed to the proposed accessory building and covered patio of the Sunset property eliminating the privacy we previously enjoyed.



Drever

2

SDAB2021-0079/DP2021-5032

This photo is taken from the southwest end of our backyard. This photo shows how the entirety of our backyard will be exposed to the proposed additions of the accessory building and patio.



SDAB2021-0079/DP2021-5032

The following photos show how the construction demolition has impacted the grade and slope, already affecting the erosion of the laneway.



SDAB2021-0079/DP2021-5032

The following photos show how the construction demolition has impacted the grade and slope, already affecting the erosion of the laneway.



Drever

5

Appeal Board rec'd: January 9, 2022
Submitted by: M. Tingle, Neighbour

January 9, 2022

Via Email: info@calgarysdab.ca

City Appeal Boards
 Subdivision and Development Appeal Board
 P.O. Box 2100, Station M, #8110
 Calgary, AB T2P 2M5

Dear Mr. Chair and Board Members:

RE: SDAB2021-0079/DP2021-5032 Relaxation: Accessory Residential Building - height, second storey, building coverage; retaining wall: height at 2316 Sunset Avenue SW (the “Subject Property”).

We reside at 1419 22 Street SW, immediately behind, below and to the north of the Subject Property and we are writing in support of the appeal of Robert Leblond respecting the approval of the above-mentioned development. Our comments below are an elaboration of the same comments we sent into the file manager with the City when the project was first advertised, and when the permit for the two accessory buildings were later added to the scope of the project.

We have several concerns respecting the proposed development. As a preliminary matter, while we understand that there is, regrettably, no positive obligation for home owners to approach and discuss proposed developments with adjacent neighbours, we wish to make it known that it was deeply disappointing that soon-to-be neighbours wouldn't engage adjacent property owners at all during the process – whether it was to introduce themselves or their development vision, or to try and solicit feedback from those they would be affecting and interacting with for, presumably, years to come. It was especially disappointing given that these concerns were actually raised and provided yet another opportunity for the Respondents to reach out.

It is also regrettable that the Respondents and/or their design consultants appear to have engaged in misleading the City with respect to the scope of their “renovation”. Indeed, it has become clear that the renovation plans submitted to the City for the primary residence drastically underestimated the percentage of the pre-existing home that would be demolished and built anew. Again, this lack of forthrightness has fostered distrust and resentment where openness and engagement from the start with adjacent landowners might have avoided it.

Loss of Privacy and Quiet Enjoyment

The sizes of the proposed accessory buildings are too large, are not contextual for the neighbourhood, and overlook our backyard and into our home, resulting in a loss of privacy and quiet enjoyment of our property.

Size and Context

In a Zoom discussion with the Respondent's design consultants (the first and only contact during this process – made *after* the appeal was filed), the representatives from Amanda Hamilton Design and Permit Masters repeatedly reminded those on the call that they were “allowed” to build the proposed structures – that “nothing in the bylaw” prevented them from building them. Aside from the obvious fact that were that actually true, a relaxation would not be required and an appeal

would not be possible – it begs the question that simply because one *can* build something, whether one *should*.

Every site is unique and context must be considered – not all R-C1 zoned site are created equal. Due to the steep slope between the properties on Sunset Avenue and 22nd Street below, the backyards for all homes on 22nd Street are shallower than average. Due to this short depth and significant grade differential, it is difficult to create a sense of distance and privacy between homes on these two streets. Ours is a community of single-family homes with modest, if any, accessory buildings. Few homes maximize the building envelope of their lot, and generally seek to fit within the context of adjacent properties. The proposed development on the Subject Property not only seeks to push beyond the permitted sizes of structures, but also does not seek to fit in with the context of the surrounding properties.

Furthermore, the two-storey nature of the proposed “gym” structure appears to lend itself to future re-purposing either as a business offering space for classes etc., or as a dwelling unit, with a garage-style door with access to the lane (where no homes have rear-drive garages) and space enough to accommodate a secondary suite. Given the Respondent’s approach to the original development permit/building permit process, we are nervous that the true future intent of this building has not been disclosed to the City or to neighbours. If the true intended use of the structure is a home gym and not a future secondary suite, why is it being detached from the main residence, and pushed to the very back/north end of the lot – where it would require exiting the home to access and where it maximizes both the engineering requirements to build it, and the potential negative impact on adjacent properties? Why not build the home gym as a portion of the main home – where a two-storey addition would be contextual and appropriate, and where overlooking and privacy concerns would be mitigated? Building it attached to the main home would obviate the need for enormous and ugly two-storey columns supporting a roof overhang designed solely to “protect” the exterior walkway and steps while increasing the overall footprint of the structure (and leading to the relaxation request) and increasing the negative visual impact of the proposed structure.

Privacy

As can be seen in the photographs attached as Schedule “A” to this letter (particularly Exhibits 2 and 3 which show the proposed location of the “gym” accessory building) a two-storey structure, whether or not it is “built into the hill” will significantly overlook the backyards of each of the homes directly north and downhill from the Subject Property and erode the private enjoyment of our backyard spaces, and homes – and creates shadowing effects that will limit access to sunlight for people and flora alike. The massing is entirely inappropriate for the community.

Additionally, the proposed “garage-style” door of the gym building, together with the open nature of the “outdoor kitchen” structure and the significant loss of trees (see pre-construction condition in Exhibit 5 of Schedule “A”) will permit sound to carry directly into our yards and homes, further eroding the quiet enjoyment of our private property. Music, noisy parties and the sounds of gym equipment clanging away will now carry down the slope and into our private spaces, unfiltered.

The negative visual impact of the proposed structures cannot be overstated. Where a modest, single-storey gym and un-covered outdoor patio would be sufficient to accommodate normal, personal use, entirely too large buildings that overshadow, overlook and spoil our privacy and view have been proposed instead.

Lack of Clarity, Disclosure and Mitigation on Plans

The plans submitted for both the City's and the adjacent property-owners' review are deficient and lack clarity. No geodetic points of reference are provided making it impossible to understand precisely where the proposed structures will be placed relative to the pre-construction grades, and relative to our home and yard. Additionally, no future landscaping proposal has been included that might offer some hope of visual and sound attenuation (for both the Subject Property and adjacent properties), or slope stability.

Erosion

The removal of so many trees' root structures (compare Exhibit 5 with Exhibit 2) has destabilized the slope and has caused erosion and loss of stability. Since construction started and the trees were removed, both we and our neighbours to the west have experienced flooding in our basements, that had not occurred previously, from streams of water now unabsorbed and allowed to run freely down slope, and large amounts of sediment and gravel flowing into our backyards from the Subject Property.

The large grade differential between the homes on Sunset Ave. S.W. and 22nd Street S.W. means that the homeowners sitting above and to the South of our property owe a duty of care to the homeowners below to ensure materials, rocks, earth and sediment do not escape their lot and intrude on our property. This has not been done to date and the proposed plans do not appear to provide a plan to do so – aside from a massive and unsightly six-foot (!) concrete retaining wall on a portion of the property. Without any softening via landscaping, this retaining wall will be an eye-sore and visual nuisance – with zero off-set to the property line and at eye-level to our property to the north. Moreover, as has been seen with another property just to the west of the Subject Property, retaining walls can fail (in some cases, spectacularly) and cause serious damage to properties downhill.

We respectfully submit that the within appeal be granted and the relaxations sought by the Respondents denied, and that any revised plans take into consideration the above before a further building permit is granted. Specifically, we request that should the proposed development be allowed to proceed, that it proceed without granted relaxations and with a requirement that evergreen trees and shrubs be planted north of the proposed retaining wall (which will need to be set back to accommodate said plantings) to replace the old-growth trees destroyed during the construction process, and to provide future year-round mitigation for the sound, visual impact and slope erosion for the site.

Thank you for considering our submissions.

Sincerely,

Morgan & Elizabeth Tingle

Morgan & Elizabeth Tingle
1419 22 Street S.W.
T: 403-245-4392
E: morgantingle@gmail.com and bethtingle@gmail.com
encl.



Exhibit 1 – View of Subject Property towards south, from back lane.
Photographer standing at grade of lane.



Exhibit 2 – View of Subject Property towards south west, from back lane. Photographer standing at grade of lane and directly behind 1419 22 Street SW.



Exhibit 3 - View of Subject Property towards south west, from rear gate of 1419 22 Street SW. Photographer standing at grade of lane. Note sediment and debris having washed down the hill and into our yard.



Exhibit 4 - View of Subject Property towards south west, from directly behind 1417 22 Street SW. Photographer standing at grade of lane. Note sediment and debris having washed down the hill.

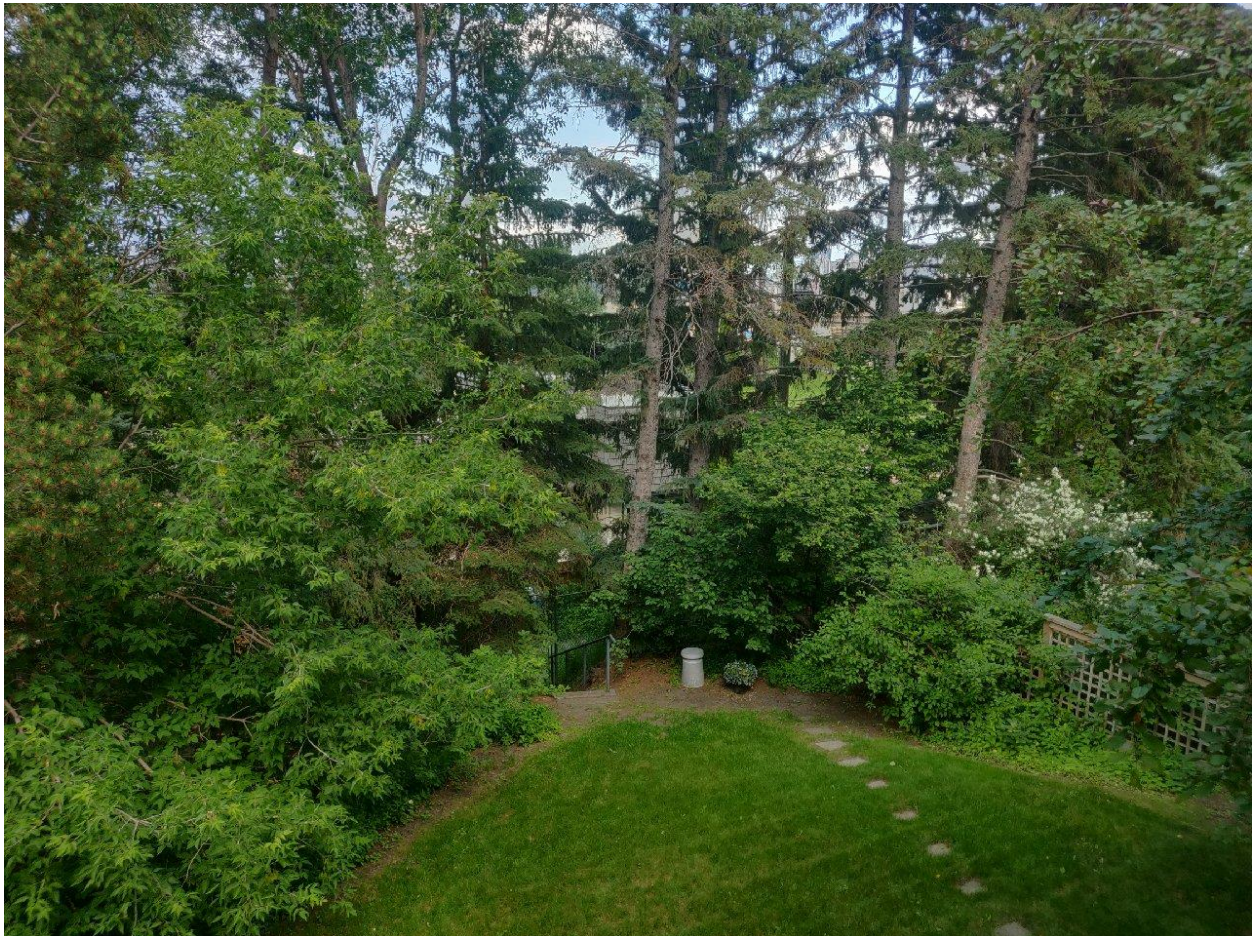


Exhibit 5 - View from Subject Property's balcony prior to purchase and beginning of renovation by the Respondents towards north. Note the extent of trees for privacy and noise attenuation, and associated root structures to stabilize grade and erosion control.

Appeal Board rec'd: January 10, 2022
Submitted by: B. Bieber, Neighbour

January 8, 2022

Via Email: info@calgarysdab.ca

City Appeal Boards
Subdivision and Development Appeal Board
P.O. Box 2100, Station M, #8110
Calgary, AB T2P 2M5

Dear Mr. Chair and Board Members:

RE: SDAB2021-0079/DP2021-5032 Relaxation: Accessory Residential Building - height, second storey, building coverage; retaining wall: height at 2316 Sunset Avenue SW.

We reside at 1417 22 St. SW, the property directly north of and across the alley from 2316 Sunset Ave. SW (the "Subject Property").

We are writing in support of the appeal of Robert Leblond regarding the approval of the abovementioned development. Our concerns with respect to the development are:

1. Elimination of privacy in our master bedroom, kitchen and back yard. As a result of removing the majority of the mature trees lining the north end of the property there is now a clear view from the Subject Property directly into our master bedroom, back yard and kitchen. If the proposed accessory building is allowed to proceed as planned it will make this invasion of privacy even worse as this building will peer down onto our property from a much closer vantage point to our property than the current house. According to the drawings provided and from a discussion with the designers, the retaining wall is proposed to be 10 feet in height. When factoring in the slope of the yard the accessory building will be 3.5 feet above grade from the retaining wall. This will result in only the first 6.5 feet of the accessory building being shielded by the retaining wall. When the large garage door is open it will have an unobstructed view onto our property. Also, given the style of door proposed on the north end of the accessory building there is no buffer for sound to be obstructed emanating from the accessory building to our property. We have provided pictures, in Schedule A, looking south from our house towards the Subject Property to give a sense of these privacy concerns.
2. Removal of trees along property line. In addition to the issue of privacy that is raised by having the tree removed, we are concerned about the potential negative environmental impact the tree removal may have leading to erosion and landslides onto our property. This has already been a problem during the construction process thus far, as significant quantities of dirt and clay have eroded into the back alley AND into our yard. The construction of the retaining

SDAB2021-0079 Additional Submission

232

wall will help with the erosion issue on the south side of the wall but it is unclear how the water discharge will be handled. If this is not properly managed there is potential for streams of water to be directed at our property which may result in further soil erosion and property damage. We have already experienced flooding in our basement once since construction on 2316 Sunset Avenue began as streams of water flooded our backyard. This is a high-risk area for flooding, because of the steep incline between homes and we are extremely nervous about the further potential cost to us if the proposed construction continues.

3. Lack of rationale for need of oversized building. I asked the designers why the building couldn't be adjusted to fit within the existing bylaw parameters and no reasonable answer was provided. It would seem that reducing the height and land coverage to fit within the existing bylaws would allow for a gym and fire pit that are not intrusive to neighboring properties and allow the owner of the Subject Property to have a reasonable place to exercise and enjoy open fires.

While we are happy to see the house being renovated, we are concerned about the new relaxations requested for the accessory building and the fire pit as these seem unnecessary and are not a fit for this property in this neighborhood.

Thank you for considering our letter.

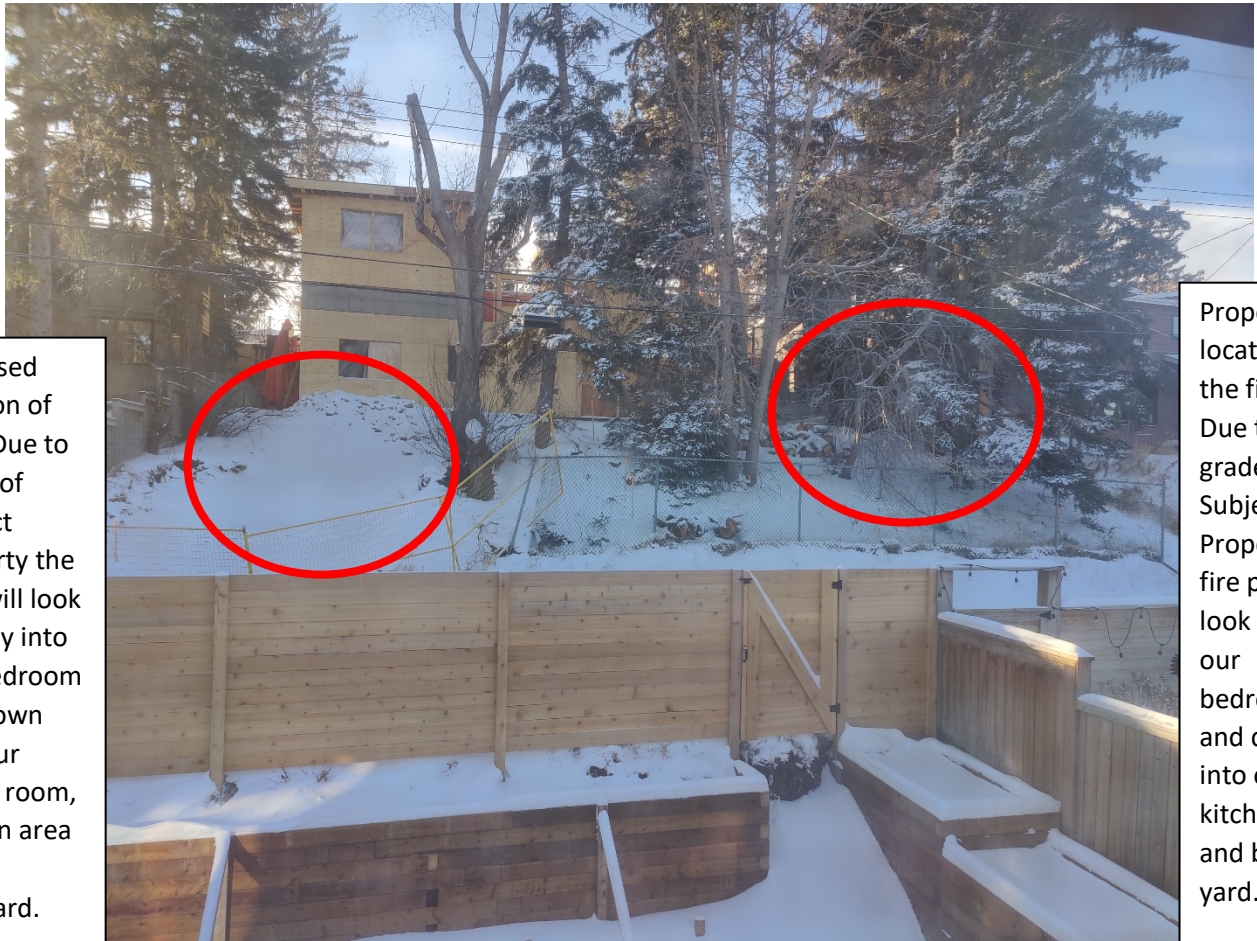
Sincerely,

Brent & Sarah Bieber

Brent & Sarah Bieber
1417 22nd St. SW
Calgary, AB T3C 1H3
403-775-5123
bwbieber@gmail.com

Encl.: Photos

Schedule A



Proposed location of gym. Due to grade of Subject Property the gym will look directly into our bedroom and down into our family room, kitchen area and backyard.

Proposed location of the fire pit. Due to grade of Subject Property the fire pit will look into our bedroom and down into our kitchen area and back yard.

View looking south out of our master bedroom window

234

Proposed location of gym. Even with the proposed retaining wall the gym will still peer down onto our backyard and kitchen area due to the steep grade of the property.



View looking south out of our kitchen area.

235



View standing along our fence looking south. Photographer is at grade to the lane. Given the narrow lane, the proposed gym and fire pit will encroach greatly upon the lane and our yard.