

REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

DATE: January 13, 2022	APPEAL NO.: SDAB 2021-0091 FILE NO.: DP2020-7757
APPEAL(S) BY: Ryder McRitchie, Bill Overend, Alif Noorani, and Chris Wong	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Dwelling Unit, Retail and Consumer Service was approved at <u>218 19 Street NW</u>	LAND USE DESIGNATION: MU-1 f3.3h19 Discretionary
COMMUNITY OF: West Hillhurst	DATE OF DECISION: December 1, 2021
APPLICANT(S): Formed Alliance Architecture Studio	OWNER(S): Hillhurst Boutique Ltd. Represented by Rick Grol

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 10399066	Order Number 37150172	Online Form Processed 2021-12-21 11:40:13 AM	
Site Information			
Municipal Address of Site Under Appeal 218 19 ST NW		Development Permit/Subdivision Application/File Number DP2020-7757	
Appellant Information			
Name of Appellant RYDER MCRITCHIE		Agent Name (if applicable)	
Street Address (for notification purposes) 215 18A STREET NW			
City CALGARY	Province ALBERTA	Postal Code T2N 2H1	Residential Phone # 403-614-9071
Business Phone # 403-614-9071	Email Address ryder.mcritchie@gmail.com		

APPEAL AGAINST

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

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.

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons:

Co-appellants: Bill Overend (219-18A ST NW); Alif Noorani (201-18A ST NW); Chris Wong (223-18A ST NW); supported by numerous other community members.

Reasons: 1) Extreme level of parking relaxation (3 stalls for 24 units) in violation of minimum bylaw requirements and is and not appropriate for this location which is poorly serviced by transit;
 2) Lack of tiering to address shadowing of adjacent properties (boring/boxy design with 5 storey alley facing wall is inconsistent with 19+2 design and expectations conveyed for neighboring Innurskape project during City hearing);
 3) Failure to engage with the Community (attempting to piggyback on 19+2 approval and bypass the same level of engagement);
 4) Building design in in contravention of Crime Prevention Through Environmental Design principles (the covered parking area does not meet stated objectives of City program and creates unsafe area);
 5) Building unit design does not fit with Community (AirBnB setup does not fit with family-oriented community and proximity to schools);
 6) Series of one-off approvals failing to address cumulative impact to the community (parking, traffic, pedestrian safety, overall sense of community);
 7) Applicants poor track record on 19+2 (damaging adjacent property, parking violations, creating safety hazards, internet disruptions, blocking alley way disrupting City services, etc...);
 8) Other matters as will be presented;

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

Estimated presentation time (minutes/hours) 2+ HOURS	Will you be using an agent/legal counsel? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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 checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If yes, how many will you be bringing? FOUR

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	SDAB Appeal Number SDAB2021-0091	Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD	Date Received December 21, 2021	
2021 12 31			2022 01 13		

SDAB2021-0091

Appeal Board rec'd: December 29, 2021
Submitted by: R. McRitchie, Appellant

From: [Ryder McRitchie](#)
To: [Calgary SDAB Info](#)
Subject: [EXT] Order Number: 37150172; 218 19St NW; DP2020-7757
Date: Wednesday, December 29, 2021 3:20:38 PM
Attachments: [Stmt of Comment and Vision Survey \(comp\).pdf](#)

Hello,

Please find attached additional supporting documentation regarding the filed appeal. The document was originally prepared for the 19+2 development but is equally relevant for this location as the applicant is the same and has attempted to slip this approval thru on its merit.

Order number 37150172;

Thanks,

Ryder McRitchie



Statement of Position on LOC2019-0015 **(19+2 Development)**

Who We Are:

- Discuss 19th is a group of residents within the West Hillhurst and Hillhurst communities in Calgary who are advocating for contextually appropriate development along 19th Street NW primarily between Kensington Road and 8th Avenue
- We currently represent **173** residents from **62** individual dwellings

Our Vision

- Since our original statement on the 19+2 development proposal, we have completed additional community engagement (a "Vision Survey") which forms an integral part of this commentary
- It is important to note that the Vision Survey completed by our membership overwhelmingly supports development and intensification of 19th Street NW and we are open to a variety of building types and forms to achieve this

Commentary on the LOC2019-0015 Application

- After careful consideration we offer these comments on the LOC2019-0015 land use amendment application for the 19+2 development proposal
- While we share the desire to re-develop this parcel of land - the scale of development proposed by the Applicant greatly exceeds the scale of redevelopment as defined by our members in our Vision Survey
- Ultimately, Discuss19th does not believe that several aspects of the proposed 19+2 application meet the requirements of 3.4.3 (f) of the Municipal Development Plan:
 - *(f) An appropriate transition between the Neighbourhood Main Street and the adjacent residential areas is required. Transition should generally occur at a rear lane or public street. **These transitions should be sensitive to the scale, form and character of surrounding areas**, while still creating opportunities to enhance the connectivity with the community. (Bylaw 19P2017)*

Our concerns with the 19+2 application not satisfying this requirement are detailed further below. As such **we do not support** this application in its current form:



Height - The Proposed Height Greatly Exceeds That of Existing 19th Street Buildings

- At 18.5m the proposed 19+2 development would be significantly taller than neighboring buildings constructed under the current 10m height restrictions
- This would create a lopsided effect on the East vs West sides of 19th Street and not properly frame the street
- The existing context of redevelopment on 19th Street has been established at the current 10m maximum
- Ultimately, the height as proposed is simply too large for the depth of the lot, and this negates any attempts to achieve a sensitive transition between the neighborhood main street and the adjacent residential areas



Zoning Density and Scale - The Proposed Increase In Zoning Density Is Inappropriate

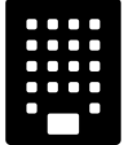
- The proposed FAR density of 3.25 greatly exceeds the current 2.8 in the adjacent Hillhurst ARP
- 19+2 proposed zoning jump from RC-2 to MU-2 is a major step and from our research would be an unprecedented departure from established context in terms of zoning and height
- The proposed MU-2 zoning density, supporting a building height of 5-6 storeys, could be considered spot zoning as it is not adjacent to any other mid-rise buildings



Precluding Future Planning Initiatives

- Future "Local Growth Planning" initiatives will provide engagement opportunities for all stakeholders to shape the future of West Hillhurst and of 19th Street NW
- Approving this land use application at its current scale and intensity would preclude the ability of any such future engagement opportunity to define the future of this neighborhood main street
- In the absence of formal community consultation, development along the 19th Street corridor should be contextually appropriate and not preclude future development arising from that consultation

Sensitive Transition - Current Design is Inadequate



- The applicant has attempted to achieve a sensitive transition to surrounding residential areas by reducing the massing of the building in the SE corner.
- However this reduction in massing fails to achieve a "sensitive transition" as: i) it offers zero relief to the residential properties to the north of the site and ii) the reduction is less than 50% of the site's width on the eastern side of the building

Safety - Negative Traffic and Pedestrian Impact on 2nd Ave



- 2nd Avenue is a narrow residential street that serves as a major East-West pedestrian connector between areas on either side of 19th Street NW
- In particular, this connector is frequently used by all ages of school children travelling to the Queen Elizabeth schools that house 1,268 K-12 students
- 18A / 2nd Ave is used daily for walking exercise by residents of the General deLalanne Seniors home
- The existing intersection of 19th and 2nd is already a high-risk intersection given its offsetting crosswalks
- Any traffic studies performed should be completed on an incremental basis to volumes generated from the new Legion development, including during school start and dismissal times

Retail - Proposed Retail on 2nd Avenue is Not Contextually Appropriate



- Retail along the residential street of 2nd Avenue does not align with the intention of the MU-2 zoning, which is to only have storefronts facing the commercial street (1375 (1)(b))
- The 25,000 sq ft retail space at the proposed Legion Condo development and the 20,000 sq ft of retail space at the existing Legion is not fully leased, bringing into question the need for an additional 10,000 sq ft of space 125m away



Parking - Onsite Parking is Insufficient

- 19+2 will require a relaxation of 9 stalls to support the scope of its proposed retail operations
- Parking counts performed by the Applicant to justify this relaxation were done on a cold 2 degree day at the end of September and do not adequately reflect peak volumes from the climate sensitive nature of major retailers on 19th Street
- The parking analysis performed did not consider other relaxations of parking that have already been approved for other recent developments along 19th street



Green Space - Proposed Development Lacks Green Space

- Historically these properties have had front yards and extensive backyards with room for grass, trees and gardens which contribute significantly to the character of the neighborhood
- The lot coverage of the proposed development approaches 100% with no allowance or offset for the removal of green space



Long-term Plan - Appropriate Consultation Regarding Intensification For 19th Street Has Not Been Completed Within the Community

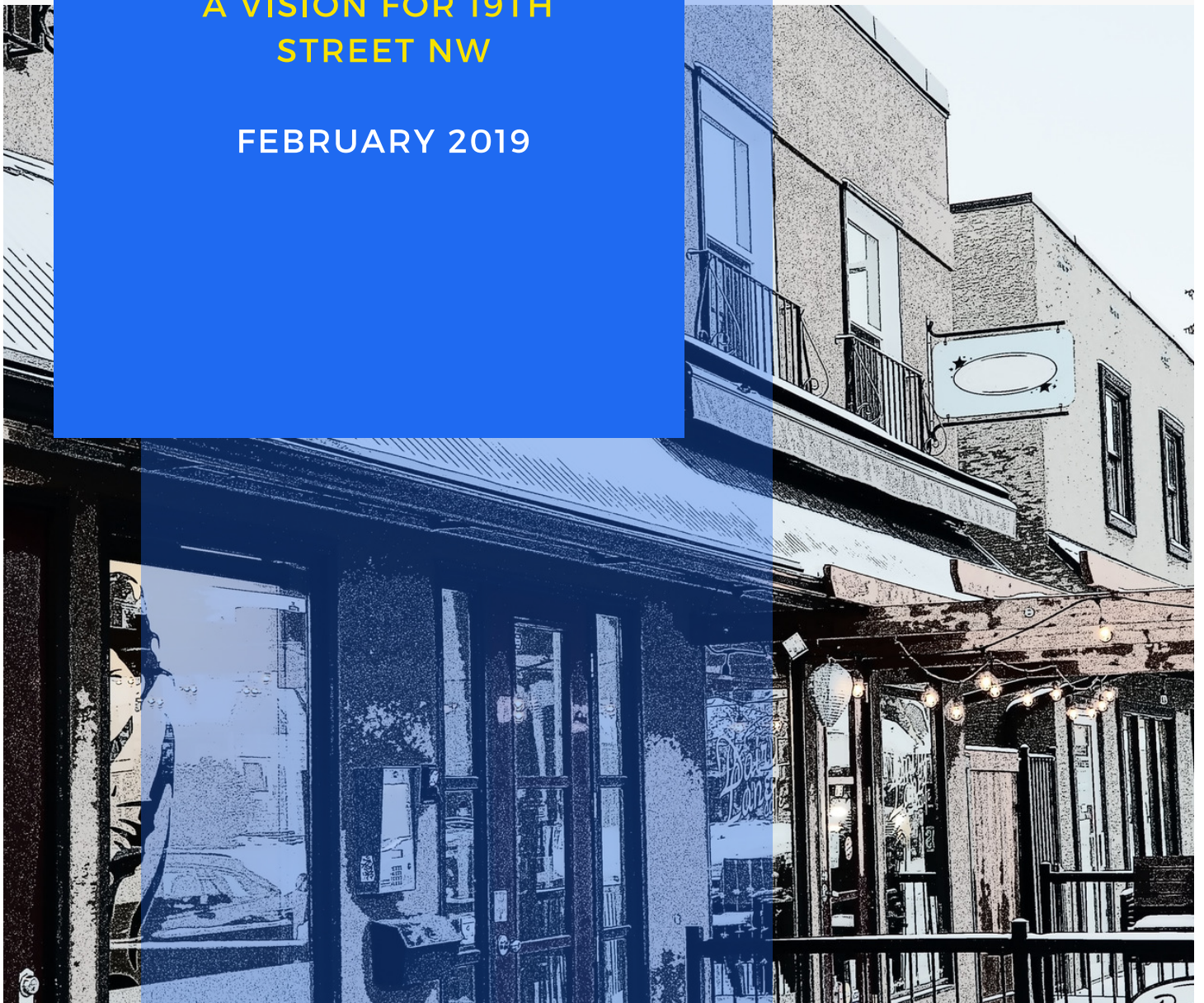
- It is important to acknowledge that there will be both supporters and detractors of redevelopment intensification along the 19th Street Corridor
- The key aspect to emphasize is that we as a community have not had the opportunity to express and discuss these differing viewpoints regarding the accepted level of intensification in an official City sponsored forum
- We furthermore note that 19th Street has not formally been designated as a "Main Street" pending the second phase of the Main Street engagement process that has yet to be completed

SURVEY RESULTS

A VISION FOR 19TH
STREET NW

FEBRUARY 2019

 **Discuss19th**
Let's Talk- discuss19th.ca



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WHO DID THIS?

This survey was a 100% grassroots effort of area residents on a volunteer basis. Hours, expertise, and funding was donated by our members

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A grassroots effort within the community

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We Believe in Densification

(We're not NIMBY)

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A Master Planned Approach

Maximize positives, minimize the negatives

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Our Vision for 19th Street

Both NOW and in the FUTURE

ABOUT US

Discuss 19th is a group of residents within the West Hillhurst and Hillhurst communities in Calgary who are advocating for contextually appropriate development along 19th Street NW primarily between Kensington Road and 8th Avenue

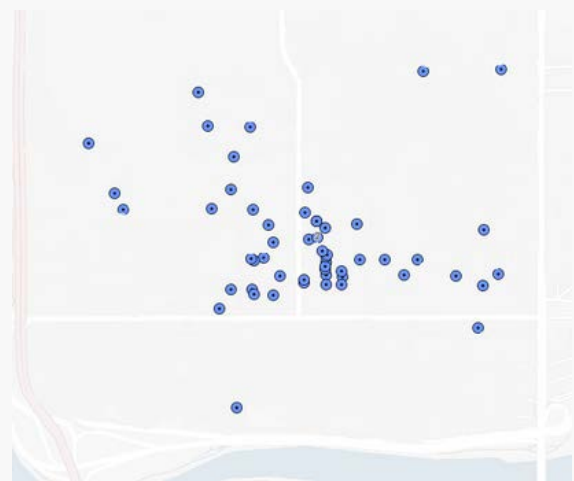
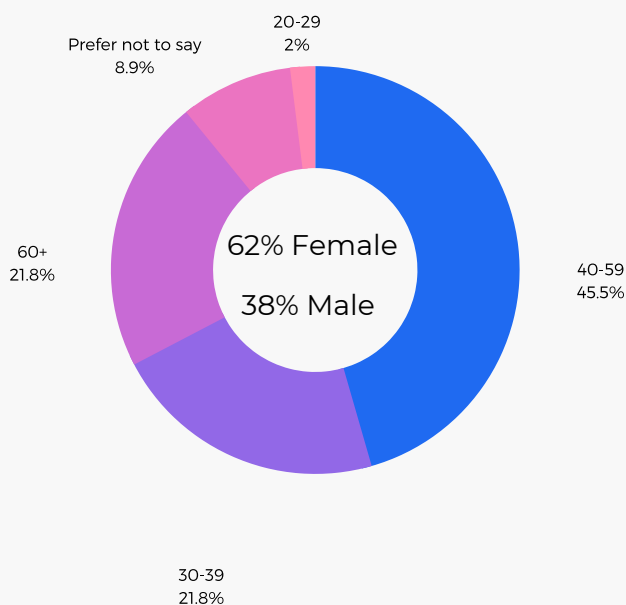
We currently represent **163** residents from **62** individual dwellings (and growing!)

We are focused on fostering discussions between residents, stakeholders, and elected / non-elected officials about development along 19th Street NW

We are not opposed to re-development along 19th Street NW

Our members span a diverse range of genders, careers, profession/occupations, and age

Participant Demographics



**A wide diversity of opinions
regarding re-development
exists in West Hillhurst**

**We ask that a formal City
led engagement process be
completed to ensure all
viewpoints are considered
in a master planned
approach to re-
development**

**Until then, development
should be contextually
appropriate**

The Vision Survey

We asked our members a simple question. What do you see as the future of 19th Street and area?



"YOU'RE A BUNCH OF NIMBYS!"

You might be surprised, virtually all our members are supportive of densification and re-development of the 19th Street Corridor

We believe the question at hand is - what is the appropriate level of said densification, and what form does it take?

SURVEY PARAMETERS

- Online entries were accepted from Jan. 29 to Feb. 17, 2019
- Only one survey was accepted from each street / IP address of 62 registered households
- 45 responses were received

QUESTIONS ASKED INCLUDED

1) Future Re-development and Densification

- Height restrictions of redevelopment
- Desired Building Forms to create density
- What should go where in the 19th Street / Legion area

2) What's your vision of 19th Street?

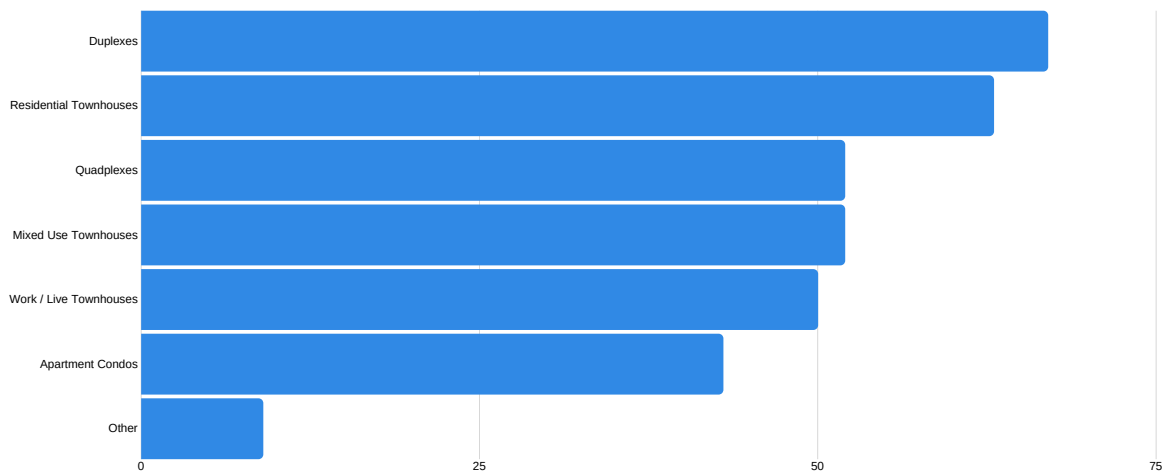
- What's your favorite building?
- How do you use 19th Street?
- What does 19th mean to you, now and in the future?

This survey was written with assistance from the Federation of Calgary Communities, the Southwood Community Association, and our members with urban planning experience

We believe in Densification

We also believe that significant gains in densification can be achieved within the existing context and land use guidelines

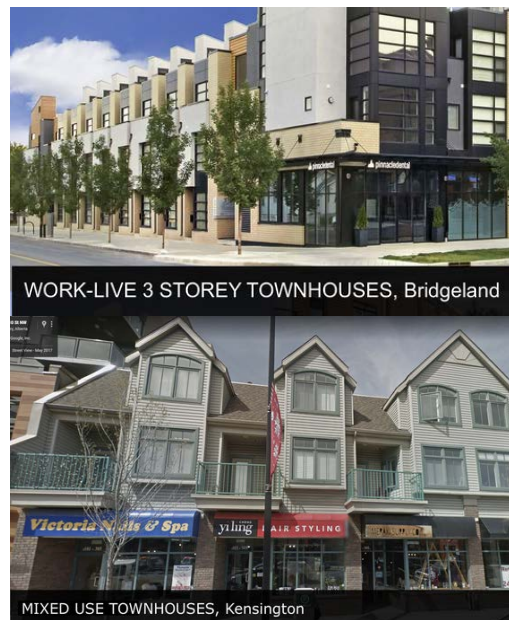
Question 1: What forms of residential density appeal to you?



Density can be achieved by a variety of building types

Participants were asked this question to select what forms and types of residential density resonated with them

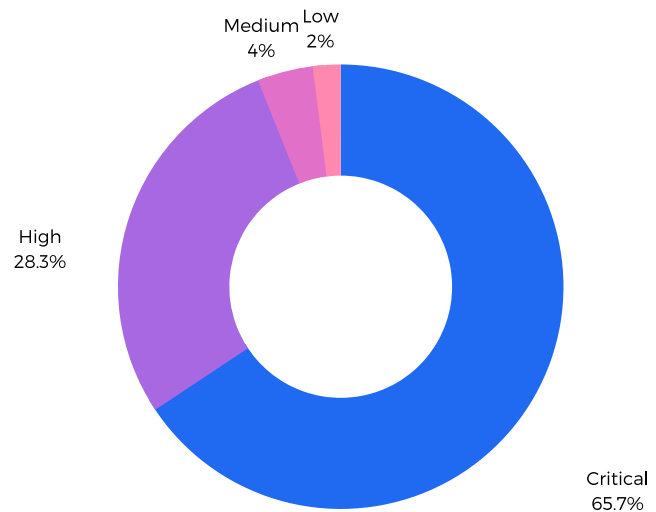
Survey results show a wide range of types and forms of residential density that survey participants found appealing, including mixed use building types



Question 2: How high should new developments be on 19th Street?

Participants were asked "How important is it to you to maintain the current maximum height restrictions (residential 8.6m, commercial 10m) for new developments on 19th Street?"

The results show an overwhelming preference for maintaining the existing height restrictions for any new redevelopment



The responses to Questions 1 & 2 show that there is substantial support for a variety of building types that could significantly increase density **within** the existing height restrictions and land use guidelines

A Master Planned Approach is Required

Maximize the positives for community and city while
minimizing the negatives via a co-ordinated plan



While 19th Street NW has not formally been classified as a "Main Street" the construction of the previously approved No.264 Legion development on Kensington Road adjoining 19th Street means that both areas are intrinsically linked in any effort to re-develop the area

With the No.264 development approved the question that arises is how can redevelopment on 19th complement and balance this for the benefit of retailers and the community?

In particular, the No.264 Legion development has provisions for 14 high intensity retail spaces spanning 25,500 sq ft. To support customers for these retail spaces it has 60 stalls of dedicated parking for these retail units - a feature that can not be matched by developments along 19th street

Currently 19th Street and the No.264 Legion development form natural "zones" which offer the opportunity to achieve intensification across a balanced spectrum of uses.

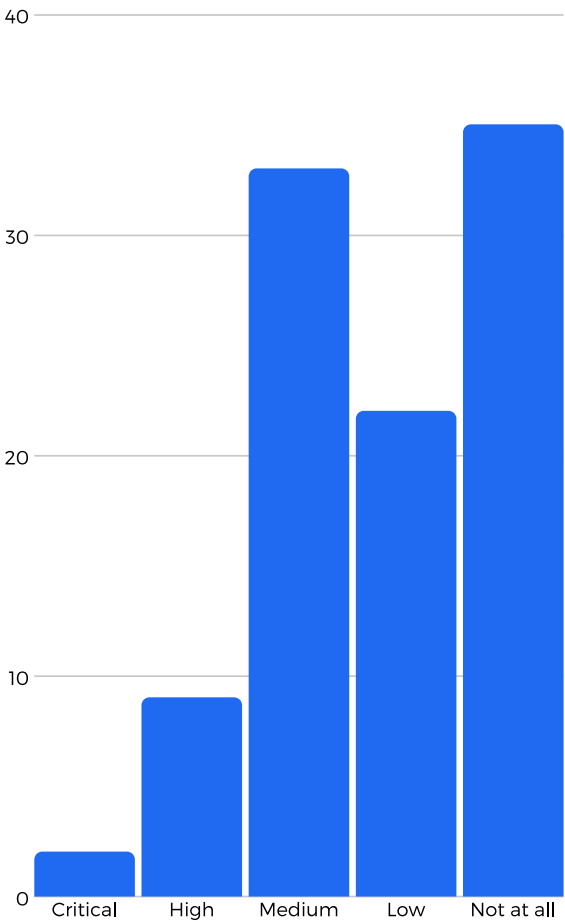
Survey participants were asked to answer questions with respect to their desired level of balance, with respect to the need for retail incremental to the Legion and "What goes where?" in the area

Question 3: Is additional retail needed?

Participants were asked to assume that the 14 high intensity retail spaces (spanning 25,500 sq ft.) at the Legion are built and filled with a variety of retail options

Given that - how important was it for them to have additional shops, services and commercial spaces on 19th Street?

We also noted that traditional brick and mortar retailers face significant headwinds from technological disruption from online retailers (i.e. Amazon) and service providers (i.e. Skip the Dishes). In the not-too-distant future, the need for commercial retail space may be lessened.

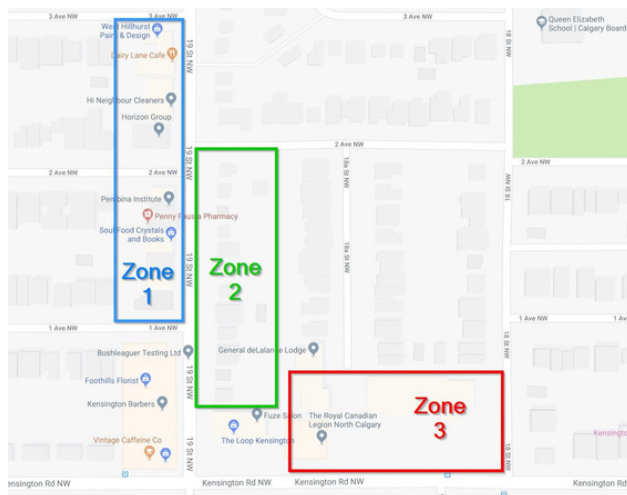


Question 4 - What Goes Where?

The permitted building type and form can help influence the type of commercial activity at a location. The commercial portion of any development (mixed use or otherwise) can be segregated into four levels of use

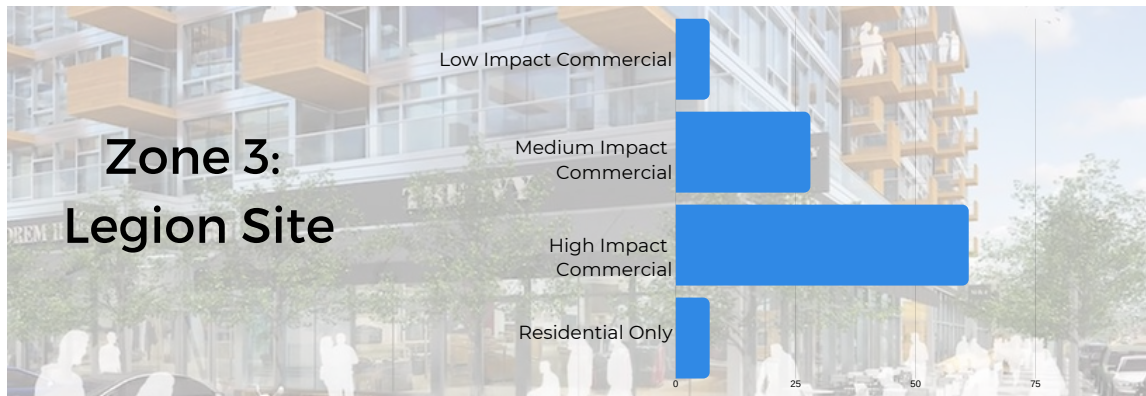
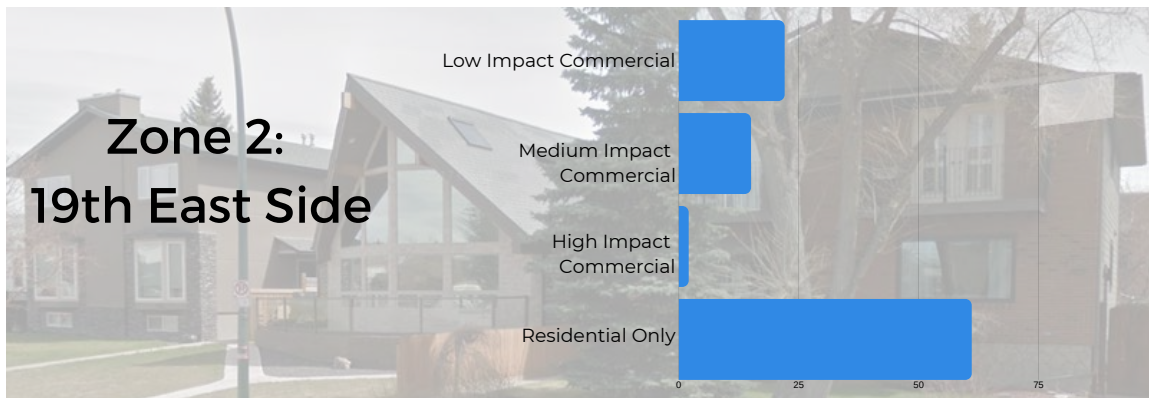
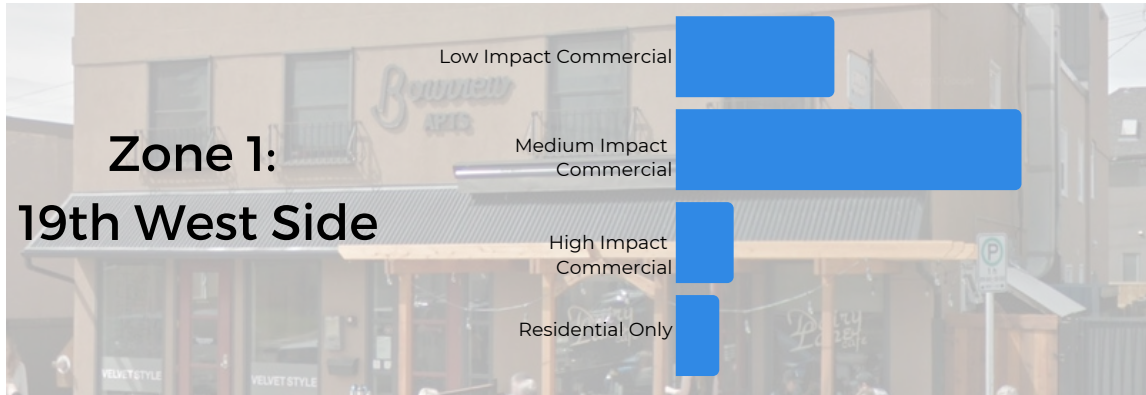
HIGH IMPACT COMMERCIAL	MEDIUM IMPACT COMMERCIAL	LOW IMPACT COMMERCIAL	RESIDENTIAL ONLY
<ul style="list-style-type: none"> Frequent and large customer base (50+ customers per day) Early to late operating hours (ie. Grocery store, restaurants, bars) High parking requirements (many customers drawn from communities beyond West Hillhurst) Examples include: Blush Lane Organic Market, Made by Marcus, Dairy Lane 	<ul style="list-style-type: none"> Steady and moderate customer base (25+ customers per day) 10-6pm operating hours Moderate parking requirements Examples include: Benjamin Moore Paint store, Barber Shops, Salons 	<ul style="list-style-type: none"> Low to moderate daily customers (1-15 customers per day) 8-5pm operating hours Low parking requirements Includes the "Live / Work" class of townhouses Examples include: independent boutiques, financial advisors, brokers (financial, mortgage, and real estate), specialist professional offices (ie Psychologist) 	<ul style="list-style-type: none"> No commercial elements at all in the development Examples include: a low rise condo, townhouse, quadplex / duplex

We have a potential for three distinct "zones" within the 19th Street / Legion Area:



Question 5 - What Goes Where? (continued)

Participants were asked: "Considering the above four uses - what type of development would you like to see in each of the three identified "zones" above?"



Our Vision for 19th Street

How do participants see 19th both now and in the future?

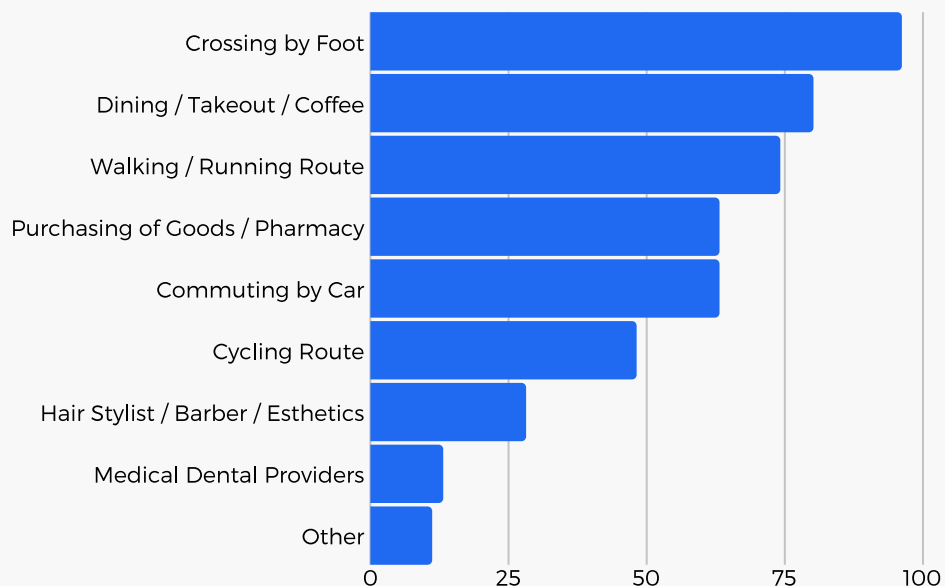
Our final section of the survey focused on understanding how residents of Hillhurst and West Hillhurst both perceive and interact with 19th Street currently

19th Street is a cherished part of the community, and survey participants shared their thoughts as to what defines its character, appeal, and potential

The multi-use nature of 19th as a commercial, vehicular, pedestrian, and residential hub results in it having different meaning to many people

We also asked survey participants what they saw 19th Street becoming in the future to service their evolving needs and those new to the community

Question 6: How do you use 19th Street Currently?



Question 7: What's your favorite building on 19th?



50%

Bowview Apts. /
Dairy Lane

"I lived in the apts above Dairy lane while going to UofC. Pete & his family were very kind to me. I was a frequent customer of the then convenience store next door and spent some time hanging out at the barber shop.....very fond memories"

"The scale and activity surrounding it by its use is representative of a quaint residential and commercial building in a neighbourhood node."

"Good mixed use building with range of boutique shops, restaurant done at an appropriate height. Not as modern as some other locations but captures a good mixed use concept; and Dairy Lane is a great community minded business."

"Bowview Apartments has history as Dairy Lane and is a good example of retail and living space....this building has character."

Maintains the historical traditions and low density community oriented businesses

"Preserves old buildings and converts them into a business. Inglewood-like."

"Scale is consistent. Low impact. Provides character to the street."

"Love the historical character and the community feel"



15%

Made by Marcus
/ Pembina

"It's hip, respects the personality and culture of our neighbourhood, minimizes shadow cast"

"it's a nice scale to the surroundings and doesn't look like a commercial building."

"Nice simple architecture, not too modern, welcoming main level."

"Attractive, well designed and welcoming."



17%

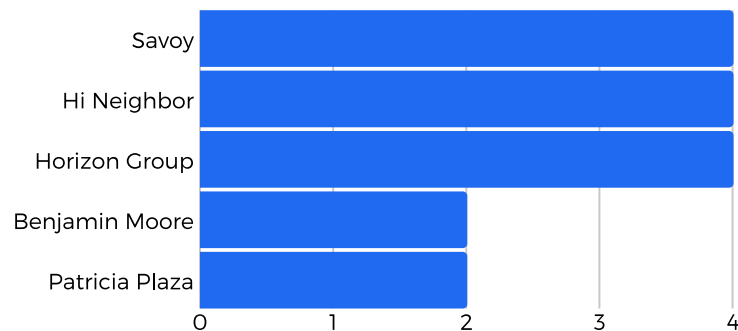
Penny Fausta /
Lab11

"Thoughtful exterior design and architecture. Doesn't exceed height restrictions. Nice set back from the street. Offers a service we didn't already have in the hood. Appropriate way to improve the look and modernizing 19th street without standing out too much."

"big and modern but accessible (and not TOO big)"

"Clean and update, low height"

"looks great and suits the street"



Question 8: What's missing from 19th?



74%

Crosswalks with
Overhead Lights



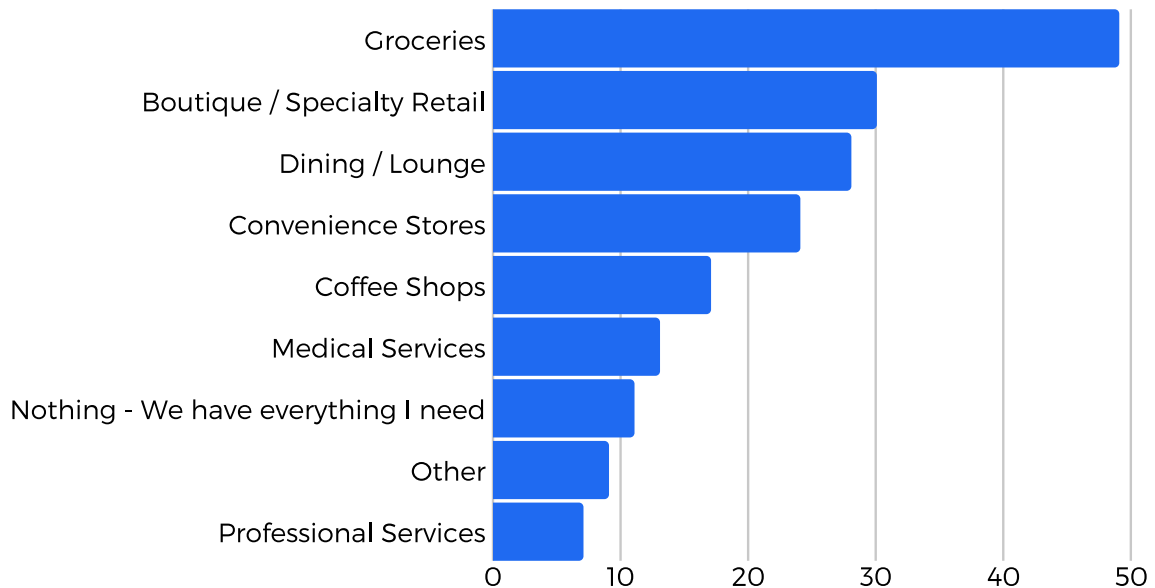
59%

Streetscaping /
Streetlight
Improvements



48%

Safer Cycling
Infrastructure





Survey Participant Thoughts on 19th - Current State and the Future

Our survey participants have a deep and rich connection with the neighborhood and with 19th Street in particular. Participants had passionate thoughts about the current state of 19th, and how it can evolve for future generations to enjoy

A free form "blank canvas" section of the survey was created to ensure this diversity of thought and emotion could be captured in this survey

Thoughts fell into three main categories:

- 1) Usage of the space
- 2) Development
- 3) Infrastructure and Safety

Selected Thoughts of Survey Participants - 19th Street in its Current Form

Development

Currently a piecemeal development with no long-term thought or plan

perfect spot for live-work residential development given the neighbourhood amenities and surrounding residential scale

An area in need of an appropriately sized facelift.

Lots of rental properties that are not well maintained or managed; run down old war homes that should be built into newer homes

Doesn't feel like a big city/urban

We like the current mix of residential and commercial. We don't want to see more apartment buildings

it is a local feeder street to the neighbourhood and should not become 14th ST or 10th St

Keep residential on east side

East side on 19th street is half run down, it will be developed but lets do it with vision

How do we maintain at least some of the heritage

Low height in keeping with historical development to maintain the proper balance on both sides of 19th Street.

Development needs to have minimal impact on residents in the area, especially traffic and parking

Doing it right....not piecemeal any development should not increase the level of commercial use or residential height that currently exists

Usage

Every business that is there now adds to my enjoyment of life

A destination in the neighbourhood to go to

Quaint and small scale residential and commercial neighbourhood node

There's only so many things I need from a boutique store

Community based involvement on what its going to look like

Coffee with friends

A vibrant place to live with services that are in walking distance

Infrastructure

No north/south bus

insufficient parking

Busy during rush hour traffic times

Not safe for pedestrians

its a struggle to park anywhere

Not a vehicular thoroughfare

currently there is no parking for existing businesses I can't imagine how busy it will be with the legion development and another building on top of that. It's too much for one block

I wish to maintain a tree lined street

Traffic speed ,older persons ageing and kids school crosswalk safe lights needed

Selected Thoughts of Survey Participants - 19th Street in the Future

Future Development

There are many consultants in this area and this is an increasing trend in the modern workforce. Work / Live option is something

I would seriously consider due to the financial and tax savings. Currently there are no options in West Hillhurst for this

We need redevelopment to be in a co-ordinated fashion, not the patchwork of one off approvals as if it was Macleod Trail

density can increase significantly within current zoning and all residents i've spoken to support this

A 1/2 version of 10th Street or 33rd Ave SW. I see it as a neighborhood level development and not a mainstreet with towering structures

Increase density in a moderate fashion to not completely alter the current look and feel of the neighbourhood

Support higher density development done in the right context; 3-4 storeys max

Eventually all developed but with a tasteful plan that the community has brought and sold to the city. I envision the height being the greatest at Kensington and then tier down until 2 ave.

new housing -
townhouses/quadplex/duplex

Continued balance between low density residential and low impact commercial.

mixed use residential and commercial with max three stories

dont want to see the area become another kensington, like the small community flavour...just more of it.

Low impact residential like the Sarina homes on Kensington Road would add great frontage and density to the neighbourhood

Vacant sites (NW corner of 1st Ave and 19th Street cleaned up and developed.

Retail space with living upstairs or live/work townhouses

Maintain height restrictions to maintain resident access to sunlight and property enjoyment

higher density housing, but not too high (eg: low rise apt or townhouses)

Increased residential mix

Townhouses with retail options restricted hrs low (3 or less) story grade orientated residential

Providing affordable options for FAMILIES

older houses into new homes or duplexs

higher density residential

maintain homes on 19th with front yards to balance the commerical west side of 19th

More residential is fine if done tastefully.

Maintaining the look and feel of our neighbourhood

Maintain a small town community feel; this is not a main street.

Low rise buildings (not more than two stories)

Selected Thoughts of Survey Participants - 19th Street in the Future

Future Usage

I think of Europe, everything 3-4 stories, business and commercial completely mixed. People work and live in their communities.

Maintain small, quaint neighbourhood feel

More small business and professional services slowly moving in, I want to stay in my home as long as I can so I would like to be able to walk to most of the daily services I need. The City of Calgary and all of us need to increase our tax base, downtown may never recover and business pay more tax then residential so it helps us all.

I'm all for some densification, like townhouses and low rise apartments because more people help bring vibrancy, diversity and make it easier for business to thrive with a higher customer base.

A safe community area with a focus on family residential projects

A little more food / drink / outdoor space, even a grocer like sunny side market

Hopefully new dining options

Groceries within walking distance

Convenience store would be great (not expensive high end like before)

New businesses/buildings on the west side

A fine Restaurant with parking

Amenties to serve existing residents
Providing appropriate services for the neighbourhood

I'd like a restaurant to walk to; a green grocer would be nice; a neighbourhood pharmacy-that which gives a feeling of living in a neighbourhood that has a feeling of community!

I would like to see a mix of residential (low cost options would be great) and boutique/independent/unique business

Natural food store

Another Coffee shop/bakery

the new businesses already moving in are on the right track

More small restaurants would be nice.

New business opportunities for entrepreneurs

Need a couple more services - convenience store, pharmacy, workout studio, restaruants
Limited business, limit to high end business if have to

more coffee or small dining spots

More service to community is good balance
convenient to support a healthy older community

Keep it as residential area, a low rise condo, townhouse, quadplex / duplex. Do not allow marijuana store

Local brew pub

Selected Thoughts of Survey Participants - 19th Street in the Future

Future Infrastructure

I'd like to see it become the hub of the neighbourhood, like a small town central district

Increasing densification and intensification but in a manner that preserves the livability and character of the street and broader neighborhood

Improve cycle and walkability through moderate density growth and minimal additional high-impact commercial

Improved curb presence so it looks like it is part of a residential community (which is) versus a commuter route.

Streetscape improvements to support the increasing demographics of children in the area. (Safety and green/play space improvements)

A safe corridor for students and parents who regularly commute to area schools green space

No increase to vehicular traffic

Increased noncar and safe transportation options

super pedestrian friendly

safe cycling and cross walks for pedestrians

Cross walk control

dedicated parking for shops

enhanced streetscape features and pedestrian safety at corner of 2 Avenue and 19 Street

traffic calming for safety

I wish to maintain a tree lined street

Speed suppression/traffic calming crosswalk light at 2ave

A place where the community can come together.

dedicated green space for sitting crosswalk with lights on 19th

Minimize vehicle/parking in the area, more emphasis on work/cycle.

Constrained vehicle north/south corridor

Its a priority to Keep traffic speeds down and keep it pedestrian friendly.

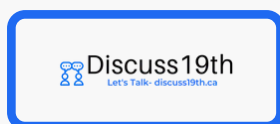
more considerations for parking, there is no where to park

landscaping for more appeal

More public seating areas to support the existing businesses

Keep children safe

I have owned a business on 19th St for almost 20 years. While it is great to have some vibrant businesses want to come into the area, there are some things I feel haven't been addressed by the city. I agree about the height of a building and the parking issue is also huge. People have a hard time finding parking as it is and to have another development coming in with no plan to accommodate that. What I would not want to see is a paid parking program come into effect, yet people parking for more than an hour on the main street is an issue. If parking dwindles, the businesses lose customers, and the losers are businesses and its vibrancy.









December 1, 2021

FORMED ALLIANCE ARCHITECTURE STUDIO

Wendy Richards

wendy@faasarch.com

Dear Sir/Madam:

RE: Notification of Decision: DP2020-7757

Subject: New: Dwelling Unit, Retail and Consumer Service

Project: Boutique Hillhurst

Address: 218 19 ST NW

This is your notification of decision by the Development Authority to approve the above noted application on December 1, 2021.

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

Development approved by this permit must commence by December 1, 2023 or the development permit shall cease to be valid.

The decision will be advertised beginning December 9, 2021 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight December 30, 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, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (587) 576-4313 or by email at Manish.Singh@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Manish Singh

Senior Planner

Planning and Development

Attachment(s)



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

DP2020-7757

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

218 19 ST NW

Community: **West Hillhurst**

L.U.D.: **MU-1 f3.3h19**

and legally described as:

8942GB;19;4

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

New: Dwelling Unit, Retail and Consumer Service

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: **December 1, 2021**

Development Authority **Coleen Auld**

File Manager: **Manish Singh**

Release Date: _____

This permit will not be valid if development has not commenced by: December 01, 2023

This Development Permit was advertised on: **December 09, 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: **FORMED ALLIANCE ARCHITECTURE STUDIO**

Address: **303 - 1812 4 ST SW**

City: **CALGARY, AB, T2S 1W1**

Phone: **[REDACTED]**

Complete Address and Legal Description listing for Development Permit DP2020-7757

Address Type	Address	Legal Description
Parcel	218 19 ST NW	8942GB;19;4



Conditions of Approval – Development Permit

Application Number: DP2020-7757
Application Description: New: Dwelling Unit, Retail and Consumer Service
Land Use District: Mixed Use - General (MU-1f3.3h19)
Use Type: Discretionary
Site Address: 218 19 ST NW
Community: WEST HILLHURST
Applicant: FORMED ALLIANCE ARCHITECTURE STUDIO

CPAG Team:

Planning

MANISH SINGH (587) 576-4313 Manish.Singh@calgary.ca

Development Engineering

DINO DI TOSTO (403) 268-2131 dino.ditosto@calgary.ca

Transportation

MARC BASTIAAN (587) 216-7193 marc.bastiaan@calgary.ca

Parks

KAREN MOUG (403) 200-7328 Karen.Moug@calgary.ca

Prior to Release Requirements

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

Planning:

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly.

Development Engineering:

2. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

https://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP-Design-Guidelines.pdf

Development Site Servicing Plans CARL (requirement list)

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

3. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m², the applicant may:
 - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24 hour storm event in the gravel drainage rock.
 - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
 - c. Provide block profiles that conform to the "Standard Block Profile Specifications for CAD and Manual Formats" for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

4. **After the Development Permit is Approved but Prior to its Release**, the Landowner shall execute an Off-Site Levy Agreement for the payment of Off-Site Levies pursuant to Bylaw 2M2016. The Off-Site Levy **is based on a 2021 Development Approval date** and was based on the following:

Phase	Description	Unit(s)
1	Multi-Residential - Above Grade	16 Units; 2 Bedrooms or More 8 Units; 1 Bedroom or Less
	Retail/Commercial	New Commercial: 157.65m ²

Based on the information above, the **Preliminary Estimate** is **\$ 84,834.56**.

Should payment be made prior to Release of the Development Permit, an Off-Site Levy Agreement will not be required.

Include the completed Payment Submission Form, which was emailed to the Applicant. Only Certified Cheques and/or Bank Drafts made payable to The City of Calgary are acceptable.

To obtain an Off-Site Levy Agreement or for further information, contact the Calgary Approvals Coordination, Infrastructure Strategist (Mary Jerebic at 403-268-1603 or Mary.Jerebic@calgary.ca) or offsitelevy@calgary.ca.

Transportation:

5. Execute and register on title an Access Agreement over the northerly neighbouring property (Servient Lands) in favour of the subject property (Dominant Lands) for the purpose of pedestrian access to the shared loading facility. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document can be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
6. Submit Construction Drawings for review and approval of the rear lane (repaving) from 2 AV NW to the south property line.
7. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

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

Roads

- a. Construction of new asphalt lane paving from the south property line to 2 AV NW.
 - b. Rehabilitation of lane driveway crossing, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,
8. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- a. Possible street lighting upgrading adjacent to site.

Parks:

9. Provide details regarding tree species, trunk diameter (caliper size), and quantity of proposed public trees as per *Parks Development Guidelines and Standard Specifications, Landscape Construction* (current edition). Tree spacing of boulevard trees should be 5.0m in order to provide an enhanced pedestrian realm.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

10. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
11. No changes to the approved plans shall take place unless authorized by the Development Authority.
12. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
13. All roof top mechanical equipment shall be screened.
14. All areas of soft landscaping shall be irrigated as shown on the approved plans.
15. Parking and landscaping areas shall be separated by a 150mm (6 inch) continuous, poured in place, concrete curb or equivalent material to the satisfaction of the Development Authority, where the height of the curb is measured from the finished hard surface.
16. Crushed aggregate or materials including but not limited to brick, pea gravel, shale, river rock and gravel are not permitted within required landscape areas.
17. All electrical servicing for freestanding light standards shall be provided from underground.
18. For parking areas, a lighting system to meet a minimum of 10 LUX with a uniformity ratio of 4:1 on pavement shall be provided.
19. Each parking stall, where located next to a sidewalk, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
20. Handicapped parking stalls shall be located as shown on the approved plans released with this permit. Handicap parking stall(s) shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.
21. The waste and recycling area shall always be kept in a good state of repair.

Development Engineering:

22. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
23. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

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

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

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

24. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
25. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
26. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
27. Pursuant to Bylaw 2M2016, Off-Site Levies are applicable.

28. **After Approval of the Development Permit but Prior to Issuance of a Development Completion Permit or any occupancy of the building**, payment shall be made for Off- Site Levies pursuant to Bylaw 2M2016.

Transportation:

29. Residents of this development shall not be eligible for Residential Parking Permits.
30. For a five-year term, commencing at the date the development completion permit is issued, a minimum \$500 per year active transportation credit must be provided to each unit that is not provided with an on-site parking stall. The credit is to be used for Calgary Transit passes, carshare trips, e-scooter trips or rideshare trips.
31. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
32. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.

Parks:

33. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact 311 for an inspection.
34. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector (403-804-9417) to arrange an inspection.

Advisory Comments

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

Planning:

35. 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, it must be submitted to the Subdivision and Development Appeal Board (4th Floor, 1212 31 Avenue NE, Calgary, AB T2E 7S8) [DJ3 Building] **within 21 days after the date on which the decision is made**. An appeal along with reasons must be submitted, together with payment of a \$200.00 fee, to the Subdivision and Development Appeal Board. An appeal may also be filed online at <http://www.calgarysdab.ca> or mailed to Subdivision and Development Appeals Board (#8110), P.O. Box 2100, Station M, Calgary AB T2P 2M5. To obtain an appeal form, for information on appeal submission options or the appeal process, please visit the website or call 403-268-5312.
36. 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.
37. Building Regulations advises of the following. Please refer to the contact provided in the comments below if you have any questions prior to your building permit application.

A preliminary review for compliance with the National Building Code – 2019 Alberta Edition has been completed based on the Development Permit Application Drawings. The following comments may affect the design concept of the building and shall be addressed prior to the application for a Building Permit. A Building Permit shall be obtained from the Building Regulations Division before construction.

National Building Code – 2019 Alberta Edition Comments (advisory)

1. Division B, 3.2.2 Provide a complete Building code review at time of Building Permit application. The building classification shall be included as required by Division C, 2.2. The fire separations and fire resistance ratings shall be clearly identified on the drawings. (Floor loading, fire resistance ratings, spatial separations, construction of exposing building face, occupant loads, exiting, etc)
2. Division B, 3.2.3 Provide spatial separation calculations for ALL buildings, new and existing. Please note the requirements for fire rated assemblies of exposed building faces, permitted type of construction/cladding (combustible or non-combustible) and provide tested listed assemblies and/or material specifications that support these requirements. In the case that there is no property line to calculate limiting distance, an arbitrary line is drawn between the two buildings and limiting distance is calculated to this line for both buildings. Provide all calculations, confirmation of all existing exposed building face construction/closures, confirmation of existing building uses, and identify the line of limiting distance used between the existing and new buildings on the plans.
3. Division C, 2.4. Please note full professional involvement will be required for the design and building permit submittal for this project. Please ensure Architectural, Structural, Mechanical, Electrical, and Geotechnical professionals are retained, and provide drawings from each discipline.
4. Division B, 3.2.5 Ensure provisions for firefighting are met.

5. 3.8.2.3. Areas Requiring a Barrier-Free Path of Travel (See Note A-3.8.2.3.) 1) Except as permitted by Sentences (2), (4) and (5), a *barrier-free* path of travel from the entrances required by Sentences 3.8.2.2.(1) and (2) shall be provided throughout all normally occupied *floor areas*. (See Article 3.3.1.7. for additional requirements regarding *floor areas* above or below the *first storey* to which a *barrier-free* path of travel is required.)
6. 3.8.2.5. Access to Parking Areas, Exterior Passenger-Loading Zones and Stall Design (See Note A-3.8.2.5.) 1) A *barrier-free* path of travel shall be provided from the entrance referred to in Article 3.8.2.2. to a) an exterior parking area, if exterior parking is provided, b) at least one parking level in a parking structure, and c) every parking level in a parking structure served by a passenger elevator. **5) Parking stalls for use by persons with disabilities required by Sentence (2) or (4) shall be designed in accordance with Article 3.8.3.22.**
7. 3.5.4.1. Elevator Car Dimensions 1) If one or more elevators are provided in a *building*, all *storeys* shall be served by at least one elevator which has inside dimensions that will accommodate and provide adequate access for a patient stretcher 2 010 mm long and 610 mm wide in the prone position. (See Note A-3.5.4.1.(1).) 2) An elevator satisfying the requirements of Sentence (1) shall be clearly identified on the main entrance level of the *building*.
8. Please note proof of Alberta New Home Warranty may need to be provided at time of Building Permit application: refer to <http://homewarranty.alberta.ca/>.
9. The Province of Alberta requires all residential builders to have a builder license to construct residential projects including multi-residential. Accordingly, the City of Calgary is required to check for evidence of the builder license for any building permits that include residential dwelling units in the scope of work. Any questions related to builder licensing can be directed to builderlicensing@gov.ab.ca.
10. Partial Permit: Please note that a partial permit application may be made at the time of your building permit application or anytime thereafter (in consultation with your building permit file manager SCO). The scope of a partial permit may vary - please specify proposed scope of the partial permit at the time of the application. Please refer to the following document for information necessary when applying for a partial permit on this project. <http://www.calgary.ca/PDA/pd/Documents/building/commercial-partial-permit.pdf>

National Energy Code of Canada for Building 2017 (advisory)

1. NECB Division A, 1.1.1.1. The National Energy Code for Buildings 2017 will apply to this proposal at time of building permit submission. Please refer to www.Calgary.ca/energycodes for further information on submission requirements.
2. NECB Division B, 3.1.1.6 & 3.2.1.4. Please note that if fenestrations and doors exceed 33% of the gross wall area this would preclude the use of the prescriptive compliance path.
3. NECB Division B, 3.2.2.1. The National Energy Code for Buildings 2017 prescriptive and trade off paths require vestibules on certain exterior access doors. Please ensure this is addressed prior to the application of Building Permit.

4. NECB Division B, 4.1.1.2(1) & 4.2.3. Please note that any exterior and accent lighting fed from the building supply is required to meet the National Energy Code for Buildings 2017. Please ensure that where applicable these are included within your chosen compliance path.
5. NECB Division B, 7.2.1.1.(2) National Energy Code for Buildings 2017 requires that in buildings containing dwellings the electrical energy consumption be capable of being monitored for each individual unit.
6. Please be aware that any envelope changes that are required at building permit stage in order to achieve compliance with National Energy Code for Buildings 2017 or Section 9.36 of National Building Code - Alberta Edition 2019 may result in a new or revised development permit being required.
7. NECB Division B, 8.1.1.2. Please be aware that in a performance path submission all drawings submitted will require to be fully coordinated with the model.

Jennifer Rodger
 Safety Codes Officer - Buildings
 T.403-268-1667
 Development Approvals and Building Safety - Division #8114
 Calgary Building Services
 P.O. BOX 2100, POSTAL STATION M-, CALGARY, AB. T2P 2M5

38. The approval of this Development Permit does not limit in any way the application of the regulations in the Alberta Building Code, nor does it constitute any permit or permission under the Alberta Building Code.
39. In addition to your Development Permit, you should be aware that Building Permit(s) are required. Once your Development Permit application has been approved, you may apply for Building Permit(s). Please contact Building Regulations at 403-268-5311 for further information.
40. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the development (building and site), including those which are required through the building permit process.

Development Engineering:

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

- e. The development is in compliance with applicable environmental approvals (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

- 42. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

- 43. Any flammable or combustible liquid storage tank over 230 litres requires 3 sets of drawings to be submitted to the Fire Department, Fire Inspections and Investigations, Technical Services for review.

Plans are to be delivered to:

4144 - 11 ST SE, Calgary, Alberta, T2G 3H2

There is a fee structure in place for this review.

Refer to this website link for more information:

<http://www.calgary.ca/CSPS/Fire/Pages/Inspections-investigations-and-permitting/Registering-Flammable-or-Combustible-Tanks.aspx>

- 44. Prior to the commencement of construction, alteration or demolition operations, a fire safety plan, **accepted in writing** by the Fire Department and the authority-having jurisdiction, shall be prepared for the site and conform to the requirements of the AFC 2014, Division B, 5.6.1.3.. This document is required as a Building Permit condition for approval.

- 45. Based on information gathered in the 2013 flood event, and analysis contained in the "Bow River and Elbow River Hydraulic Model and Flood Inundation Mapping Update" (2015, City of Calgary and Alberta Environment), a basement on this parcel has the potential for flooding due to groundwater seepage.

The following should be considered in the basement design:

- a. Construct all electrical and mechanical equipment within a building at or above the **1051.7m**;
- b. Basements should not be utilized for storage or immovable or hazardous materials that are flammable, explosive or toxic.
- c. A sump pump should be provided in the basement. The outfall pipe should be looped and discharge above the recommended 100 year flood level.
- d. A separate electrical circuit should be provided for the sump pump with the operating switch located above the recommended 100 year flood level.

- e. Basements should be designed to minimize seepage while employing appropriate foundation pressure relief methods, unless those pressure relief methods are intentional flooding, i.e. foundation pressure relief cut outs.
 - f. Installation of backflow prevention valve(s) on sewer lines or the elimination of gravity flow basement drains.
46. Water connection is available from 19 St NW.
- Indicate on the DSSP the existing service to site that is to be killed as per city specs.***
47. The available fire flow in the adjacent City water main is 15,000 L/min at 15m residual pressure This letter should also indicate that the internal water supply is adequate based on the pressure and size off the public main.
48. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall, 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
49. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
50. Review with Fire Prevention Bureau at 403-815-1114 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. (Principal entrance(s) are to be labeled on the plan.)
51. Ensure that the water service separation from the foundation wall or piles is:
- a. 4.0m (100mm service or larger), or
 - b. 3.0m (50mm service or smaller), or
 - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
52. The applicant must apply for water and sewer connections as per City Standards.
53. Sanitary sewer connection is available from 19 St NW.

Indicate on the DSSP the existing service to site that is to be killed as per city specs.

- 54. Storm sewers are unavailable for connection.
- 55. Show all existing and proposed sewers on the Development Site Servicing Plan prior to release of the development permit. Contact Development Site Servicing at developmentservicing2@calgary.ca for details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf

Development Site Servicing Plans CARL (requirement list)

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

56. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current "Stormwater Management & Design Manual" Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
57. A wastewater monitoring access point is required to service the proposed industrial, commercial or institutional developments as per Part VIII of the *Wastewater Bylaw 14M2012*. Such an access point allows for the observation, sampling and flow measurement of wastewater entering the wastewater system, and includes a test manhole. Monitoring access points should be, wherever possible, located outside the property line on public property. If the access point cannot be located on public property, an access easement is required. The access easement is to be a minimum 5m x 5m surrounding the wastewater monitoring access point and shall include an access easement from the site entry point to the manhole to allow for vehicle access. The easements must be registered on title prior to DSSP approval. Contact the Land Titles Officer, Corporate Properties at 403-268-5863 for an access easement. All monitoring access points must provide unrestricted access to City staff for inspection purposes.
58. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
59. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
60. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100 year storm events.
61. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
62. All on-site sewers are to be designed to City of Calgary specifications.
63. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100 year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100 year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

64. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).

65. Stormwater emergency escape routes must be to a public roadway.

66. For questions and concerns regarding waste storage facilities, refer to the “Development Reviews: Design Standards for the Storage and Collection of Waste”
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

Or

Contact the Waste & Recycling Services Specialist 403-268-8445 for further site specific details.

67. The tree planting indicated on the approved development permit plans which are located within the road right of way require a line assignment from Utility Line Assignments. This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and six (6) scaleable landscape plans (1:250 or 1:500 preferred) indicating the following information:
- Property lines
 - Curb/sidewalks
 - Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
 - Existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
 - Dimensions from property line to all of the above features

Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5, Location #8026. Alternatively, the required information can be submitted to the ULA Support email as a PDF at ulasupport@calgary.ca

68. Storage enclosures and collection areas shall be maintained and clear of snow and ice.

Transportation:

69. The subject development is within Residential Parking Zone “Z”, however residents will not be eligible for the RPP program.

Parks:

70. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or

shrubbery on City Lands without prior written authorization from the General Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the General Manager, Engineering.

71. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.



**APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

279876731-001
Taken By: DRG

Application Date **Dec 1, 2020**

APPLICATION NO DP2020-7757

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

Total Fees: \$0.00

Cart #:

Applicant: **FORMED ALLIANCE ARCHITECTURE STUDIO**
Address: **303 - 1812 4 ST SW**
City: **CALGARY, AB, T2S 1W1**
Phone:

Contact: **Richards, Wendy**
Phone:
Fax:
e-mail: **wendy@faasarch.com**

Parcel Address: **218 19 ST NW**
Legal: **8942GB;19;4**

Parcel Owner: **HILLHURST BOUTIQUE LTD.
PO BOX 75065 RPO WESTHILLS
CALGARY
AB T3H3M1**

e-mail: **Not Available**

L.U.D.: **MU-1 f3.3h19**

Community: **WEST HILLHURST**
Sec. Number: **20C** Ward: **07**

Description: **New: Dwelling Unit, Retail and Consumer Service
Boutique Hillhurst**

Gross Floor Area: 155 metres -
squared
Dwelling Units: 24
Building
Height: 17.8 metres
No. of Buildings: 1

Proposed Development is: **Discretionary**

Proposed Use: **Dwelling Unit
Retail And Consumer Service**

I agree to receive correspondence via electronic message related to this application.

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning and Development to inactivate and cancel incomplete applications.

Applicant / Agent Signature: _____ Date: _____

The personal information on this form is being collected under the authority of The Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) and amendments thereto. It will be used for the permit review and inspection processes. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. The name of the applicant and the nature of the permit will be available to the public. 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.

Track your application on-line with **VISTA** Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC)
or call our Planning Support Centre at (403)268-5311.

SDAB2021-0091



FORMED ALLIANCE ARCHITECTURE STUDIO

WWW.FAASARCH.COM
303 - 1812 4 STREET SW CALGARY AB. T2S 1W1
403 214 7595

DEVELOPMENT PERMIT PLANNING AND DESIGN RATIONALE

DATE: 2020-12-01

PROJECT INFORMATION

Property Address: 218 19 Street NW

Project Name: Boutique

Existing Zoning: MU-1

Proposed Project: 5-storey mixed-use building: 24 residential units, at-grade commercial (retail and consumer service)

Sited in the community of Hillhurst, Boutique aims to strengthen the developing streetscape along 19th Street NW with an appropriately scaled mixed-use proposal. The 5 storey development includes an engaging and pedestrian-scale storefront design at grade, with 24 small-scale residential dwelling units above that further diversify housing options in the area. The residential dwelling units are provided with street-facing roof top amenity space, as well as a fitness gym in the basement.

Given the scale of the development and its adjacency to the owner's 19+2 development (under construction), the intent is for Boutique to share the 19+2 loading stall. The loading stall is located at the SE corner of the neighboring site within 4m of the shared property line.

Limited parking is being proposed and parking relaxations are being requested given the challenging limitations to provide underground parking for a site of this size. However, the inner-city location of the site, ample Class I bike parking, and being immediately adjacent to the future bus stop included in the 19+2 development all encourage users to use alternative means of transportation.

Although the neighboring property to the south is currently zoned as an R-C2, we have been in conversation with the property owner who fully intends to develop this site and is therefore supportive of relaxing the current side setback and height chamfer requirements. A letter of support will be provided.

Overall, the proposed application is consistent with the city-wide goals and policies of the Municipal Development Plan and encourages new local businesses and

innovative housing options for Calgarians in established and well-connected communities. We look forward to working closely with the City throughout this development.

Thank you.

Wendy Richards

Intern Architect, AAA, M.Arch.
wendy@faasarch.com
613.552.8265



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0018 383 109	8942GB;19;4	191 066 414

LEGAL DESCRIPTION
 PLAN 8942GB
 BLOCK 19
 LOT 4
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;1;24;20;S

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 091 227 937

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
191 066 414	04/04/2019	TRANSFER OF LAND	\$675,000	\$675,000

OWNERS

EAGLE CREST HOMES LTD.
 OF PO BOX 75065 RPO WESTHILLS
 CALGARY
 ALBERTA T3H 3M1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
191 066 415	04/04/2019	MORTGAGE MORTGAGEE - CONNECT FIRST CREDIT UNION LTD. BOX 1137 BROOKS ALBERTA T1R1B9 ORIGINAL PRINCIPAL AMOUNT: \$500,000
191 066 416	04/04/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
191 066 414

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CONNECT FIRST CREDIT UNION LTD.
BOX 1137
BROOKS
ALBERTA T1R1B9
AGENT - ANDREW G KEIRSTEAD

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF
NOVEMBER, 2020 AT 11:35 A.M.

ORDER NUMBER: 40593535

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Eagle Crest Homes Ltd.

owner(s)

Namrita Rattan

contact name

PO Box 75065 Westhills Calgary, AB T3H 3M1

contact email

City of Calgary

Planning & Development

P.O. Box 2100, Stn. M, # 8108

Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to 218 19 Street NW Boutique
property address project name (if applicable)

Please be advised that I, Namrita Rattan am:
full name

(select one)



the owner of the above mentioned property, and that I authorize



an officer or director of the owner(s) of the above mentioned property,
 and that I am authorized by that owner to authorize

FAAS Architecture

and/or its

Wendy Richards

agent or company name

applicant, consultant, contractor (if applicable)

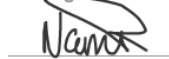
to apply for any and all Development Permits
permit type

for the above mentioned property.

I further agree to immediately notify The City of Calgary, in writing, of any changes regarding the above information.

11/27/2020

date signed



signature of owner

Namrita Rattan

name of owner (printed)

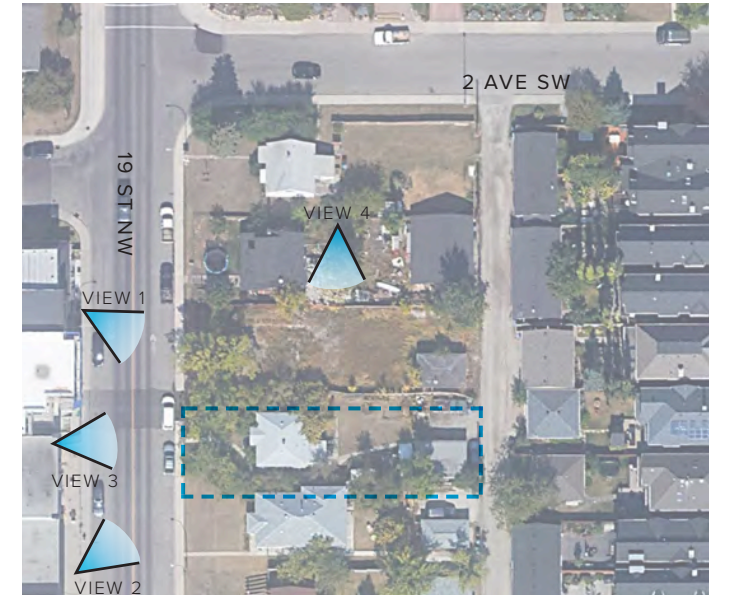
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VIEW 1 - NORTHWEST CORNER



VIEW 2 - SOUTHWEST CORNER



KEY PLAN



VIEW 3 - WEST STREET VIEW



VIEW 4 - CURRENT VIEW FROM NORTH

SITE PHOTOS

2 0 2 0 . 1 2 . 0 1

BOUTIQUE

FΛΛS



Site Contamination Statement

Application # _____
for office use only

Site Address: 218 19 Street NW

Legal Description: L:4, B:19, P:8942GB

The information provided in this disclosure statement will assist the Development, Land Use and Subdivision Authorities in processing planning applications. The Authorities rely on the information provided in this statement to assist in determining the potential for site contamination, which may have been caused by current or historic activities.

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 inquiry and the thorough inspection and review of all documents and other information pertaining to the subject property. **Please be aware that further site assessments may be required as part of the review of your application.**

1. Are you aware of any environmental investigations (audits, assessments, tests, surveys or studies) for this site?

☐ Yes ☒ No

If yes, please provide copy(s).

2. Are you aware of any environmental requirements associated with any previous planning applications on this site?
(i.e. development permit, land use redesign or subdivision)

☐ Yes ☒ No

If yes please provided a brief description and the associated development application number(s):

Not related to this site, however we are aware of site contamination on the adjacent parcels: 222, 226, 230 19th Street NW, due to neighboring dry cleaners, determined by the ESA1 and 2 reports completed. Clean up coordination has commenced. An ESA will be tendered and completed for this site (218 19th St).

3. Has there been site remediation or a request for such on the site?

☐ Yes ☒ No

If yes, please provide a brief description:

4. Are you aware of any regulatory actions, past or current, which have been applied to this site?

☐ Yes ☒ No

Examples include (but are not limited to):

- Environmental Protection Orders
- Reclamation Orders or Certificates
- Control / Stop Orders, fines, tickets or prosecutions
- Violations of environmental statutes, regulations and bylaws
- Administrative penalties and warning letters

If yes, please describe and provide copies of relevant documents:

5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities or the Calgary Fire Department for activities which may impact the property?
(e.g. certificates of approval, storage tank regulations, plant operating permits)

☐ Yes ☒ No

If yes, please describe:

6. Has there been contact with Alberta Environment or Calgary Regional Health Authority regarding possible contamination on the site?

☐ Yes ☒ No

If yes, please provided a brief description:

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. I am not aware of any other information that may indicate that the subject property is potentially contaminated.

11/27/20

Date



Applicant Signature

Preet Mudhar

Applicant Name (Please Print)

Hillhurst Boutique Ltd.

Company Name (Please Print)

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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:

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

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Abandoned Well Declaration

Application # _____
for office use only

Site Address: 218 19 Street NW

Legal Description: L:4, B:19, P:8942GB

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 FAAS Architecture Contact Person Wendy Richards

Address 303 1812 4th Street SW

Phone 613-552-8265 Cell Phone _____ Email wendy@faasarch.com

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.

November 27, 2020

Date



Applicant Signature

Wendy Richards

Applicant Name (Please Print)

FAAS Architecture

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.

Map Title



Friday, November 27, 2020 11:57:51 -07:00

Map Scale: 1:9,028



0.5 0 0.23 0.5 Kilometers

While every effort is made to ensure data from this site is accurate and current, the Government of Alberta is not liable for any loss or damage arising from the possession, publication, or use of, that data. This information is provided "as is" without warranty.

Alberta Government
GeoDiscover Alberta

© Government of Alberta

Legend

- ✦ Abandoned Wells (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Citations

District Title: Mixed Use - Flexible (MU-1f#h#d#)

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:	October 18, 2021
Date Received:	October 1, 2021
F/M:	Manish Singh
BLC BY:	Alex Trinh
Review Required:	PARTIAL
Markups Completed Electronically:	Yes - Refer to Livelink

D.P. #

2020-7757

For Internal Distribution Only

Modifier(s):	F.A.R	3.3	Height	19.0	Density	ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)
--------------	-------	-----	--------	------	---------	--

Project Description(s):	New: Dwelling Unit, Retail and Consumer Service
--------------------------------	---

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet

Airport Vicinity Protection Area (AVPA)

DOES NOT APPLY

Right-of-Way Setback(S)							
Rd / St / Av	N/A				Required		Provided
Rd / St / Av					Required		Provided
Rd / St / Av					Required		Provided

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

Notes:

Partial check on previous discrepancies only as per F/M.

214 19 ST NW was rezoned to MU-1 under LOC2021-0036.

Part 4 A to Z Use and Use Rules

D.P. # 2020-7757

A	B	C	D	E	F	G	H	I	K	L	M	N	O	P	R	S	T	U	V
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Section / Use	Type	Requirements		Evaluation			
286.1 Retail and Consumer Service	Compulsory	(a) means a use:	(i) the general retail sale or rental of goods, materials products or supplies including merchandise that may also be sold at a Building Supply Centre;	C	N/C	N/A	N/I
			(ii) services related to the care and appearance of the human body or hair;	C	N/C	N/A	N/I
			(iii) services intended for relaxation and rejuvenation through massage, aromatherapy and similar nonmedical therapies;	C	N/C	N/A	N/I
			(iv) the care, cleaning, alteration or repair of clothing, jewellery, or shoes;	C	N/C	N/A	N/I
			(v) portrait and professional photography services; or	C	N/C	N/A	N/I
			(vi) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home;	C	N/C	N/A	N/I
	Rule	(c) may display merchandise related to the use outside of a building, provided the merchandise does not impede pedestrian movement;		File Manager Discretion		N/A	N/I
		(e) may contain laundering services provided it:	(i) does not include a Dry-cleaning and Fabric Care Plant; and	C	N/C	N/A	N/I
			(ii) is not located within a Live Work Unit	C	N/C	N/A	N/I
		(f) when located in the C-R1 District, may incorporate the following uses within a Retail and Consumer Service, provided the requirements referenced in subsection (g) are satisfied	(i) Amusement Arcade	Included			
			(ii) Computer Games Facility	Included			
			(iii) Counselling Service	Included			
			(iv) Financial Institution	Included			
			(v) Fitness Centre	Included			
			(vi) Health Services Laboratory - With Clients	Included			
			(vii) Medical Clinic	Included			
			(viii) Office	Included			
			(ix) Pet Care Service	Included			
			(x) Print Centre	Included			
			(xi) Radio and Television Studio	Included			
			(xii) Restaurant: Food Service Only - Small	Included			
			(xiii) Restaurant: Food Service Only - Medium	Included			
			(xiv) Take Out Food Service	Included			
			(xv) Veterinary Clinic	Included			
		(g) must only incorporate the uses referenced in section (f) when those uses	(i) are located within existing buildings;	C	N/C	N/A	N/I
			(ii) are located in a use area that is a minimum of 3600.0m ²	C	N/C	N/A	N/I
			(iii) are located within a use area that contains a Retail and Consumer Service	C	N/C	N/A	N/I
			(iv) do not exceed 10.0% of the use area of the Retail and Consumer Service within which they are located	C	N/C	N/A	N/I
			(v) do not have direct customer access outside of the Retail and Consumer Service within which they are located	C	N/C	N/A	N/I

Page 4				Mixed Use - Flexible (MU-1)				D.P. # 2020-7757	
Rule	Requirements				Notes	Evaluation			
						Provided/Variance			
Part 4	If applicable please refer to Part 4 Form					See Attached	N/A	N/I	
1374 Setback Areas (min.)	(1) Where a parcel shares a property line with a parcel designated as a low density residential District, M-CG or M-G:	(a) the rear setback area must have a min depth of 6.0m;				N/A			
		(b) the side setback area must have a min depth of 3.0m;							
		(c) in all other cases there is no requirement for a setback area.		North (MU-1)	Applies				N/A
			South (MU-1)						
	(2) Where the parcel shares a property line:	(a) with a street or LRT corridor there is no requirement for a setback area.			West (19 ST NW)	Applies	N/A	N/I	
		(b) with a lane that separates the parcel from a parcel designated as a residential district or mixed use district, the setback area must have a min depth of 7.5m measured from the property line that the adjacent parcel designated as a residential district or mixed use district shares with the lane; and		East (Lane to R-C2) - To U/F		8.70	6.69		
		Width of Lane (m):		5.49					
	Req. Setback from Property Line (minus Width of Lane)		2.01						
	(c) a lane, in all other cases, there is no requirement for a rear setback area.				Applies	N/A	N/I		
	(3) For the storey closest to grade, the maximum building setback from a property line shared with a street is 4.5m for 60% of the length of the building façade that faces the street.					Percentage (%)			
					87.31%	27.31%			
Length of Building Façade (m):				13.00	Length within 4.5m				
Portion Req. within 4.5m of Property Line:				7.80	11.35 3.55				
1334 Projections into Setback Areas	(1) Unless otherwise referenced in subsections (3), (4), (5), (6), (7), and (8) a building or air conditioning units must not be located in any setback area.					C	N/C	N/A	N/I
	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area.					C	N/C	N/A	N/I
	(4) Patios and wheelchair ramps may project without any limits into a setback area.					Applies		Does Not Apply	
	(5) Eaves may project a maximum of 0.6m,					N/A			
	and window wells may project a maximum of 0.8m, into any setback area.								
	(6) Landings not exceeding 2.5m², ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.								
(7) Where a parcel shares a property line with another parcel, air conditioning units may project a maximum of 1.5m into the setback area at the shared property line.									
	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum			Location		Max Height:		19.0 m	
North				18.23		-0.77			

Page 5					Mixed Use - Flexible (MU-1)					D.P. # 2020-7757	
Rule	Requirements					Notes		Evaluation			
								Provided/Variance			
1371, 13 Building Height (max.)	building height is the number following the letter "h" when indicated on the Land Use District Maps. 13, (24) "building height" see definition. ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)					East		17.99		-1.01	
						South		17.82		-1.18	
						West		17.78		-1.22	
	(2) Where the parcel shares a side property line with a parcel designated as a low density residential district, M-CG or M-G District the maximum building height:	(a) is 11.0m measured from grade at the shared property line;						C	N/C	N/A	N/I
		(b) increases at a 45 degree angle to a depth of 5.0m from the shared property OR to the number following the letter "h" indicated on the Land Use District maps, whichever results in the lower building height; and									
		(c) increases to the number following the letter "h" indicated on the Land Use Bylaw Maps measured from grade at a distance greater than 5.0m from the shared property line.									
	(3) Where the parcel shares a rear property line with a parcel designated as a low density residential district, M-CG or M-G District the maximum building height:	(a) is 7.5m measured from grade at the shared property line;						C	N/C	N/A	N/I
		(b) increases at a 45 degree angle to a depth of 15.0m from the shared property OR to the number following the letter "h" indicated on the Land Use District maps, whichever results in the lower building height; and									
		(c) increases to the number following the letter "h" indicated on the Land Use Bylaw Maps measured from grade at a distance greater than 15.0m from the shared property line.									
	(4) Where the parcel shares a property line with a lane that separates the parcel from a parcel designated as a low density residential district, M-CG or M-G District the maximum building height:	(a) is 7.5m measured from grade at the property line that the parcel designated as a low density residential district, M-CG or M-G District shares with the lane;						C	N/C	N/A	N/I
		(b) increases at a 45 degree angle to a depth of 11.0m from the property line shared with the lane OR to the number following the letter "h" indicated on the Land Use District maps, whichever results in the lower building height measured from grade; and									
		(c) increases to the number following the letter "h" indicated on the Land Use Bylaw Maps measured from grade at a distance greater than 11.0m from the property line shared with the lane.									
1342 Rules for Commercial Uses Facing a Street	(1) Unless otherwise referenced in subsection (2), the façade of a building located on the floor closest to grade and facing a street must provide windows with unobscured glass that:	(a) occupy a minimum of 65.0% of the façade between a height of 0.6m and 2.4m; and		PROVIDE AREA AND % VALUES		%	AREA	%	AREA		
		23.43	X 65.0% =	15.23		65.13	15.26	0.13	0.03		
			X 65.0% =								
			X 65.0% =								
	(b) where the entire area described in subsection (a) allows views of the indoor space.							C	N/C	N/A	N/I
	(2) Where the façade of a building contains a Dwelling Unit that portion of the façade is not required to meet the requirements of subsection (1).				Applies		Does Not Apply				
	Required Landscaping where a setback area shares a property line with another parcel designated as a residential district (Enter in m²)										

Page 6					Mixed Use - Flexible (MU-1)					D.P. # 2020-7757		
Rule	Requirements						Evaluation					
					Notes		Provided/Variance					
1348 Landscaping in Setback Areas	(1) Where a setback area shares a property line with another parcel designated as a residential district, the setback area:	(a) must be a soft surfaced landscaped area;					N/A					
		(b) may include a sidewalk along the length of the building;										
		(c) may include a patio; and										
	(d) 1.0 trees and 2.0 shrubs for every 45.0m ²	Total Trees										
		Total Shrubs										
	(2) Where a setback area shares a property line with a lane, the portion of the setback area not required for access from the lane must be landscaped with a soft surface landscaped area and may include a sidewalk.								C	N/C	N/A	N/I
Parking Stalls (min.)	If applicable please refer to <u>Parking/Loading/Bicycle</u> Form						See Attached		N/A		N/I	
Loading Stalls (min.)	If applicable please refer to <u>Parking/Loading/Bicycle</u> Form						See Attached		N/A		N/I	
Bicycle Parking Stalls	If applicable please refer to <u>Parking/Loading/Bicycle</u> Form						See Attached		N/A		N/I	
NOTE: Moloks are considered garbage enclosures; Earthbins, Dumpsters, etc. are NOT .												
1358 Garbage	(1) Garbage containers and waste material must be stored either:	(a) inside a building; or					C	N/C	N/A	N/I		
							C	N/C	N/A	N/I		
		(b) in a garbage container enclosure approved by the Development Authority.										
	(2) Garbage container enclosures must not be located in any setback areas.						C	N/C	N/A	N/I		

FILE: DP 2020-7757

DATE RECEIVED : October 1, 2021

Bylaw Discrepancies		
Regulation	Standard	Provided
1348 Landscaping in Setback Areas	(2) Where a setback area shares a property line with a lane, the portion of the setback area not required for access from the lane must be landscaped with a soft surface landscaped area and may include a sidewalk.	Plans indicate a garbage staging area in the East rear setback area.
Motor Vehicle Parking Stalls	14 resident parking stalls required.	Plans indicate 3 (-11) resident parking stalls.
Loading Stalls	2 Loading Stalls Required.	Plans indicate 0 (-2) loading stalls.

Motor Vehicle Parking Bylaw Check

FILE: DP2020-7757

DATE RECEIVED: October 1, 2021

New Mixed Use Building w/ Reductions

Residential Parking Stalls

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	# of Units	Section	Rate	Stalls Required
Main Floor								
		Dwelling Units			24	1350(a)(i)	0.75 1	18.00

Residential Reductions

Suite	Business Name	Use	# of Surplus Bicycle - Class 1 Stalls	# of Units	Section	Rate	Stalls Required
Bicycle Supportive Development Reduction (Max 25.0% of Total Number of Motor Vehicle Parking Stalls Required by 1350 for All Units)							
Main Floor							
			16.00		1354	0.25 1	4.00
Total Reductions (Max 25% of Vehicle Stalls)							4.00

Residential Additional Reductions (LRT, Frequent Bus Service, or other additional Reductions)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	# of Units	Section	Rate	Stalls Required
Main Floor								
Total Reductions								0.00

Notes:

- Parcel is located approx 162m from a frequent bus service (Route 1). Transit reduction not applied.

Total Stalls Required (Pre Reduction) 18.00

Reductions 4.00

Additional Reductions 0.00

Total Stalls Required (Post Additional Reduction) 14.00

Total Stalls Required (Rounded) 14

Parcel Stalls 3

Non-compliant Stalls (for information only) 0

Stalls Deficient -11

Proposed Visitor Parking

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of Units	Section	Rate	Stalls Required
		Dwelling Units				24	1350(a)(ii)	0.10 1	2.40

Visitor Reductions (LRT, Frequent Bus Service, or other additional Reductions)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	# of Units	Section	Rate	Stalls Required
Main Floor								

Total Reductions 0.00

Total Stalls Required (Pre Reduction) 2.40

Reductions 0.00

Total Stalls Required (Post Reduction) 2.40

Total Stalls Required (Rounded) 3

Parcel Stalls 3

Non-compliant Stalls (for information only)

Stalls Deficient 0

Barrier Free Parking

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Main Floor									
		Retail and Consumer Service		157.69			121.1(B)	4.0 100	6.31

Total Stalls Required 6.31

Total Stalls Required (Rounded) 7

Drop-Off / Pick-Up Parking (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Not Applicable									

Proposed Loading

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of Units	Section	Rate	Stalls Required
		Retail and Consumer Service	157.65				123(5)	1.0 9300	0.02
		Dwelling Unit				24	123(7)	1 Stall Req'd	1.00

Total Stalls Required 1.02

Total Stalls Required (Rounded) 2

Parcel Stalls 0

Non-compliant Stalls

Stalls Deficient -2

Proposed Residential Bicycle Parking - Class 1

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	# of Units	# of Persons	Section	Rate	Stalls Required

Dwelling Units	24.00	1353(1)(a)(ii)	0.5	1	12.00
Total Stalls Required					12.00
Total Stalls Required (Rounded)					12
Parcel Stalls					28
Stalls Surplus					16

Proposed Commercial Bicycle Parking - Class 1

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
<i>Main Floor</i>									
		Retail and Consumer Service		157.69		1353(1)(b), 286.1(i)	Not Required		None
Total Stalls Required									0.00
Total Stalls Required (Rounded)									0
Parcel Stalls									0
Stalls Deficient									0

Proposed Bicycle Parking - Class 2

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	# of Units	# of persons	Section	Rate	Stalls Required
		Retail and Consumer Service					1353(2)(b)	5% of Stalls	0.00
		Dwelling Units			24.00		1353(2)(a)(ii)	0.1 1	2.40
Total Stalls Required									2.40
Total Stalls Required (Rounded)									3
Parcel Stalls									4
Stalls Surplus									1

Excess Motor Vehicle Parking Stalls (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
<i>Main Floor</i>									
Total Stalls Required									0.00
Total Stalls Required (Rounded)									0
Parcel Stalls									0
Complies									

Parking Standards						D.P. #			
Rule	Requirements					Evaluation			
				Notes		Provided/Variance			
122 Standards for Motor Vehicle Parking Stalls	Table 2: Minimum Dimensions for Motor Vehicle Parking Stalls								
	Parking Angle (degrees)	Aisle width (metres)	Stall depth perpendicular to aisle (metres)	Stall width parallel to aisle (metres)					
				Dwelling Unit	Other Uses				
	90.00	7.20	5.40	2.50	2.60	Applies	Not Applicable		
	75.00	6.12	5.64	2.59	2.69	Applies	Not Applicable		
	60.00	4.82	5.49	2.89	3.00	Applies	Not Applicable		
	45.00	4.00	5.00	3.54	3.68	Applies	Not Applicable		
						Applies	Not Applicable		
	(1.1) The minimum width of a motor vehicle parking stall when it abuts a physical barrier, is:	(a) 3.1m when a physical barrier abuts both sides; and		C	N/C	N/A	N/I		
		(b) 2.85m when a physical barrier abuts only one side.		C	N/C	N/A	N/I		
	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for:	(a) a Backyard Suite, Contextual Semi-detached Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling; and		C	N/C	N/A	N/I		
			(b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.		C	N/C	N/A	N/I	
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:	(a) 3.0m where both sides of a stall about a physical barrier;		C	N/C	N/A	N/I		
		(b) 2.85m where one side of a stall abuts a physical barrier;		C	N/C	N/A	N/I		
		(c) 2.5m in all other cases.		C	N/C	N/A	N/I		
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor a Townhouse or a Rowhouse provided for the exclusive use of a Dwelling Unit is reduced to 2.6m where:	(a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage;		Applies		Not Applicable			
		(b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and		Applies		Not Applicable			
(c) the motor vehicle parking stalls are only counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.		Applies		Not Applicable					
(9) The minimum vertical clearance of a motor vehicle parking stall is 2.1m.		4.0m	C	N/C	N/A	N/I			
(10) Minimum required motor vehicle parking stall dimensions must be clear of all obstructions, other than wheel stops and structural columns.			C	N/C	N/A	N/I			
(11) Where structural columns encroach into a motor vehicle parking stall, such columns:	(a) must not encroach into the width of the motor vehicle parking stall by more than a total of 0.3m;		C	N/C	N/A	N/I			
	(b) must be located within 1.2m of either end of the motor vehicle parking stall; and		C	N/C	N/A	N/I			
(c) must not encroach into a motor vehicle parking stall within 0.3m of a drive aisle.		C	N/C	N/A	N/I				
(14) Motor vehicle parking stalls must not be provided as tandem parking unless other wise allowed in this Bylaw.			C	N/C	N/A	N/I			
(15) Motor vehicle parking stalls for a									

	Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling must be:	(a) hard surfaced; and		C	N/C	N/A	N/I
		(b) located wholly on the subject parcel.		C	N/C	N/A	N/I
123 Loading Stalls	(1) A loading stall must be located so that all motor vehicles using the stall can be parked and manoeuvred entirely within the boundary of the site before moving onto a street or a lane.			F/M Discretion		N/A	N/I
	(2) A loading stall must have:	(a) a minimum width of 3.1m;		C	N/C	N/A	N/I
		(b) a minimum depth of 9.2m; and		C	N/C	N/A	N/I
		(c) a minimum height of 4.3m.		C	N/C	N/A	N/I
	(3) Minimum loading stall dimensions must be clear of all obstructions, other than wheel stops.			C	N/C	N/A	N/I



BOUTIQUE

DTR3 SUBMISSION

August 23, 2021

DRAWING LIST

DP.000	COVER PAGE
DP.001	SITE INFORMATION
DP.100	SITE PLAN
DP.101	BASEMENT + MAIN FLOOR PLAN
DP.102	2ND-5TH + ROOF PLAN
DP.200	ELEVATIONS
DP.300	BUILDING SECTION

PROJECT INFORMATION

PARCEL ADDRESS:

LEGAL:	LOT 4, B19, PLAN 8942 GB
MUNICIPAL:	218 19 Street N.W. CALGARY A.B
COMMUNITY:	HILLHURST
ZONING:	
CURRENT:	MU-1 f3.3 h19

PARCEL COVERAGE:

SITE AREA:	562 sm (6,049 sqft / 0.056 ha)
BUILDING FOOTPRINT:	226 sm (2,433 sqft)
PROPOSED COVERAGE:	40.2%

FLOOR AREA RATIO:

MAXIMUM ALLOWED:	3.3
PROPOSED:	3.27

PROPOSED GROSS BUILDING AREA

FLOOR	GROSS
MAIN	226sm
2 FLR	405sm
3 FLR	403sm
4 FLR	403sm
5 FLR	403sm
TOTAL	1,840sm

COMMERCIAL AREA = 159sm

DENSITY:

MAXIMUM ALLOWED:	NO MAXIMUM
PROPOSED DENSITY:	428 UNITS/ha
TOTAL PROPOSED UNITS:	24 UNITS
UNIT TYPE BREAKDOWN:	24 MICRO-UNITS

SETBACKS:

	PERMITTED	PROPOSED
FRONT (19 ST SW)	0m	0.6 m
SIDE (SOUTH SW, ADJ R-C2)	3.0m	0.35m *
SIDE (NORTH; ADJ MU-1)	0m	0.35m
REAR (LANE; ADJ R-C2)	7.5m (measured from adj. property)	8.7m (to property line)

* LAND-USE CHANGE CURRENTLY UNDER REVIEW TO CONVERT ADJACENT PROPERTY TO MU-1 DISTRICT

AMENITY SPACE:

COMMON:	
MINIMUM REQUIRED: 120sm (5 sm/unit)	4 STALLS
PROPOSED: 182sm OUTDOOR 66sm INDOOR	17 STALLS REQUIRED 6 PROPOSED

BICYCLE PARKING:

MIN. 0.5 CLASS I BICYCLE STALLS/ UNIT	= 12 STALLS REQUIRED 28 PROPOSED
MIN. 0.1 CLASS II BICYCLE STALLS/ UNIT	= 2.4 STALLS REQUIRED 4 PROPOSED
MIN. 5% OF REQ. COMMERCIAL	= 0 STALLS REQUIRED 0 PROPOSED

VEHICULAR PARKING:

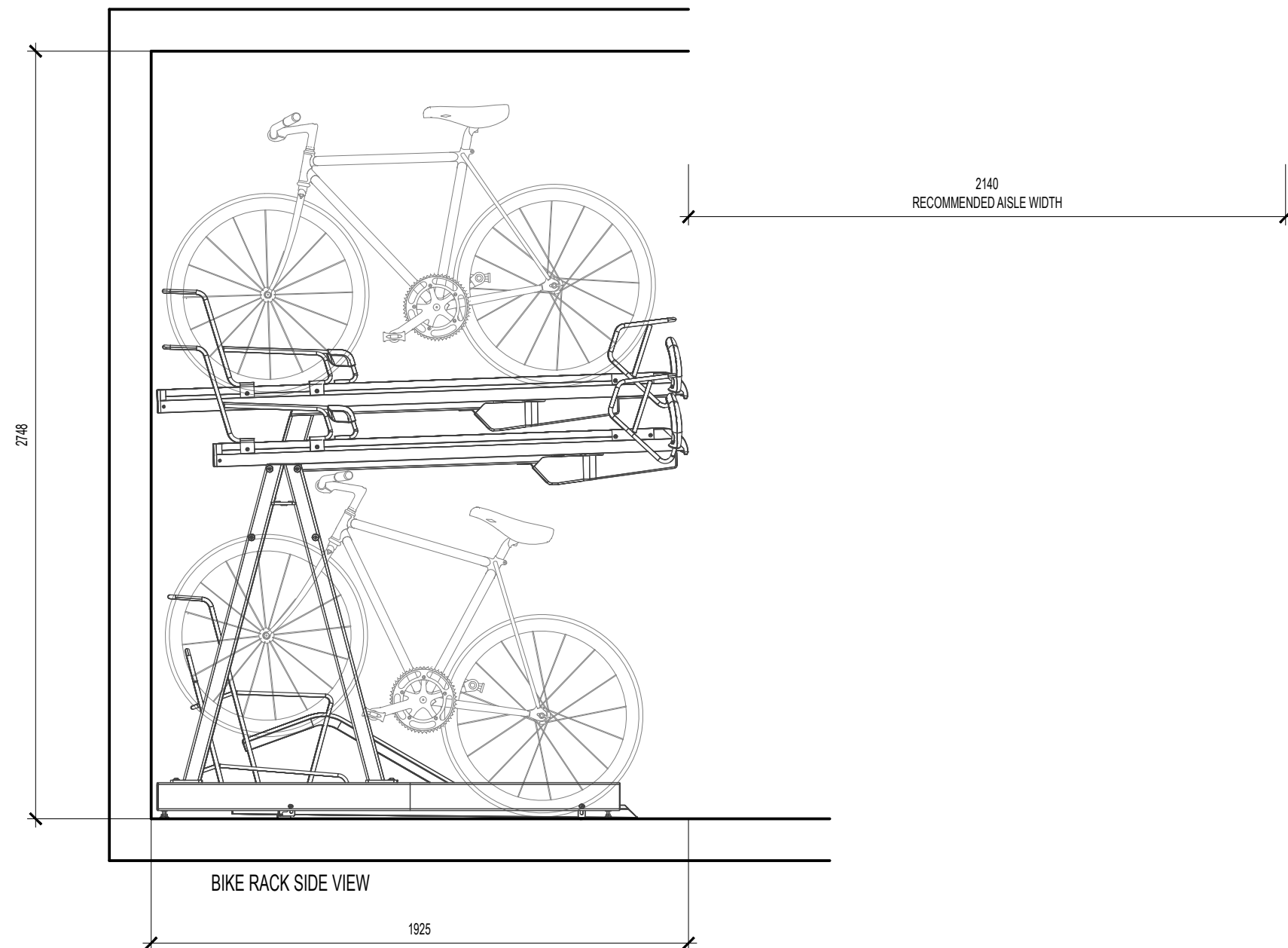
MIN. 0.75 RESIDENT STALLS / RESIDENCE UNIT	= 18 STALLS
MIN. 0.1 VISITOR STALLS / RESIDENCE UNIT	= 2.4 STALLS
TOTAL RESIDENTIAL STALLS	= 21 STALLS
REDUCTION FOR BICYCLE SUPPORTIVE DEV.	= 4 STALLS
	= 17 STALLS REQUIRED 6 PROPOSED

OF THE 6 STALLS, 1 IS REQUIRED TO BE BARRIER-FREE.

[illegible]

DRAWING NUMBER

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BIKE RACK TOP VIEW

600

600

600

600

EDGE OF BUILDING

914

BIKE LENGTH

914

GALVANIZED PAINTED METAL TUBE

Technical drawings of four window types (01, 02, 03, 04) and three door types (A, B, C) with their dimensions.

Window 01: Dimensions: 0.60m (width), 2.15m (height), 0.80m (height), 1.35m (height), 0.60m (height).

Window 02: Dimensions: 1.50m (width), 0.30m (width), 1.20m (width), 2.15m (height), 0.80m (height), 1.35m (height).

Window 03: Dimensions: 4.95m (width), 1.40m (width), 1.45m (width), 1.45m (width), 0.65m (width), 2.75m (height), 0.85m (height), 1.90m (height).

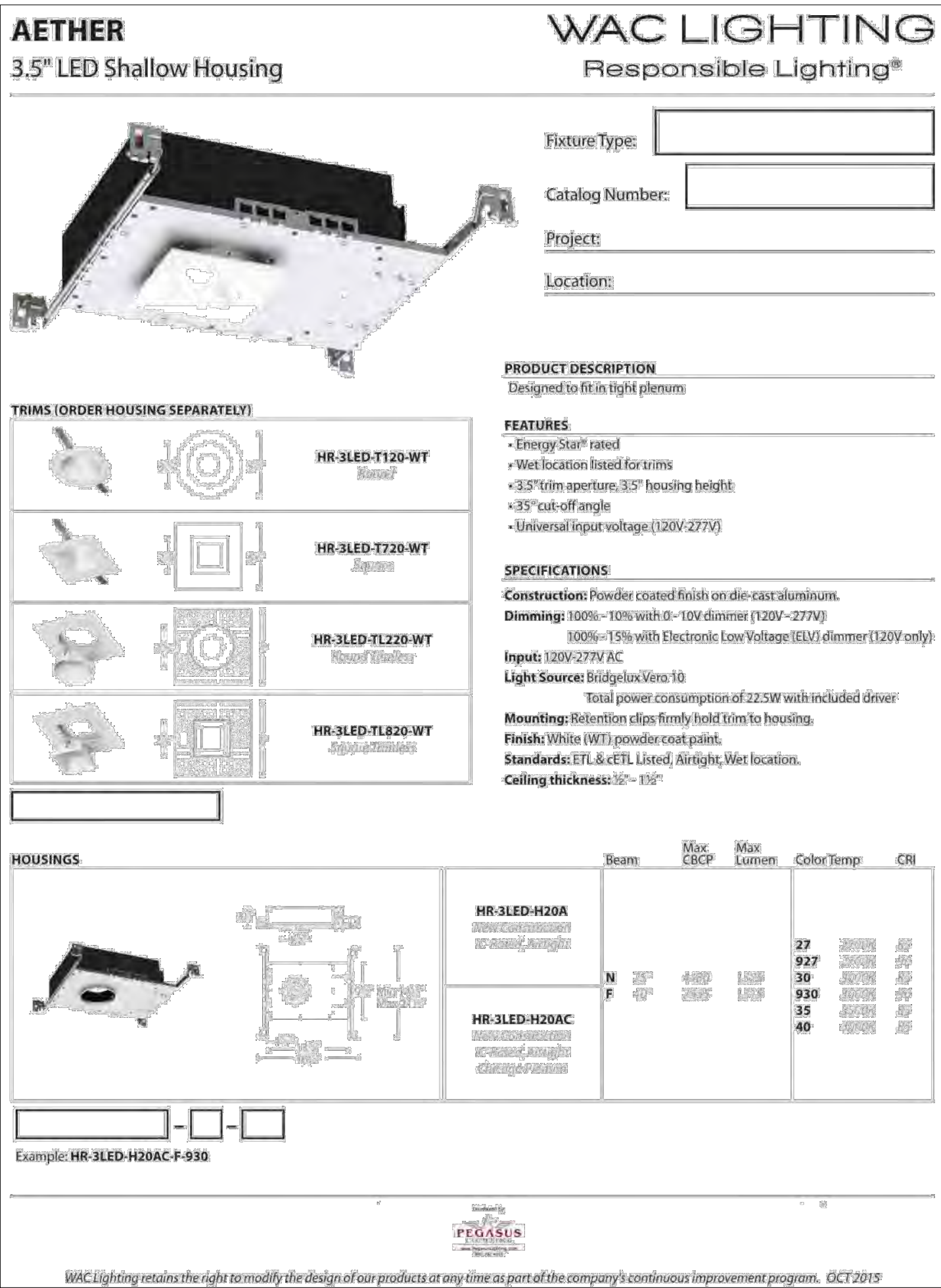
Window 04: Dimensions: 1.70m (width), 0.85m (width), 0.85m (width), 2.75m (height), 0.80m (height), 1.90m (height).

Door A: Dimensions: 1.00m (width), 2.15m (height), 3.35m (height), 2.35m (height), 1.00m (height).

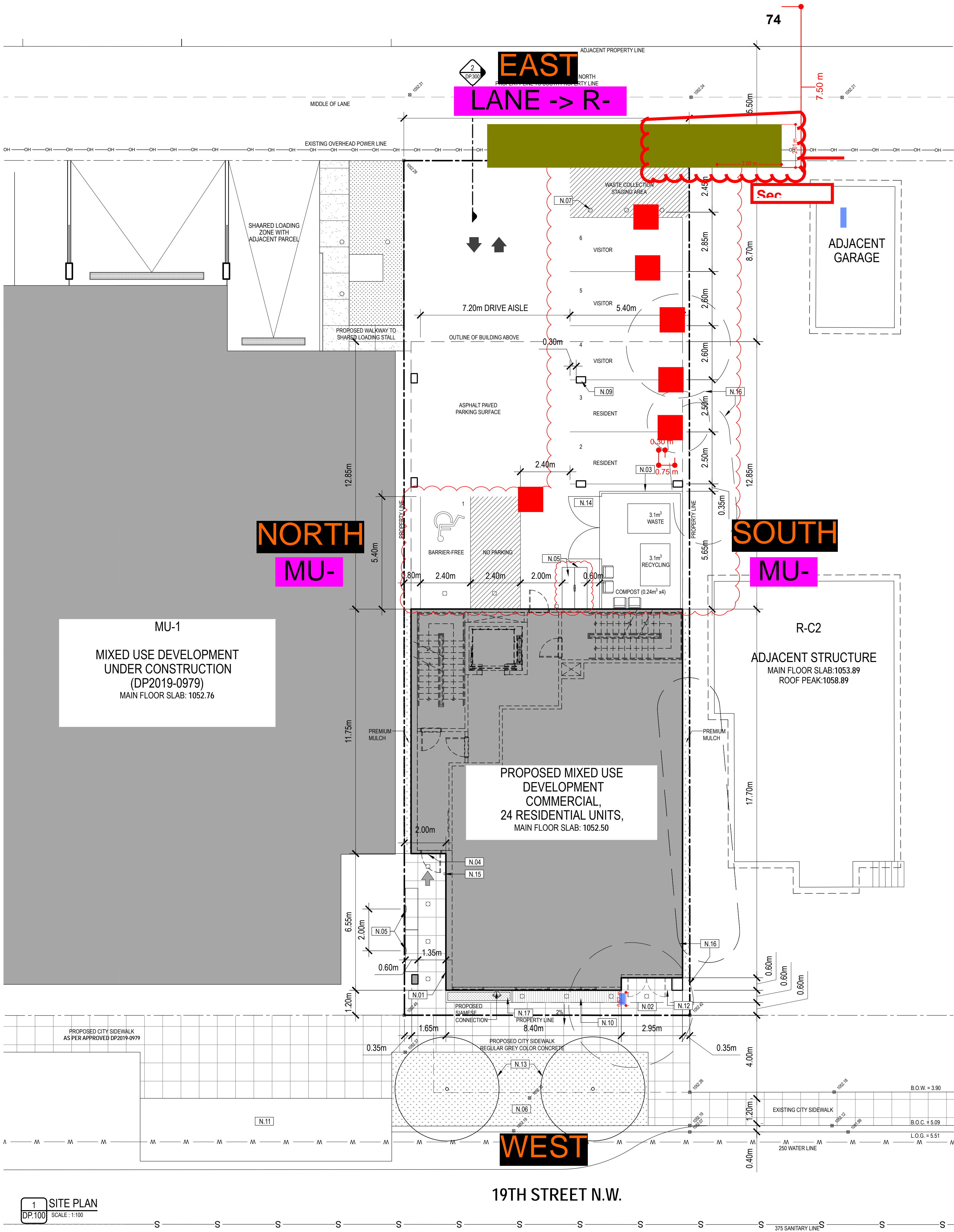
Door B: Dimensions: 1.00m (width), 3.35m (height), 2.35m (height), 1.00m (height).

Door C: Dimensions: 0.80m (width), 1.90m (width), 2.60m (height), 0.80m (height), 1.00m (height), 2.35m (height), 3.35m (height).

5 PROPOSED WALL SCENCE
DP.001 NTS



6	PROPOSED POTLIGHT
DP.001	NTS



- SHEET NOTES**
- N.01 PROPOSED RESIDENTIAL SIGNAGE (SEE DP 1 /200)
 - N.02 COMMERCIAL ENTRY
 - N.03 WASTE AND RECYCLING ENCLOSURE
 - N.04 INDICATES PRIMARY ENTRANCE. FIRE ALARM PANEL LOCATED AT ENTRY. FDC LOCATED TO PROVIDE NECESSARY CLEARANCE REQUIREMENTS FOR OPERATION
 - N.05 CLASS- II BIKE RACKS (SEE DP001)
 - N.06 EXISTING SIDEWALK TO BE REMOVED.
 - N.07 PROTECTIVE BOLLARDS
 - N.08 -
 - N.09 300mm x 450mm COLUMN
 - N.10 COMMERCIAL ENTRY BENCH AND CANOPY ABOVE
 - N.11 FUTURE BUS STOP LOCATION. AS PER APPROVED DP2019-0979
 - N.12 PROPOSED COMMERCIAL SIGN ABOVE (SEE DP 3 /200)
 - N.13 PROPOSED BOULEVARD TREE, DECIDUOUS
 - N.14 WASTE AND RECYCLING GATES TO LOOK IN BOTH AN OPEN AND CLOSED POSITION. GATES TO SWING OPEN WIDE ENOUGH TO ALLOW UNIMPEDED ACCESS TO CONTAINERS.
 - N.15 FIRE DEPARTMENT APPROVED LOCKBOX
 - N.16 EXISTING TREES/SHRUBS TO BE REMOVED
 - N.17 PROPOSED SHALLOW PLANTING
- ☒ EXISTING GEODETIC ELEVATION
☒ PROPOSED GEODETIC ELEVATION

- GENERAL NOTES**
- A. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
 - B. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
 - C. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
 - D. CLOSEST HYDRANT LOCATED AT 38.4m NORTHWEST
 - E. SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.
 - F. LANE ADJACENT TO SUBJECT PARCEL TO BE PAVED WITH ASPHALT AT OWNERS EXPENSE FROM NORTH P.L. TO SOUTH P.L.
 - G. W & R BINS TO BE ROLLED INTO LANE FOR COLLECTION BY BUILDING MANAGEMENT COMPANY.
- EXTERIOR LIGHT FIXTURES**
- ☐ RECESSED SOFFIT FIXTURE - (SEE DRAWING DP. 6 /001)
 - ☐ WALL MOUNTED SCONCE - (SEE DRAWING DP. 5 /001)

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DTR3 SUBMISSION	08.23.21
03	DTR2 SUBMISSION	08.25.21
02	DTR1 SUBMISSION	03.31.21
01	DP SUBMISSION	12.01.20

PROJECT NAME

BOUTIQUE

MUNICIPAL ADDRESS

218 19TH STREET N.W.

LOCAL ADDRESS

L4, B19, PLAN8942GB

PROJECT NO.

20.15.ECC

DRAWN

AD

CHECKED

MF

DATE

11/30/2020

SCALE

AS SHOWN

DRAWING TITLE

SITE PLAN

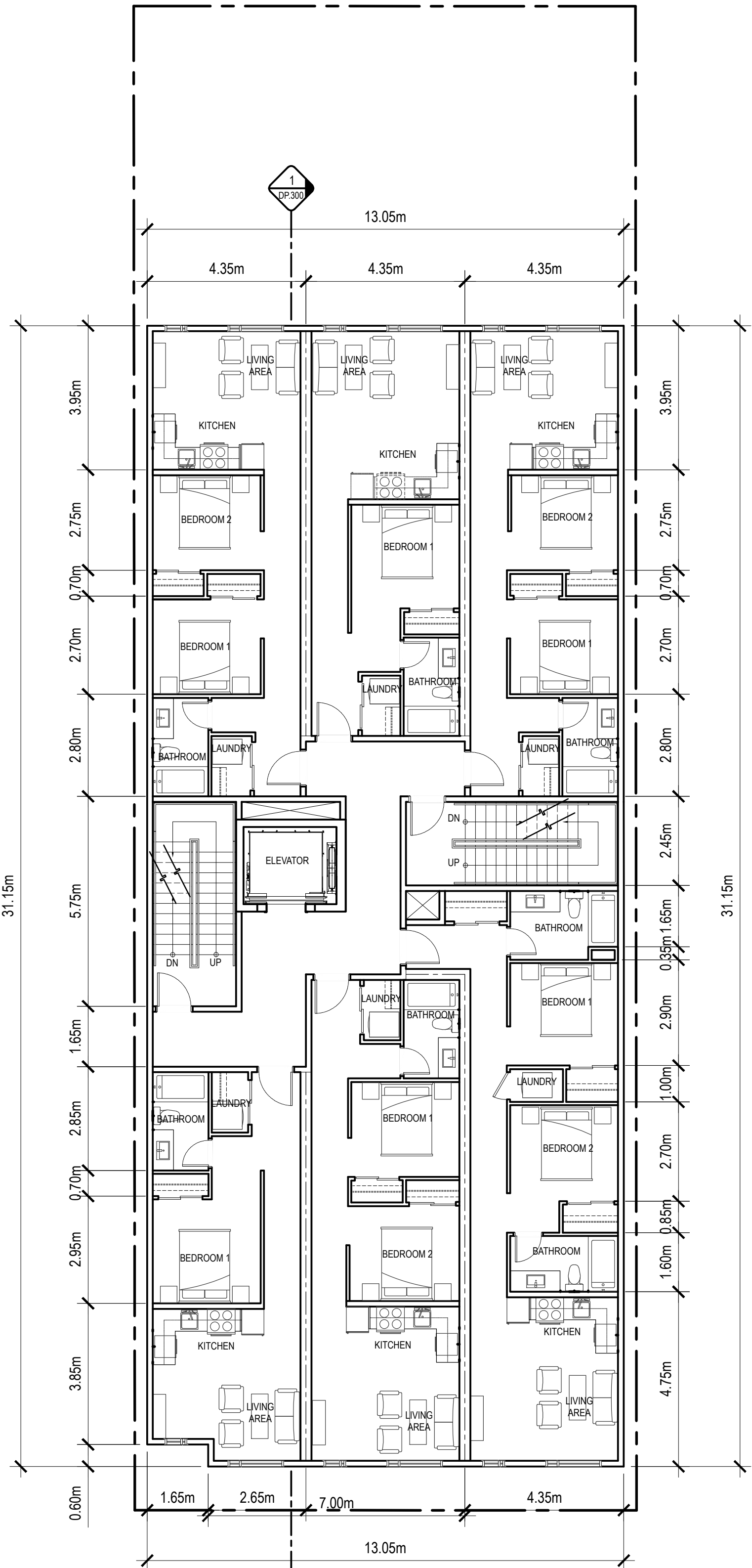
DRAWING NUMBER

DP.100

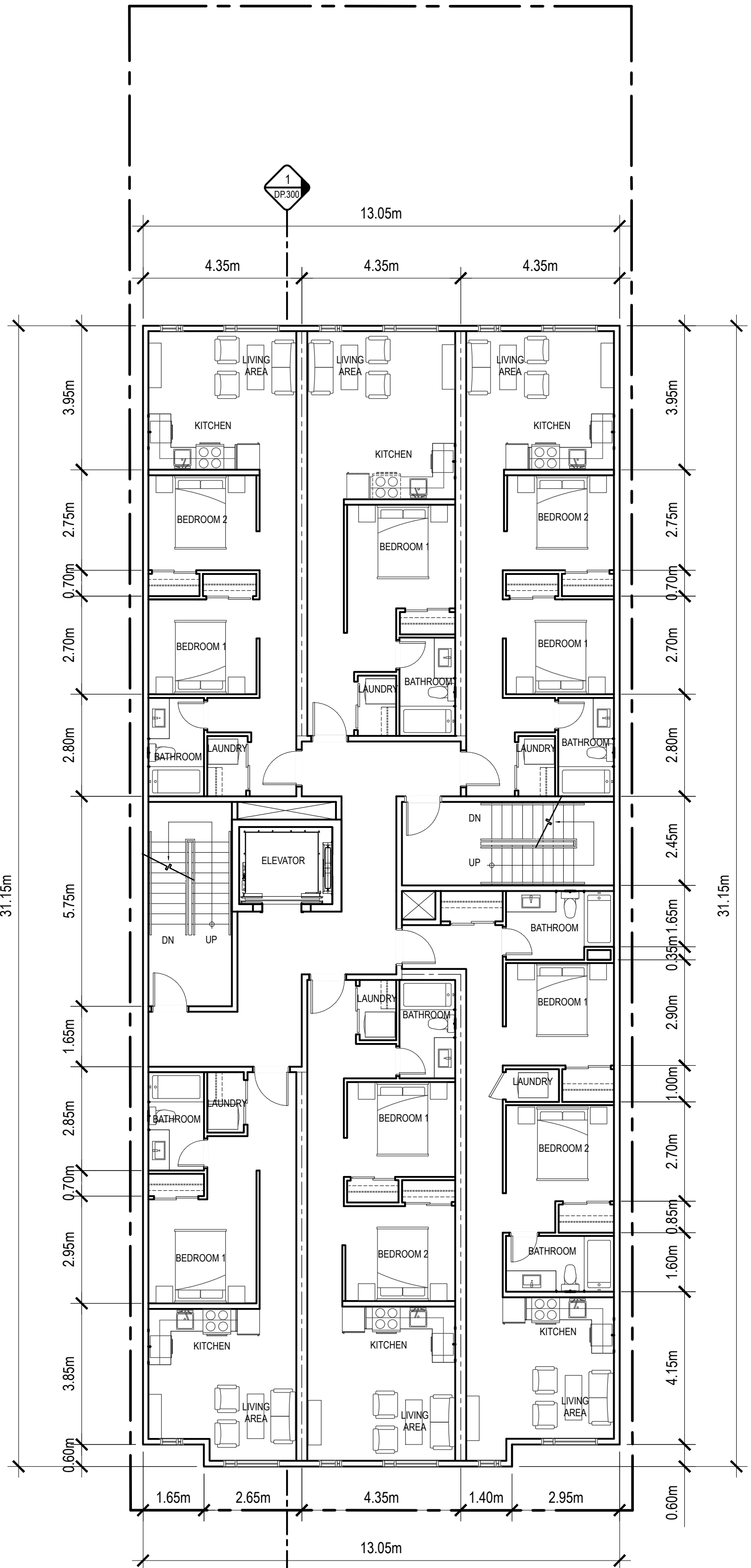
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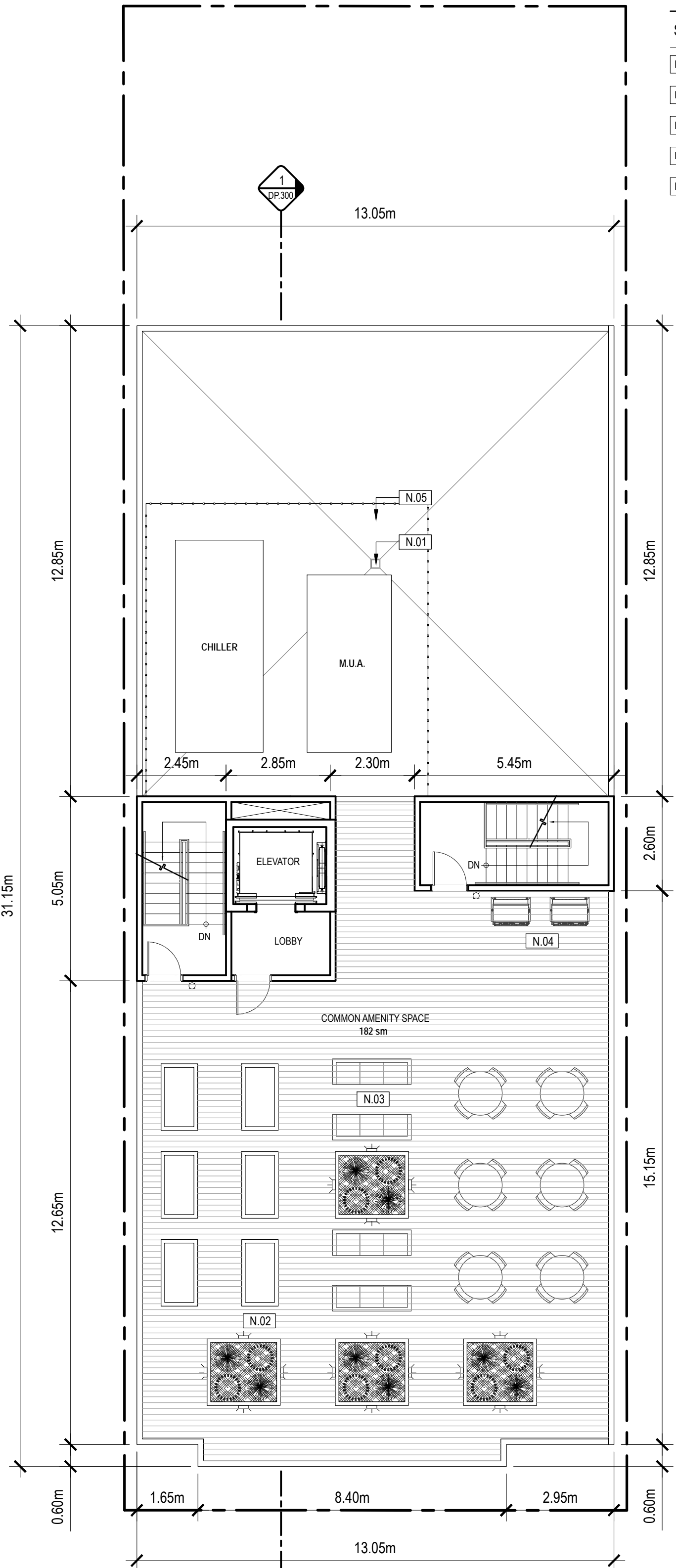
- | | |
|------|---|
| N.01 | COMMERCIAL BENCH AND CANOPY ABOVE |
| N.02 | RESIDENTIAL ENTRY |
| N.03 | COMMERCIAL ENTRY |
| N.04 | PROPOSED MAILBOXES |
| N.05 | CLASS I BIKE RACKS CAPACITY: 28. REFER TO DP.001. |



1 SECOND FLOOR
DP.102 SCALE : 1:100



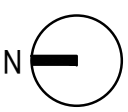
2 THIRD TO FIFTH FLOOR PLAN (TYPICAL)
DP.102 SCALE : 1:100



3 ROOF PLAN
DP.102 SCALE : 1:100

SHEET NOTES

- N.01 ROOF DRAIN
- N.02 PLANTERS
- N.03 SEATING
- N.04 BARBEQUES
- N.05 MECHANICAL UNIT SCREENING



RELEASES

NO.	DESCRIPTION	DATE
04	DTR3 SUBMISSION	08.23.21
03	DTR2 SUBMISSION	06.25.21
02	DTR1 SUBMISSION	03.31.21
01	DP SUBMISSION	12.01.20

BOUTIQUE

218 19TH STREET N.W.

L4, B19, PLAN8942GB

20.15.ECC

AD MF

11/30/2020 AS SHOWN

2ND- 5TH FLOOR
+
ROOF FLOOR

DRAWING NUMBER

DP.102

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N.01

[illegible]

04	DTR3 SUBMISSION	08.23.21
03	DTR2 SUBMISSION	06.25.21
02	DTR1 SUBMISSION	03.31.21
01	DP SUBMISSION	11.30.20

BOUTIQUE

218 19TH STREET N.W.

L4, B19, PLAN8942GE

20.15.ECC

AD

11/30/2

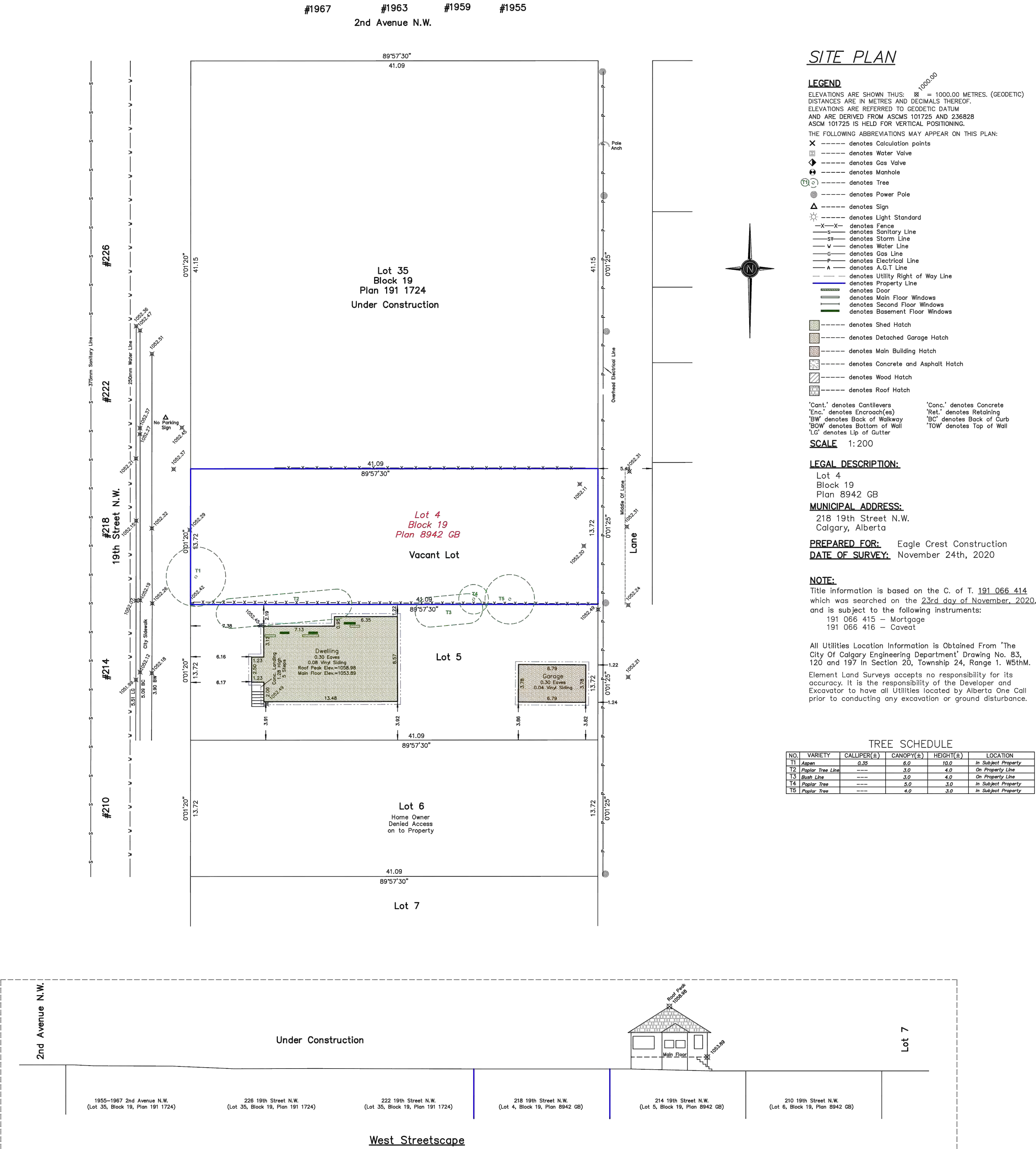
Swain, T. L.

QUESTIONS

DP.300

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

DRAWING NOT TO SCALE



December 30, 2020

FORMED ALLIANCE ARCHITECTURE STUDIO
303 - 1812 4 ST SW
CALGARY, AB
T2S 1W1, CAN
Dear Sir/Madam:

RE: Detailed Team Review (DTR)

Development Permit Number: DP2020-7757

Based on the plans received December 01, 2020, the Corporate Planning Applications Group (CPAG) has completed a detailed review of your application 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 DTR is required from the Applicant by the end of the sixty (60) calendar day response due date. Following the expiration of the response due date, the application may be inactivated with a thirty (30) calendar day timeline for a reactivation by the Applicant. 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.

Applicants are requested to contact the respective team members to resolve outstanding issues. Amended plans should not be submitted to the Planner until we are able to provide comments from all circulation referees.

CPAG endeavours to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is made in a timely manner. Should you have any questions or concerns, please contact me at (403) 268-5483 or by email at Manish.Singh@calgary.ca.

Sincerely,

MANISH SINGH, AICP
Planner 2, Community Planning (North)

cc: EAGLE CREST HOMES LTD.
PO BOX 75065 RPO WESTHILLS
CALGARY, AB
T3H 3M1



Detailed Team Review 1 – Development Permit

Application Number: DP2020-7757
Application Description: New: Dwelling Unit, Retail and Consumer Service
Land Use District: Mixed Use – General (MU-1f3.3h19)
Use Type: Discretionary
Site Address: 218 19 ST NW
Community: WEST HILLHURST
Applicant: FORMED ALLIANCE ARCHITECTURE STUDIO
Date DTR Sent: December 30, 2020
Response Due Date: February 28, 2021

CPAG Team:

Planning

MANISH SINGH (403) 268-5483 Manish.Singh@calgary.ca

Development Engineering

DINO DI TOSTO (403) 268-2131 dino.ditosto@calgary.ca

Transportation

SEAN SWANTON (403) 268-1661 Sean.Swanton@calgary.ca

Parks

KAREN MOUG (403) 268-1396 Karen.Moug@calgary.ca

General Comments

The development permit application is for a mixed-use development at 218 19 Street NW in the community of West Hillhurst. The existing land use district is MU-1f3.3h19. The application proposes commercial on ground floor and 24 dwelling units on floor above.

Comments on Relevant City Policies

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Inner City area of the Developed Residential Land Use Typology as identified on Map 1 of the Municipal Development Plan. The following policies within the Inner City area are relevant to the proposed application:

1. 3.5.2(b) A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.
2. 3.5.2(c) Maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations.

3.5.2(d) Buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity.

Citywide Urban Design Comments

Citywide Urban Design offers the following comments to guide this proposed development towards meeting the objectives envisioned in the MDP more effectively.

CONTEXT

Context | Creativity | Integration | Diversity

1. The proposed development is for a mixed-use building in the community of West Hillhurst on 19th St NW. It comprises 24 units.

SITE DESIGN

Context | Connectivity | Integration | Accessibility | Flexibility | Safety | Sustainability | Durability

2. With minimum landscape opportunity on the site there are the opportunity to add some public art element on the site. Provide more details on any public art proposed for this building if any.
3. The applicant is encouraged to explore the use of Low Impact Development (LID) such as rain gardens, porous pavement, etc. on-site to mitigate/filter and manage stormwater runoff from the proposed development.

BUILDING DESIGN

Context | Animation | Flexibility | Safety | Sustainability | Durability

4. The proposed residential units have no individual amenity space (balcony or open spaces) as you already know during the current Covid-19 pandemic the individual open spaces were very important elements to help the buildings to become resilient. Consider revising the plans to add private open spaces where possible for the residential units without affecting the integrity of the proposed design.
5. Consider an upper level stepback to create a better transition, to break down the building mass.
6. The top two floors may be stepped-back for approximately 2m to mitigate the impact of the building's bulk.
7. Use design strategies to mitigate any potential overlooking issues, particularly along the east elevations (e.g. deeper planters at the edge of the balconies with an appropriate height, architectural privacy screens, window orientation, façade fenestration frosting, translucent or opaque balcony balustrade materials.)
8. Provide a more robust building façade treatment at 19 Ave NW. to offer a greater street presence as well as to reflect the detail and residential scale character of the neighbourhood.
9. Please indicate any lighting fixtures on all of the elevations of the residential units' blocks within the proposed development.
10. Submit an 8.5 X 11 inch colour and exterior finish materials board that corresponds with the elevation notes on materials and coloured renderings. Include information on any decorative paving materials and any retaining wall colours and materials.

Bylaw Discrepancies		
Regulation	Standard	Provided
1374 Setback Areas (min.)	(1) Where a parcel shares a property line with a parcel designated as a low density residential District, M-CG or M-G: (b) the side setback area must have a min depth of 3.0m;	Plans indicate a building setback of 0.35m (-2.65m) from the South side property line.
1334 Projections into Setback Areas	(1) Unless otherwise referenced in subsections (3), (4), (5), (6), (7), and (8) a building or air conditioning units must not be located in any setback area.	
1371, 13 Building Height (max.)	(2) Where the parcel shares a side property line with a parcel designated as a low density residential district, M-CG or M-G District the maximum building height: (a) is 11.0m measured from grade at the shared property line; (b) increases at a 45 degree angle to a depth of 5.0m from the shared property OR to the number following the letter "h" indicated on the Land Use District maps, whichever results in the lower building height; and	Plans indicate the building is located in the max building height chamfer formed from the South parcel.
	(4) Where the parcel shares a property line with a lane that separates the parcel from a parcel designated as a low density residential district, M-CG or M-G District the maximum building height: (a) is 7.5m measured from grade at the property line that the parcel designated as a low density residential district, M-CG or M-G District shares with the lane; (b) increases at a 45 degree angle to a depth of 11.0m from the property line shared with the lane OR to the number following the letter "h" indicated on the	Plans indicate a portion of the building is located in the max building height chamfer formed from the East rear property line.

	Land Use District maps, whichever results in the lower building height measured from grade; and	
1342 Rules for Commercial Uses Facing a Street	(1) Unless otherwise referenced in subsection (2), the façade of a building located on the floor closest to grade and facing a street must provide windows with unobscured glass that: (a) occupy a minimum of 65.0% of the façade between a height of 0.6m and 2.4m; and	Plans indicate an unobscured window area of 12.94m ² (-2.29m ²) or 55.23% (-9.77%) of the façade between a height of 0.6m and 2.4m.
1348 Landscaping in Setback Areas	(1) Where a setback area shares a property line with another parcel designated as a residential district, the setback area: (a) must be a soft surfaced landscaped area;	Plans indicate a portion of the building and parking area are located in the South setback area.
	(1) Where a setback area shares a property line with another parcel designated as a residential district, the setback area: (d) 1.0 trees and 2.0 shrubs for every 45.0m ² .	Plans indicate 0 (-3) trees and 0 (-6) shrubs in the South setback area.
	(2) Where a setback area shares a property line with a lane, the portion of the setback area not required for access from the lane must be landscaped with a soft surface landscaped area and may include a sidewalk.	Plans indicate garbage containers in the East rear setback area.
1344 General Landscaped Area Rules	(4) All soft surfaced landscaped areas must be irrigated by an underground irrigation system, unless a low water irrigation system is provided.	Plans do not indicate an irrigation system for soft surfaced areas.

1358 Garbage	(2) Garbage container enclosures must not be located in any setback areas.	Plans indicate garbage a garbage container enclosure in the East rear setback area.
Motor Vehicle Parking Stalls	14 resident parking stalls required.	Plans indicate 1 (-13) resident parking stalls. <i>It should be noted that 3 resident stalls were not counted as they do not meet minimum stall dimensions (column location).</i>
	3 visitor stalls required.	Plans indicate 1 (-2) visitor stall. <i>It should be noted that 2 visitor stalls were not counted as they do not meet minimum stall dimensions (2.6m wide and column location).</i>
122 Standards for Motor Vehicle Parking Stalls	2.60m visitor stall width required.	Plans indicate 2 visitor stalls with a width of 2.5m (-0.1m).
	(11) Where structural columns encroach into a motor vehicle parking stall, such columns: (c) must not encroach into a motor vehicle parking stall within 0.3m of a drive aisle.	Plans indicate 2 structural columns located 0.0m (-0.3m) from the drive aisle.
Loading Stalls	2 Loading Stalls Required.	Plans indicate 0 (-2) loading stalls.

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. Applicants are encouraged to contact the respective team members directly to discuss outstanding issues or alternatively request a meeting with the CPAG Team.

Planning:

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DTR document. Ensure that all plans affected by the

revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

This information must be received, in its entirety, no later than 60 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 60 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice of the inactivation and of a further 30 day time frame within which the application may be reactivated subject to a reactivation fee. If the development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

In the event that the application needs to be recirculated, a recirculation fee may be applied.

2. Provide a shadow study for the proposed building for analysing the shadow impacts onto adjacent low-density residential areas.
3. Submit a letter from Enmax Corporation indicating that the following issues have been addressed. Please contact Arnel Soledad at ASoledad@enmax.com or at 403-796-6268 to resolve the issue(s). The proposed resolution may necessitate further CPAG review of amended plans.
 - Waste & recycling container pick-up has potential conflict with overhead powerline. Any details on how truck will pick-up these containers.
4. Amend the plans to address the Citywide Urban Design comments included in this detailed team review document (see page 2).
5. Provide a response to the comments received from following circulation referees:
 - West Hillhurst Community Association

Note: Comments received from circulation referees noted above are attached with this DTR.

6. Amend the plans to propose a building sensitive to the adjacent low-density residential context. At this time, the proposed building mass does not have any step backs and is not articulated to minimize impacts onto adjacent low-density residential areas.
7. Amend the plans to mitigate any overlooking and privacy concerns onto low-density residential area to the east.
8. Amend the plans to propose public art or mural for articulating the south elevation. Currently, the plans show a blank wall for the south elevation.
9. The applicant is encouraged to engage the owner for the parcel adjacently to the south to seek feedback on the proposed development. The applicant is encouraged to provide a letter of support. If any public art/mural is proposed for the south elevation, the owner to the south may have to provide access for painting that wall.
10. Amend the plans to provide unit designs that ensure more natural light for the bedrooms. Currently, bedrooms do not have any windows or direct access to natural light.

11. Provide rationale for the requested parking relaxation in accordance with the Transportation 'prior to decision' requirements. A majority of the proposed 'micro units' are two-bedroom units and appear to be similar to a regular dwelling unit that generates parking demand. Planning finds the significant relaxation request concerning because the development does not qualify for the "Reduction for Transit Supportive Development" stated in Section 1352 of the Land Use Bylaw 1P2007.
12. Provide more detail for the rooftop amenity area to ensure that it is functional and attractive to users. Consider additional landscaping, seating, shade canopies, and overhead structures.
13. Amend the plans to comply with the bylaw or provide written planning rationale supporting the proposed relaxation(s) identified in the preceding Land Use Bylaw Discrepancy table.
14. The applicant should engage adjacent landowners (particularly the owners to the south and east) in order to seek their input on the proposal. The City of Calgary provides guidance regarding outreach tools and resources for landowners/applicants. The Applicant Outreach Toolkit can be found at <https://www.calgary.ca/PDA/pd/Pages/Community-Outreach/Applicant-Outreach-Toolkit.aspx>.
15. Please confirm if the proposal intends to meet the building code requirements related to parking stalls for use by persons with disabilities. Please find comments from Building Regulations under Planning advisory comments section.
16. Please consider the use of Low Impact Development (LID) on-site to mitigate/filter and manage stormwater runoff from the proposed development.

Development Engineering:

17. Submit a current Phase II Environmental Site Assessment report that details the existence, type, concentration and extent of on and off-site contamination. The report is to be prepared in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the *Canadian Standards Association (2000) "Phase II Environmental Site Assessment - Z769-00,"* or its successor.

If the Phase II Environmental Site Assessment report indicates that there is a requirement for remediation or risk management, then the developer shall submit a current Remedial Action Plan and/or Risk Management Plan. The report(s) shall document how the site will be remediated or risk managed to such an extent that the site will be suitable for the intended development.

All Phase I and II Environmental Site Assessments submitted to The City that have been commissioned **on or after November 1, 2005** must conform to The City of Calgary **Phase I and II Environmental Site Assessment Terms of Reference**. Please visit www.calgary.ca for the latest version. Any Phase I and Phase II Environmental Site Assessments that do not conform will require additional work to meet the standard.

All report(s) are to be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary, Environmental and Safety Management.

18. The available fire flow available in the adjacent City watermain is 15,000 L/min at 15m residual pressure. Submit a fire flow letter, prepared by a qualified professional engineer

under seal and permit to practice stamp to the satisfaction of Development Approvals Team Leader, Water Resources. The fire flow letter shall identify the type of the development, address of the development, and the fire flow required for the developing property. If the City watermain does not have the flows available to meet the fire flow requirements of the developing property the City main must be upgraded at the cost of the developer.

If the Required Fire Flow (RFF) (based on **FUS guideline**) is more than 15,000 LPM (3.0 Hydrant flow) please contact Asset/Development Planning for further discussion.

In addition, if a fire **sprinkler / standpipe** system is to be installed, please provide the design flow/pressure requirement in the required Fire Flow Letter, so Water Resources can evaluate if the existing public system can support the fire **sprinkler/ standpipe** system design.

This letter should also indicate that the internal water supply is adequate based on the pressure and size off the public main.

19. Submit a Sanitary Servicing Study prepared by a qualified professional engineer under seal and permit to practice stamp, for review and acceptance to WA-ResourcesDevelopmentApprovals@calgary.ca. The report shall identify potential impact and/or “pinch points” within the public sanitary sewer system caused by the ultimate flows generated by the proposed development and must be to the satisfaction of Water Resources.

For further information, refer to the following:

Sanitary Servicing Study Guidelines

<http://www.calgary.ca/PDA/pd/Documents/development/west-memorial-sanitary-servicing-study-guidelines.pdf>

NOTE: Associated costs will be at the expense of the developer. For further information and details, contact the Leader – Development Approvals, Water Resources at 403-268-2855.

20. Amend the plans to:

Fire – Alarm Panel Location

- a. Indicate the location of the fire alarm panel such that there is direct access from the principal entrance.

Fire – Fire Department Connection (Siamese) Location

- a. Indicate the location of the fire department connection location so that it is more than 3.0 metres from the principal entrance;
- b. Indicate the location of the fire department connection location so that it is less than 15.0 metres from the principal entrance;
- c. Indicate the location of the fire department connection location so that it does not obstruct egress from the building;
- d. Indicate the location of the fire department connection location so that it provides 2.0 metres operational clearance left and right of each port;
- e. Indicate the location of the fire department connection location so that it faces the street or access route;

- f. Indicate the location of the fire department connection location so that it is not blocked by columns, planters, bicycle racks, landscaping, etc.

Fire - Lockbox Location

- a. Indicate a "Calgary Fire Department approved lockbox" on the access route/ at or near the buildings principle entrance.

Waste & Recycling Services – General

- a. Provide details of the proposed waste collection facilities as information is not indicated on the plans.

Waste & Recycling Services – Collection Vehicle Access

- a. Provide (include relevant grades) a level transition between the collection / staging area and the adjacent alley.

Waste & Recycling Services – Industrial, Commercial and Institutional

- a. Provide the following:
- Space to accommodate a minimum of three containers. Indicate how 3m³ of waste will be accommodated between the containers for garbage, recyclable materials and food and yard waste materials.

Industrial, Commercial and Institutional developments 3.0m³ for every 1000m² of development of combined waste per week. This application, is expected to produce 3 m³ of material per week.

Waste & Recycling Services – Multi-Family

- a. Provide the following:
- Space to accommodate a minimum of three containers. Indicate how 5.52m³ of waste will be accommodated between the containers for garbage, recyclable materials and food and yard waste materials.
 - Provide 0.5m clearance around each container for access and maneuvering (i.e. a single 3yd³ or 4yd³ container requires 1.45m x 2m plus 0.5m clearance on all sides = 2.45m x 3.0m)

Multi-family residential dwelling units produce 0.23m³ (0.3yd³) of combined waste per week. This application of 24 dwelling units is expected to produce 5.52 m³ of material per week.

Waste & Recycling Services – External Enclosure

- a. Reconfigure the enclosure ensuring the gate out-swing does not encroach into the adjacent City right(s)-of-way avoiding conflicts with vehicle traffic.
- b. Indicate that enclosure gates are able to lock in both an open and closed position.
- c. Indicate that the enclosure gates swing open wide enough to allow unimpeded access to containers.

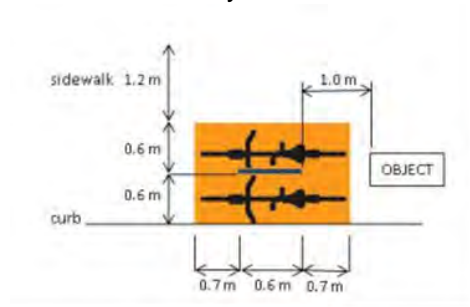
Water Resources – Water Servicing

- a. Indicate and dimension an adequate "water meter room", which shall be located internal to the building (**basement level**) adjacent to an exterior wall where the services (100mm and larger) enter the building,
- b. Indicate an adequate "water meter area" where the services (50mm and smaller) enter the building,

Transportation:

21. Provide a Parking study in support of the proposed micro-unit development. Twenty four residential units and a commercial unit is proposed with a parking supply of seven stalls. The parking study shall be produced by a professional Transportation engineer and should provide sufficient evidence that the parking requirements of the subject site can be met by the proposed parking on site. The study should take into consideration other significant developments in the area. Provide a proposed scope for the parking study directly to the City engineer at sean.swanton@calgary.ca.
22. Amend the plans to clarify if the Waste Collection vehicle will be loading from the lane or from within the site. If private waste collection will be loaded from the lane, the Applicant is required to pave the lane, which is to be indicated on the plans. If the lane is to be paved, include a detailed grading plan showing the existing and proposed elevations in the lane (include elevations and grades at 5.0m intervals along the property line, centerline and opposing side of the lane). The grading plan will be used to determine if the lane needs to be paved in asphalt or concrete. Note, construction drawings may be required for review and approval of the lane paving.
23. Amend the plans to indicate how loading activities will be completed for the site. The Applicant submission indicates that the subject site will share a loading stall with the adjacent site, however loading activities should not require pedestrians to walk within the rear lane. If the development will share the loading stall with the adjacent site, show the adjacent development and loading stall on the plans and provide a direct connection that does not require users to walk through the lane.
24. Provide a detailed cross-section through the rear site access complete with dimensions, ramp grades and elevations within site, at the property line, at the centerline of the lane, and at the opposing property line as per Roads Specification 454.1010.003.
25. Amend the plans to provide the dimensions for the proposed columns in the parking area. Ensure the parkade columns do not encroach into the width of the parking stalls by more than a total of 0.30m. The columns must be set back a minimum of 0.30m from the drive aisle, but must also be located within 1.20m from either end of the stall.
26. Amend the plans to address the following parking requirements as per the Land Use Bylaw 1P2007, Section 122:
 - Parking stalls for all uses (including visitor stalls), other than dwelling units, shall be a minimum width of 2.6m.
27. With regards to bike parking:
 - Amend the Class 1 bicycle parking such that a minimum of 50% of the Class 1 bike stalls are located on the ground using a horizontal racking system as per the City of Calgary Bicycle Parking Handbook.
 - Provide clarification on how Class 1 bike parking on lower floors will be accessed. If the parking is to be accessed via stairs, include wheel trays within staircase.
 - Provide all horizontal dimensions for the Class 2 bike parking at the entrance of the building. As per the requirements of the Land Use Bylaw, bike parking must not interfere with a pedestrian walkway. Ensure that the dimensions shown in the

City of Calgary Bicycle Parking Handbook are achieved while maintaining a minimum walkway width of 1.5m.



Parks:

No comments.

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:

Planning:

28. The Prior to Release conditions will be finalised at the time of Development Authority decision, subject to the resolution of the Prior to Decision comments in the preceding section.

Development Engineering:

29. Amend the plans to:

Waste & Recycling Services - General

- a. Provide metric dimensions and scale on all drawings for waste facilities.
- b. Provide protection to ensure all parts of the storage area do not come into contact by any part of a container. Refer to the "Development Reviews: Design Standards for the Storage and Collection of Waste"
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx> .

Waste & Recycling Services - Collection Vehicle Access

- a. Indicate that the adjacent lane will be paved at the developer's expense, as the containers will be rolled into the lane for collection.
30. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

https://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP-Design-Guidelines.pdf

Development Site Servicing Plans CARL (requirement list)

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

31. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m², the applicant may:
- Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24 hour storm event in the gravel drainage rock.
 - Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
 - Provide block profiles that conform to the "Standard Block Profile Specifications for CAD and Manual Formats" for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

32. **After the Development Permit is Approved but Prior to its Release**, the Landowner shall execute an Off-Site Levy Agreement for the payment of Off-Site Levies pursuant to Bylaw 2M2016. The Off-Site Levy **is based on a 2021 Development Approval date** and was based on the following:

Phase	Description	Unit(s)
1	Multi-Residential - Above Grade	16 Units; 2 Bedrooms or More 8 Units; 1 Bedroom or Less
	Retail/Commercial	New Commercial: 157.65m ²

Based on the information above, the **Preliminary Estimate** is **\$ 84,834.56**.

Should payment be made prior to Release of the Development Permit, an Off-Site Levy Agreement will not be required.

Include the completed Payment Submission Form, which was emailed to the Applicant. Only Certified Cheques and/or Bank Drafts made payable to The City of Calgary are acceptable.

To obtain an Off-Site Levy Agreement or for further information, contact the Calgary Approvals Coordination, Infrastructure Strategist (Mary Jerebic at 403-268-1603 or Mary.Jerebic@calgary.ca) or offsitelevy@calgary.ca.

Transportation:

33. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

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

Roads

- a. Construction of new asphalt lane paving,
 - b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,
34. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- a. Possible street lighting upgrading adjacent to site,

Parks:

35. Provide details regarding tree species, trunk diameter (caliper size), and quantity of proposed public trees as per *Parks Development Guidelines and Standard Specifications, Landscape Construction* (current edition). Tree spacing of boulevard trees should be 5.0m in order to provide an enhanced pedestrian realm.

Permanent Conditions

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

Planning:

36. The Permanent Conditions will be finalised at the time of Development Authority decision, subject to the resolution of the Prior to Decision issues in the preceding section.
37. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
38. No changes to the approved plans shall take place unless authorized by the Development Authority.
39. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
40. All roof top mechanical equipment shall be screened.
41. All areas of soft landscaping shall be irrigated as shown on the approved plans.
42. Parking and landscaping areas shall be separated by a 150mm (6 inch) continuous, poured in place, concrete curb or equivalent material to the satisfaction of the Development Authority, where the height of the curb is measured from the finished hard surface.
43. Crushed aggregate or materials including but not limited to brick, pea gravel, shale, river rock and gravel are not permitted within required landscape areas.
44. All electrical servicing for freestanding light standards shall be provided from underground.
45. For parking areas, a lighting system to meet a minimum of 10 LUX with a uniformity ratio of 4:1 on pavement shall be provided.
46. Each parking stall, where located next to a sidewalk, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
47. Handicapped parking stalls shall be located as shown on the approved plans released with this permit. Handicap parking stall(s) shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.
48. The waste and recycling area shall be kept in a good state of repair at all times.

Development Engineering:

49. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).

- b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
50. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

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

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

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

- 51. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
- 52. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
- 53. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
- 54. Pursuant to Bylaw 2M2016, Off-Site Levies are applicable.
- 55. **After Approval of the Development Permit but Prior to Issuance of a Development Completion Permit or any occupancy of the building**, payment shall be made for Off- Site Levies pursuant to Bylaw 2M2016.

Transportation:

56. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
57. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.

Parks:

58. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact 311 for an inspection.
59. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector (403-804-9417) to arrange an inspection.

Advisory Comments

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

Planning:

60. The Advisory Comments will be finalized at the time of decision.
61. 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, it must be submitted to the Subdivision and Development Appeal Board (4th Floor, 1212 31 Avenue NE, Calgary, AB T2E 7S8) [DJ3 Building] **within 21 days after the date on which the decision is made.** An appeal along with reasons must be submitted, together with payment of a \$200.00 fee, to the Subdivision and Development Appeal Board. An appeal may also be filed online at <http://www.calgarysdab.ca> or mailed to Subdivision and Development Appeals Board (#8110), P.O. Box 2100, Station M, Calgary AB T2P 2M5. To obtain an appeal form, for information on appeal submission options or the appeal process, please visit the website or call 403-268-5312.

62. 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.
63. Building Regulations advises of the following. Please refer to the contact provided in the comments below if you have any questions prior to your building permit application.

A preliminary review for compliance with the National Building Code – 2019 Alberta Edition has been completed based on the Development Permit Application Drawings. The following comments may affect the design concept of the building and shall be addressed prior to the application for a Building Permit. A Building Permit shall be obtained from the Building Regulations Division before construction.

National Building Code – 2019 Alberta Edition Comments (advisory)

1. Division B, 3.2.2 Provide a complete Building code review at time of Building Permit application. The building classification shall be included as required by Division C, 2.2. The fire separations and fire resistance ratings shall be clearly identified on the drawings. (Floor loading, fire resistance ratings, spatial separations, construction of exposing building face, occupant loads, exiting, etc)
2. Division B, 3.2.3 Provide spatial separation calculations for ALL buildings, new and existing. Please note the requirements for fire rated assemblies of exposed building faces, permitted type of construction/cladding (combustible or non-combustible) and provide tested listed assemblies and/or material specifications that support these requirements. In the case that there is no property line to calculate limiting distance, an arbitrary line is drawn between the two buildings and limiting distance is calculated to this line for both buildings. Provide all calculations, confirmation of all existing exposed building face construction/closures, confirmation of existing building uses, and identify the line of limiting distance used between the existing and new buildings on the plans.
3. Division C, 2.4. Please note full professional involvement will be required for the design and building permit submittal for this project. Please ensure Architectural, Structural, Mechanical, Electrical, and Geotechnical professionals are retained, and provide drawings from each discipline.
4. Division B, 3.2.5 Ensure provisions for firefighting are met.
5. 3.8.2.3. Areas Requiring a Barrier-Free Path of Travel (See Note A-3.8.2.3.)1) Except as permitted by Sentences (2), (4) and (5), a *barrier-free* path of travel from the entrances required by Sentences 3.8.2.2.(1) and (2) shall be provided throughout all normally occupied *floor areas*. (See Article 3.3.1.7. for additional requirements regarding *floor areas* above or below the *first storey* to which a *barrier-free* path of travel is required.)
6. 3.8.2.5. Access to Parking Areas, Exterior Passenger-Loading Zones and Stall Design (See Note A-3.8.2.5.) 1) A *barrier-free* path of travel shall be provided from the entrance referred to in Article 3.8.2.2. to a) an exterior parking area, if exterior parking is provided, b) at least one parking level in a parking structure, and c) every parking level in a parking structure served by a passenger elevator. **5) Parking stalls for use by persons with disabilities required by Sentence (2) or (4) shall be designed in accordance with Article 3.8.3.22.**

7. 3.5.4.1. Elevator Car Dimensions 1) If one or more elevators are provided in a *building*, all *storeys* shall be served by at least one elevator which has inside dimensions that will accommodate and provide adequate access for a patient stretcher 2 010 mm long and 610 mm wide in the prone position. (See Note A-3.5.4.1.(1).) 2) An elevator satisfying the requirements of Sentence (1) shall be clearly identified on the main entrance level of the *building*.
8. Please note proof of Alberta New Home Warranty may need to be provided at time of Building Permit application: refer to <http://homewarranty.alberta.ca/>.
9. The Province of Alberta requires all residential builders to have a builder license to construct residential projects including multi-residential. Accordingly, the City of Calgary is required to check for evidence of the builder license for any building permits that include residential dwelling units in the scope of work. Any questions related to builder licensing can be directed to builderlicensing@gov.ab.ca.
10. Partial Permit: Please note that a partial permit application may be made at the time of your building permit application or anytime thereafter (in consultation with your building permit file manager SCO). The scope of a partial permit may vary - please specify proposed scope of the partial permit at the time of the application. Please refer to the following document for information necessary when applying for a partial permit on this project. <http://www.calgary.ca/PDA/pd/Documents/building/commercial-partial-permit.pdf>

National Energy Code of Canada for Building 2017 (advisory)

1. NECB Division A, 1.1.1.1. The National Energy Code for Buildings 2017 will apply to this proposal at time of building permit submission. Please refer to www.Calgary.ca/energycodes for further information on submission requirements.
2. NECB Division B, 3.1.1.6 & 3.2.1.4. Please note that if fenestrations and doors exceed 33% of the gross wall area this would preclude the use of the prescriptive compliance path.
3. NECB Division B, 3.2.2.1. The National Energy Code for Buildings 2017 prescriptive and trade off paths require vestibules on certain exterior access doors. Please ensure this is addressed prior to the application of Building Permit.
4. NECB Division B, 4.1.1.2(1) & 4.2.3. Please note that any exterior and accent lighting fed from the building supply is required to meet the National Energy Code for Buildings 2017. Please ensure that where applicable these are included within your chosen compliance path.
5. NECB Division B, 7.2.1.1.(2) National Energy Code for Buildings 2017 requires that in buildings containing dwellings the electrical energy consumption be capable of being monitored for each individual unit.
6. Please be aware that any envelope changes that are required at building permit stage in order to achieve compliance with National Energy Code for Buildings 2017 or Section 9.36 of National Building Code - Alberta Edition 2019 may result in a new or revised development permit being required.

7. NECB Division B, 8.1.1.2. Please be aware that in a performance path submission all drawings submitted will require to be fully coordinated with the model.

Jennifer Rodger
Safety Codes Officer - Buildings
T.403-268-1667
Development Approvals and Building Safety - Division #8114
Calgary Building Services
P.O. BOX 2100, POSTAL STATION M-, CALGARY, AB. T2P 2M5

64. The approval of this Development Permit does not limit in any way the application of the regulations in the Alberta Building Code, nor does it constitute any permit or permission under the Alberta Building Code.
65. In addition to your Development Permit, you should be aware that Building Permit(s) are required. Once your Development Permit application has been approved, you may apply for Building Permit(s). Please contact Building Regulations at 403-268-5311 for further information.
66. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the development (building and site), including those which are required through the building permit process.

Development Engineering:

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

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

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

68. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

69. Any flammable or combustible liquid storage tank over 230 litres requires 3 sets of drawings to be submitted to the Fire Department, Fire Inspections and Investigations, Technical Services for review.

Plans are to be delivered to:

4144 - 11 ST SE, Calgary, Alberta, T2G 3H2

There is a fee structure in place for this review.

Refer to this website link for more information:

<http://www.calgary.ca/CSPS/Fire/Pages/Inspections-investigations-and-permitting/Registering-Flammable-or-Combustible-Tanks.aspx>

70. Prior to the commencement of construction, alteration or demolition operations, a fire safety plan, **accepted in writing** by the Fire Department and the authority-having jurisdiction, shall be prepared for the site and conform to the requirements of the AFC 2014, Division B, 5.6.1.3.. This document is required as a Building Permit condition for approval.

71. Based on information gathered in the 2013 flood event, and analysis contained in the "Bow River and Elbow River Hydraulic Model and Flood Inundation Mapping Update" (2015, City of Calgary and Alberta Environment), a basement on this parcel has the potential for flooding due to groundwater seepage.

The following should be considered in the basement design:

- a. Construct all electrical and mechanical equipment within a building at or above the **1051.7m**;
- b. Basements should not be utilized for storage or immovable or hazardous materials that are flammable, explosive or toxic.
- c. A sump pump should be provided in the basement. The outfall pipe should be looped and discharge above the recommended 100 year flood level.
- d. A separate electrical circuit should be provided for the sump pump with the operating switch located above the recommended 100 year flood level.
- e. Basements should be designed to minimize seepage while employing appropriate foundation pressure relief methods, unless those pressure relief methods are intentional flooding, i.e. foundation pressure relief cut outs.
- f. Installation of backflow prevention valve(s) on sewer lines or the elimination of gravity flow basement drains.

72. Water connection is available from 19 St NW.

Indicate on the DSSP the existing service to site that is to be killed as per city specs.

73. The available fire flow in the adjacent City water main is 15,000 L/min at 15m residual pressure This letter should also indicate that the internal water supply is adequate based on the pressure and size off the public main.

74. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall, 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
75. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
76. Review with Fire Prevention Bureau at 403-815-1114 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. (Principal entrance(s) are to be labeled on the plan.)
77. Ensure that the water service separation from the foundation wall or piles is:
 - a. 4.0m (100mm service or larger), or
 - b. 3.0m (50mm service or smaller), or
 - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
78. The applicant must apply for water and sewer connections as per City Standards.
79. Sanitary sewer connection is available from 19 St NW.

Indicate on the DSSP the existing service to site that is to be killed as per city specs.

80. Storm sewers are unavailable for connection.
81. Show all existing and proposed sewers on the Development Site Servicing Plan prior to release of the development permit. Contact Development Site Servicing at developmentservicing2@calgary.ca for details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf

Development Site Servicing Plans CARL (requirement list)

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

82. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current "Stormwater Management & Design Manual" Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals
(<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.

83. A wastewater monitoring access point is required to service the proposed industrial, commercial or institutional developments as per Part VIII of the *Wastewater Bylaw 14M2012*. Such an access point allows for the observation, sampling and flow measurement of wastewater entering the wastewater system, and includes a test manhole. Monitoring access points should be, wherever possible, located outside the property line on public property. If the access point cannot be located on public property, an access easement is required. The access easement is to be a minimum 5m x 5m surrounding the wastewater monitoring access point and shall include an access easement from the site entry point to the manhole to allow for vehicle access. The easements must be registered on title prior to DSSP approval. Contact the Land Titles Officer, Corporate Properties at 403-268-5863 for an access easement. All monitoring access points must provide unrestricted access to City staff for inspection purposes.
84. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
85. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
86. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100 year storm events.
87. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
88. All on-site sewers are to be designed to City of Calgary specifications.
89. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100 year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100 year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
90. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
91. Stormwater emergency escape routes must be to a public roadway.
92. For questions and concerns regarding waste storage facilities, refer to the "Development Reviews: Design Standards for the Storage and Collection of Waste"
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

Or

Contact the Waste & Recycling Services Specialist 403-268-8445 for further site specific details.

93. Storage enclosures and collection areas shall be maintained and clear of snow and ice.

Transportation:

94. The subject development is within Residential Parking Zone “Z”, however residents will not be eligible for the RPP program.

Parks:

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

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BOUTIQUE

SUPPLEMENTAL PACKAGE

2021.03.31

FAAS

MARCH 21



NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary requirements.

SHADOW
STUDIES

2 0 2 1 . 0 3 . 3 1

BOUTIQUE
SHADOW STUDY

FAAS

JUNE 21



NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary requirements.

SHADOW
STUDIES

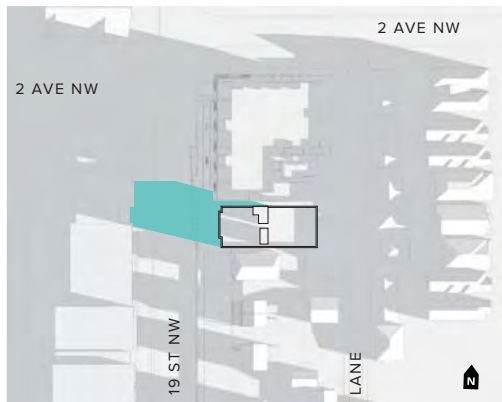
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BOUTIQUE
SHADOW STUDY

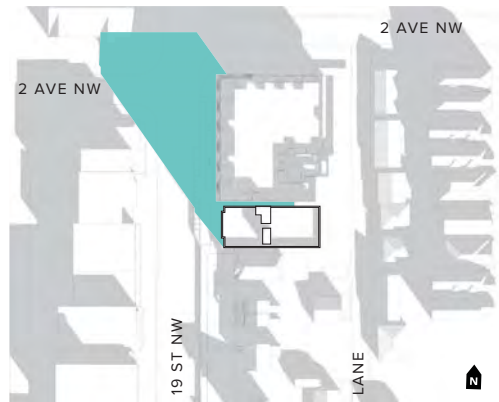
FAAS

DECEMBER 21

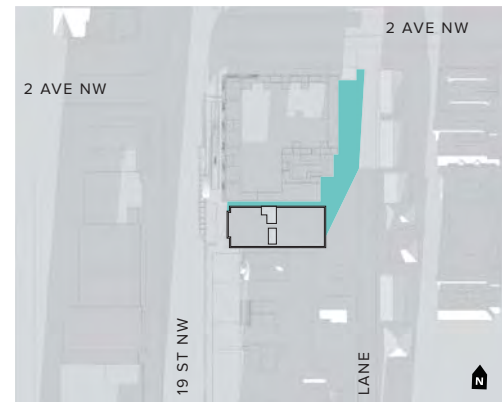
SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



10AM



1PM



4PM

NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary requirements.

SHADOW
STUDIES

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BOUTIQUE
SHADOW STUDY

FAAS

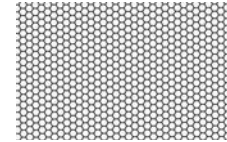


ARTIST'S RENDERING

MATERIAL PALETTE



BRICK - BLACK



METAL SCREEN - BLACK



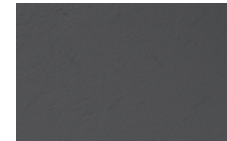
METAL PANEL - LIGHT GRAY



METAL PANEL - BRONZE



METAL PANEL - BLACK



STUCCO - CHARCOAL

2021.03.31

BOUTIQUE
EXTERIOR
FINISHES

FLAS

COMBINED PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT

218 – 19 STREET NW
PLAN 8942GB; BLOCK 10; LOT 4
IN CALGARY, ALBERTA

Prepared for:

Hillhurst Boutique Ltd.
C/O Eagle Crest Construction Ltd.
PO Box 75065 Westhills
Calgary, Alberta T3H 3M1

Prepared by:



Envirotech Engineering
Environmental Consulting | Project Management | Regulatory Compliance

March 2021

Project #20-118

EXECUTIVE SUMMARY

Envirotech Engineering Corp (“Envirotech”) was retained by Hillhurst Boutique Ltd. to conduct a Combined Phase I and II Environmental Site Assessment (“ESA”) (the “Assessment”) on the property located at 218 – 19 Street NW, Calgary, Alberta (“the Property”). The purpose of the Assessment is to evaluate the environmental condition of the Property as a due diligence measure prior to redevelopment activities. The Phase I ESA portion of the Assessment will identify all actual or potential areas of environmental concern (“APECs”) as they pertain to current and/or historical activities on the Property or surrounding properties. The purpose of Phase II ESA portion of the Assessment is to confirm the absence/presence of subsurface contamination on the Property relating to the APECs identified by the Phase I ESA.

The Phase I ESA identified three (3) APECs on or surrounding the Property within an 100 m radius as summarized below.

Phase I ESA APEC Summary

APEC # (Proximity)	Land Use of Concern	Risk of APEC
APEC 1 – 217 – 19 ST NW (10 m West)	A former dry cleaning operation (Swan Cleaners) was identified at this site from approximately 1955 to 1970.	Moderate to High – The historical and current practices (chemical storage, handling, and disposal) of the off-site dry cleaning operation(s) are unknown. Previous to 2003, the use of the dry cleaning solvent PCE was unregulated in Canada and former practices of dry cleaning operations contributed to subsurface soil and groundwater contamination including use of underground storage tanks or disposal of chemicals down sewer drains.
APEC 2 – 309 – 19 ST NW (70 m NW)	A current dry cleaning operation (Hi Neighbours Cleaners) was identified at this site since approximately 1975.	Based on the proximity to the Property, there is potential for VOC (dry cleaning solvents) contamination in soil/groundwater to migrate onto the Property.
APEC 3 – (Directly North)	A Phase II ESA recently undertaken on this site identified on-site soil and groundwater contaminated with a dry cleaning solvent (PCE). Two (2) possible sources of PCE contamination were identified as the off-site dry cleaning operations at: (i) 217 -19 Street NW and (ii) 309 – 19 Street NW.	High – Based on the Property’s proximity to the potential off-site sources and the known contamination, there is a high risk for VOC (dry cleaning solvents) contamination to have also migrated onto the Property.

Based on the findings of the Phase I ESA, a Phase II ESA is recommended to be undertaken on the Property to assess the potential impacts in soil and groundwater relating to APECs 1 through 3.

During the Phase II ESA portion of the Assessment, two (2) boreholes were drilled to a depth of 4.6 metres below ground surface ("mBGS") and both were installed with groundwater monitoring wells. MW20-001 was found to be dry at the time of sampling. The depth to groundwater in MW20-002 was 4.13 metres below top of casing ("mBTC"). Due to the limited number of monitoring wells and absence of groundwater in MW20-001, the groundwater flow direction could not be determined.

The soil and groundwater analytical results were compared to guidelines set forth in the Alberta Environment and Parks ("AEP") document entitled Alberta Tier 1 Soil and Groundwater Remediation Guidelines (January 2019). The soil and groundwater analytical data was compared to the AEP Tier 1 Guidelines for residential land use and fine or coarse-grained soil (most stringent applied).

Based on the findings of the soil analytical results, two (2) out of five (5) soil samples collected from MW20-002 (3.0 mBGS and 3.8 mBGS depth intervals) had concentrations of PCE which exceed the AEP Tier 1 Guideline for the coarse-grained vapour inhalation exposure pathway. Clean lines were defined above at a depth of 2.3 mBGS and below at a depth of 4.6 mBGS. The three (3) soil samples collected from MW20-001 (1.5, 3.0, and 4.6 mBGS depth intervals) had VOCs analyte concentrations which were below the laboratory detection limits; and therefore, did not exceed the AEP Tier 1 Guidelines.

Based on the findings of the groundwater analytical results, the one (1) groundwater sample collected from MW20-002 was found to have a PCE concentration of 0.011 mg/L which marginally exceeds the AEP Tier 1 Guideline of 0.010 mg/L (fine & coarse-grained potable water exposure pathway). All other VOC analyte concentrations were below the laboratory detection limits; and therefore, did not exceed the AEP Tier 1 Guidelines.

Based on the findings of the Assessment, exceedances of the AEP Tier 1 Guidelines for PCE in soil and groundwater (marginally) were identified on the Property. The soil impacts were identified at 3.0 to 3.8 mBGS in MW20-002. Clean lines were established above and below at 2.3 and 4.6 mBGS, respectively. A lateral clean line in soil was defined to the east of MW20-002 at the location of MW20-001 where no soil (or groundwater - not present) impacts were identified.

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1.0 Introduction

Envirotech Engineering Corp (“Envirotech”) was retained by Hillhurst Boutique Ltd. to conduct a Combined Phase I and II Environmental Site Assessment (“ESA”) (the “Assessment”) on the property located at 218 – 19 Street NW, Calgary, Alberta (“the Property”). The purpose of the Assessment is to evaluate the environmental condition of the Property as a due diligence measure prior to redevelopment activities. The Phase I ESA portion of the Assessment will identify all actual or potential areas of environmental concern (“APECs”) as they pertain to current and/or historical activities on the Property or surrounding properties. The purpose of Phase II ESA portion of the Assessment is to confirm the absence/presence of subsurface contamination on the Property relating to the APECs identified by the Phase I ESA.

1.1 Scope of Work

The scope of work for the Assessment is detailed in the following two (2) sections: (i) Task 1 – Phase I ESA and (ii) Task 2 – Phase II ESA.

1.1.1 Task 1 – Phase I ESA

The Assessment procedures were undertaken in accordance with the following requirements: (i) the Canadian Standards Association (“CSA”) Standard Z768-01 – Phase I Environmental Assessments (Reaffirmed 2012) and (ii) the Alberta Environment and Parks (“AEP”) Alberta Environmental Site Assessment Standard (March 2016). The Assessment included the following three (3) components:

1. A review of records for the Property (and surrounding properties if applicable), which include (if deemed applicable):

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aerial Photographs | <input checked="" type="checkbox"/> Environmental Law Centre | <input checked="" type="checkbox"/> Fire Department Records |
| <input checked="" type="checkbox"/> City Directory | <input checked="" type="checkbox"/> Alberta Energy Regulator | <input checked="" type="checkbox"/> City Environmental Records |
| <input checked="" type="checkbox"/> Current & Historical Land Titles | <input checked="" type="checkbox"/> Petroleum Tank Management Association of Alberta | <input checked="" type="checkbox"/> Alberta Health Services |
| <input checked="" type="checkbox"/> Geological / Geotechnical Reports | <input checked="" type="checkbox"/> National Pollutant Release Inventory | <input checked="" type="checkbox"/> AEP's Environmental Site Assessment Repository |
| <input checked="" type="checkbox"/> Historical and Current Land Use Zoning | <input checked="" type="checkbox"/> Government of Alberta Authorization / Approval Search | <input checked="" type="checkbox"/> Fire Insurance Maps / Assessment Cards |
| <input checked="" type="checkbox"/> Company or Property Records | <input checked="" type="checkbox"/> Alberta Water Well Information Database | <input type="checkbox"/> City or Provincial FOIP Information |
| <input checked="" type="checkbox"/> Prior ESA Reports | <input checked="" type="checkbox"/> Geological and soil maps | <input type="checkbox"/> Electrical Transformer Check |

2. A site visit of the Property and observations of adjacent properties to identify APECs.

3. Interviews with owners and/or individuals who may have knowledge regarding the current and historical land use at the Property.

1.1.2 Task 2 – Phase II ESA

The activities for the Phase II ESA included the following:

- Envirotech acted as prime contractor for the Assessment, providing project and safety management. Prior to the commencement of the drilling program, Alberta One Call was called to the site to mark all underground utilities. A private utility locate company was contracted to undertake private utility locates.
- Two (2) boreholes were drilled on the Property to an maximum depth of 4.6 metres below ground surface (“mBGS”) utilizing an air rotary drill rig. Both boreholes were completed as groundwater monitoring wells constructed of 51 mm Schedule 40 polyvinyl chloride “PVC” pipe and screen. The drill rig soil cuttings were bagged on-site.
- Soil samples were collected at 0.75 m depth intervals from the boreholes and screened for VOC vapours using an RKI Eagle 2 gas vapour analyzer. Soils samples were collected and visually logged noting all soil horizons, presence of contaminants (organics, blue discoloration, or black staining), texture, oxidation, and structures and were classified using the Unified Soil Classification System.
- Soil samples were submitted to a Canadian Association for Laboratory Accreditation Inc. (“CALA”) certified laboratory for the following analytical parameters:
 - Eight (8) for VOCs
 - One (1) for grain-size analysis.
- The two (2) groundwater monitoring installed on the Property were field screened for depth to water table, dense / light non-aqueous phase liquids (“DNAPLs/LNAPLs”), and headspace VOC concentrations with an Eagle RKI 2 vapour analyzer.
- Groundwater samples were collected via weighted bailer and submitted to a CALA certified laboratory for the following analytical parameters:
 - One (1) for VOCs – one (1) sample per well (only MW20-002)
- For quality assurance and quality control (“QA/QC”) the following was collected and submitted to the laboratory with the Assessment’s soil samples: (i) one (1) field duplicate or one (1) per ten (10) samples. The laboratory chain of custody was completed in full form upon completion of the sampling program, prior to transportation of the samples to the laboratory.

1.2 Constraints

The findings of the Assessment are constrained by the following:

- The review of historical, regulatory, or current land use information for surrounding properties (within a 100 m radius of the Property) was restricted to publicly available information and was limited by constraints imposed by the scope of this Assessment; and
- Information provided by others was regarded as factual information.

2.0 Site Description

2.1 Property Location and Description

The Property's site location and physical description is detailed below and shown on Figures 1 and 2 located in Appendix A.

Table 1: Property Location and Description

Address	218 – 19 Street NW, Calgary, AB
Legal Description	Plan 8942GB; Block 19; Lot 4
ATS Reference:	SE Quarter of Section 20, Township 24, Range 1, W5M
Site Area:	0.056 hectares, 13.7 m x 41.2 m (654 m ²)
Site Zoning:	MU-1 (Mixed Use – General District)
Current Site Use:	Construction storage site for development project to the north
# of Buildings:	One (1) portable site office trailer
Site Bordered by:	To the north by a construction site; to the south by residential land use; to the west by 19 Street NW and then commercial land use; and to the east by an lane way and then residential land use.
Water Bodies (within 300 m):	None
Water Wells (within 500 m):	Yes, according to the Alberta Environment Groundwater Information System (via internet), one (1) groundwater report was provided for a surrounding property within a 500 m radius of the Property.

2.2 Surrounding Property Use

The City of Calgary Land Use District Map "Section 20C.T24.R1.W5" was obtained to determine which permissible land uses existed at, and surrounding, the Property at the time of the Assessment. The map was reviewed from the City of Calgary Website and is not attached due to copyright. As determined from the land use map, the surrounding properties (within an 100 m radius) were designated as follows:

- **North:** MU-1 (Mixed Use – General District) and then R-C2 (Residential – Contextual One/Two Dwelling)
- **West:** C-N1 (Commercial – Corridor 1) and then R-C2 (Residential – Contextual One/Two Dwelling) and M-C1 (Multi-Residential - Contextual Low Profile District)
- **South:** R-C2 (Residential – Contextual One/Two Dwelling), S-CI (Special Purpose - Community Institution District), M-X1 (Multi-Residential - Low Profile Support Commercial District), and DC (Direct Control)
- **East:** R-C2 (Residential – Contextual One/Two Dwelling)

3.0 Phase I ESA Records Review

The records review was undertaken to establish the historical and current land use activities on the Property as well as to establish former owners/businesses that occupied that site. This information was obtained to provide an understanding of what operations have occurred at the site in the past and identifies potential APECs or environmental liability which may not be visually obvious today. The information obtained from the records review is summarized in the following sections.

3.1 Aerial Photographs

Aerial photographs of the Property were obtained from the Air Photo Services Government of Alberta Website and Google Earth for selected years between 1924 and 2020 (not all years are represented by the review). The photographs were reviewed to assess current and historical land use at the Property. The aerial photographs are included in Figures 4 through 13 (see Appendix A). The review of the aerial photographs is detailed below in Table 2.

Table 2: Aerial Photograph Review

Year	Property	Surrounding Properties
1924 (Fig. 4)	Undeveloped/vacant – grassland	Mainly undeveloped/vacant grassland with some areas containing residential or agricultural buildings.
1949 (Fig. 5)	A residential lot has been developed with a house located on the western portion.	The areas to the north, east, and south have been developed with a residential subdivision. The areas to the west/NW contain commercial buildings and then residential lots.
1962 (Fig. 6)	Unchanged since the 1949 photograph.	Surrounding areas are fully developed with residential or commercial land uses.
1969 (Fig. 7)	Unchanged since the 1962 photograph.	Mainly unchanged since the 1962 photograph.
1978 (Fig. 8)	Unchanged since the 1969 photograph, except a garage building is evident on the SE corner.	Mainly unchanged since the 1969 photograph
1988 (Fig. 9)	Unchanged since the 1978 photograph.	Mainly unchanged since the 1978 photograph
1996 (Fig. 10)	Unchanged since the 1988 photograph.	Mainly unchanged since the 1988 photograph
2002 (Fig. 11)	Unchanged since the 1996 photograph.	Mainly unchanged since the 1996 photograph.

2011 (Fig. 12)	Unchanged since the 2002 photograph.	Mainly unchanged since the 2002 photograph.
2020 (Fig. 13)	The buildings and surface vegetation have been removed from the Property and a vacant lot remains.	Mainly unchanged since the 2011 photograph, except the three (3) residential lots directly north of the Property are vacant/undergoing redevelopment.

Were any APECs identified on the Property by the aerial photographs?

☒ No ☐ Yes

Were any APECs identified on surrounding properties within a 300 m radius of review by the aerial photographs?

☒ No ☐ Yes

3.2 Property-Use Records

3.2.1 Henderson and TELUS Directories

The Henderson Directory and the TELUS Numerical and Street Address Directory are reviewed for references to historical tenant information for the Property and surrounding properties. The directories are reviewed at the Central Calgary Public Library in Calgary, Alberta and are available for select years between 1916 and 2000. The review of the directories is detailed below in Table 3.

Table 3: Historical Directory Review

Address	Tenants	Years Listed	Comments
Property	Residential Occupancy	1950-2000	None
North			
Various	Residential Occupancy	1950-2000	None
303 - 19 ST NW	Harvest Market, Human Effort Earth Harvest Co-op Orange Hall Association	2000/2001 1995 1960-1990	None
309 - 19 ST NW	Hi Neighbour Cleaners Matador Cleaners & Shirt Service Venda World Wash and Dry	1975-2001 1974 1961	Dry cleaning operations from approx. 1975 to 2001
West			
201 to 221 (Odd) - 19 ST NW	Various Commercial/Retail, Professional Offices	1960-2001	None
217 - 19 ST NW	Swan Cleaners	1960-1970	Dry cleaning operations from approx. 1960 to 1970
2000 to 2006 - 1 AVE NW	Various Commercial/Retail, Professional Offices	1960-2001	None

Various	Residential Occupancy	1950-2000	None
South			
Various	Residential Occupancy	1950-2000	None
East			
Various	Residential Occupancy	1950-2000	None

Were any historical tenants of environmental concern identified for the Property?

☒ No ☐ Yes

Were any historical tenants of environmental concern identified for the surrounding properties?

☐ No ☒ Yes – Two (2) sites with dry cleaning operations were identified at 217 and 309 – 19 Street NW.

3.3 Historical and Current Land Use Zoning

Historical and current land use zoning maps were reviewed to determine if the land use at the Property and surrounding area has changed over time. Historical zoning maps were obtained from the City of Calgary, Corporate Records, Archives, Calgary. Copies of the current and historical land use zoning maps have not been provided for review because they are protected under copyright. The following Table 4 provides a summary of the findings.

Table 4: Historical and Current Land Use Zoning Summary

Land Use Bylaw (Year)	Property	North	East	South	West
2835 (1934)	Two Family	Two Family	Two Family	Two Family	Two Family
4916 (1958)	R-2	R-2	R-2	R-2	C-1, R-3, R-2
2P80 (1980)	R-2	R-2	R-2	R-2, DC	C-1, RM-4, R-2
1P2007 (2008)	MU-1	MU-1, R-C2	R-C2	R-C2, S-CI	C-N1, M-X1, M-C1, R-C2

R-2 (Two-Family Residential District or Residential Low Density District)

R-3 (General Residential District)

C-1 (Local Commercial District)

RM-4 (Residential Medium Density Multi-Dwelling District)

MU-1 (Mixed Use – General District)

R-C2 (Residential – Contextual One/Two Dwelling)

C-N1 (Commercial – Corridor 1)

M-C1 (Multi-Residential - Contextual Low Profile District)

S-CI (Special Purpose - Community Institution District)

M-X1 (Multi-Residential - Low Profile Support Commercial District)

DC (Direct Control)

3.4 Historical Land Title Search

Historical land title documents, which indicate the historical ownership of the Property from the first developed use to present, were obtained from the Government of Alberta SPIN II Website and/or the Alberta Land Titles Office in Calgary, AB. The available land titles are summarized in Table 5 (below) and are provided in Appendix B.

Table 5: Historical Land Title Summary

Title Number	Owner	Title Date	Notes of Environmental Concern
Plan 8942GB; Block 19; Lot 4			
191 066 414	Eagle Crest Homes Ltd.	04/04/2019	None

Were any historical owners of environmental concern identified for the Property?

☒ No ☐ Yes

3.5 Prior ESA Reports

Were any previous environmental assessments specific to the Property made available during the course of this Assessment?

☐ No ☒ Yes – The following Phase II ESA was prepared for Hillhurst Manor Ltd. and was undertaken on the three (3) residential lots (222, 226, 230 – 19 St NW) located to the north of the Property:

- *Phase II Environmental Site Assessment, Hillhurst Mixed-Use Development, 222 – 19 Street NW, Calgary, Alberta, Report No. 219-001E2, JASA Engineering Inc., July 2020.*

Based on the findings of a previous Phase I ESA, two (2) off-site dry cleaning operations were identified as moderate to high risk APECs. The dry cleaning operations were identified at: (i) 217 -19 Street NW (10 m west of the Site) and (ii) 309 – 19 Street NW (25 m NW of the Site). As such, the Phase II ESA was undertaken along the west side of the Site to confirm the absence or presence of dry cleaning solvents (volatile organic compounds (“VOCs”)) in the soil and groundwater on the Property. Two (2) boreholes, installed with groundwater monitoring wells, were placed on the western portion of 230 (TH 1) and 222 (TH 2). The following exceedances of the AEP Alberta Tier 1 Soil and Groundwater Remediation Guidelines (Jan 2019) for commercial and residential land use (“AEP Tier 1 Guidelines”) in soil and groundwater were identified on the Property:

- TH 1 – Soil exceedance of tetrachloroethene (“PCE”) for commercial & residential land use at 4.2 metres below ground surface (“mBGS”). No exceedances were reported at 5.4 mBGS.

- TH 2 – Soil exceedances of PERC for residential land use only at 1.8 and 3.0 mBGS.
- Groundwater samples collected from both monitoring wells TH 1 and TH 2 had exceedances of PERC for commercial & residential land use.

It was concluded that “the soil and groundwater at the site appears to have been impacted by the dry-cleaning solvent tetrachloroethene. The extent of the tetrachloroethene impact is the soil and groundwater across the site is not known and should be determined.” At this time, the extent of the soil and groundwater impacts of PERC have not been delineated on the Property.

Were any APECs identified by the prior ESA reports?

☐ No ☒ Yes – Based on the Property’s proximity to the potential off-site sources (dry cleaning operations at 217 - 19 Street NW and 309 - 19 Street NW), there is a high risk for PCE contamination to have also migrated onto the Property.

3.6 Company or Property Records

Were any Property specific records made available for our review during the course of this Assessment?

☒ No ☐ Yes

3.7 Geological and Geotechnical Reports

Were any geological or geotechnical reports made available for our review during the course of this Assessment for the Property or surrounding areas within a 100 m radius?

☒ No ☐ Yes

3.8 Regulatory Information

A review of regulatory records was undertaken to determine if any environmental enforcement actions, complaints, or emergency response actions had been undertaken with respect to the present and historical land use of the Property. The regulatory review was also used to obtain information on any above or underground storage tanks, pipelines and water wells potentially located on the Property.

3.8.1 Alberta Health Services

Environmental public health information is held by Alberta Health Services (“AHS”). A request was submitted to AHS for review of inspection reports and other records. The AHS documentation is provided in Appendix B.

Were any APECs identified for the searched address by the AHS?

☒ No ☐ Yes

3.8.2 Alberta Energy Regulator

The Alberta Energy Regulator (“AER”) provides access to maps and databases, where an inventory of pipeline licences and wells can be found. Information was obtained online at the AER website utilizing the Onestop: Reclamation Certification Tool Public Map Viewer and the Abandoned Well Map Viewer. Printouts of the maps and available well, pipeline, or incident information are included in Appendix B.

No oil/gas wells, pipelines or spills were found on or within 300 m of the Property.

Were any APECs identified for the Property by the AER?

☒ No ☐ Yes

3.8.3 National Pollutant Release Inventory

The Government of Canada maintains the National Pollutant Release Inventory (“NPRI”). It is a legislated and publicly accessible inventory of pollutant releases to air, water and land; pollutant disposals; and transfers for recycling. The NPRI was searched for the Property and surrounding areas within a 100 m radius. The NPRI documentation can be seen in Appendix B.

No facilities were reported on or within 100 m of the Property.

Were any APECs identified for the Property or surrounding properties by the NPRI?

☒ No ☐ Yes

3.8.4 Alberta Safety Codes Authority

The Alberta Safety Codes Authority (“ASCA”) maintains a storage tank database for existing and former installations of storage tank systems, as defined by the Fire Code. The database was formerly managed by the Petroleum Tank Management Association of Alberta (“PTMAA”). The database is not complete and should not be considered a comprehensive inventory of all past or present storage tank site. They include information reported through registration and permitting or a survey of abandoned site completed in 1992. ASCA correspondence is included in Appendix B.

Were any APECs identified for the Property by the ASCA?

☒ No ☐ Yes

3.8.5 Environmental Law Centre

An environmental database, maintained through the Environmental Law Centre in Edmonton, documents any enforcement actions undertaken against a proponent under the Alberta *Environmental Protection and Enhancement Act* (“EPEA”) or its preceding legislation; namely, the *Hazardous Chemicals Act*, *Agriculture Chemicals Act*, *Clean Water Act* and *Clean Air Act*, dating back to 1971, and/or pursuant to the *Water Act* from 1999 onwards. The Environmental Law Centre documentation can be seen in Appendix B.

Based on the records review, there were no historical (or current) commercial or industrial tenants/owners identified on the Property. As such, an Environmental Law Centre search was not conducted.

Were any APECs identified for the searched company by the Environmental Law Centre?

☒ No ☐ Yes

3.8.6 Alberta Environment Database Water Well Search

A detailed water well survey was undertaken for the Property and surrounding area within a 500 m radius using the Alberta Environment Groundwater Information System (via internet). The water well map and/or drilling reports (if applicable) are attached in Appendix B.

Were any groundwater wells identified on or within 500 m of the Property?

☐ No ☒ Yes – One (1) water well was listed for a site within 500 to the NE of the Property. The well was drilled in 1981 to a depth of 70 ft for the purpose of domestic use. The static groundwater level was reported at 12 ft.

3.8.7 Alberta Freedom of Information and Protection Privacy Act

The Alberta Freedom of Information and Protection (“FOIP”) Privacy Act provides a method to request information held by the public which was not available by other means. The scientific and technical information formerly held under FOIP is now available through the AEP and is provided in the following Section 3.8.8. Based on the results of other records reviewed during this Assessment, there was no indication to suspect other types of information requests would be required by FOIP.

3.8.8 Environmental Site Assessment Repository

Scientific and technical information about sites throughout Alberta is available through the AEP’s Environmental Site Assessment Repository (“ESAR”) online database. A search of the ESAR database was completed for the Property and adjacent properties within an 100 m radius.

There were no reports provided for the Property. Two (2) reports were provided for surrounding properties and included: (i) a Phase I ESA at 217 – 19 Street NW and (ii) a Phase II ESA at 222 – 19 Street NW (review of report provided in Section 3.5).

Based on the review of the Phase I ESA at 217 – 19 Street NW entitled “*Phase I Environmental Site Assessment, Municipal Address: 217 – 19 Street NW, Calgary, Alberta, Argos Engineering South, March 2016*”, a former Phase I and II ESA was undertaken on the site in 2002 and a dry cleaners was identified to have operated on the site from 1953 to 1981. The Phase II ESA indicated that no further subsurface soil and groundwater investigations were required at that time. The Phase I ESA report concluded that “there is no identifiable hydrocarbon contamination present on the site”.

Were any APECs identified by ESAR?

☐ No ☒ Yes – A dry cleaners was identified to have operated at 217 – 19 Street NW from 1953 to 1981.

3.8.9 Government of Alberta Authorization / Approval Search

The Alberta Environment and Parks provides an online database (Authorization Viewer Search) to search documents relating to AEP approvals, licenses, registrations, authorizations, permits and certificates issued under the *Water Act*, *Environmental Protection and Enhancement Act*, and numerous other documents including pesticide registration, processing operations, pipeline crossing, exploration operations, and land treatment waste.

A search of the AEP Authorization Viewer was completed for the Property and adjacent properties utilizing the legal land description SW-20-24-1-W5M and SE-20-24-1-W5M. The search was conducted for all 50 document types. The AEP Authorization Viewer Search results can be seen in Appendix B.

Were any APECs identified by the Government of Alberta Authorization / Approval Search?

☒ No ☐ Yes

3.9 Geological and Soil Maps

Based on a review of the *Geology of the Quaternary Sediment in the Calgary Urban Area* (Alberta Research Council, S.R. Moran, Figure 5, 1986), the Property is located on the Post-Glacial Undivided stratigraphic unit that can consist of sediments ranging from gravel to clay. The lithogenic unit is the fluvial channel gravel that consists of gravel, sandy gravel, and gravelly sand.

3.10 The City Records

3.10.1 Calgary Fire Department

The City of Calgary Fire Department maintains records of above ground and underground fuel storage tanks, spills, and emergency response actions within the City. Information was obtained by submitting a request for a Land and Property File Search. The Calgary Fire Department ("CFD") information is included in Appendix B.

Were any APECs identified on the Property by the Calgary Fire Department Search?

☒ No ☐ Yes

3.10.2 Fire Insurance Maps & Assessment Cards

Fire insurance maps, produced between 1909 and the 1970s, were reviewed at the City's Corporate Records office for certain areas of the City. Assessment cards, produced between 1935 and 1950, were also reviewed at the City's Corporate Records office for certain areas of the City. Assessment cards provided information about a structure on a specific property which detail information regarding building foundations, basements, walls, floors, trim, insulation, heating, type of fuel used for heating, roof material, sewer, water, plumbing and more.

The fire insurance map provided information on structures and or storage areas for certain properties in the City of Calgary. Due to historical fires in major cities in North America, which caused mass destruction, these maps were utilized to provide information on the potential for each property to contribute to a potential fire (i.e. buildings, gas tanks, storage of flammable material, etc.) and allow insurance companies to provide an appropriate insurance policy.

Fire Insurance Map - Sheet No. 611 (April 1955)

Property – One (1) building (a dwelling) was shown.

Surrounding properties – Contain residential dwellings directly to the north, east, and south. Commercial buildings are shown to the west including Swan Cleaners (dry cleaning) at 217 – 19 Street NW.

Assessment Cards

The assessment card for Property indicated that it contained a bungalow (construction date not listed) with a concrete basement. The interior was finished with wallboard. Heating was hot air and fuel was gas.

Were any APECs identified on the Property by Fire Insurance Maps or Assessments Cards?

☐ No ☒ Yes – A dry cleaning operation (Swan Cleaners) was shown at 217 – 19 Street NW on the 1955 fire insurance map.

3.10.3 Site Information Management System

The Site Information Management System ("SIMS") is a database managed by The City's Environmental & Safety Management business unit. It provides historical site and environmental report information that is compiled into an EnviroSite report and map that is obtained through City Online. The historical site information includes: (i) historical commercial and/or industrial users occupying the Site (type and years of operation), (ii) the titles and author/publisher of any environmental assessment reports that have been written and submitted to The City of Calgary, (iii) presence of petroleum tanks prior to 1996, and (iv) the same information is provided for adjacent properties, within 100 m of the Site. An EnviroSite Map is also provided that depicts the property and adjacent properties features such as roadways, landfill boundaries, train/LRT tracks, water bodies, and utility right-of-ways.

One (1) EnviroSite Report & Map was obtained for the Property and it is included in Appendix B. A summary is provided in Table 6 below.

Table 6: COC EnviroSite Report Summary

Address	Commercial / Industrial User	Years Listed	Listed Environmental Reports, Tanks
Property	None	NA	None
101 to 121 – 19 ST NW	None	NA	-2011 Phase I ESA
317 & 319 – 19 ST NW	None	NA	-2003 Phase I ESA -2003 Phase II ESA

Were any APECs concern identified by the COC EnviroSite Report or Map for the Property?

☒ No ☐ Yes

4.0 Phase I ESA Site Visit

The site visit was undertaken to confirm/refute site conditions suspected through the record review process and to highlight any contaminant indicators such as stained soils, stressed vegetation, solid waste/debris and any other common indicators of environmental impairment related to the building and/or Property.

Mr. Jonathan of Envirotech conducted the site inspection on January 6, 2020. An Envirotech *Phase I ESA Field Checklist* was completed at the Property during the course of the site visit which reviewed all pertinent areas of concern. The Property location is depicted in the attached Site Plan (Figure 2, Appendix A). Site photographs (Photographs 1 and 2) were taken during the site visit and are attached in Appendix C for reference.

4.1 Subject Property

The site visit included a general walk through of the Property. The site observations are summarized in the following sections.

4.1.1 General Site Conditions

The following Table 7 provides a summary of the building, site services, mechanical systems, and exterior site conditions information gathered during the Site Visit.

Table 7: Site Visit Summary

Site Infrastructure, Services, and Mechanical Systems	
Infrastructure (buildings, roads, etc.)	The Property is currently vacant of the former residential buildings and is utilized as a construction storage site for the development project to the north. A portable site office trailer is located along the eastern perimeter. The stored construction materials include: a stockpile of gravel, water totes, two (2) porta-potties, a waste disposal bin, a c-can, and building materials (wood etc).
Water Supply Source	Municipal – City of Calgary
Sumps/Drains	None
Sanitary/Process Wastewater	Municipal – City of Calgary
Electricity Source/Equipment	Enmax Power Corporation – A overhead powerline runs north-south along the alley located to the east of the Property.
Electricity Back-Up Generator	None
Natural Gas Supply	Yes
Heating/Cooling System	None
Hydraulic Hoists	None

Refrigeration System	None
Waste Disposal	None
Exterior Site Conditions	
Percent Coverage of Exterior Areas (i.e. vegetation, gravel/asphalt, buildings)	100% soil/gravel
Surface Water	None
Site Subsurface Soil	Unknown
Type and Depth of Bedrock	Unknown
Depth to Groundwater	Unknown
Regional Hydrology	Bow River is located 550 m to the south.
Site Surface Grade	Generally flat
Site Grade Relative to Surrounding Areas	Generally even with surrounding properties.
Indication of Fill Material	No
Indication of stained soils or stressed vegetation	No - Note: The presence of snow cover impeded the visual observations of the surface on portions of the Property.
Presence of waste/debris	No

4.1.2 Asbestos

Various building construction materials used prior to the late 1970s were known to possibly contain asbestos. Were any potential asbestos containing materials ("ACM") observed, or suspected to be present, on the Property?

☒ No ☐ Yes

4.1.3 Chemical Inventory, Storage and Handling

Were there any chemical inventory and storage noted on the Property?

☒ No ☐ Yes

Were there any indications of chemical inventory, storage and handling concerns?

☒ No ☐ Yes

4.1.4 Electromagnetic (EM) Fields

Were there any high-tension transmission lines or electrical sub-stations encountered on the Property that could generate significant EM fields?

☒ No ☐ Yes

4.1.5 Lead

Lead-based paint was used prior to the early 1960s in exterior and interior paint. Disturbing lead-based paint by removing, repairing, or normal wearing can expose occupants of a building to lead by ingestion or inhalation. If suspected, samples should be collected/tested by trained professionals to confirm the presence or absence of lead.

Were there any lead-based paints observed, or suspected to be present, on the Property?

☒ No ☐ Yes

4.1.6 Mercury

Fluorescent light tubes and instruments including thermostats are known to have contained mercury-phosphor powder or free mercury. These mercury-containing articles should be disposed of in accordance to applicable regulations when removed from a building.

Were there any mercury-containing articles observed, or suspected to be present, on the Property?

☒ No ☐ Yes

4.1.7 Mould

Were there any indications of mould encountered on the Property during the site visit?

☒ No ☐ Yes

4.1.8 Ozone Depleting Substances

The Government of Canada enacted the Ozone-Depleting Substances ("ODS") Regulations in 1998 which governed the use, handling and release of ODS. ODS were used as foam blowing agents, solvents, fire extinguishing agents and refrigerants for air conditioning and refrigeration applications and included chlorofluorocarbons ("CFCs"), halons, methyl bromide and hydrochlorofluorocarbons ("HCFC's"). According to the 1998 ODS Regulation, as of January 1, 2010, HCFC-22, HCFC-1411b, and HCFC142b may no longer be: manufactured, imported, used, sold, or offered for sale; unless the substances are intended to be exported or to be used as a refrigerant.

Were there any ODSs observed or suspected to be present, on the Property?

☒ No ☐ Yes

4.1.9 Polychlorinated Biphenyls

The Government of Canada enacted the Environmental Contaminants Act in 1976 to restrict the use and provided a controlled phase out of polychlorinated biphenyls ("PCBs"). The Act prohibited the use of PCBs in electrical equipment installed after 1980 and the storage and disposal of materials containing PCBs were regulated.

Was there any PCB containing electrical equipment observed, or suspected to be present, on the Property?

☒ No ☐ Yes

4.1.10 Radio Active Materials

Were there any licenced or other sources of radioactive material observed, or suspected to be present, on the Property?

☒ No ☐ Yes

4.1.11 Spills and Releases

Were there any spills or releases observed or reported on the Property?

☒ No ☐ Yes

4.1.12 Storage Tanks (Above or Below Ground)

Were there any above or below ground storage tanks observed to be present on the Property?

☒ No ☐ Yes

4.1.13 Urea Formaldehyde Foam Insulation

The sale and use of urea formaldehyde foam insulation ("UFFI") as a building insulation was prohibited in Canada under the federal Hazardous Products Act since 1980. Some insulation materials used during the 1970s and early 1980s were known to contain UFFI.

Were there any UFFI material observed on the Property during the site visit?

☒ No ☐ Yes

4.2 Surrounding Property Use

A visual confirmation of the surrounding land use was undertaken by Envirotech personnel on January 6, 2020. The findings are summarized as follows:

- North: A construction site (3 former residential lots) and then residential land use directly north and commercial land use to the NW. Commercial businesses include (from south to north): Horizon Group, Hi Neighbour Cleaners, Cho's Sushi Restaurant, Tapestry (clothes store), and Bee-Nee Nails and Spa.
- West: Commercial land use including the following businesses (from south to north): Riverside Dental, Gary A. Daniels barrister & solicitor, The Mortgage Group Inc., Soul Foods Books Etc., Maximum Wellness Centre, Oasis Hair Salon, Lab 11 Advanced Medical Aesthetics, Spirit Leaf, PharmaChoice, Pembina Institute, and Marcus Ice Cream. Residential land use is located to the west of the commercial buildings.
- South: Residential land use.
- East: Residential land use.

The inspection of the surrounding properties was done visually from publicly accessible areas. In general, the surrounding Properties were found to be well kept with good housekeeping and maintenance. One (1) APEC, a dry cleaning operation (Hi Neighbour Cleaners), was identified at 309 – 19 Street NW located approximately 70 m to the NW of the Property.

5.0 Phase I ESA Interviews

An interview was conducted to corroborate or augment information and data collected during the records review and site visit. The findings of the interview process are summarized in the following sections.

5.1 Current Property Owner

Ms. Preet Mudhar, Planning Coordinator for Eagle Crest Construction, provided answers to the Envirotech Transaction Screening Questionnaire. The questionnaire provides a formatted checklist of questions which typically will determine if there are any known issues of environmental concern on the Property. The following information was provided:

- Soil and groundwater contamination was identified on the adjoining property to the north resulting from off-site dry cleaning operations on neighbouring sites.

There were no other known issues of environmental concern identified on the Property by the questionnaire.

5.2 Previous Land Title Holders

No previous land title holders were available for an interview.

6.0 Phase I ESA Conclusions

The Phase I ESA identified three (3) APECs on or surrounding the Property within an 100 m radius as summarized below in Table 8.

Table 8: APEC Summary

APEC # (Proximity)	Land Use of Concern	Risk of APEC
APEC 1 – 217 – 19 ST NW (10 m West)	A former dry cleaning operation (Swan Cleaners) was identified at this site from approximately 1955 to 1970.	Moderate to High – The historical and current practices (chemical storage, handling, and disposal) of the off-site dry cleaning operation(s) are unknown. Previous to 2003, the use of the dry cleaning solvent PCE was unregulated in Canada and former practices of dry cleaning operations contributed to subsurface soil and groundwater contamination including use of underground storage tanks or disposal of chemicals down sewer drains.
APEC 2 – 309 – 19 ST NW (70 m NW)	A current dry cleaning operation (Hi Neighbours Cleaners) was identified at this site since approximately 1975.	Based on the proximity to the Property, there is potential for VOC (dry cleaning solvents) contamination in soil/groundwater to migrate onto the Property.
APEC 3 – (Directly North)	A Phase II ESA recently undertaken on this site identified on-site soil and groundwater contaminated with a dry cleaning solvent (PCE). Two (2) possible sources of PCE contamination were identified as the off-site dry cleaning operations at: (i) 217 -19 Street NW and (ii) 309 – 19 Street NW.	High – Based on the Property's proximity to the potential off-site sources and the known contamination, there is a high risk for VOC (dry cleaning solvents) contamination to have also migrated onto the Property.

Based on the findings of the Phase I ESA, a Phase II ESA is recommended to be undertaken on the Property to assess the potential impacts in soil and groundwater relating to APECs 1 through 3.

7.0 Phase II ESA Field Results

The field assessment results are summarized in the following sections: (i) Regulatory Framework, (ii) Field Methodologies, (iii) Subsurface Physical Conditions, (iv) Soil Drill Program, and (v) Groundwater Monitoring.

7.1 Regulatory Framework

The analytical results, for the soil and groundwater samples collected from the Property, were compared to the guidelines developed by AEP in the *Alberta Tier 1 Soil and Groundwater Remediation Guidelines (January 2019)*.

A review of the Tier 1 Guidelines was completed for the Property. The preliminary site characterization data is provided in Section 2.0 of this report. The Guidelines deemed applicable to the Property are detailed in the following Table 9.

Table 9: AEP Tier 1 Guidelines for the Property

Tier 1 Guideline Parameters	Applicable to Property
Land Use	Commercial, Residential
Borders more sensitive Land use - 30 m buffer applicable	Residential
Surface water body exists within 300 m of the Property	No
Primary Soil Type (Coarse or Fine)	Coarse-Grained (0 – approx. 3 mBGS) Fine-Grained (>3.0 mBGS)
Subsoil Guidelines Applicable – BTEX F1 to F4 only	Yes

Based on the assessment of the exposure pathway applicability, the freshwater aquatic life (“FAL”) pathway could be excluded at the Tier 2 management option and all other pathways were deemed applicable to the residential land use of the Property. However, it was determined that FAL is not the governing exposure pathway for the contaminate of concern (PCE). As such, for the purpose of this Assessment, the soil analytical results will be compared to the AEP Tier 1 Guidelines. Both fine and coarse grained soil is present on the Property; and therefore, the more stringent guideline will be applied.

The Assessment soil and groundwater samples will be compared to the AEP Tier 1 Guidelines for residential land use and fine or coarse-grained soil (the “AEP Tier 1 Guidelines”).

7.2 Field Methodologies

Envirotech employed the following standard field methodologies undertaken during the Assessment. These methodologies were undertaken in accordance with accepted environmental engineering practices and standards. Any deviations from the standard field methodologies used by this Assessment are further defined in the following sections. Envirotech's standard field methodologies employed for this Assessment included:

1. Utility Locates;
2. Intrusive Soil Sampling;
3. Groundwater Sampling;
4. Surveying; and
5. Waste Management.

The above methodologies are detailed in Field Methodologies located in Appendix G.

7.3 Subsurface Physical Conditions

The general lithology of the soil underlying the Property at the two (2) borehole locations consisted of sand and gravel from surface to a maximum depth of 3.0 mBGS. Weathered bedrock was encountered in each borehole location, starting at a minimum depth of 2.7 mBGS (MW20-001) to the end of borehole at 4.6 mBGS. The complete Borehole Logs are attached in Appendix D.

7.4 Drilling Program

Envirotech acted as prime contractor for this project and conducted the utility locates prior to the commencement of the drill program. Field Level Hazard Assessments ("FLHA") were completed by Envirotech personnel each time they were on site.

Earth Drilling Co Ltd. was retained to provide a hammer drill rig to undertake the drill program at the Property on December 18, 2020. Two (2) boreholes were drilled to 4.6 mBGS and both were installed with groundwater monitoring wells named MW20-001 and MW20-002.

A total of twelve (12) field hydrocarbon tests were conducted on soil samples collected from the boreholes advanced on the Property using an Eagle RKI 2 vapour analyzer (with methane elimination on). The hydrocarbon VOC concentrations ranged from 0 parts per million ("ppm") to 35 ppm. The PID VOC concentrations were all 0 ppm. No hydrocarbon odours were noted. The VOC concentration data can be found in the Borehole Logs located in Appendix D.

All soil samples were bagged, jarred, and submitted to KaizenLAB Laboratory in Calgary, AB ("KaizenLAB"). Selected soil samples were analyzed for VOCs and grain size analyses. Soil samples that were not analyzed were placed on hold at KaizenLAB.

7.5 Groundwater Monitoring

The following section summarizes the field observations during the groundwater monitoring portion of the Assessment. All recorded observations are presented in Table 10 (see Appendix E).

Groundwater monitoring activities were undertaken on December 28, 2020. The headspace hydrocarbon VOC concentrations were measured in the headspace of the two (2) groundwater monitoring wells using an Eagle RKI 2 vapour analyzer (with methane elimination on). The headspace hydrocarbon and PID VOC vapour concentrations in both monitoring wells were 0 ppm.

The depth to groundwater in MW20-002 was 4.13 m below the top of casing ("mBTOC"). MW20-001 was found to be dry at the time of sampling. Due to the limited number of monitoring wells and absence of groundwater in MW20-001, the groundwater flow direction could not be determined; and as such; the monitoring wells were not surveyed into a common relative elevation benchmark.

A groundwater sample was collected from MW20-002 with a dedicated weighted bailer and was placed in the appropriate bottles provided by, and submitted to, the KaizenLAB. One (1) groundwater sample was submitted for VOCs analyses.

8.0 Phase II ESA Analytical Results

The data pertaining to the laboratory analyses completed during the Assessment are detailed in the following sections: (i) Soil Analytical Results, (ii) Groundwater Analytical Results, and (iii) Quality Assurance and Quality Control.

8.1 Soil Analytical Results

The following section summarizes the analytical results from the Assessment soil samples. The summarized soil analytical results are provided in Table 11 (VOCs (BTEX) & Grainsize) and Table 12 (VOCs). The tables are included in Appendix E and the laboratory analytical report in Appendix F.

Grainsize

One (1) soil sample was submitted to the laboratory for grainsize analysis. Soil sample MW20-002 12.5' (3.8 mBGS) had a result of 95.4% greater than 0.075 mm which is based on the amount of sample that passes through a 0.075 mm screen. This indicates that the weather bedrock material located below 3.0 mBGS on the Property is fine-grained material.

VOCs

Eight (8) selected soil samples were collected and submitted to the laboratory for VOC analysis as follows:

- MW20-001: 5' (1.5 mBGS), 10' (3.0 mBGS), 15' (4.6 mBGS) – All VOCs analyte concentrations were below the laboratory detection limits; and therefore, did not exceed the AEP Tier 1 Guidelines.
- MW20-002: 5' (1.5 mBGS), 7.5' (2.3 mBGS), 10' (3.0 mBGS), 12.5' (3.8 mBGS), 15' (4.6 mBGS) – The samples collected from depths of 10' (3.0 mBGS) and 12.5' (3.8 mBGS) had concentrations of PCE (0.201 mg/kg and 0.046 mg/kg, respectively) which exceed the AEP Tier 1 Guideline of 0.018 mg/kg (coarse-grained vapour inhalation exposure pathway). Clean lines were defined above at a depth of 2.3 mBGS and below at a depth of 4.6 mBGS. All other VOC analyte concentrations were below the laboratory detection limits; and therefore, did not exceed the AEP Tier 1 Guidelines.

8.2 Groundwater Analytical Results

The following section summarizes the analytical results from the Assessment groundwater samples. The summarized groundwater analytical results are provided in Table 13 (VOCs (BTEX) and Table 14 (VOCs). The tables are included in Appendix E and the laboratory analytical report is in Appendix F.

VOCs

One (1) groundwater sample was collected from MW20-002 and was submitted to the laboratory for VOC analysis. The concentration of PCE (0.011 mg/L) in MW20-002 marginally exceeds the AEP Tier 1 Guideline of 0.010 mg/L (fine & coarse-grained potable water exposure pathway). All other VOC analyte concentrations were below the laboratory detection limits; and therefore, did not exceed the AEP Tier 1 Guidelines.

8.3 Quality Assurance and Quality Control

For quality assurance and quality control ("QA/QC") the following were collected and submitted to the laboratory with the Assessment's soil and groundwater samples:

- One (1) field duplicate for soil analysis (VOCs)

The summarized soil and groundwater QA/QC analytical results are provided in the corresponding tables provided in Appendix E. A Relative Percent Difference ("RPD") calculation was completed for the duplicate soil and groundwater analytical results. According to the CCME document entitled "*Guidance Manual for Environmental Site Characterization in Support of Environmental and Human Health Risk Assessment*" (Volume 1, CCME, 2016), acceptable RPD criteria of 40% for groundwater and 60% for soil is suggested depending on the matrix variability and sampling and handling procedures.

All of the calculated RPD results for the Assessment soil samples duplicates were within the 0 to +/- 60% range. The industry acceptable sampling and handling procedures were followed during the collection of these samples.

The laboratory chain of custody was completed in full form upon completion of the sampling program, prior to transportation of the samples to the laboratory. A QA/QC data review was undertaken for both the soil and groundwater laboratory analytical results.

The QA/QC data review for laboratory analytical results indicates that the data is considered to be reliable.

9.0 Phase II ESA Conclusions

Based on the findings of the Assessment, our conclusions are as follows:

- The soil and groundwater analytical results were compared to guidelines set forth in the AEP document entitled Alberta Tier 1 Soil and Groundwater Remediation Guidelines (January 2019). The soil and groundwater analytical data was compared to the AEP Tier 1 Guidelines for residential land use and fine or coarse-grained soil (most stringent applied).
- Two (2) boreholes were drilled to a depth of 4.6 mBGS and both were installed with groundwater monitoring wells named MW20-001 and MW20-002. A total of twelve (12) field hydrocarbon tests were conducted on soil samples collected from the boreholes. The hydrocarbon VOC concentrations ranged from 0 ppm to 35 ppm. The PID VOC concentrations were all 0 ppm. No hydrocarbon odours were noted. The headspace hydrocarbon and PID VOC vapour concentrations measured in both monitoring wells were 0 ppm.
- The depth to groundwater in MW20-002 was 4.13 mBTOC. MW20-001 was found to be dry at the time of sampling. Due to the limited number of monitoring wells and absence of groundwater in MW20-001, the groundwater flow direction could not be determined; and as such; the monitoring wells were not surveyed into a common relative elevation benchmark.
- Based on the findings of the soil analytical results, two (2) out of five (5) soil samples collected from MW20-002 (3.0 mBGS and 3.8 mBGS depth intervals) had concentrations of PCE which exceed the AEP Tier 1 Guideline for the coarse-grained vapour inhalation exposure pathway. Clean lines were defined above at a depth of 2.3 mBGS and below at a depth of 4.6 mBGS. The three (3) soil samples collected from MW20-001 (1.5, 3.0, and 4.6 mBGS depth intervals) had VOCs analyte concentrations which were below the laboratory detection limits; and therefore, did not exceed the AEP Tier 1 Guidelines.
- Based on the findings of the groundwater analytical results, the one (1) groundwater sample collected from MW20-002 was found to have a PCE concentration of 0.011 mg/L which marginally exceeds the AEP Tier 1 Guideline of 0.010 mg/L (fine & coarse-grained potable water exposure pathway). All other VOC analyte concentrations were below the laboratory detection limits; and therefore, did not exceed the AEP Tier 1 Guidelines.

Based on the findings of the Assessment, exceedances of the AEP Tier 1 Guidelines for PCE in soil and groundwater (marginally) were identified on the Property. The soil impacts were identified at 3.0 to 3.8 mBGS in MW20-002. Clean lines were established above and below at 2.3 and 4.6 mBGS, respectively. A lateral clean line in soil was defined to the east of MW20-002 at the location of MW20-001 where no soil (or groundwater - not present) impacts were identified.

10.0 Qualifications of the Assessor

Envirotech Engineering is an Alberta-based, multi-disciplinary environmental consulting firm specializing in environmental assessment and remediation services, preparation of regulatory applications, and the development and implementation of environmental management systems. Envirotech's personnel have over 40 years of combined experience offering environmental services to industry, business, and provincial/federal government institutions across Canada.

Mrs. Kimberly Sweet completed the records review, site interview, and reporting components of the Phase I and II ESA. Mrs. Sweet has a bachelor's degree in Environmental Sciences and is a Professional Agrologist with over ten years of experience.

Mr. Trevor Fordyce completed all the elements of the Phase II ESA field program and assisted with the reporting. Mr. Fordyce has a bachelor's degree in Environmental Sciences and a diploma in Environmental Technologies and is an environmental specialist with over eight years of experience.

Mr. Jonathan Zieman completed the Phase I ESA site visit, acted as project manager, and undertook a technical review of the report document at the completion of the project. Mr. Zieman is a Professional Technologist with over nineteen years of directly related environmental assessment experience.

11.0 Disclaimer

This report has been prepared for the exclusive use of Hillhurst Boutique Ltd. for the purpose of assessing potential environmental concerns relating to the current and historical operations at 218 – 19 Street NW, Calgary, Alberta. This Assessment meets the requirements of the CSA Standard Z768-01 – Phase I Environmental Assessments (Reaffirmed 2012), CSA Standard Z769 – Phase II Environmental Assessments (Reaffirmed 2013), and the AEP Alberta Environmental Site Assessment Standard (March 2016).

The Assessment findings and recommendations were based on a visual examination, interviews and a search of historical records for the Property at the time of the Assessment. The conclusions in this report are based on reasonable interpretations of the site observations, as well as the information gathered and available during the course of the investigation at that time. The conclusions contained within this report are limited by the following:

1. The sampling points for the field investigation are situated at discrete locations at the Property. The sampling and analysis of soil and groundwater samples were restricted to these locations;
2. It was not possible to test for all forms of impact at each and every location in the assessment area. Only samples from specific locations were analyzed. These locations were selected based on preliminary site information provided by Envirotech Engineering Corp and others; and
3. Although site-specific locations were used during testing, the information obtained was thought to be representative of the present conditions on the Property.

Envirotech accepts responsibility for the competent performance of its duties in executing this assignment and preparing this report in accordance with the normal standards of its profession, but disclaims responsibility for any consequential damages. Use or reliance by any other party is neither anticipated nor authorized and Envirotech accepts no responsibility for any consequences of such use or reliance. No warranty, expressed or implied, is given concerning contamination at this Site.

Envirotech Engineering Corp

Authored by:



Mrs. Kimberly Sweet, BSc., P.Ag.
Environmental Specialist

Reviewed By:



Mr. Jonathan Zieman, P.Tech. (Eng.).
Project Manager

APEGA Permit No. P-7545
Signatory Date: March 23, 2021

12.0 References

CSA Z768-01 Phase I Environmental Site Assessment, Canadian Standards Association, Reaffirmed 2012.

CSA Z769 Phase II Environmental Site Assessment, Canadian Standards Association, Reaffirmed 2013.

Alberta Environmental Site Assessment Standard, Alberta Environment and Parks, March 2016.

Alberta Tier 1 Soil and Groundwater Remediation Guidelines, Alberta Environment and Parks, January 2019.

Historical Land Titles Search, AB Land Titles Office, 710 -4th Avenue SW, Calgary, AB, T2P 0K3.

Historical Land Titles Search, Government of Alberta Spatial Information System Website, <https://alta.registries.gov.ab.ca/spinii/login.aspx>

Storage Tank Database Search, Alberta Safety Codes Authority, Suite 500, 10405 Jasper Avenue, Edmonton, AB T5J 3N4.

Water Well Records, Alberta Environment Groundwater Information System, online at <http://groundwater.alberta.ca/WaterWells/d/>

EnviroSite Report, Real Property Information, The City of Calgary, City Online www.calgary.ca/cityonline

Historical Imagery, Google Earth Pro Search, Google Inc., 2020.

Aerial Photographs, the Air Photo Services Government of Alberta WebSite, <https://securexnet.env.gov.ab.ca/aprs/index.html>

Land Search – Property Search, Calgary Fire Department, 311 Online Services: <https://calgary-csrprodwi.motorolasolutions.com/Public/Home.mvc/Index>

Onestop: Reclamation Certification Tool Public Map Viewer, Alberta Energy Regulator, online at <https://www1.aer.ca/onestop/>

AER Abandoned Well Map Viewer, Alberta Energy Regulator, Online at <https://www1.aer.ca/onestop/>

Tenants (historical), Henderson and TELUS Directory, Calgary Public Central Library, 616 Macleod Trail SE, Calgary, AB T2G 2M2.

Fire Insurance Maps, Historical Land use, Year of Annexation/ Assessment Cards, Corporate Records, 800 Macleod Trail SE.

Land Use Zoning, The City of Calgary WebSite, <http://www.calgary.ca/PDA/pd/Pages/Planning-and-development-resource-library/Land-Use-by-law-1P2007-maps.aspx>

Enforcement Search Service, Environmental Law Centre WebSite, <https://elc.ab.ca/>

Geology of the Quaternary Sediment in the Calgary Urban Area, Alberta Research Council, S.R. Moran. Figure 5, 1986.

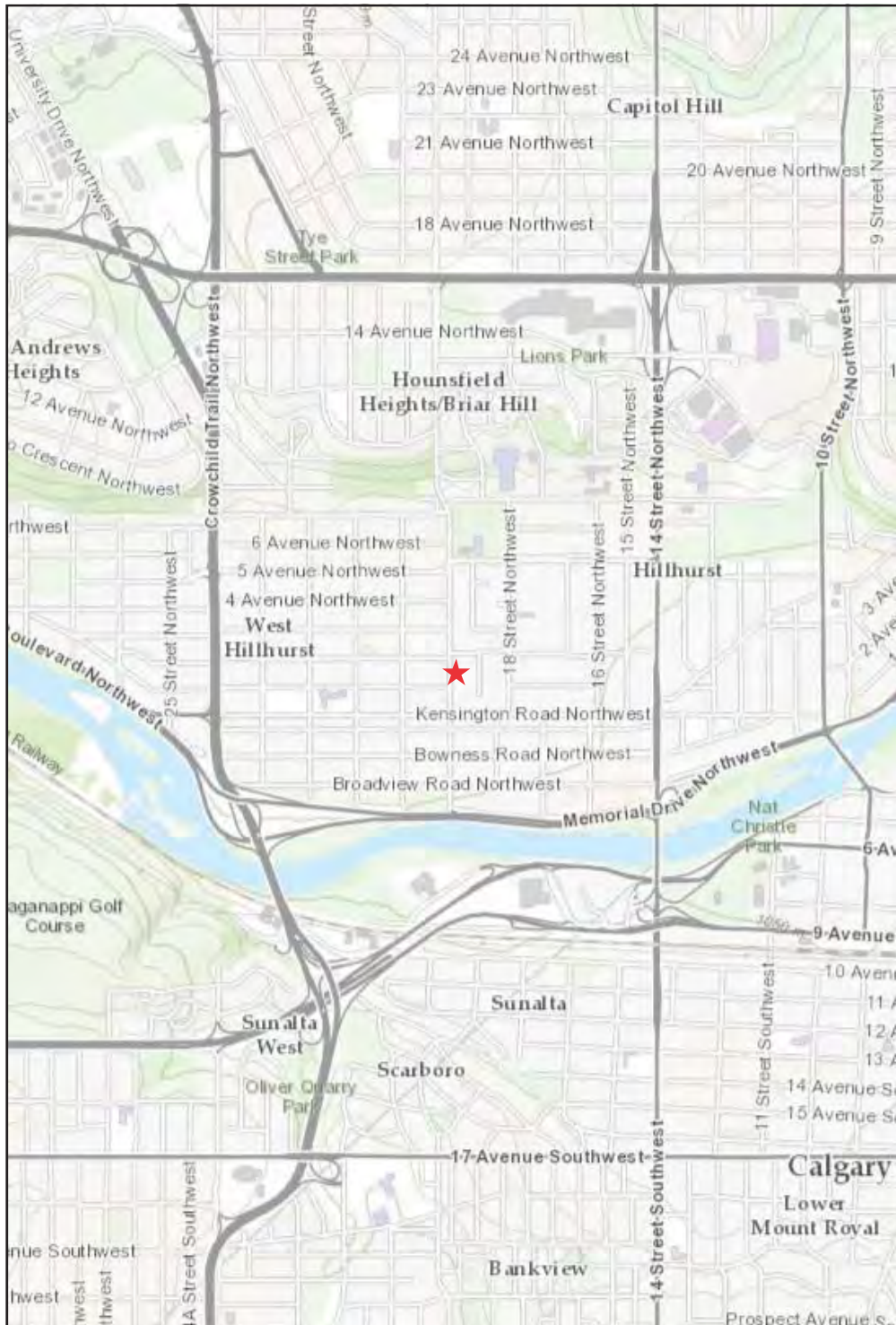
National Pollutant Release Inventory, Government of Canada, Online at <https://www.ec.gc.ca/inrp-npri/>

Authorization Viewer Search, Alberta Environment and Parks, Online at <https://avw.alberta.ca/ApprovalViewer.aspx>

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APPENDIX A

Figures



Source: World Topographic Map
GeoDiscover Alberta
Copyright 2014, Government of Alberta

Legend

★ Site Location



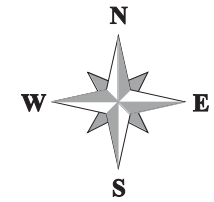
Title: **Site Location Map**
Phase I Environmental Site Assessment
218 - 19 Street NW
Calgary, Alberta

Scale: NTS

Project No.: 20-118

Date: January 2021

Figure: 1





AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

- 1 - 217 - 19 ST NW: Former dry cleaning operation
- 2 - 309 - 19 ST NW: Current dry cleaning operation
- 3 - 222 - 19 ST NW: PCE soil and groundwater contamination



Photo Source: Development Map, The City of Calgary.
Note: Image has been scaled from its original size.

Legend

-  Approximate Property Boundary
-  Area of Potential Environmental Concern (APEC)



Envirotech Engineering
Environmental Consulting | Project Management | Regulatory Compliance

Title:

Phase I ESA - Site Plan
Phase I Environmental Site Assessment
218 - 19 Street NW
Calgary, Alberta

Scale:

1:1,500

Project No:

20-118

Date:

January 2021

Figure:

2

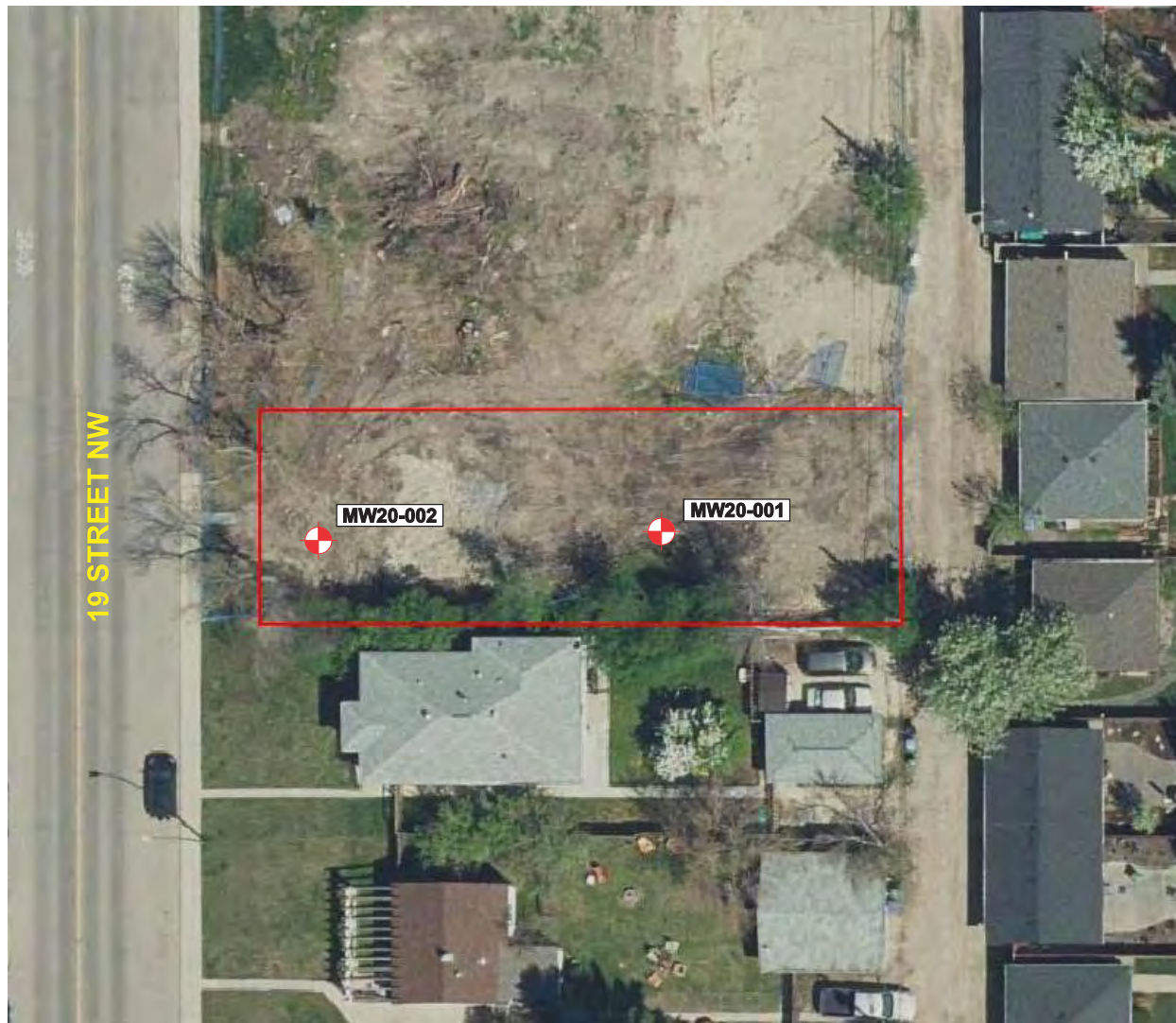
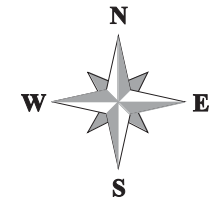




Photo Source: Development Map, The City of Calgary.
Note: Image has been scaled from its original size.

Legend

-  Approximate Property Boundary
-  Borehole /Groundwater Monitoring Well Location



Envirotech Engineering
Environmental Consulting | Project Management | Regulatory Compliance

Title:

Phase II ESA - Site Plan
Phase I Environmental Site Assessment
218 - 19 Street NW
Calgary, Alberta

Scale:

1:450

Project No:

20-118

Date:

January 2021

Figure:

3

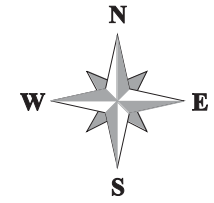


Photo Source: Air Photo Distribution Centre. Government of Alberta.
Note: Image has been scaled from its original size.

Legend

 Approximate Property Boundary



Envirotech Engineering
Environmental Consulting | Project Management | Regulatory Compliance

Title:

Aerial Photograph 1924
Phase I Environmental Site Assessment
218 - 19 Street NW
Calgary, Alberta

Scale:

1:5,000

Project No:

20-118

Date:

January 2021

Figure:

4

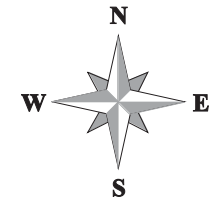


Photo Source: Air Photo Distribution Centre. Government of Alberta.
 Note: Image has been scaled from its original size.

Legend

 Approximate Property Boundary



Title:

Aerial Photograph 1949
 Phase I Environmental Site Assessment
 218 - 19 Street NW
 Calgary, Alberta

Scale:

1:5,000

Project No:

20-118

Date:

January 2021

Figure:

5

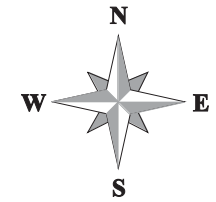


Photo Source: Air Photo Distribution Centre. Government of Alberta.
Note: Image has been scaled from its original size.

Legend

 Approximate Property Boundary



Title:

Aerial Photograph 1962
Phase I Environmental Site Assessment
218 - 19 Street NW
Calgary, Alberta

Scale:

1:5,000

Project No:

20-118

Date:

January 2021

Figure:

6

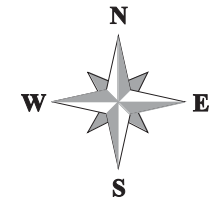

Legend
 Approximate Property Boundary

Photo Source: Air Photo Distribution Centre. Government of Alberta.
 Note: Image has been scaled from its original size.



Envirotech Engineering
 Environmental Consulting | Project Management | Regulatory Compliance

Title:

Aerial Photograph 1969
 Phase I Environmental Site Assessment
 218 - 19 Street NW
 Calgary, Alberta

Scale:

1:5,000

Project No:

20-118

Date:

January 2021

Figure:

7

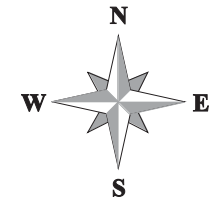


Photo Source: Air Photo Distribution Centre. Government of Alberta.
Note: Image has been scaled from its original size.

Legend

 Approximate Property Boundary



Envirotech Engineering
Environmental Consulting | Project Management | Regulatory Compliance

Title:

Aerial Photograph 1978
Phase I Environmental Site Assessment
218 - 19 Street NW
Calgary, Alberta

Scale:

1:5,000

Project No:

20-118

Date:

January 2021

Figure:

8

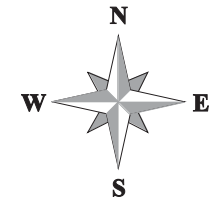


Photo Source: Air Photo Distribution Centre. Government of Alberta.
Note: Image has been scaled from its original size.

Legend

 Approximate Property Boundary



Envirotech Engineering
Environmental Consulting | Project Management | Regulatory Compliance

Title:

Aerial Photograph 1988
Phase I Environmental Site Assessment
218 - 19 Street NW
Calgary, Alberta

Scale:

1:5,000

Project No:

20-118

Date:

January 2021

Figure:

9

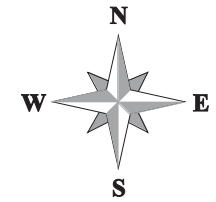


Photo Source: Air Photo Distribution Centre. Government of Alberta.
Note: Image has been scaled from its original size.

Legend

 Approximate Property Boundary



Envirotech Engineering
Environmental Consulting | Project Management | Regulatory Compliance

Title:

Aerial Photograph 1996
Phase I Environmental Site Assessment
218 - 19 Street NW
Calgary, Alberta

Scale:

1:5,000

Project No:

20-118

Date:

January 2021

Figure:

10

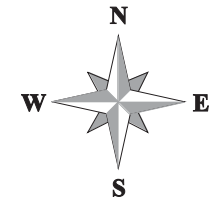


Photo Source: Google Earth.
Note: Image has been scaled from its original size.

Legend

Approximate Property Boundary



Title:

Aerial Photograph 2002
Phase I Environmental Site Assessment
218 - 19 Street NW
Calgary, Alberta

Scale:

1:5,000

Project No:

20-118

Date:

January 2021

Figure:

11

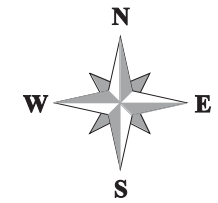
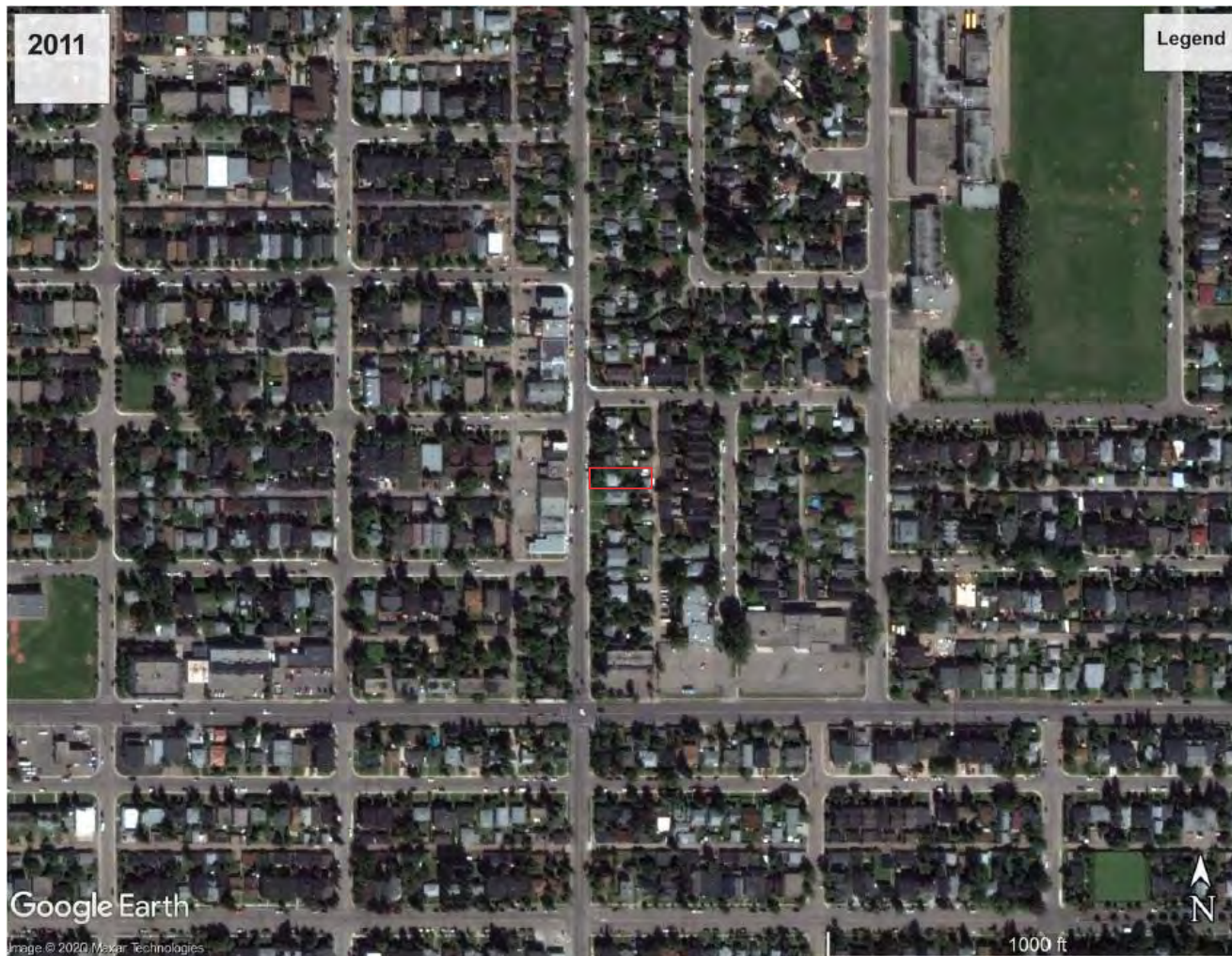


Photo Source: Google Earth.
Note: Image has been scaled from its original size.

Legend

 Approximate Property Boundary



Title:

Aerial Photograph 2011
Phase I Environmental Site Assessment
218 - 19 Street NW
Calgary, Alberta

Scale:

1:5,000

Project No:

20-118

Date:

January 2021

Figure:

12

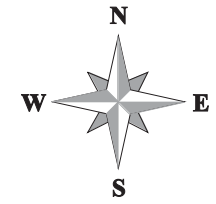
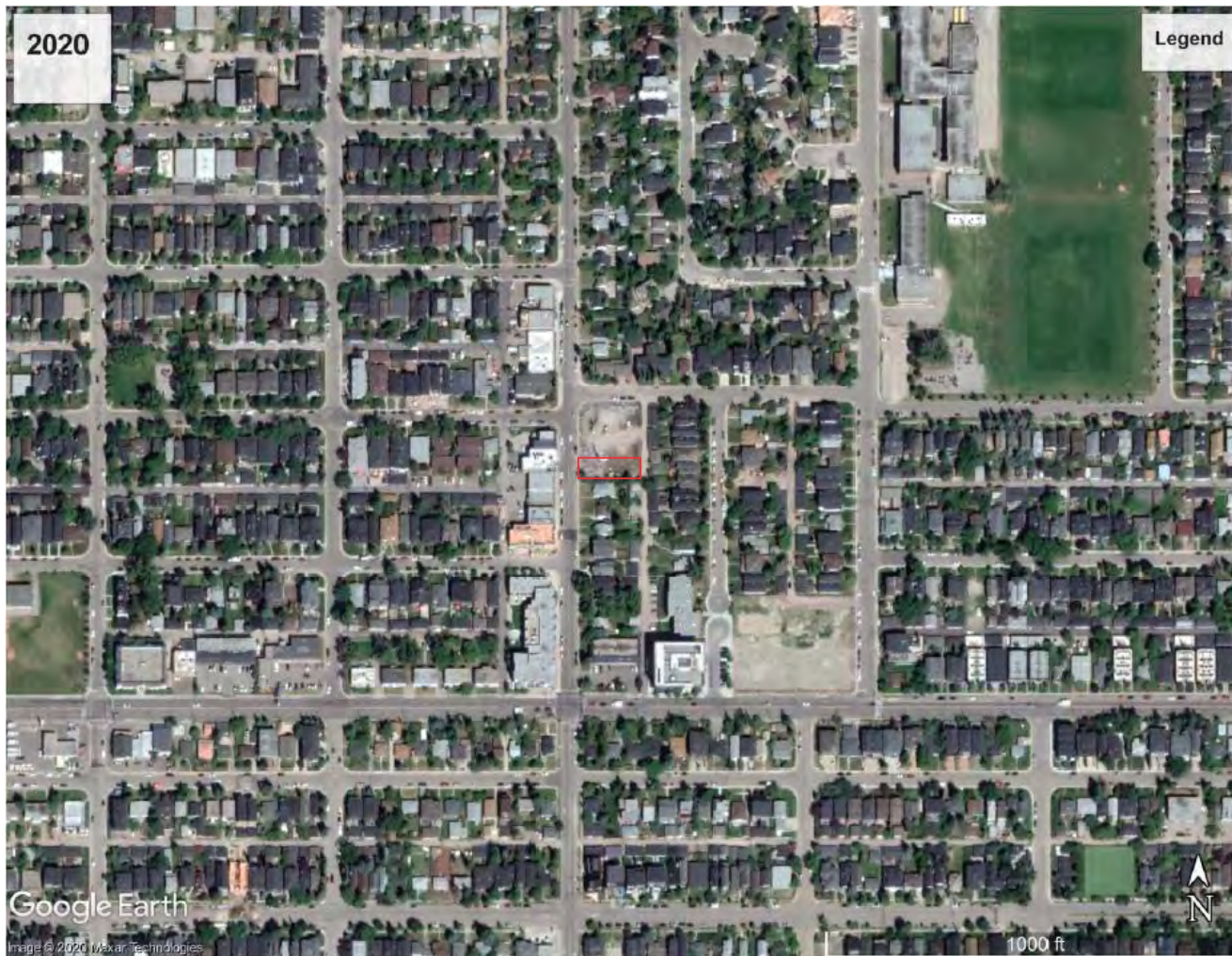


Photo Source: Google Earth.
Note: Image has been scaled from its original size.

Legend

 Approximate Property Boundary



Title:

Aerial Photograph 2020
Phase I Environmental Site Assessment
218 - 19 Street NW
Calgary, Alberta

Scale:

1:5,000

Project No:

20-118

Date:

January 2021

Figure:

13

160

APPENDIX B

Records Review



Environmental Public Health
Alberta Health Services - Calgary Zone
10101 Southport Road SW
Calgary, AB T2W 3N2
Tel: 403-943-2295 Fax: 403-943-8056
www.ahs.ca/eph

January 05, 2021

Our file: CAS-104620-P7T5V3

Your file: 20-118

Ms. Kim Sweet

Envirotech Engineering
12B, 1235 64 Avenue SE
Calgary, AB T2H 2J7

Dear Ms. Sweet

Re: Your request for records search

On January 04, 2021, our office received your request for information regarding the property located at:

218 19 Street NW, Calgary AB

We have conducted a search for records created in accordance with public health legislation, including records relating to hazardous waste sites, abandoned landfills and contamination sources constituting a public health nuisance on this municipal address only.

No records responsive to your request have been located. However, it should be noted that the fact that records do not exist does not necessarily mean that the property complies with all applicable legislation.

Please be advised that records relevant to your search may be held by other agencies, such as Alberta Environment and Parks, Alberta Energy Regulator, local governments, and others. You should contact these agencies directly for further information.

Enclosed is your receipt.

Should you have any questions or concerns, please contact our office at 403-943-8050 or email at ahs.cz.eph.recordsearch@ahs.ca

Sincerely,

Environmental Public Health
Alberta Health Services, Calgary Zone

Enclosure: Receipt

SDAB2021-0091



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 1/5/2021

Legend

- ◆ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- ATS Township (large scale)
- ATS Section without Road Allowance
- ATS Section label (large scale)
- ATS LSD
- ATS LSD label (large scale)
- Provincial Boundary
- Citations

Date Date (if applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 18,055.95

0.28 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



1/5/2021

OneStop



Layers

Filter Layers... [Filter](#)

- ☒ Reference Grid
- ☒ Incidents
- ☒ Asset
- ☒ AEP Application Disposition
- ☒ Application
- ☒ Provisional Dispositions (AEP)
- ☒ Authorization
- ☐ Weather & Environment
- ☐ Access
- ☐ Utility
- ☐ Land
- ☐ Coal
- ☐ Municipality
- ☐ First Nations
- ☐ Ecology
- ☐ Fisheries
- ☐ Wildlife
- ☐ Parks and Protected Areas
- ☐ Forestry
- ☐ Hydrography

Search...

Tools

05 20-024-01W5

06 20-024-01W5

07 20-024-01W5

08 20-024-01W5

04 20-024-01W5

03 20-024-01W5

02 20-024-01W5

01 20-024-01W5

West Hillhurst

Louise Dean Public School

Madeline D Houet Bilingual School

Kensington Road Northwest

Bowness Road Northwest

Memorial Drive Northwest

Westmount Road Northwest

Broadview Road Northwest

Westmount Boulevard Northwest

13 17-024-01W5

14 17-024-01W5

15 17-024-01W5

16 17-024-01W5

12 17-024-01W5

11 17-024-01W5

10 17-024-01W5

09

DLO180032

WBEA, USDA Forest Service | Alberta Energy Regulator |

World To... Scale 1: 9,028 Go

<https://extmapviewer.aer.ca/Onestop/Public/index.html>

1/1



Government
of Canada

Gouvernement
du Canada

[Home](#) → [National pollutant release inventory](#)

→ [Tools and resources for the National Pollutant Release Inventory data](#)

→ [National Pollutant Release Inventory Data Search](#)

Facility Search Results

Data as of: September 13, 2018

[Return to NPRI \(National Pollutant Release Inventory\) Data Search](#)

[Additional resources for accessing, understanding and analyzing NPRI \(National Pollutant Release Inventory\) data.](#)

[NPRI \(National Pollutant Release Inventory\) data is also available for download](#) in ACCESS and EXCEL formats.

Search Information

Search criteria

Reporting Year	2017
Substance	All Substances
Location	Postal code = T2N
Facility	All Facilities
Industrial Sectors	All Sectors
Type	All Types
Total Results	2

The number of results returned here may differ from published lists of the number of facilities reporting pollutant releases and transfers to the NPRI due to the inclusion of facilities reporting only under Ontario Regulation 127/01, and/or facilities submitting "did not meet criteria" reports.

Sort by:

Facility Name ▾

Sort order:

Ascending ▾

Sort

NPRI (National Pollutant Release Inventory) ID	GHGRP (Greenhouse Gas Reporting Program) ID	Facility	City	Province
15739		Alberta Health Services - Foothills Medical Centre	Calgary	AB
23257		University of Calgary - Central Heating and Cooling Plant	Calgary	AB



A Division of the Safety Codes Council

January 5, 2021

Ms. Kim Sweet
Envirotech Engineering
203B 38 Ave NE
Calgary AB T2E 2M3

EMAIL: sweet@envirotecheng.com

Re: ASCA Storage Tank Search – Your File No. 20-118

Dear Ms. Sweet,

As per your search request dated December 18, 2020, Alberta Safety Codes Authority (ASCA) has searched the storage tank database for existing and former installations of storage tank systems, as defined by the Fire Code, including those known to be inside structures at the following address:

1. 218 19 St NW, Lot 4, Block 19, Plan 8942GB, SE-20-24-1-5, Calgary AB

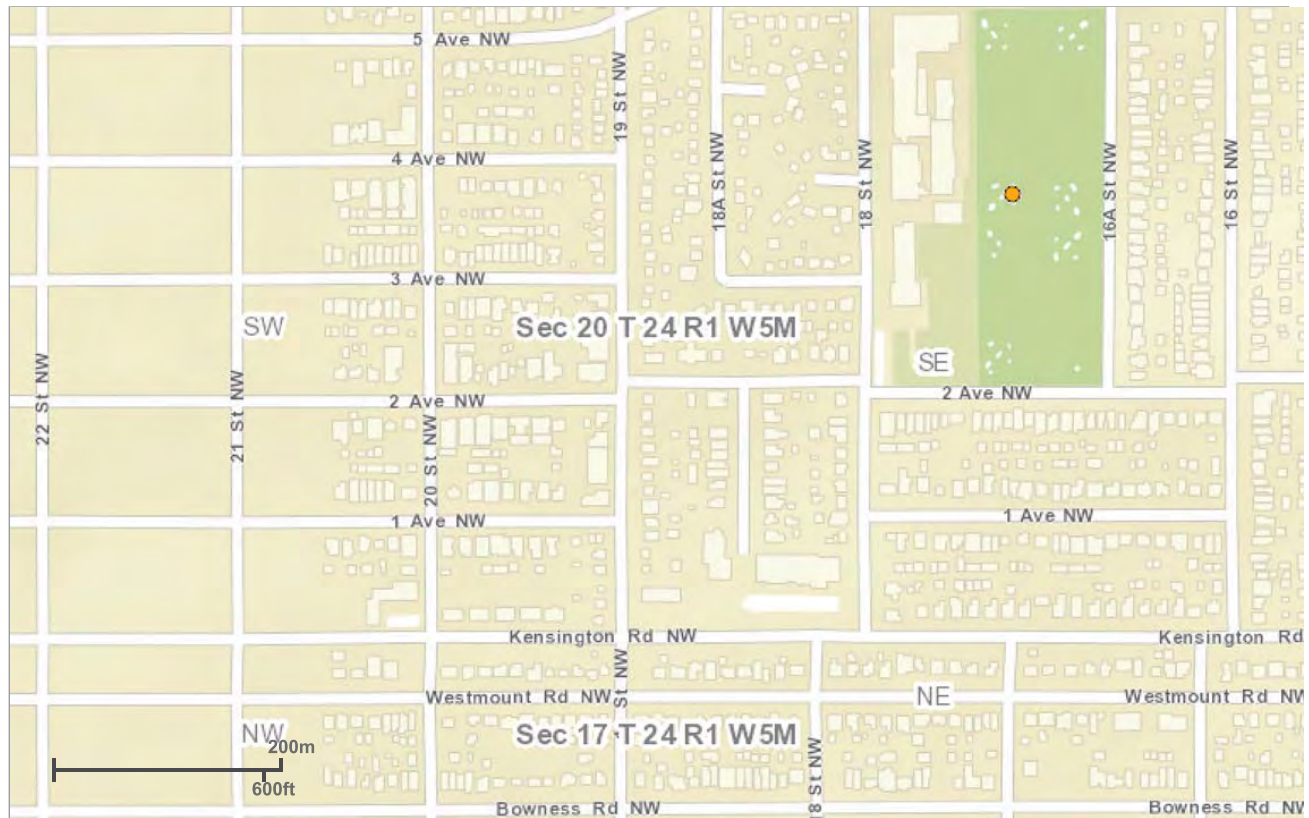
The search of the storage tank database determined no records were available for the address requested.

The Freedom of Information and Protection of Privacy Act governs the information provided. Please note that the database is not complete. The main limitation of the database is that it only includes information reported through registration and permitting or a survey of abandoned sites completed in 1992 and should not be considered a comprehensive inventory of all past or present storage tank sites. ASCA's storage tank systems database is solely maintained based on information provided by owners and operators of storage tank systems; therefore, the database may not reflect information related to all existing or former storage tank systems in Alberta. Further information on storage tank systems or investigations involving a spill/release or contamination may be filed with the local fire service or Alberta Environment.

Regards,

Gerry

Gerry Letendre
ascatanks@safetycodes.ab.ca



Alberta Water Well Information Database Map

Projection

Web Mercator (Auxillary Sphere)

Datum

WGS 84

Date

1/5/2021, 2:45:20 PM

Legend

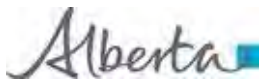
- Groundwater Drilling Report
- ◆ Baseline Water Well Report

<http://groundwater.alberta.ca/WaterWells/d/>

Information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at time of use.

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Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 416033
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1981/11/19

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial	
Owner Name		Address		Town		Province		Country		Postal Code	
CALGARY, CITY OF		1005 17 ST NW, CALGARY									
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	SE	20	24	1	5						
Measured from Boundary of				GPS Coordinates in Decimal Degrees (NAD 83)				Elevation			
ft from				Latitude 51.056022 Longitude -114.100614				5050.00 ft			
ft from				How Location Obtained				How Elevation Obtained			
				Not Verified				Estimated			

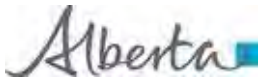
Drilling Information	
Method of Drilling	Type of Work
Cable Tool	New Well
Proposed Well Use	
Domestic	

Formation Log			Measurement in Imperial	
Depth from ground level (ft)	Water Bearing	Lithology Description		
8.00		Gravel		
32.00		Sand		
34.00	Yes	Black Water Bearing Shale		
60.00	Yes	Black Water Bearing Shale		
70.00		Black Shale		

Yield Test Summary			Measurement in Imperial	
Recommended Pump Rate			0.00 igpm	
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)		
1981/10/28	12.00	12.00		

Well Completion			Measurement in Imperial	
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
70.00 ft		1981/10/28	1981/11/02	
Borehole				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	70.00		
Surface Casing (if applicable)		Well Casing/Liner		
Steel		Steel		
Size OD :	5.50 in	Size OD : 4.50 in		
Wall Thickness :	0.251 in	Wall Thickness : 0.250 in		
Bottom at :	33.00 ft	Top at : 0.00 ft		
		Bottom at : 70.00 ft		
Perforations				
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
34.00	60.00	0.250		10.00
Performed by Torch				
Annular Seal Unknown				
Placed from 32.00 ft to 33.00 ft				
Amount				
Other Seals				
Type		At (ft)		
Screen Type				
Size OD : 0.00 in				
From (ft)	To (ft)	Slot Size (in)		
Attachment				
Top Fittings		Bottom Fittings		
Pack				
Type		Grain Size		
Amount				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
UNKNOWN NA DRILLER	1
Company Name	Copy of Well report provided to owner Date approval holder signed
DIVERSIFIED DRILLING & EXPLORATION CO.	



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 416033
 GoA Well Tag No.
 Drilling Company Well ID
 Date Report Received 1981/11/19

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial
Owner Name		Address		Town		Province		Country		Postal Code
CALGARY, CITY OF		1005 17 ST NW, CALGARY								
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description	
	SE	20	24	1	5					
Measured from Boundary of				GPS Coordinates in Decimal Degrees (NAD 83)						
ft from				Latitude 51.056022 Longitude -114.100614				Elevation 5050.00 ft		
ft from				How Location Obtained				How Elevation Obtained		
				Not Verified				Estimated		

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level in										
Is Artesian Flow										Is Flow Control Installed
Rate igpm										Describe
Recommended Pump Rate 0.00 igpm										Pump Installed
Recommended Pump Intake Depth (From TOC) 0.00 ft										Depth ft
										Type
										Make
										H.P.
										Model (Output Rating)
Did you Encounter Saline Water (>4000 ppm TDS)										Depth ft
Gas										Depth ft
										Well Disinfected Upon Completion
										Geophysical Log Taken
										Submitted to ESRD
										Sample Collected for Potability
										Submitted to ESRD
Additional Comments on Well										

Yield Test				Taken From Ground Level	Measurement in Imperial
Test Date	Start Time	Static Water Level		Depth to water level	
1981/10/28	12:00 AM	12.00 ft			
			Pumping (ft)	Elapsed Time	Recovery (ft)
				Minutes:Sec	
Method of Water Removal					
Type Bailer					
Removal Rate 12.00 igpm					
Depth Withdrawn From 0.00 ft					
If water removal period was < 2 hours, explain why					

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
UNKNOWN NA DRILLER	1
Company Name	Copy of Well report provided to owner
DIVERSIFIED DRILLING & EXPLORATION CO.	Date approval holder signed

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The Search Used the Following Values:

Legal Land Location:	SE 20-024-01-W5
Act / Document Type:	50 Act / Doc. Type(s) Selected
Show Inactive Authorizations:	Yes

The resulting Authorizations based on the search criteria will be displayed below. A  will appear next to the Authorization when documentation is available for viewing or downloading. Please click [Viewer Help](#) if you encounter problems viewing the Authorization document.

0 Result(s)

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1/5/2021

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Authorization Viewer - Search Results

The Search Used the Following Values:

Legal Land Location:	SW 20-024-01-W5
Act / Document Type:	50 Act / Doc. Type(s) Selected
Show Inactive Authorizations:	Yes

The resulting Authorizations based on the search criteria will be displayed below. A  will appear next to the Authorization when documentation is available for viewing or downloading. Please click [Viewer Help](#) if you encounter problems viewing the Authorization document.

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2020-12-22

Envirotech Engineering
Kim Sweet
12B 1235 64 Av SE
Calgary AB T2H 2J7

Subject Address: **218 19 ST NW**

Your File: **20-118**

This letter is in response to your request for information on the above-mentioned address.

According to our records there is no history of any spills or releases that our department responded to.

The Calgary Fire Department is not the sole source of information, records, or documents held or maintained by the City of Calgary. No representation, warranty, covenant or guarantee is made or given, nor is any responsibility assumed, with respect to the completeness, accuracy or reliability of the information, records or documents held or maintained by the Calgary Fire Department for any purpose whatsoever. Reliance upon the information, records or documents should be subject to independent verification, review, analysis, and interpretation.

Should you require any further information; please do not hesitate to contact
FPBSupport1@calgary.ca.

Yours,

A handwritten signature in black ink, appearing to read "Jim Robinson".

Jim Robinson
Fire Marshal
Fire Inspections & Investigations
CALGARY FIRE DEPARTMENT
FS.182044



City Online

THE CITY OF CALGARY

EnviroSite plus EnviroSite Map

Query Information

Request Number: 33354382	Charged: Yes	Response Date: 2020-12-17
CompanyID: ENVIRO	UserID: Sweet	Folio #: 20-118
Search Key: 218 19 ST NW		

Search Results for Parcel Address: 218 19 ST NW

There is no SIMS (Site Information Management System) information that matches the search criteria.

Search Results for Adjacent Address:

Search Results for Adjacent Address: 101 19 ST NW

Environmental Reports

Document Title:	Report: "Phase I Environmental Site Assessment 101, 103, 109, 113, 117 & 121 - 19 Street NW, Calgary, Alberta."
Author:	PHH ARC Environmental Ltd.
Client:	1498631 Alberta Ltd
Date:	2011/08/15

Search Results for Adjacent Address: 317 & 319 19 ST NW





































Environmental Reports

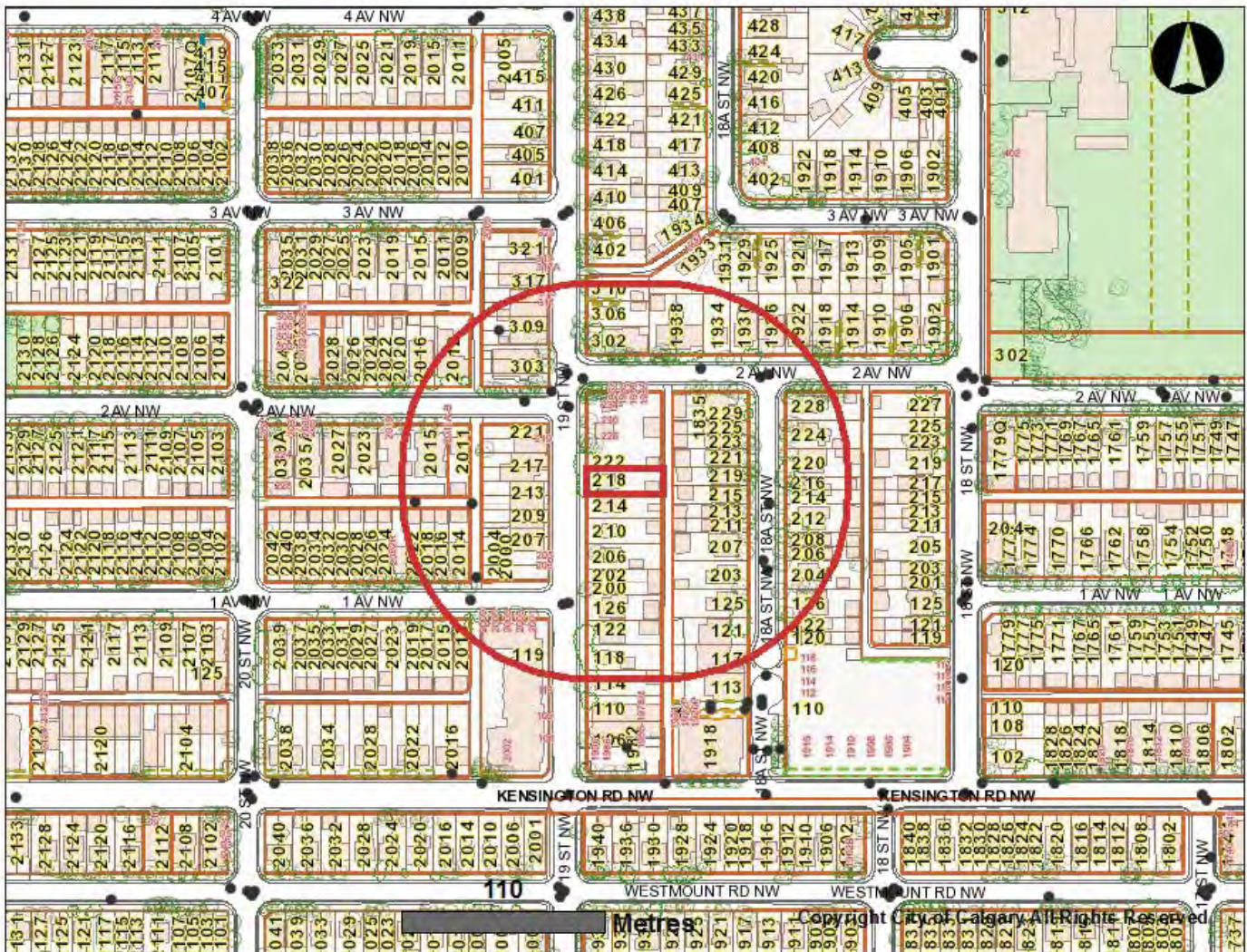
Document Title:	Report: "Phase II Environmental Site Assessment: 317 - 19th Street NW, Calgary, Alberta"
Author:	Carswell Consulting Engineers Ltd.
Client:	Highbanks Independent Living For Parenting Youth Society
Date:	2003/01/22
Document Title:	Report: "Phase I Environmental Site Assessment: 317 - 19th Street NW, Calgary, Alberta"
Author:	Carswell Consulting Engineers Ltd.
Client:	Highbanks Independent Living For Parenting Youth Society
Date:	2003/01/14

Map Text Info

Parcel Address: 218 19 ST NW
Community: WEST HILLHURST

Ward: 07
Map #: 20C

	Selected Feature				
	Municipal Address		- Access		Fence
	Registered Address		- By Description		Retaining Wall
	Registered Parcel		- Miscellaneous / Other		Curb & Gutter
	Legal Plan Number		- No Certificate of Title		Train Tracks
	Legal Block Number		- Overland Drainage		LRT Tracks
	Legal Lot Number		- Utility		Fire Hydrant
	Block Lines		Street Closures		Manhole
	Lot Lines		Rivers, Lakes, Canals		Street Light
	Lot Dimensions		Green Space		Bus Stop
	Roof Outlines		Tree Canopy		Community Mailbox
	Swimming Pool		City Limits		
	100m Buffer		Landfill Boundary		Landfill Setback



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APPENDIX C

Site Photographs



Photograph 1 – January 6, 2021: Looking east at the Property from the western perimeter.



Photograph 2 – January 6, 2021: Looking southwest at the Property from the eastern perimeter.



APPENDIX D

Borehole Logs



LEGEND

Borehole Logs

LITHOLOGY

	Fill		Clayey Silt, Silty Clay		Sand, coarse grained
	Cinders		Silt		Sandy Gravel, Gravelly Sand
	Loam, Organics		Silty Sand, Sandy Silt		Gravel
	Concrete		Sand, fine grained		Till
	Clay		Sand, medium grained		Bedrock

TEXTURE

PARTICLE	SIZE (mm)
Clay	<0.002
Silt	0.002 - 0.006
	fine 0.006 - 0.02
	medium 0.02 - 0.06
	coarse 0.06 - 0.2
Sand	0.2 - 0.6
	fine 0.6 - 2.0
	medium 2 - 6
	coarse 6 - 20
Gravel	20 - 60
	fine 60 - 200
	medium 200 - 600
	coarse >600
Cobbles	
Boulders	

COMPOSITION

“Trace”	0 - 10 %
“Some”	10 - 20 %
“Adjective”	20 - 35 %
“And”	35 - 50 %
“Noun”	>50 %

MOISTURE

COHESIVE SOIL

“APL” - At plastic limit
 “DTPL” - Drier than plastic limit
 “WTPL” - Wetter than plastic limit

COHESIONLESS SOIL

“Dry” “Moist”
 “Wet” “Saturated”

CONSISTENCY (Cohesive)

CONSISTENCY	“N”
“Very soft”	<2
“Soft”	2-4
“Firm”	4-8
“Stiff”	8-15
“Very stiff”	15-30
“Hard”	>30

COMPACTNESS (Cohesionless)


COMPACTNESS	“N”
“Very loose”	<4
“Loose”	4-10
“Compact”	10-30
“Dense”	30-50
“Very dense”	>50

OTHER

	Piezometric Surface
“PPM”	Parts per million
“H/C”	Hydrocarbon

Dec.18, 2020

SDAB2021-0091

 Envirotech Engineering Environmental Consulting Project Management Regulatory Compliance		PROJECT: Phase II Environmental Site Assessment 218 - 19 Street NW Calgary, Alberta				BOREHOLE: MW20-002	
						PROJECT No.: 20-045	
FIELD SUPERVISION PERSONNEL: Trevor Fordyce		DRILLING CONTRACTOR: Earth Drilling Co. Ltd.				DATE DRILLED: Dec.18, 2020	

DEPTH BELOW GROUND SURFACE METRES	SOIL SYMBOL	LITHOLOGY	SAMPLE				MONITOR WELL DATA		ELEVATION METRES
			NUMBER	TYPE	CONTAINER	HC VOC/ PID VOC (ppm)	WELL	DESCRIPTION	
0.0		SAND AND GRAVEL; 1-40 mm. brown, dry, loose.						-Silica Sand	
			1	AR	P/G	0/0		-Bentonite	
1.0									
			2	AR	P/G	0/0			
2.0									
			3	AR	P/G	0/0		-PVC Sch. 40 Screen 20 Slot	
3.0									
		WEATHERED BEDROCK; light brown, dry, loose.	4	AR	P/G	0/0			
4.0									
		WEATHERED BEDROCK; grey, dry, loose.	5	AR	P/G	5/0*		4.13 mBTOC Dec 28, 2020	
		End of Hole - 4.6 m	6	AR	P/G	0/0			
5.0									
6.0									
7.0									
8.0									
9.0									

SAMPLE METHOD: A - Auger H - Hammer C - Core Barrel S - Sonic	CONTAINER: G - Glass Jar T - Tube P - Plastic Bag B - Core Box
---	--

* Submitted for Analysis.

APPENDIX E

Tables

Table 10: Groundwater Monitoring Results
Combined Phase I & II Environmental Site Assessment
218 - 19 Street NW, Calgary, AB

Monitoring Well ID	Ground Surface Elevation	Top of Casing Elevation	Screen Interval	Date Monitored	Headspace Vapour Concentration (ppm)		Apparent LNAPL Thickness	Depth to Bottom of Well	Depth to Groundwater		Ground-water Elevation	Comments
	(mRLD)	(mRLD)	(mBGS)	(dd/mm/yyyy)	PHC	PID	(mm)	(mBTOC)	(mBTOC)	(mBGS)	(mRLD)	
MW20-001 (East)	---	---	1.5 - 4.6	28/12/2020	0	0	ND	4.60	Dry	---	---	TOC 0.26 m below ground surface.
MW20-002 (West)	---	---	1.5 - 4.6	28/12/2020	0	0	ND	4.60	4.13	---	---	TOC 0.23 m below ground surface.

Notes:

mRLD	Metres Relative to Local Datum
mBGS	Metres Below Ground Surface
mBTOC	Metres Below Top of Casing
ppm	Parts Per Million
PHC	Petroleum Hydrocarbon
PID	Photoionization Detector (Set to PCE)
LNAPL	Light Non-Aqueous Phase Liquid
ND	Not Detected
NC	Not Calculable
NM	Not Measured



Table 11: SOIL ANALYTICAL RESULTS - VOCs (BTEX) & Grain Size
Combined Phase I & II Environmental Site Assessment
218 - 19 Street NW, Calgary, AB

Applicable Guideline	Sample ID	Lab Certificate # / ID	Sample Depth (mBGS)	Sample Date (dd/mm/yyyy)	Grainsize (%<0.075 mm)	Analyte Concentrations in Soil mg/kg (MDL)			
						Benzene	Toluene	Ethyl- benzene	Xylenes
						(>0.001)	(>0.010)	(>0.010)	(>0.030)
1,3	MW20-001 5'	#310970_002	1.5	18/12/2020	---	<0.001	<0.010	<0.010	<0.030
1,3	MW20-001 10'	#310970_004	3.0	18/12/2020	---	<0.001	<0.010	<0.010	<0.030
2,4	MW20-001 12.5'	#310970_005	3.8	18/12/2020	95.4	---	---	---	---
2,4	MW20-001 15'	#310970_006	4.6	18/12/2020	---	<0.001	<0.010	<0.010	<0.030
1,3	MW20-002 5'	#310970_008	1.5	18/12/2020	---	<0.001	<0.010	<0.010	<0.030
1,3	MW20-002 7.5'	#310970_009	2.3	18/12/2020	---	<0.001	<0.010	<0.010	<0.030
1,3	MW20-002 10'	#310970_010	3.0	18/12/2020	---	<0.001	<0.010	<0.010	<0.030
2,4	MW20-002 12.5'	#310970_011	3.8	18/12/2020	---	<0.001	<0.010	<0.010	<0.030
	Dup #1	#310970_013			---	<0.001	<0.010	<0.010	<0.030
QA/QC Relative Percent Difference (RPD) %						*	*	*	*
1,3	MW20-002 15'	#310970_012	4.6	18/12/2020	---	<0.001	<0.010	<0.010	<0.030
AEP Tier 1 Guidelines									
1 - Residential/Parkland, Fine-Grained, Surface						0.046	0.52	0.073	0.99
2 - Residential/Parkland, Fine-Grained, Subsurface						0.046	0.52	0.073	0.99
3 - Residential/Parkland,Coarse-Grained, Surface						0.073	0.12	0.14	1.9
4 - Residential/Parkland, Coarse-Grained, Subsurface						0.078	0.12	0.14	1.9

Notes:

Concentration Exceeds the Applicable AEP Tier 1 Guideline

MDL Method Detection Limit

NG No Guideline

<0.001 Concentration is less than the MDL

--- Not Analyzed

1,3 Alberta Environment and Parks ("AEP"), Alberta Tier 1 Soil and Groundwater Remediation Guidelines, January 2019 - Table 1

2,4 Alberta Environment and Parks ("AEP"), Alberta Tier 1 Soil and Groundwater Remediation Guidelines, January 2019 - Table 3

Table 12: SOIL ANALYTICAL RESULTS - VOCs
Combined Phase I & II Environmental Site Assessment
218 - 19 Street NW, Calgary, AB

Applicable Guideline	Sample ID	Lab Certificate # / ID	Sample Depth (mBGS)	Sample Date (dd/mm/yyyy)	Analyte Concentrations in Soil mg/kg (MDL)																
					Vinyl Chloride	1,1-Dichloro-ethene	Trichloro-ethene	Tetrachloro-ethene	1,2-Dichloro-ethane	Dichloro-methane	Chloroform	Carbon Tetrachloride	Dibromochloro-methane	Chloro-benzene	1,2 -dichloro-benzene	1,4 -dichloro-benzene	1,2,3-Trichloro-benzene	1,2,4 -Trichloro-benzene	1,3,5 -Trichloro-benzene	Naphthalene	Styrene
					(>0.0003)	(>0.020)	(>0.010)	(>0.005)	(>0.002)	(>0.040)	(>0.001)	(>0.0005)	(>0.050)	(>0.010)	(>0.010)	(>0.010)	(>0.050)	(>0.050)	(>0.050)	(>0.010)	(>0.010)
1,2	MW20-001 5'	#310970 310970_002	1.5	18/12/2020	<0.0003	<0.020	<0.010	<0.005	<0.002	<0.040	<0.001	<0.0005	<0.050	<0.010	<0.010	<0.010	<0.050	<0.050	<0.050	<0.010	<0.010
1,2	MW20-001 10'	#310970 310970_004	3	18/12/2020	<0.0003	<0.020	<0.010	<0.005	<0.002	<0.040	<0.001	<0.0005	<0.050	<0.010	<0.010	<0.010	<0.050	<0.050	<0.050	<0.010	<0.010
1,2	MW20-001 15'	#310970 310970_006	4.6	18/12/2020	<0.0003	<0.020	<0.010	<0.005	<0.002	<0.040	<0.001	<0.0005	<0.050	<0.010	<0.010	<0.010	<0.050	<0.050	<0.050	<0.010	<0.010
1,2	MW20-002 5'	#310970 310970_008	1.5	18/12/2020	<0.0003	<0.020	<0.010	<0.005	<0.002	<0.040	<0.001	<0.0005	<0.050	<0.010	<0.010	<0.010	<0.050	<0.050	<0.050	<0.010	<0.010
1,2	MW20-002 7.5'	#310970 310970_009	2.3	18/12/2020	<0.0003	<0.020	<0.010	<0.005	<0.002	<0.040	<0.001	<0.0005	<0.050	<0.010	<0.010	<0.010	<0.050	<0.050	<0.050	<0.010	<0.010
1,2	MW20-002 10'	#310970 310970_010	3.0	18/12/2020	<0.0003	<0.020	<0.010	0.201	<0.002	<0.040	<0.001	<0.0005	<0.050	<0.010	<0.010	<0.010	<0.050	<0.050	<0.050	<0.010	<0.010
1,2	MW20-002 12.5'	#310970 310970_011	3.8	18/12/2020	<0.0003	<0.020	<0.010	0.046	<0.002	<0.040	<0.001	<0.0005	<0.050	<0.010	<0.010	<0.010	<0.050	<0.050	<0.050	<0.010	<0.010
1,2	Dup #1	#310970 310970_013			<0.0003	<0.020	<0.010	0.048	<0.002	<0.040	<0.001	<0.0005	<0.050	<0.010	<0.010	<0.010	<0.050	<0.050	<0.050	<0.010	<0.010
QA/QC Relative Percent Difference (RPD) %					*	*	*	-4.3	*	*	*	*	*	*	*	*	*	*	*	*	*
1,2	MW20-002 15'	#310970 310970_012	4.6	18/12/2020	<0.0003	<0.020	<0.010	<0.005	<0.002	<0.040	<0.001	<0.0005	<0.050	<0.010	<0.010	<0.010	<0.050	<0.050	<0.050	<0.010	<0.010
AEP Tier 1 Guidelines																					
1 - Residential/Parkland, Fine-Grained					0.0083	0.15	0.054	0.26	0.025	0.10	0.16	0.013	0.91	0.39	0.097	0.051	0.26	0.78	1.9	0.014	0.68
2 - Residential/Parkland, Coarse-Grained					0.00034	0.021	0.012	0.018	0.0027	0.095	0.011	0.00057	0.27	0.018	0.18	0.098	0.26	0.23	0.13	0.017	0.80

Notes:

MDL	Concentration Exceeds the Applicable AEP Tier 1 Guideline
NG	Method Detection Limit
<0.001	No Guideline
---	Concentration is less than the MDL
1 to 2	Not Analyzed
	Alberta Environment and Parks ("AEP"), Alberta Tier 1 Soil and Groundwater Remediation Guidelines, January 2019 - Table 1

Table 13: GROUNDWATER ANALYTICAL RESULTS - VOCs (BTEX)
Combined Phase I & II Environmental Site Assessment
218 - 19 Street NW, Calgary, AB

Applicable Guideline	Sample ID	Lab Certificate # / ID	Sample Method	Sample Date (dd/mm/yyyy)	Analyte Concentrations in Groundwater mg/L (MDL)			
					Benzene	Toluene	Ethyl-benzene	Xylenes
					(>0.001)	(>0.002)	(>0.001)	(>0.003)
1,2	MW20-002 (West)	#311089 311089_001	Bailer	28/12/2020	<0.001	<0.002	<0.001	<0.003
AEP Tier 1 Guidelines								
1 - Residential/Parkland, Fine-Grained					0.005	0.024	0.0016	0.02
2 - Residential/Parkland, Coarse-Grained					0.005	0.021	0.0016	0.02

Notes:

	Concentration Exceeds the Applicable AEP Tier 1 Guideline
MDL	Method Detection Limit
NG	No Guideline
<0.001	Concentration is less than the MDL
---	Not Analyzed
1,2	Alberta Environment and Parks ("AEP"), Alberta Tier 1 Soil and Groundwater Remediation Guidelines, January 2019 - Table 2

Table 14: GROUNDWATER ANALYTICAL RESULTS - VOCs
Combined Phase I & II Environmental Site Assessment
218 - 19 Street NW, Calgary, AB

Applicable Guideline	Sample ID	Lab Certificate # / ID	Sample Method	Sample Date (dd/mm/yyyy)	Analyte Concentrations In Groundwater mg/L (MDL)																
					Vinyl Chloride	1,1-Dichloro-ethene	Trichloro-ethene	Tetrachloro-ethene	1,2-Dichloro-ethane	Dichloro-methane	Chloroform	Carbon Tetrachloride	Dibromochloro-methane	Chloro-benzene	1,2-dichloro-benzene	1,4-dichloro-benzene	1,2,3-Trichloro-benzene	1,2,4-Trichloro-benzene	1,3,5-Trichloro-benzene	Naphthalene	Styrene
					<0.001	<0.002	<0.002	<0.001	<0.002	<0.002	<0.001	<0.0005	<0.002	<0.001	<0.0005	<0.0005	<0.002	<0.002	<0.002	<0.001	<0.001
1,2	MW20-002 (West)	#311089 311089_001	Bailer	28/12/2020	<0.001	<0.002	<0.002	0.011	<0.002	<0.002	<0.0010	<0.0005	<0.002	<0.001	<0.0005	<0.0005	<0.002	<0.002	<0.002	<0.001	<0.001
AEP Tier 1 Guidelines																					
1 - Residential/Parkland, Fine-Grained					0.002	0.014	0.005	0.010	0.005	0.05	0.08	0.002	0.19	0.0013	0.0007	0.001	0.008	0.015	0.014	0.001	0.072
2 - Residential/Parkland, Coarse-Grained					0.0011	0.014	0.005	0.010	0.005	0.05	0.018	0.00057	0.19	0.0013	0.0007	0.001	0.008	0.015	0.014	0.001	0.072

Notes:

	Concentration Exceeds the Applicable AEP Tier 1 Guideline
MDL	Method Detection Limit
NG	No Guideline
<0.001	Concentration is less than the MDL
---	Not Analyzed
1,2	Alberta Environment and Parks ("AEP"), Alberta Tier 1 Soil and Groundwater Remediation Guidelines, January 2019 - Table 2

APPENDIX F

Laboratory Analytical Reports

ENVIROTECH QA/QC Data Quality Review - Soil

PROJECT NAME: Combined Phase I and II ESA	PROJECT NUMBER: 20-118
CLIENT: Hillhurst Boutique Ltd.	LOCATION: 218 – 19 Street NW, Calgary, AB
LABORATORY CERTIFICATE(S) REVIEWED: 310970-Add	SAMPLE DATE(S): 18/12/2020
LABORATORY REPORT(S) SIGNED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	REPORT DATE(S): 04/01/2021
NUMBER OF SAMPLES ANALYZED (not including QA/QC samples): 9	NAME AND LOCATION OF LABORATORY KaizenLAB, Calgary, Alberta

FIELD QA/QC - Number of Field QA/QC Samples Submitted to Laboratory: 1

QA/QC SOIL SAMPLES COLLECTED: ☒ Yes ☐ Not Applicable ☐ Client did not approve QA/QC Sampling

Duplicate (1 per 10 Samples): 1 Sample(s) Collected ☐ Yes ☐ No Sufficient # Collected ☐ Client did not approve Duplicate Sampling

Equipment Blank (1 per day sampling): 0 Sample(s) Analyzed ☐ Yes ☐ No Sufficient # Collected ☐ Client did not approve Equip Blank Sampling

Trip Blank (1 per day of sampling): 0 Sample(s) Analyzed ☐ Yes ☐ No Sufficient # Collected ☐ Client did not approve Trip Blank Sampling

Field Blank (1 per day of sampling): 0 Sample(s) Analyzed ☐ Yes ☐ No Sufficient # Collected ☐ Client did not approve Trip Blank Sampling

FIELD QA/QC REVIEW INDICATES THAT: FIELD SAMPLE TEMPERATURE:

☒ The appropriate number of field QA/QC soil samples were collected

☒ The samples collected were appropriately stored and transported to the Laboratory

☒ Meets, ☐ Does not meet, the quality assurance target values for the sample(s)

COMMENTS:

Field QA/QC sample collection ☒ ARE/ ☐ ARE NOT considered adequate.**LABORATORY QA/QC**

METHOD BLANK: Sample(s) Analyzed ☒ Yes ☐ No - ☒ Lab Data Acceptable ☐ Lab Data Not Acceptable

CALIBRATION VERIF. STANDARD: Sample(s) Analyzed ☒ Yes ☐ No - ☒ Lab Data Acceptable ☐ Lab Data Not Acceptable

MATRIX SPIKE / DUPLICATE: Sample(s) Analyzed ☒ Yes ☐ No - ☒ Lab Data Acceptable ☐ Lab Data Not Acceptable

LABORATORY CONTROL: Sample(s) Analyzed ☒ Yes ☐ No - ☒ Lab Data Acceptable ☐ Lab Data Not Acceptable

QA/QC REVIEW INDICATES THAT THE LABORATORY WORK:

☒ Meets, ☐ Does not meet, the quality assurance target values for the sample(s)

QA/QC REVIEW INDICATES THAT THE DUPLICATE SOIL SAMPLE LABORATORY ANALYTICAL RESULTS:


☒ ARE, ☐ ARE NOT within quality assurance target values¹ ☐ Not Applicable

COMMENTS: The samples were collected and immediately placed in a cooler packed with ice. The results are considered reliable.

HOLD TIME²: 14 Days SAMPLE TEMPERATURE² UPON ARRIVAL TO LABORATORY³: -1.8 °C

☒ Acceptable ☐ Not Acceptable ☒ Acceptable ☐ Not Acceptable

Laboratory QA/QC review indicates the analytical data ☒ ARE/ ☐ ARE NOT considered reliable.**SIGN OFF INFORMATION**

FINAL LAB REPORT ATTACHED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	CHAIN OF CUSTODY ATTACHED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
QA/QC Data Quality review indicates the SOIL data <input checked="" type="checkbox"/> ARE/ <input type="checkbox"/> ARE NOT considered reliable.	
LEGEND: NR – Not Required NA – Not Acceptable ¹ – < 20 % Relative percent difference. ² – refer to standard hold time for constituent being analyzed. ³ – < 4°C or < the sample temperature in Field QA/QC.	REVIEWED BY:  DATE REVIEWED: 03/02/2021

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 Calgary, AB, T2G 2B3
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 Fax: (403) 297-0869



ANALYTICAL REPORT

Client: Envirotech Engineering
 203B - 38 Avenue NE
 Calgary, AB T2E 2M3

Attention: Jonny Zieman

KaizenLAB JOB #:	310970 -Add
DATE RECEIVED:	18-Dec-2020
DATE REPORTED:	28-Jan-2021
PROJECT ID:	20-118
LOCATION:	218 - 19 Street NW

Samples Analyzed (refer to the Sample Receipt Confirmation report for details on sample conditions)

KaizenLAB #	Sample ID.	Depth	Matrix	Date Sampled
310970_002	MW20-001	5'	Soil	
310970_004	MW20-001	10'	Soil	
310970_005	MW20-001	12.5'	Soil	
310970_006	MW20-001	15'	Soil	
310970_008	MW20-002	5'	Soil	
310970_009	MW20-002	7.5'	Soil	
310970_010	MW20-002	10'	Soil	
310970_011	MW20-002	12.5'	Soil	
310970_012	MW20-002	15'	Soil	
310970_013	Dup #1	-	Soil	

Test Methodologies

Grain Size in Soil: Modified from Soil Sampling & Methods of Analysis, M.R. Carter, 2008

Login this analysis for samples on hold with no tests indicated by the client

Moisture Content in Soil: Modified from Soil Sampling & Methods of Analysis, M.R. Carter, 2008

Volatile Organic Compounds in Soil: Modified from EPA 8260B and EPA 5035A/EPA 5021A

Final Review by:

Shirley Lowe

Client Service Representative / Project Coordinator

Note: The results in this report relate only to the items tested and as received. Information is available for any items in 7.8.2.1 of ISO/IEC 17025:2017 that cannot be put on a test report. The report shall not be reproduced except in full without written approval of KaizenLAB. The validity of results may be affected if the information is provided by the customer.

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ANALYTICAL REPORT



Grain Size of Soil

KaizenLAB #: 310970_005

Detection
Limit

Sample ID: MW20-001
12.5'

Parameter Description	Units		
Grain size <0.075 mm	%	95.4	0.5
Grain size >0.075 mm	%	4.6	0.5
Texture (Fine/Coarse)		Fine	

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ANALYTICAL REPORT



Volatile Organic Compounds in soil	KaizenLAB #: 310970_002 310970_004 310970_006 310970_008 310970_009						Detection Limit
	Sample ID:	MW20-001 5'	MW20-001 10'	MW20-001 15'	MW20-002 5'	MW20-002 7.5'	
Parameter Description	Units						
Benzene	mg/kg	<0.001	<0.001	<0.001	<0.001	<0.001	0.001
Toluene	mg/kg	<0.010	<0.010	<0.010	<0.010	<0.010	0.010
Ethylbenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	<0.010	0.010
Total Xylenes	mg/kg	<0.030	<0.030	<0.030	<0.030	<0.030	0.030
Naphthalene	mg/kg	<0.010	<0.010	<0.010	<0.010	<0.010	0.010
1,1,1,2-Tetrachloroethane	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
1,1,1-Trichloroethane	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
1,1,2,2-Tetrachloroethane	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
1,1,2-Trichloroethane	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
1,1-Dichloroethane	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
1,1-Dichloroethene	mg/kg	<0.020	<0.020	<0.020	<0.020	<0.020	0.020
1,1-Dichloropropene	mg/kg	<0.100	<0.100	<0.100	<0.100	<0.100	0.100
1,2,3-Trichlorobenzene	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
1,2,4-Trichlorobenzene	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
1,2,4-Trimethylbenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	<0.010	0.010
1,2-Dichlorobenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	<0.010	0.010
1,2-Dichloroethane	mg/kg	<0.002	<0.002	<0.002	<0.002	<0.002	0.002
1,2-Dichloropropane	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
1,3,5-Trichlorobenzene	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
1,3,5-Trimethylbenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	<0.010	0.010
1,3-Dichlorobenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	<0.010	0.010
1,3-Dichloropropane	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
1,4-Dichlorobenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	<0.010	0.010
2,2-Dichloropropane	mg/kg	<0.100	<0.100	<0.100	<0.100	<0.100	0.100
2-Chlorotoluene	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
4-Chlorotoluene	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
Bromodichloromethane	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050

D.L. = Detection Limit

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ANALYTICAL REPORT

		310970_002	310970_004	310970_006	310970_008	310970_009	Detection Limit
		MW20-001 5'	MW20-001 10'	MW20-001 15'	MW20-002 5'	MW20-002 7.5'	
Bromoform	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
Bromomethane	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
Carbon Tetrachloride	mg/kg	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	0.0005
Chlorobenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	<0.010	0.010
Chloroethane	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
Chloroform	mg/kg	<0.001	<0.001	<0.001	<0.001	<0.001	0.001
cis-1,2-Dichloroethene	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
cis-1,3-Dichloropropene	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
Dibromochloromethane	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
Dibromomethane	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
Dichloromethane	mg/kg	<0.040	<0.040	<0.040	<0.040	<0.040	0.040
iso-Propylbenzene	mg/kg	<0.100	<0.100	<0.100	<0.100	<0.100	0.100
iso-Propyltoluene	mg/kg	<0.100	<0.100	<0.100	<0.100	<0.100	0.100
m,p-Xylene	mg/kg	<0.020	<0.020	<0.020	<0.020	<0.020	0.020
Methyl-t-butyl Ether	mg/kg	<0.040	<0.040	<0.040	<0.040	<0.040	0.040
n-Butylbenzene	mg/kg	<0.100	<0.100	<0.100	<0.100	<0.100	0.100
n-Propylbenzene	mg/kg	<0.100	<0.100	<0.100	<0.100	<0.100	0.100
o-Xylene	mg/kg	<0.020	<0.020	<0.020	<0.020	<0.020	0.020
sec-Butylbenzene	mg/kg	<0.100	<0.100	<0.100	<0.100	<0.100	0.100
Styrene	mg/kg	<0.010	<0.010	<0.010	<0.010	<0.010	0.010
tert-Butylbenzene	mg/kg	<0.100	<0.100	<0.100	<0.100	<0.100	0.100
Tetrachloroethene	mg/kg	<0.005	<0.005	<0.005	<0.005	<0.005	0.005
trans-1,2-Dichloroethene	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
trans-1,3-Dichloropropene	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
Trichloroethene	mg/kg	<0.010	<0.010	<0.010	<0.010	<0.010	0.010
Trichlorofluoromethane	mg/kg	<0.050	<0.050	<0.050	<0.050	<0.050	0.050
Vinyl Chloride	mg/kg	<0.0003	<0.0003	<0.0003	<0.0003	<0.0003	0.0003

D.L. = Detection Limit

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ANALYTICAL REPORT



Volatile Organic Compounds in soil	KaizenLAB #: 310970_010 310970_011 310970_012 310970_013						Detection Limit
	Sample ID:	MW20-002 10'	MW20-002 12.5'	MW20-002 15'	Dup #1		
Parameter Description	Units						
Benzene	mg/kg	<0.001	<0.001	<0.001	<0.001	0.001	
Toluene	mg/kg	<0.010	<0.010	<0.010	<0.010	0.010	
Ethylbenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	0.010	
Total Xylenes	mg/kg	<0.030	<0.030	<0.030	<0.030	0.030	
Naphthalene	mg/kg	<0.010	<0.010	<0.010	<0.010	0.010	
1,1,1,2-Tetrachloroethane	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050	
1,1,1-Trichloroethane	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050	
1,1,2,2-Tetrachloroethane	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050	
1,1,2-Trichloroethane	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050	
1,1-Dichloroethane	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050	
1,1-Dichloroethene	mg/kg	<0.020	<0.020	<0.020	<0.020	0.020	
1,1-Dichloropropene	mg/kg	<0.100	<0.100	<0.100	<0.100	0.100	
1,2,3-Trichlorobenzene	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050	
1,2,4-Trichlorobenzene	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050	
1,2,4-Trimethylbenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	0.010	
1,2-Dichlorobenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	0.010	
1,2-Dichloroethane	mg/kg	<0.002	<0.002	<0.002	<0.002	0.002	
1,2-Dichloropropane	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050	
1,3,5-Trichlorobenzene	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050	
1,3,5-Trimethylbenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	0.010	
1,3-Dichlorobenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	0.010	
1,3-Dichloropropane	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050	
1,4-Dichlorobenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	0.010	
2,2-Dichloropropane	mg/kg	<0.100	<0.100	<0.100	<0.100	0.100	
2-Chlorotoluene	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050	
4-Chlorotoluene	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050	
Bromodichloromethane	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050	

D.L. = Detection Limit

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ANALYTICAL REPORT

		310970_010	310970_011	310970_012	310970_013	Detection Limit
		MW20-002 10'	MW20-002 12.5'	MW20-002 15'	Dup #1	
Bromoform	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050
Bromomethane	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050
Carbon Tetrachloride	mg/kg	<0.0005	<0.0005	<0.0005	<0.0005	0.0005
Chlorobenzene	mg/kg	<0.010	<0.010	<0.010	<0.010	0.010
Chloroethane	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050
Chloroform	mg/kg	<0.001	<0.001	<0.001	<0.001	0.001
cis-1,2-Dichloroethene	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050
cis-1,3-Dichloropropene	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050
Dibromochloromethane	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050
Dibromomethane	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050
Dichloromethane	mg/kg	<0.040	<0.040	<0.040	<0.040	0.040
iso-Propylbenzene	mg/kg	<0.100	<0.100	<0.100	<0.100	0.100
iso-Propyltoluene	mg/kg	<0.100	<0.100	<0.100	<0.100	0.100
m,p-Xylene	mg/kg	<0.020	<0.020	<0.020	<0.020	0.020
Methyl-t-butyl Ether	mg/kg	<0.040	<0.040	<0.040	<0.040	0.040
n-Butylbenzene	mg/kg	<0.100	<0.100	<0.100	<0.100	0.100
n-Propylbenzene	mg/kg	<0.100	<0.100	<0.100	<0.100	0.100
o-Xylene	mg/kg	<0.020	<0.020	<0.020	<0.020	0.020
sec-Butylbenzene	mg/kg	<0.100	<0.100	<0.100	<0.100	0.100
Styrene	mg/kg	<0.010	<0.010	<0.010	<0.010	0.010
tert-Butylbenzene	mg/kg	<0.100	<0.100	<0.100	<0.100	0.100
Tetrachloroethene	mg/kg	0.201	0.046	<0.005	0.048	0.005
trans-1,2-Dichloroethene	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050
trans-1,3-Dichloropropene	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050
Trichloroethene	mg/kg	<0.010	<0.010	<0.010	<0.010	0.010
Trichlorofluoromethane	mg/kg	<0.050	<0.050	<0.050	<0.050	0.050
Vinyl Chloride	mg/kg	<0.0003	<0.0003	<0.0003	<0.0003	0.0003

D.L. = Detection Limit

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ANALYTICAL REPORT**Comments:**

Original report issued 24-Dec-2020. Revised report for location change issued 04-Jan-2021. Additional request to add VOC to Sample #2, 4, 8, 9 & 12 issued 28-Jan-21.

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QUALITY CONTROL REPORT

Client: Envirotech Engineering

Attention: Jonny Zieman

KaizenLAB JOB #:	310970
PROJECT:	20-118
LOCATION:	218 - 19 Street NW
DATE REPORTED:	28-Jan-2021

		Method Blank	Calibration		Laboratory		Duplicate or	
			Verification		Control		Matrix Spike	
			Standard		Sample		Duplicate	
			%Recovery		%Recovery		Rel. % Diff.	
Test:	Volatile Organic Compounds in Soil							
QC Batch #:	BS_VOCTIER_210125_01							
Date:	25-Jan-2021							
1,1,1,2-Tetrachloroethane	<0.050 mg/kg	100	Pass	100	Pass	1	Pass	
1,1,1-Trichloroethane	<0.050 mg/kg	104	Pass	104	Pass	3	Pass	
1,1,2,2-Tetrachloroethane	<0.050 mg/kg	102	Pass	102	Pass	0	Pass	
1,1,2-Trichloroethane	<0.050 mg/kg	97	Pass	97	Pass	3	Pass	
1,1-Dichloroethane	<0.050 mg/kg	104	Pass	104	Pass	1	Pass	
1,1-Dichloroethene	<0.020 mg/kg	108	Pass	108	Pass	1	Pass	
1,1-Dichloropropene	<0.100 mg/kg	101	Pass	101	Pass	3	Pass	
1,2,3-Trichlorobenzene	<0.050 mg/kg	103	Pass	103	Pass	2	Pass	
1,2,4-Trichlorobenzene	<0.050 mg/kg	102	Pass	102	Pass	5	Pass	
1,2,4-Trimethylbenzene	<0.010 mg/kg	109	Pass	109	Pass	6	Pass	
1,2-Dichlorobenzene	<0.010 mg/kg	104	Pass	104	Pass	2	Pass	
1,2-Dichloroethane	<0.002 mg/kg	103	Pass	103	Pass	0	Pass	
1,2-Dichloropropane	<0.050 mg/kg	98	Pass	98	Pass	2	Pass	
1,3,5-Trichlorobenzene	<0.050 mg/kg	113	Pass	113	Pass	6	Pass	
1,3,5-Trimethylbenzene	<0.010 mg/kg	107	Pass	107	Pass	6	Pass	
1,3-Dichlorobenzene	<0.010 mg/kg	101	Pass	101	Pass	3	Pass	
1,3-Dichloropropane	<0.050 mg/kg	101	Pass	101	Pass	4	Pass	
1,4-Dichlorobenzene	<0.010 mg/kg	103	Pass	103	Pass	5	Pass	
2,2-Dichloropropane	<0.100 mg/kg	105	Pass	105	Pass	2	Pass	
2-Chlorotoluene	<0.050 mg/kg	101	Pass	101	Pass	3	Pass	
4-Chlorotoluene	<0.050 mg/kg	103	Pass	103	Pass	5	Pass	
Benzene	<0.001 mg/kg	102	Pass	102	Pass	5	Pass	
Bromodichloromethane	<0.050 mg/kg	99	Pass	99	Pass	2	Pass	
Bromoform	<0.050 mg/kg	112	Pass	112	Pass	2	Pass	
Bromomethane	<0.050 mg/kg	101	Pass	101	Pass	1	Pass	
Carbon Tetrachloride	<0.0005 mg/kg	107	Pass	107	Pass	6	Pass	
Chlorobenzene	<0.010 mg/kg	99	Pass	99	Pass	5	Pass	
Chloroethane	<0.050 mg/kg	106	Pass	106	Pass	1	Pass	
Chloroform	<0.001 mg/kg	108	Pass	108	Pass	2	Pass	
cis-1,2-Dichloroethene	<0.050 mg/kg	105	Pass	105	Pass	0	Pass	

N/A-NC: Not Applicable-Not Calculated: Result does not apply to this test or the difference between duplicate and its parent sample is not significant to perform a calculation (results are too close to the detection limit)

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	Method Blank	Calibration Verification Standard		Laboratory Control Sample		Duplicate or Matrix Spike Duplicate	
		%Recovery		%Recovery		Rel. % Diff.	
cis-1,3-Dichloropropene	<0.050 mg/kg	93	Pass	93	Pass	3	Pass
Dibromochloromethane	<0.050 mg/kg	101	Pass	101	Pass	2	Pass
Dibromomethane	<0.050 mg/kg	102	Pass	102	Pass	0	Pass
Dichloromethane	<0.040 mg/kg	111	Pass	111	Pass	1	Pass
Ethylbenzene	<0.010 mg/kg	105	Pass	105	Pass	3	Pass
iso-Propylbenzene	<0.100 mg/kg	111	Pass	111	Pass	0	Pass
iso-Propyltoluene	<0.100 mg/kg	104	Pass	104	Pass	7	Pass
m,p-Xylenes	<0.020 mg/kg	106	Pass	106	Pass	1	Pass
Methyl-t-butyl Ether	<0.040 mg/kg	102	Pass	102	Pass	3	Pass
Naphthalene	<0.010 mg/kg	109	Pass	109	Pass	5	Pass
n-Butylbenzene	<0.100 mg/kg	105	Pass	105	Pass	6	Pass
n-Propylbenzene	<0.100 mg/kg	111	Pass	111	Pass	4	Pass
o-Xylene	<0.020 mg/kg	103	Pass	103	Pass	2	Pass
sec-Butylbenzene	<0.100 mg/kg	106	Pass	106	Pass	5	Pass
Styrene	<0.010 mg/kg	105	Pass	105	Pass	1	Pass
tert-Butylbenzene	<0.100 mg/kg	111	Pass	111	Pass	3	Pass
Tetrachloroethene	<0.005 mg/kg	102	Pass	102	Pass	3	Pass
Toluene	<0.010 mg/kg	106	Pass	106	Pass	4	Pass
trans-1,2-Dichloroethene	<0.050 mg/kg	106	Pass	106	Pass	3	Pass
trans-1,3-Dichloropropene	<0.050 mg/kg	92	Pass	92	Pass	2	Pass
Trichloroethene	<0.010 mg/kg	98	Pass	98	Pass	4	Pass
Trichlorofluoromethane	<0.050 mg/kg	108	Pass	108	Pass	3	Pass
Vinyl Chloride	<0.0003 mg/kg	119	Pass	119	Pass	5	Pass

N/A-NC: Not Applicable-Not Calculated: Result does not apply to this test or the difference between duplicate and its parent sample is not significant to perform a calculation (results are too close to the detection limit)

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		Method Blank	Calibration		Laboratory		Duplicate or	
			Verification		Control		Matrix Spike	
			Standard		Sample		Duplicate	
			%Recovery		%Recovery		Rel. % Diff.	
Test:	Volatile Organic Compounds in Soil							
QC Batch #:	BS_VOCTIER_201223_01							
Date:	23-Dec-2020							
1,1,1,2-Tetrachloroethane	<0.050	mg/kg	95	Pass	95	Pass	5	Pass
1,1,1-Trichloroethane	<0.050	mg/kg	102	Pass	102	Pass	10	Pass
1,1,2,2-Tetrachloroethane	<0.050	mg/kg	81	Pass	81	Pass	4	Pass
1,1,2-Trichloroethane	<0.050	mg/kg	86	Pass	86	Pass	8	Pass
1,1-Dichloroethane	<0.050	mg/kg	95	Pass	95	Pass	6	Pass
1,1-Dichloroethene	<0.020	mg/kg	103	Pass	103	Pass	4	Pass
1,1-Dichloropropene	<0.100	mg/kg	93	Pass	93	Pass	10	Pass
1,2,3-Trichlorobenzene	<0.050	mg/kg	93	Pass	93	Pass	2	Pass
1,2,4-Trichlorobenzene	<0.050	mg/kg	82	Pass	82	Pass	6	Pass
1,2,4-Trimethylbenzene	<0.010	mg/kg	83	Pass	83	Pass	9	Pass
1,2-Dichlorobenzene	<0.010	mg/kg	82	Pass	82	Pass	8	Pass
1,2-Dichloroethane	<0.002	mg/kg	90	Pass	90	Pass	5	Pass
1,2-Dichloropropane	<0.050	mg/kg	96	Pass	96	Pass	6	Pass
1,3,5-Trichlorobenzene	<0.050	mg/kg	91	Pass	91	Pass	5	Pass
1,3,5-Trimethylbenzene	<0.010	mg/kg	81	Pass	81	Pass	9	Pass
1,3-Dichlorobenzene	<0.010	mg/kg	86	Pass	86	Pass	10	Pass
1,3-Dichloropropane	<0.050	mg/kg	94	Pass	94	Pass	9	Pass
1,4-Dichlorobenzene	<0.010	mg/kg	87	Pass	87	Pass	7	Pass
2,2-Dichloropropane	<0.100	mg/kg	96	Pass	96	Pass	8	Pass
2-Chlorotoluene	<0.050	mg/kg	86	Pass	86	Pass	8	Pass
4-Chlorotoluene	<0.050	mg/kg	87	Pass	87	Pass	9	Pass
Benzene	<0.001	mg/kg	99	Pass	99	Pass	8	Pass
Bromodichloromethane	<0.050	mg/kg	98	Pass	98	Pass	5	Pass
Bromoform	<0.050	mg/kg	92	Pass	92	Pass	1	Pass
Bromomethane	<0.050	mg/kg	101	Pass	101	Pass	6	Pass
Carbon Tetrachloride	<0.0005	mg/kg	102	Pass	102	Pass	10	Pass
Chlorobenzene	<0.010	mg/kg	96	Pass	96	Pass	7	Pass
Chloroethane	<0.050	mg/kg	104	Pass	104	Pass	5	Pass
Chloroform	<0.001	mg/kg	101	Pass	101	Pass	5	Pass
cis-1,2-Dichloroethene	<0.050	mg/kg	91	Pass	91	Pass	5	Pass
cis-1,3-Dichloropropene	<0.050	mg/kg	93	Pass	93	Pass	6	Pass
Dibromochloromethane	<0.050	mg/kg	90	Pass	90	Pass	5	Pass
Dibromomethane	<0.050	mg/kg	93	Pass	93	Pass	3	Pass
Dichloromethane	<0.040	mg/kg	97	Pass	97	Pass	7	Pass
Ethylbenzene	<0.010	mg/kg	90	Pass	90	Pass	7	Pass
iso-Propylbenzene	<0.100	mg/kg	92	Pass	92	Pass	8	Pass
iso-Propyltoluene	<0.100	mg/kg	83	Pass	83	Pass	7	Pass
m,p-Xylenes	<0.020	mg/kg	92	Pass	92	Pass	8	Pass

N/A-NC: Not Applicable-Not Calculated: Result does not apply to this test or the difference between duplicate and its parent sample is not significant to perform a calculation (results are too close to the detection limit)

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	Method Blank	Calibration Verification Standard		Laboratory Control Sample		Duplicate or Matrix Spike Duplicate	
		%Recovery		%Recovery		Rel. % Diff.	
Methyl-t-butyl Ether	<0.040 mg/kg	90	Pass	90	Pass	2	Pass
Naphthalene	<0.010 mg/kg	83	Pass	83	Pass	2	Pass
n-Butylbenzene	<0.100 mg/kg	85	Pass	85	Pass	8	Pass
n-Propylbenzene	<0.100 mg/kg	83	Pass	83	Pass	10	Pass
o-Xylene	<0.020 mg/kg	92	Pass	92	Pass	6	Pass
sec-Butylbenzene	<0.100 mg/kg	85	Pass	85	Pass	12	Pass
Styrene	<0.010 mg/kg	84	Pass	84	Pass	6	Pass
tert-Butylbenzene	<0.100 mg/kg	84	Pass	84	Pass	8	Pass
Tetrachloroethene	<0.005 mg/kg	99	Pass	99	Pass	6	Pass
Toluene	<0.010 mg/kg	96	Pass	96	Pass	6	Pass
trans-1,2-Dichloroethene	<0.050 mg/kg	94	Pass	94	Pass	6	Pass
trans-1,3-Dichloropropene	<0.050 mg/kg	82	Pass	82	Pass	6	Pass
Trichloroethene	<0.010 mg/kg	92	Pass	92	Pass	5	Pass
Trichlorofluoromethane	<0.050 mg/kg	105	Pass	105	Pass	7	Pass
Vinyl Chloride	<0.0003 mg/kg	105	Pass	105	Pass	7	Pass

Test: Grain Size in Soil
 QC Batch #: BS_GRAIN_201221_01
 Date: 21-Dec-2020

Percent Passed	N/A	N/A-NC	-	100	Pass	1	Pass
Percent Retained	N/A	N/A-NC	-	95	Pass	N/A-NC	-

Comments:

Original report issued 24-Dec-2020. Revised report for location change issued 04-Jan-2021. Additional request to add VOC to Sample #2, 4, 8, 9 & 12 issued 28-Jan-21.

Final Review by:

Shirley Lowe
 Client Service Representative / Project Coordinator

Note: The results in this report relate only to the items tested and as received. Information is available for any items in 7.8.2.1 of ISO/IEC 17025:2017 that cannot be put on a test report. The report shall not be reproduced except in full without written approval of KaizenLAB. The validity of results may be affected if the information is provided by the customer.

N/A-NC: Not Applicable-Not Calculated: Result does not apply to this test or the difference between duplicate and its parent sample is not significant to perform a calculation (results are too close to the detection limit)

KaizenLAB

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CHAIN OF CUSTODY

KaizenLAB Job #:

310970

3T FORM

REV

SERVICE REQUESTED (3PM Cut off)

Service
Regular ☒ Surcharges: None ☐ TAT: 4 days ☐
RUSH TAT (3PM Cut off)
Rush 50% 2-3 days ☐
Priority 100% Next day ☐
Emergency 200% Weekend/Holiday Same day ☐
Report Date: 24 Dec 20 ^{200% Jan 21} Please call (403) 615-5815 to coordinate rush analysis

REPORT CONTACT

Company: Envirotech Eng
Contact: Trevor Forjace
Emails: forjace@envirotecheng.com
Address: 203B-38 Avenue NE
Phone: 403 296 8755

INVOICE CONTACT

Same as Report ☒

Company: _____
Contact: _____
Email: _____
Address: _____
Phone: _____

PROJECT DETAILS

Project ID: 20-118
Location ID: 218-9 Street NE
P.O.: _____
Quotation #: _____

Guideline
☐ AB Tier 1 ☐ BC
☐ CCME ☐ MB
☐ SPIGEC ☐ D50
☐ Drinking Water
☐ SEQG
☐ Other _____

Client
Rel. by: Trevor F
Date: 18/12/2020
Time: 12:20pm
Additional Notes: _____

Depot
Rec. by: _____
Date: _____
Time: _____

Lab
Rec. by: DJ
Date: 18-Dec-20
Time: 12:26pm
LAB USE ONLY
Temp: -1.8 C

ANALYSIS REQUESTED

LAB ID	SAMPLE IDENTIFICATION	DEPTH	DATE SAMPLED (DD/MM/YYYY)	TIME SAMPLED	MATRIX (SOIL/WATER)	HOLD	VOC	Grain Size	HOLD ANALYSIS	SPECIAL INSTRUCTIONS
1	MW20-001 2.5'				SOIL	/	/			
2	5'					/	/			
3	7.5'					/	/			
4	10'					/	/			
5	12.5'					/	/			
6	15'					/	X	X		
7	MW20-002 2.5'					/	/			
8	5'					/	/			
9	7.5'					/	/			
10	10'					/	X			
11	12.5'					/	X			
12	15'					/	X			
13	Dup #1					/	X			

Client confirmed on 22 Jan 21 to add VOC to samples #2,4,8,9,12 at Reg TAT.

Fill out chain of custody completely to avoid processing delays. Gray fields are for lab use only.

White - Lab Copy Yellow - Client Copy

Page 1 of 1

Rev: April 2019

SDAB2021-0091

ENVIROTECH QA/QC Data Quality Review - **Groundwater**

PROJECT NAME: Combined Phase I and II ESA	PROJECT NUMBER: 20-118
CLIENT: Hillhurst Boutique Ltd.	LOCATION: 218 – 19 Street NW, Calgary, AB
LABORATORY CERTIFICATE(S) REVIEWED: 311089	SAMPLE DATE(S): 28/12/2020
LABORATORY REPORT(S) SIGNED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	REPORT DATE(S): 05/01/2021
NUMBER OF SAMPLES ANALYZED (not including QA/QC samples): 1	NAME AND LOCATION OF LABORATORY KaizenLAB, Calgary, Alberta

FIELD QA/QC - Number of Field QA/QC Samples Submitted to Laboratory: 0

QA/QC GROUNDWATER SAMPLES COLLECTED: ☐ Yes ☐ Not Applicable ☒ Client Did not approve QA/QC Sampling

Duplicate (1 per 10 Samples): 0 Sample(s) Collected ☐ Yes ☐ No Sufficient # Collected ☐ Client Did not approve Duplicate Sampling

Equipment Blank (1 per day sampling): 0 Sample(s) Analyzed ☐ Yes ☐ No Sufficient # Collected ☐ Client Did not approve Equip Blank Sampling

Trip Blank (1 per day of sampling): 0 Sample(s) Analyzed ☐ Yes ☐ No Sufficient # Collected ☐ Client Did not approve Trip Blank Sampling

Field Blank (1 per day of sampling): 0 Sample(s) Analyzed ☐ Yes ☐ No Sufficient # Collected ☐ Client Did not approve Trip Blank Sampling

FIELD QA/QC REVIEW INDICATES THAT:

FIELD SAMPLE TEMPERATURE:

- ☐ The appropriate number of field QA/QC Groundwater samples were collected
- ☐ The samples collected were appropriately stored and transported to the Laboratory
- ☐ Meets, ☐ Does not meet, the quality assurance target values for the sample(s)

COMMENTS:

Field QA/QC sample collection ☐ ARE/ ☐ ARE NOT considered adequate.**LABORATORY QA/QC**

METHOD BLANK: Sample(s) Analyzed ☒ Yes ☐ No - ☒ Lab Data Acceptable ☐ Lab Data Not Acceptable

CALIBRATION VERIF. STANDARD: Sample(s) Analyzed ☒ Yes ☐ No - ☒ Lab Data Acceptable ☐ Lab Data Not Acceptable

MATRIX SPIKE / DUPLICATE: Sample(s) Analyzed ☒ Yes ☐ No - ☒ Lab Data Acceptable ☐ Lab Data Not Acceptable

LABORATORY CONTROL: Sample(s) Analyzed ☒ Yes ☐ No - ☒ Lab Data Acceptable ☐ Lab Data Not Acceptable

QA/QC REVIEW INDICATES THAT THE LABORATORY WORK:

- ☒ Meets, ☐ Does not meet, the quality assurance target values for the sample(s)

QA/QC REVIEW INDICATES THAT THE DUPLICATE GROUNDWATER SAMPLE LABORATORY ANALYTICAL RESULTS:

- ☒ ARE, ☐ ARE NOT within quality assurance target values¹ ☐ Not Applicable

COMMENTS: The samples were collected and immediately placed in a cooler, packed with ice, and transported to the laboratory. The results are considered reliable.

HOLD TIME²: 15 daysSAMPLE TEMPERATURE² UPON ARRIVAL TO LABORATORY³: 12.8°C☒ Acceptable ☐ Not Acceptable☒ Acceptable ☐ Not AcceptableLaboratory QA/QC review indicates the analytical data ☒ ARE/ ☐ ARE NOT considered reliable.**SIGN OFF INFORMATION**FINAL LAB REPORT ATTACHED: ☒ Yes ☐ NoCHAIN OF CUSTODY ATTACHED: ☒ Yes ☐ NoQA/QC Data Quality review indicates the GROUNDWATER data ☒ ARE/ ☐ ARE NOT considered reliable.

LEGEND:

NR – Not Required

NA – Not Acceptable

¹ – < 20 % Relative percent difference.² – refer to standard hold time for constituent being analyzed.³ – < 8°C or < the sample temperature in Field QA/QC.

REVIEWED BY:

K Sweet

DATE REVIEWED: 06/01/2021

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 Fax: (403) 297-0869



ANALYTICAL REPORT

Client: Envirotech Engineering
 203B - 38 Avenue NE
 Calgary, AB T2E 2M3

Attention: Jonny Zieman

KaizenLAB JOB #:	311089 -Rev
DATE RECEIVED:	28-Dec-2020
DATE REPORTED:	05-Jan-2021
PROJECT ID:	ECC
LOCATION:	Phase I & II 19 Street NW

KaizenLAB Sample #: 311089_001 **Sample ID:** MW20-002 (West)
Date Sampled: 28-Dec-2020 **Matrix:** Water

Parameter Description	Units	Result	Detection Limit
Volatile Organic Compounds in water (Full list - including AB Tier1)			
Volatile Organic Compounds in Water			
Benzene	mg/L	<0.001	0.001
Bromomethane	mg/L	<0.002	0.002
2,2-Dichloropropane	mg/L	<0.002	0.002
1,1-Dichloropropene	mg/L	<0.002	0.002
cis-1,3-Dichloropropene	mg/L	<0.002	0.002
trans-1,3-Dichloropropene	mg/L	<0.002	0.002
Ethylbenzene	mg/L	<0.001	0.001
MTBE	mg/L	<0.004	0.004
Naphthalene	mg/L	<0.001	0.001
Iso-Propylbenzene	mg/L	<0.002	0.002
n-Propylbenzene	mg/L	<0.002	0.002
Iso-Propyltoluene	mg/L	<0.002	0.002
Styrene	mg/L	<0.001	0.001
1,1,1,2-Tetrachloroethane	mg/L	<0.002	0.002
1,1,2,2-Tetrachloroethane	mg/L	<0.002	0.002
Tetrachloroethene	mg/L	0.011	0.001
Toluene	mg/L	<0.002	0.002
1,2,3-Trichlorobenzene	mg/L	<0.002	0.002
1,2,4-Trichlorobenzene	mg/L	<0.002	0.002
1,3,5-Trichlorobenzene	mg/L	<0.002	0.002
1,1,1-Trichloroethane	mg/L	<0.002	0.002
1,1,2-Trichloroethane	mg/L	<0.002	0.002
Trichloroethene	mg/L	<0.002	0.002
Trichlorofluoromethane	mg/L	<0.002	0.002
1,2,3-Trichloropropane	mg/L	<0.002	0.002
1,2,4-Trimethylbenzene	mg/L	<0.002	0.002
1,3,5-Trimethylbenzene	mg/L	<0.002	0.002
Vinyl Chloride	mg/L	<0.001	0.001
m,p-Xylenes	mg/L	<0.002	0.002
o-Xylenes	mg/L	<0.001	0.001
Total Xylenes	mg/L	<0.003	0.003

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KaizenLAB Sample #: 311089_001 **Sample ID:** MW20-002 (West)
Date Sampled: 28-Dec-2020 **Matrix:** Water

Parameter Description	Units	Result	Detection Limit
Bromodichloromethane	mg/L	<0.002	0.002
Bromoform	mg/L	<0.002	0.002
n-Butylbenzene	mg/L	<0.002	0.002
sec-Butylbenzene	mg/L	<0.002	0.002
tert Butylbenzene	mg/L	<0.002	0.002
Carbon Tetrachloride	mg/L	<0.0005	0.0005
Chlorobenzene	mg/L	<0.001	0.001
Chloroethane	mg/L	<0.002	0.002
Chloroform	mg/L	<0.0010	0.0010
2-Chlorotoluene	mg/L	<0.002	0.002
4-Chlorotoluene	mg/L	<0.002	0.002
Dibromochloromethane	mg/L	<0.002	0.002
Dibromomethane	mg/L	<0.002	0.002
1,2-Dichlorobenzene	mg/L	<0.0005	0.0005
1,3-Dichlorobenzene	mg/L	<0.0005	0.0005
1,4-Dichlorobenzene	mg/L	<0.0005	0.0005
1,1-Dichloroethane	mg/L	<0.002	0.002
1,2-Dichloroethane	mg/L	<0.002	0.002
1,1-Dichloroethene	mg/L	<0.002	0.002
cis-1,2-Dichloroethene	mg/L	<0.002	0.002
trans-1,2-Dichloroethene	mg/L	<0.002	0.002
Dichloromethane	mg/L	<0.002	0.002
1,2-Dichloropropane	mg/L	<0.002	0.002
1,3-Dichloropropane	mg/L	<0.002	0.002

Comments:

Original report was issued on 05-Jan-2021. Revised report with updated sample ID issued on 05-Jan-2021.

Test Methodologies

Volatile Organic Compounds in Water: Modified from EPA 8260B and EPA 5030B/EPA 5021A

Final Review by:

Loida Agacid
 Client Services Administrator

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QUALITY CONTROL REPORT

Client: Envirotech Engineering

Attention: Jonny Zieman

KaizenLAB JOB #:	311089
PROJECT:	ECC
LOCATION:	Phase I & II 19 Street NW
DATE REPORTED:	05-Jan-2021

		Method Blank	Calibration		Laboratory		Duplicate or	
			Verification		Control		Matrix Spike	
			Standard		Sample		Duplicate	
			%Recovery		%Recovery		Rel. % Diff.	
Test:	Volatile Organic Compounds in Water							
QC Batch #:	BW_VOCTIER_201231_01							
Date:	31-Dec-2020							
1,1,1,2-Tetrachloroethane	<0.002 mg/L	109	Pass	109	Pass	2	Pass	
1,1,1-Trichloroethane	<0.002 mg/L	96	Pass	96	Pass	1	Pass	
1,1,2,2-Tetrachloroethane	<0.002 mg/L	119	Pass	119	Pass	1	Pass	
1,1,2-Trichloroethane	<0.002 mg/L	114	Pass	114	Pass	1	Pass	
1,1-Dichloroethane	<0.002 mg/L	97	Pass	97	Pass	3	Pass	
1,1-Dichloroethene	<0.002 mg/L	99	Pass	97	Pass	3	Pass	
1,1-Dichloropropene	<0.002 mg/L	90	Pass	90	Pass	2	Pass	
1,2,3-Trichlorobenzene	<0.002 mg/L	103	Pass	103	Pass	0	Pass	
1,2,3-Trichloropropane	<0.002 mg/L	114	Pass	114	Pass	0	Pass	
1,2,4-Trichlorobenzene	<0.002 mg/L	106	Pass	106	Pass	1	Pass	
1,2,4-Trimethylbenzene	<0.002 mg/L	102	Pass	102	Pass	3	Pass	
1,2-Dichlorobenzene	<0.0005 mg/L	114	Pass	114	Pass	2	Pass	
1,2-Dichloroethane	<0.002 mg/L	112	Pass	112	Pass	2	Pass	
1,2-Dichloropropane	<0.002 mg/L	100	Pass	100	Pass	1	Pass	
1,3,5-Trichlorobenzene	<0.002 mg/L	116	Pass	116	Pass	1	Pass	
1,3,5-Trimethylbenzene	<0.002 mg/L	98	Pass	98	Pass	4	Pass	
1,3-Dichlorobenzene	<0.0005 mg/L	109	Pass	109	Pass	1	Pass	
1,3-Dichloropropane	<0.002 mg/L	112	Pass	112	Pass	0	Pass	
1,4-Dichlorobenzene	<0.0005 mg/L	110	Pass	110	Pass	2	Pass	
2,2-Dichloropropane	<0.002 mg/L	100	Pass	100	Pass	1	Pass	
2-Chlorotoluene	<0.002 mg/L	102	Pass	102	Pass	2	Pass	
4-Chlorotoluene	<0.002 mg/L	107	Pass	107	Pass	1	Pass	
Benzene	<0.001 mg/L	99	Pass	99	Pass	3	Pass	
Bromodichloromethane	<0.002 mg/L	110	Pass	110	Pass	1	Pass	
Bromoform	<0.002 mg/L	105	Pass	105	Pass	1	Pass	
Bromomethane	<0.002 mg/L	99	Pass	99	Pass	4	Pass	
Carbon Tetrachloride	<0.0005 mg/L	96	Pass	96	Pass	1	Pass	
Chlorobenzene	<0.001 mg/L	101	Pass	101	Pass	2	Pass	
Chloroethane	<0.002 mg/L	101	Pass	101	Pass	1	Pass	
Chloroform	<0.001 mg/L	107	Pass	107	Pass	0	Pass	

N/A-NC: Not Applicable-Not Calculated: Result does not apply to this test or the difference between duplicate and its parent sample is not significant to perform a calculation (results are too close to the detection limit)

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cis-1,2-Dichloroethene	<0.002 mg/L	98	Pass	98	Pass	2	Pass
cis-1,3-Dichloropropene	<0.002 mg/L	105	Pass	105	Pass	2	Pass
Dibromochloromethane	<0.002 mg/L	116	Pass	116	Pass	2	Pass
Dibromomethane	<0.002 mg/L	113	Pass	113	Pass	6	Pass
Dichloromethane	<0.002 mg/L	110	Pass	110	Pass	2	Pass
Ethylbenzene	<0.001 mg/L	94	Pass	94	Pass	2	Pass
Iso-Propylbenzene	<0.002 mg/L	98	Pass	98	Pass	3	Pass
Iso-Propyltoluene	<0.002 mg/L	98	Pass	98	Pass	1	Pass
m,p-Xylenes	<0.002 mg/L	100	Pass	100	Pass	1	Pass
MTBE	<0.004 mg/L	118	Pass	118	Pass	1	Pass
Naphthalene	<0.001 mg/L	108	Pass	108	Pass	2	Pass
n-Butylbenzene	<0.002 mg/L	93	Pass	93	Pass	0	Pass
n-Propylbenzene	<0.002 mg/L	102	Pass	102	Pass	4	Pass
o-Xylene	<0.001 mg/L	98	Pass	98	Pass	2	Pass
sec-Butylbenzene	<0.002 mg/L	95	Pass	95	Pass	2	Pass
Styrene	<0.001 mg/L	98	Pass	98	Pass	2	Pass
tert Butylbenzene	<0.002 mg/L	100	Pass	100	Pass	2	Pass
Tetrachloroethene	<0.001 mg/L	96	Pass	96	Pass	3	Pass
Toluene	<0.002 mg/L	98	Pass	98	Pass	2	Pass
trans-1,2-Dichloroethene	<0.002 mg/L	95	Pass	95	Pass	1	Pass
trans-1,3-Dichloropropene	<0.002 mg/L	97	Pass	97	Pass	1	Pass
Trichloroethene	<0.002 mg/L	92	Pass	92	Pass	0	Pass
Trichlorofluoromethane	<0.002 mg/L	102	Pass	102	Pass	2	Pass
Vinyl Chloride	<0.001 mg/L	102	Pass	102	Pass	4	Pass

Comments:

Original report was issued on 05-Jan-2021. Revised report with updated sample ID issued on 05-Jan-2021.

Final Review by:

Loida Agacid
 Client Services Administrator

Note: The results in this report relate only to the items tested and as received. Information is available for any items in 7.8.2.1 of ISO/IEC 17025:2017 that cannot be put on a test report. The report shall not be reproduced except in full without written approval of KaizenLAB. The validity of results may be affected if the information is provided by the customer.

N/A-NC: Not Applicable-Not Calculated: Result does not apply to this test or the difference between duplicate and its parent sample is not significant to perform a calculation (results are too close to the detection limit)

APPENDIX G

Field Methodologies

1.0 Field Methodologies

Envirotech employs the following standard field methodologies typically used during its environmental assessments. These methodologies are undertaken in accordance with accepted environmental engineering practices and standards. Any deviations from the field methodologies used by this assessment are further defined in the following section entitled Field Assessment Results. Envirotech's standard field methodologies are summarized in accordance with the following typical assessment tasks:

1. Utility Locates;
2. Intrusive Soil Sampling;
3. Groundwater Sampling;
4. Surveying; and
5. Waste Management.

The following sections detail the field program methodologies for each of the activities.

1.1 Utility Locates

Public and private utility locates are requested and supervised by Envirotech staff on all project sites requiring intrusive assessment. Alberta One-Call is always contacted and mobilized to a site to identify public utilities extending on to a property but does not necessarily identify utilities on private property. Private utility locators are always retained and mobilized to site to identify private utilities existing on a property. Proposed monitoring well and boreholes locations are always marked on the ground surface prior to private locates, and are cleared individually, to ensure that there will be no subsurface utility contacts made during the assessment.

1.2 Intrusive Soil Sampling

1.2.1 Safety Meetings

At the client's request, Envirotech can act as prime contractor for the property during the course of an assessment. A site specific health and safety plan ("HASP") is prepared for each project and daily tailgate meetings are completed with all personnel and subcontractors on the property prior to commencing with daily work activities. The locations of all buried utilities and hazards are appropriately re-identified and corrective actions are conveyed and implemented for any identified concerns on the assessment site.

1.2.2 Drilling and Soil Logging

Several types of drill rigs (auger, hammer and direct push) are utilized for soil sample collection on assessment sites depending on the soil lithology and the sampling technique required for the assessment. Drilling contractors are typically retained on behalf of the client; Envirotech personnel direct all soil sampling and well installations activities (if required) for the assessment.

For auger rigs, soil samples are collected directly from the auger; all soil samples are trimmed prior to being logged and sampled. For hammer rigs, soil samples are collected from the cyclone into a sample basket from which grab soil samples are collected (this sample method is not typically recommended for sites with VOC contaminants). For direct push and sonic rigs, soil samples are collected inside a 1.5 m long plastic sleeve and are directly logged and sampled once the sleeved is opened. On auger, hammer and air rotary rigs, pristine soil samples can be collected and logged using a 0.9 m long split-spoon sampler.

Soil samples that are screened for field VOC concentrations are collected at 0.75 to 1.0 m depth intervals in all boreholes. Soil samples collected for hydrocarbon VOC concentrations testing are placed in large plastic freezer bags, sealed with approximately 50% headspace and allowed equilibrate for approximately 10 minutes, after which time the sample intake of the RKI Eagle 2 gas detector or Gastech 1238 gas detector (with methane elimination on and calibrated for hexane) is inserted into the plastic bag and an air sample is withdrawn from the headspace of the sample bag. Once the VOC reading has stabilized, the VOC concentration is documented.

Soil samples are examined and logged noting all soil horizons, presence of potential contaminants, texture, and structures and classified using the Unified Soil Classification System. Field soil lithology, soil samples, and soil VOC concentration data is documented and reported using Envirotech's standardized borehole log reports. A legend is attached to the front of all borehole log reports.

1.2.3 Monitoring Well Installation

Once drilling is complete, select boreholes are completed as groundwater monitoring wells. The wells are typically constructed of a riser section of 0.05 m diameter Schedule 40 PVC pipe with a length of 0.025 m slotted PVC screen installed into the water table. The screened portion of the well is connected to the solid riser portion of the PVC pipe which is used to extend the well to the ground surface. A 0.05 m diameter PVC cap is slipped onto the bottom casing of the screen portion of the well (to prevent silts and sands from entering the monitoring well). All PVC pipe connections are accomplished through the use of either flush joint threaded couplings or friction couplings, thus avoiding the use of solvent cements. The well (consisting of the screen and riser) is inserted into each borehole to the desired screen depth. The annular space between the

well screen and the borehole is filled with silica sand to a minimum height of 0.3 m above the well screen. A bentonite seal, consisting of a minimum thickness of 0.3 m is placed in the annular space between the well screen and the borehole to ensure that surface water does not enter the well bore. A 0.05 m diameter J-plug cap is installed in the top of each monitoring well casing. Flush mount well protectors are placed over each monitoring well and cemented flush with the ground surface.

Monitoring well installation data is documented for each well and reported using Envirotech's standardized borehole log reports.

1.2.4 Soil Sampling

Soil samples are selected for analyses based on the findings of the field assessment, the contaminant(s) of concern, and the approved scope of work for the assessment. For hydrocarbon assessments, the soil sample exhibiting the highest VOC concentration in each borehole is collected and submitted to the laboratory for analyses. All soil samples collected for analyses are placed and compacted (with no headspace) into 250 millilitre ("mL") glass sampling jars with Teflon screw-down lids. New nitrile gloves are used during the handling of soil obtained from each sampling depth at each borehole location. All soil samples submitted for laboratory analyses are delivered (via Envirotech) directly to KaizenLAB laboratory in Calgary, Alberta in sealed coolers packed with frozen cooler packs and/or ice.

1.3 Groundwater Monitoring

1.3.1 Field Parameter Data Collection

The following is a summary of the field methodologies utilized for the collection of field parameter data using groundwater monitoring wells:

- Monitoring Well Headspace VOCs - An RKI Eagle 2 gas detector (with methane elimination on and calibrated for hexane) is utilized to field measure the VOC concentrations from the headspace of all accessible wells. Prior to measuring the VOC concentrations, the cap of the well (if existing) is removed. A representative air sample is immediately withdrawn from the headspace of each well into the RKI Eagle 2 gas detector by inserting the sample intake into the well casing. The measured VOC concentration is documented for each well.
- Depth to Groundwater, Light Non-Aqueous Phase Liquid ("LNAPL"), and Dense Non-Aqueous Phase Liquid ("DNAPL") - The depth to groundwater, LNAPL/DNAPL (if present) is measured using a Heron Oil Water Interface Probe ("IP"). The IP sensor at the end of the sonde is cleaned before the initial use and between each water level measurement to ensure that cross-contamination does not occur. The IP is cleaned with 0.5% Alconox solution, rinsed with distilled water then dried with clean paper towel. The IP sensor is extended down the

inside of a well until the sensor comes in contact with a liquid interface. A solid tone is emitted for a liquid hydrocarbon interface and an intermittent tone is emitted for a groundwater interface. The depth to the liquid interface is measured from the highest point on the PVC casing of the well and the depth and type of interface are documented.

1.3.2 Groundwater Sampling

Groundwater samples are collected based on the findings of the field assessment, the contaminant(s) of concern and the approved scope of work for assessment. Two (2) sampling methodologies can be employed for groundwater collection at assessment sites: (i) bailer sampling, (ii) Waterra tubing, and (iii) low flow sampling.

For groundwater samples collected via bailer or Waterra tubing sampling, a minimum of three (3) groundwater monitoring well volumes of groundwater are removed from each monitoring well (prior to sampling) using a dedicated disposable weighted bailer or tubing sampling system. The objective is to render the groundwater in the well in an equilibrium condition with native soil prior to sampling. New nitrile gloves are used during the sampling activities at each groundwater monitoring well. Groundwater samples are decanted from the bailer into sample containers (specified by the scope of the assessment), filled to the top with a meniscus and sealed with a Teflon screw down lid with no headspace.

All groundwater samples collected during the assessment are delivered (via Envirotech) directly to KaizenLAB laboratory in Calgary, Alberta in sealed coolers packed with frozen cooler packs and/or ice.

1.4 Elevation Survey

Survey data is collected on assessment sites to assist with the preparation of base maps (showing property features and sampling locations) and to facilitate the collection of elevation data necessary to calculate groundwater flow direction and gradient. Two (2) survey methodologies can be employed at assessment sites: (i) legal survey, and (ii) elevation survey.

Elevation surveys are undertaken on assessment sites by Envirotech personnel. Wellhead covers are removed in advance of the surveying to decrease the amount of time required to undertake the survey process. The survey process is completed using a calibrated survey rod and level. A temporary benchmark elevation of 100.00 m is typically assigned to a temporary benchmark location (ie. top of well pipe, a concrete ledge etc.) and the relative elevation of the top of well and/or ground surface is established at each monitoring well and/or borehole location. The locations of assessment property boundaries and other site features are typically measured off of

existing site features. Elevations are always relative to the temporary benchmark and presented in metres relative elevation.

1.5 Waste Management

Environmental waste storage bags and/or barrels are used to temporarily store drilling and sampling waste material on assessment sites. The waste storage containers are typically purchased directly from assessment drilling contractors and are retained on-site until the completion of the assessment. The containers are lined, water proof, and sealed (in the case of the barrels). All waste soil drilling cuttings, soil samples, and water purged from during groundwater sampling and monitoring is temporarily disposed into the containers.

Once the assessment soil and/or groundwater analytical data is received from the laboratory, the data is submitted with a disposal permit application to a Class 2 Landfill Facility for disposal approval. Once a disposal permit is obtained from the landfill a picker truck is subcontracted and mobilized to the site to remove the waste containers from the assessment site to the landfill.

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APPENDIX H

Record of Site Condition

HILCO Projects Inc.

Calgary, AB
T 403.606.0218
E hcollado@shaw.ca

April 7, 2021

The City of Calgary
Water Resources
625 – 25 Avenue S.E.
Calgary, AB

Attention: Craig Campbell, C.E.T.
Development Technologist
Development Approvals – Water Resources

Reference: Required Fire Flows
218 19 Street N.W.
DP2020-7757

Dear Sir,

We are submitting this Fire Flow Letter in support of the above noted development permit application.

Site Address: 218 19 Street N.W.

Type of Building: Wood Frame, 5 Storey Building with main floor retail and upper floor residential, wood frame construction, sprinklered

Available Fire Flow: 15,000 L/min from the adjacent City watermain

Required Fire Flow: 14,000 L/min for the proposed development

Based on the Fire Underwriters Survey calculations, the available fire flow is adequate for the proposed development.

We trust that this detailed team review comment has been addressed.

Yours truly,

HILCO Projects Inc.



Hilmer Collado, P.Eng.

June 02, 2021

FORMED ALLIANCE ARCHITECTURE STUDIO
303 - 1812 4 ST SW
CALGARY, AB
T2S 1W1, CAN

Dear Sir/Madam:

RE: Detailed Team Review 2 (DTR2)

Development Permit Number: DP2020-7757

Based on the plans received April 22, 2021, the Corporate Planning Applications Group (CPAG) has completed a detailed review of your application 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 DTR is required from the Applicant by the end of the sixty (60) calendar day response due date. Following the expiration of the response due date, the application may be inactivated with a thirty (30) calendar day timeline for a reactivation by the Applicant. 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.

Applicants are requested to contact the respective team members to resolve outstanding issues. Amended plans should not be submitted to the Planner until we are able to provide comments from all circulation referees.

CPAG endeavours to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is made in a timely manner. Should you have any questions or concerns, please contact me at (403) 268-5483 or by email at Manish.Singh@calgary.ca.

Sincerely,

MANISH SINGH, AICP
Planner 2, Community Planning (North)

cc: HILLHURST BOUTIQUE LTD.
PO BOX 75065 RPO WESTHILLS
CALGARY
AB T3H3M1



Detailed Team Review 2 – Development Permit

Application Number: DP2020-7757
Application Description: New: Dwelling Unit, Retail and Consumer Service
Land Use District: Mixed Use - General (MU-1f3.3h19)
Use Type: Discretionary
Site Address: 218 19 ST NW
Community: WEST HILLHURST
Applicant: FORMED ALLIANCE ARCHITECTURE STUDIO
Date DTR Sent: June 2, 2021
Response Due Date: August 1, 2021

CPAG Team:

Planning

MANISH SINGH (403) 268-5483 Manish.Singh@calgary.ca

Development Engineering

DINO DI TOSTO (403) 268-2131 dino.ditosto@calgary.ca

Transportation

MARC BASTIAAN (587) 216-7193 marc.bastiaan@calgary.ca

Parks

KAREN MOUG (403) 200-7328 Karen.Moug@calgary.ca

General Comments

The development permit application is for a mixed-use development at 218 19 Street NW in the community of West Hillhurst. The existing land use district is MU-1f3.3h19. The application proposes commercial on ground floor and 24 dwelling units on floor above.

Comments on Relevant City Policies

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Inner City area of the Developed Residential Land Use Typology as identified on Map 1 of the Municipal Development Plan. The following policies within the Inner City area are relevant to the proposed application:

1. 3.5.2(b) A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.
2. 3.5.2(c) Maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations.

3.5.2(d) Buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity.

Bylaw Discrepancies

Regulation	Standard	Provided
1374 Setback Areas (min.)	(1) Where a parcel shares a property line with a parcel designated as a low density residential District, M-CG or M-G: (b) the side setback area must have a min depth of 3.0m;	Plans indicate a building setback of 0.35m (-2.65m) from the South side property line.
1334 Projections into Setback Areas	(1) Unless otherwise referenced in subsections (3), (4), (5), (6), (7), and (8) a building or air conditioning units must not be located in any setback area.	DTR2 Update: Relaxation supported by Planning.
1371, 13 Building Height (max.)	(2) Where the parcel shares a side property line with a parcel designated as a low density residential district, M-CG or M-G District the maximum building height: (a) is 11.0m measured from grade at the shared property line; (b) increases at a 45 degree angle to a depth of 5.0m from the shared property OR to the number following the letter "h" indicated on the Land Use District maps, whichever results in the lower building height; and	Plans indicate the building is located in the max building height chamfer formed from the South parcel. DTR2 Update: Relaxation supported by Planning.
1342 Rules for Commercial Uses Facing a Street	(1) Unless otherwise referenced in subsection (2), the façade of a building located on the floor closest to grade and facing a street must provide windows with unobscured glass that: (a) occupy a minimum of 65.0% of the façade between a height of 0.6m and 2.4m; and	Plans indicate a unobscured window area of 14.92m ² (-0.31m ²) or 63.68% (-1.32%) of the façade between a height of 0.6m and 2.4m. DTR2 Update: Relaxation supported by Planning.
1348 Landscaping in Setback Areas	(1) Where a setback area shares a property line with another parcel designated as a residential district, the setback area: (a) must be a soft surfaced landscaped area;	Plans indicate a portion of the building and parking area are located in the South setback area. DTR2 Update: Relaxation supported by Planning.
	(1) Where a setback area shares a property line with another parcel designated as a residential	Plans indicate 0 (-3) trees and 0 (-6) shrubs in the South setback area.

	district, the setback area: (d) 1.0 trees and 2.0 shrubs for every 45.0m ² .	DTR2 Update: Relaxation supported by Planning.
	(2) Where a setback area shares a property line with a lane, the portion of the setback area not required for access from the lane must be landscaped with a soft surface landscaped area and may include a sidewalk.	Plans indicate a visitor parking stall in the East rear setback area. DTR2 Update: Relaxation may be supported pending resolution of 'prior to decision' comments from Transportation and Development Engineering.
Motor Vehicle Parking Stalls	14 resident parking stalls required.	Plans indicate 4 (-10) resident parking stalls. DTR2 Update: Relaxation may be supported pending resolution of 'prior to decision' comments from Transportation and Development Engineering.
	3 visitor stalls required.	Plans indicate 2 (-1) visitor stall. <i>It should be noted that 1 visitor stall was not counted as it does not meet the minimum stall width requirement (2.85m wide where abutting a barrier).</i> DTR2 Update: Relaxation may be supported pending resolution of 'prior to decision' comments from Transportation and Development Engineering.
122 Standards for Motor Vehicle Parking Stalls	(1.1) The minimum width of a motor vehicle parking stall when it abuts a physical barrier, is: (b) 2.85m when a physical barrier abuts only one side.	Plans indicate a visitor stall with a width of less than 2.85m where the stall abuts a barrier (East property line). DTR2 Update: Relaxation may be supported pending resolution of 'prior to decision' comments from Transportation and Development Engineering.
Loading Stalls	2 Loading Stalls Required.	Plans indicate 0 (-2) loading stalls. DTR2 Update: Relaxation may be supported pending resolution of 'prior to decision' comments from Transportation and Development Engineering.
Bicycle Stalls – Class 2	3 bicycle stalls – class 2 required.	Plans indicate 2 (-1) class 2 bicycle stalls. DTR2 Update: Relaxation may be supported pending resolution of 'prior to decision' comments from Transportation and Development Engineering.

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. Applicants are encouraged to contact the respective team members directly to discuss outstanding issues or alternatively request a meeting with the CPAG Team.

Planning:

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DTR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

This information must be received, in its entirety, no later than 60 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 60 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice of the inactivation and of a further 30 day time frame within which the application may be reactivated subject to a reactivation fee. If the development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

In the event that the application needs to be recirculated, a recirculation fee may be applied.

2. Amend the plans to comply with the bylaw or provide written planning rationale supporting the proposed relaxation(s) identified in the preceding Land Use Bylaw Discrepancy table.
3. Please confirm if the proposal intends to meet the building code requirements related to parking stalls for use by persons with disabilities. Please find comments from Building Regulations under Planning advisory comments section.

DTR2 update: A response to this comment was not provided.

Development Engineering:

4. The Applicant shall submit a current **Remedial Action Plan and/or Risk Management Plan** that satisfactorily addresses the issues identified in the following report: Combined Phase I and II Environmental Site Assessment 218 19 Street NW Plan 8942GB; Block 10; Lot 4 in Calgary, Alberta” by Envirotech Engineering, dated March 26, 2021. All report(s) submitted will be reviewed to the satisfaction of The City of Calgary (Environmental & Safety Management).
5. Amend the plans to:

Waste & Recycling Services – General

- a. Label a waste staging area to accommodate collection.

Waste & Recycling Services – Collection Vehicle Access

- a. Realign the vehicle sweep path as the proposed collection vehicle sweep path comes in contact with adjacent PL and Visitor parking.

Waste & Recycling Services – Industrial, Commercial and Institutional

- a. Provide the following:
 - Space to accommodate a minimum of three containers. Indicate how 3m³ of waste will be accommodated between the containers for garbage, recyclable materials and food and yard waste materials.

Industrial, Commercial and Institutional developments 3.0m³ for every 1000m² of development of combined waste per week. This application, is expected to produce 3 m³ of material per week.

Waste & Recycling Services – Multi-Family

- a. Provide the following:
 - Space to accommodate a minimum of three containers. Indicate how 5.52m³ of waste will be accommodated between the containers for garbage, recyclable materials and food and yard waste materials.
 - Provide 0.5m clearance around each container for access and maneuvering (i.e. a single 3yd³ or 4yd³ container requires 1.45m x 2m plus 0.5m clearance on all sides = 2.45m x 3.0m)

Multi-family residential dwelling units produce 0.23m³ (0.3yd³) of combined waste per week. This application of 24 dwelling units is expected to produce 5.52 m³ of material per week.

Waste & Recycling Services – External Enclosure

- a. Indicate that enclosure gates are able to lock in both an open and closed position.
- b. Indicate that the enclosure gates swing open wide enough to allow unimpeded access to containers.

Transportation:

6. Provide a Parking study in support of the proposed micro-unit development. Twenty four residential units and a commercial unit is proposed with a parking supply of seven stalls. The parking study shall be produced by a professional Transportation engineer and should provide sufficient evidence that the parking requirements of the subject site can be met by the proposed parking on site. The study should take into consideration other significant developments in the area. Contact Cole Piechotta at cole.piechotta@calgary.ca for discussion.

DTR2 update: parking study received; remains under review. Contact Cole Piechotta at cole.piechotta@calgary.ca for discussion.

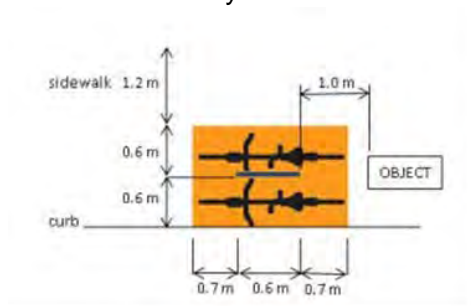
7. Amend the plans to clarify if the Waste Collection vehicle will be loading from the lane or from within the site. If private waste collection will be loaded from the lane, the Applicant is required to pave the lane, which is to be indicated on the plans. If the lane is to be paved, include a detailed grading plan showing the existing and proposed elevations in the lane (include elevations and grades at 5.0m intervals along the property line, centerline and opposing side of the lane). The grading plan will be used to determine if the lane needs to be paved in asphalt or concrete. Note, construction drawings may be required for review and approval of the lane paving.

DTR2 update: proposed Waste retrieval plan not acceptable. The shared space between visitor parking and Waste staging is not realistic. The applicant may need to roll bins into the lane (a paved lane) for retrieval.

8. Amend the plans to indicate how loading activities will be completed for the site. The Applicant submission indicates that the subject site will share a loading stall with the adjacent site, however loading activities should not require pedestrians to walk within the rear lane. If the development will share the loading stall with the adjacent site, show the adjacent development and loading stall on the plans and provide a direct connection that does not require users to walk through the lane.

DTR2 update: pedestrian access now included between properties. An Access Easement agreement will be required for the shared pedestrian access. See Prior to Release condition.

9. With regards to bike parking:
- Amend the Class 1 bicycle parking such that a minimum of 50% of the Class 1 bike stalls are located on the ground using a horizontal racking system as per the City of Calgary Bicycle Parking Handbook.
 - Provide all horizontal dimensions for the Class 2 bike parking at the entrance of the building. As per the requirements of the Land Use Bylaw, bike parking must not interfere with a pedestrian walkway. Ensure that the dimensions shown in the City of Calgary Bicycle Parking Handbook are achieved while maintaining a minimum walkway width of 1.5m.



DTR2 update: Written response doesn't fully inform. Detail on C1 parking room unclear with respect to vertical racks. Need to confirm these details especially in the context of a motor vehicle parking relaxation.

Parks:

No comments.

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:

Planning:

10. The Prior to Release conditions will be finalised at the time of Development Authority decision, subject to the resolution of the Prior to Decision comments in the preceding section.

Development Engineering:

11. Amend the plans to:

Waste & Recycling Services - General

- a. Provide protection to ensure all parts of the storage area do not come into contact by any part of a container. Refer to the "Development Reviews: Design Standards for the Storage and Collection of Waste"
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx> .

Waste & Recycling Services - Collection Vehicle Access

- a. Indicate that the adjacent lane will be paved at the developer's expense, as the containers will be rolled into the lane for collection.

12. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

https://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP-Design-Guidelines.pdf

Development Site Servicing Plans CARL (requirement list)

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

13. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m², the applicant may:
 - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24 hour storm event in the gravel drainage rock.
 - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and

- c. Provide block profiles that conform to the "Standard Block Profile Specifications for CAD and Manual Formats" for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

14. **After the Development Permit is Approved but Prior to its Release**, the Landowner shall execute an Off-Site Levy Agreement for the payment of Off-Site Levies pursuant to Bylaw 2M2016. The Off-Site Levy is based on a 2021 Development Approval date and was based on the following:

Phase	Description	Unit(s)
1	Multi-Residential - Above Grade	16 Units; 2 Bedrooms or More 8 Units; 1 Bedroom or Less
	Retail/Commercial	New Commercial: 157.65m ²

Based on the information above, the **Preliminary Estimate** is **\$ 84,834.56**.

Should payment be made prior to Release of the Development Permit, an Off-Site Levy Agreement will not be required.

Include the completed Payment Submission Form, which was emailed to the Applicant. Only Certified Cheques and/or Bank Drafts made payable to The City of Calgary are acceptable.

To obtain an Off-Site Levy Agreement or for further information, contact the Calgary Approvals Coordination, Infrastructure Strategist (Mary Jerebic at 403-268-1603 or Mary.Jerebic@calgary.ca) or offsitelevy@calgary.ca.

Transportation:

15. Execute and register on title an Access Agreement over the northerly neighbouring property (Servient Lands) in favour of the subject property (Dominant Lands) for the purpose of pedestrian access to the shared loading facility. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document can be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
16. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

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

Roads

- a. Construction of new asphalt lane paving,
- b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,

17. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- a. Possible street lighting upgrading adjacent to site,

Parks:

18. Provide details regarding tree species, trunk diameter (caliper size), and quantity of proposed public trees as per *Parks Development Guidelines and Standard Specifications, Landscape Construction* (current edition). Tree spacing of boulevard trees should be 5.0m in order to provide an enhanced pedestrian realm.

Permanent Conditions

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

Planning:

19. The Permanent Conditions will be finalised at the time of Development Authority decision, subject to the resolution of the Prior to Decision issues in the preceding section.
20. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
21. No changes to the approved plans shall take place unless authorized by the Development Authority.
22. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development

Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.

23. All roof top mechanical equipment shall be screened.
24. All areas of soft landscaping shall be irrigated as shown on the approved plans.
25. Parking and landscaping areas shall be separated by a 150mm (6 inch) continuous, poured in place, concrete curb or equivalent material to the satisfaction of the Development Authority, where the height of the curb is measured from the finished hard surface.
26. Crushed aggregate or materials including but not limited to brick, pea gravel, shale, river rock and gravel are not permitted within required landscape areas.
27. All electrical servicing for freestanding light standards shall be provided from underground.
28. For parking areas, a lighting system to meet a minimum of 10 LUX with a uniformity ratio of 4:1 on pavement shall be provided.
29. Each parking stall, where located next to a sidewalk, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
30. Handicapped parking stalls shall be located as shown on the approved plans released with this permit. Handicap parking stall(s) shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.
31. The waste and recycling area shall be kept in a good state of repair at all times.

Development Engineering:

32. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

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

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

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

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

34. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
35. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
36. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
37. Pursuant to Bylaw 2M2016, Off-Site Levies are applicable.
38. **After Approval of the Development Permit but Prior to Issuance of a Development Completion Permit or any occupancy of the building**, payment shall be made for Off- Site Levies pursuant to Bylaw 2M2016.

Transportation:

39. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation

Planning. All work performed on public property shall be done in accordance with City standards.

40. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.

Parks:

41. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact 311 for an inspection.
42. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector (403-804-9417) to arrange an inspection.

Advisory Comments

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

Planning:

43. The Advisory Comments will be finalized at the time of decision.
44. 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, it must be submitted to the Subdivision and Development Appeal Board (4th Floor, 1212 31 Avenue NE, Calgary, AB T2E 7S8) [DJ3 Building] **within 21 days after the date on which the decision is made**. An appeal along with reasons must be submitted, together with payment of a \$200.00 fee, to the Subdivision and Development Appeal Board. An appeal may also be filed online at <http://www.calgarysdab.ca> or mailed to Subdivision and Development Appeals Board (#8110), P.O. Box 2100, Station M, Calgary AB T2P 2M5. To obtain an appeal form, for information on appeal submission options or the appeal process, please visit the website or call 403-268-5312.
45. 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.

46. Building Regulations advises of the following. Please refer to the contact provided in the comments below if you have any questions prior to your building permit application.

A preliminary review for compliance with the National Building Code – 2019 Alberta Edition has been completed based on the Development Permit Application Drawings. The following comments may affect the design concept of the building and shall be addressed prior to the application for a Building Permit. A Building Permit shall be obtained from the Building Regulations Division before construction.

National Building Code – 2019 Alberta Edition Comments (advisory)

1. Division B, 3.2.2 Provide a complete Building code review at time of Building Permit application. The building classification shall be included as required by Division C, 2.2. The fire separations and fire resistance ratings shall be clearly identified on the drawings. (Floor loading, fire resistance ratings, spatial separations, construction of exposing building face, occupant loads, exiting, etc)
2. Division B, 3.2.3 Provide spatial separation calculations for ALL buildings, new and existing. Please note the requirements for fire rated assemblies of exposed building faces, permitted type of construction/cladding (combustible or non-combustible) and provide tested listed assemblies and/or material specifications that support these requirements. In the case that there is no property line to calculate limiting distance, an arbitrary line is drawn between the two buildings and limiting distance is calculated to this line for both buildings. Provide all calculations, confirmation of all existing exposed building face construction/closures, confirmation of existing building uses, and identify the line of limiting distance used between the existing and new buildings on the plans.
3. Division C, 2.4. Please note full professional involvement will be required for the design and building permit submittal for this project. Please ensure Architectural, Structural, Mechanical, Electrical, and Geotechnical professionals are retained, and provide drawings from each discipline.
4. Division B, 3.2.5 Ensure provisions for firefighting are met.
5. 3.8.2.3. Areas Requiring a Barrier-Free Path of Travel (See Note A-3.8.2.3.)1) Except as permitted by Sentences (2), (4) and (5), a *barrier-free* path of travel from the entrances required by Sentences 3.8.2.2.(1) and (2) shall be provided throughout all normally occupied *floor areas*. (See Article 3.3.1.7. for additional requirements regarding *floor areas* above or below the *first storey* to which a *barrier-free* path of travel is required.)
6. 3.8.2.5. Access to Parking Areas, Exterior Passenger-Loading Zones and Stall Design (See Note A-3.8.2.5.) 1) A *barrier-free* path of travel shall be provided from the entrance referred to in Article 3.8.2.2. to a) an exterior parking area, if exterior parking is provided, b) at least one parking level in a parking structure, and c) every parking level in a parking structure served by a passenger elevator. **5) Parking stalls for use by persons with disabilities required by Sentence (2) or (4) shall be designed in accordance with Article 3.8.3.22.**
7. 3.5.4.1. Elevator Car Dimensions 1) If one or more elevators are provided in a *building*, all *storeys* shall be served by at least one elevator which has inside dimensions that will

accommodate and provide adequate access for a patient stretcher 2 010 mm long and 610 mm wide in the prone position. (See Note A-3.5.4.1.(1).) 2) An elevator satisfying the requirements of Sentence (1) shall be clearly identified on the main entrance level of the *building*.

8. Please note proof of Alberta New Home Warranty may need to be provided at time of Building Permit application: refer to <http://homewarranty.alberta.ca/>.
9. The Province of Alberta requires all residential builders to have a builder license to construct residential projects including multi-residential. Accordingly, the City of Calgary is required to check for evidence of the builder license for any building permits that include residential dwelling units in the scope of work. Any questions related to builder licensing can be directed to builderlicensing@gov.ab.ca.
10. Partial Permit: Please note that a partial permit application may be made at the time of your building permit application or anytime thereafter (in consultation with your building permit file manager SCO). The scope of a partial permit may vary - please specify proposed scope of the partial permit at the time of the application. Please refer to the following document for information necessary when applying for a partial permit on this project. <http://www.calgary.ca/PDA/pd/Documents/building/commercial-partial-permit.pdf>

National Energy Code of Canada for Building 2017 (advisory)

1. NECB Division A, 1.1.1.1. The National Energy Code for Buildings 2017 will apply to this proposal at time of building permit submission. Please refer to www.Calgary.ca/energycodes for further information on submission requirements.
2. NECB Division B, 3.1.1.6 & 3.2.1.4. Please note that if fenestrations and doors exceed 33% of the gross wall area this would preclude the use of the prescriptive compliance path.
3. NECB Division B, 3.2.2.1. The National Energy Code for Buildings 2017 prescriptive and trade off paths require vestibules on certain exterior access doors. Please ensure this is addressed prior to the application of Building Permit.
4. NECB Division B, 4.1.1.2(1) & 4.2.3. Please note that any exterior and accent lighting fed from the building supply is required to meet the National Energy Code for Buildings 2017. Please ensure that where applicable these are included within your chosen compliance path.
5. NECB Division B, 7.2.1.1.(2) National Energy Code for Buildings 2017 requires that in buildings containing dwellings the electrical energy consumption be capable of being monitored for each individual unit.
6. Please be aware that any envelope changes that are required at building permit stage in order to achieve compliance with National Energy Code for Buildings 2017 or Section 9.36 of National Building Code - Alberta Edition 2019 may result in a new or revised development permit being required.
7. NECB Division B, 8.1.1.2. Please be aware that in a performance path submission all drawings submitted will require to be fully coordinated with the model.

Jennifer Rodger
Safety Codes Officer - Buildings
T.403-268-1667
Development Approvals and Building Safety - Division #8114
Calgary Building Services
P.O. BOX 2100, POSTAL STATION M-, CALGARY, AB. T2P 2M5

47. The approval of this Development Permit does not limit in any way the application of the regulations in the Alberta Building Code, nor does it constitute any permit or permission under the Alberta Building Code.
48. In addition to your Development Permit, you should be aware that Building Permit(s) are required. Once your Development Permit application has been approved, you may apply for Building Permit(s). Please contact Building Regulations at 403-268-5311 for further information.
49. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the development (building and site), including those which are required through the building permit process.

Development Engineering:

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

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

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

51. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

52. Any flammable or combustible liquid storage tank over 230 litres requires 3 sets of drawings to be submitted to the Fire Department, Fire Inspections and Investigations, Technical Services for review.

Plans are to be delivered to:

4144 - 11 ST SE, Calgary, Alberta, T2G 3H2

There is a fee structure in place for this review.

Refer to this website link for more information:

<http://www.calgary.ca/CSPS/Fire/Pages/Inspections-investigations-and-permitting/Registering-Flammable-or-Combustible-Tanks.aspx>

53. Prior to the commencement of construction, alteration or demolition operations, a fire safety plan, **accepted in writing** by the Fire Department and the authority-having jurisdiction, shall be prepared for the site and conform to the requirements of the AFC 2014, Division B, 5.6.1.3.. This document is required as a Building Permit condition for approval.
54. Based on information gathered in the 2013 flood event, and analysis contained in the "Bow River and Elbow River Hydraulic Model and Flood Inundation Mapping Update" (2015, City of Calgary and Alberta Environment), a basement on this parcel has the potential for flooding due to groundwater seepage.

The following should be considered in the basement design:

- a. Construct all electrical and mechanical equipment within a building at or above the **1051.7m**;
 - b. Basements should not be utilized for storage of immovable or hazardous materials that are flammable, explosive or toxic.
 - c. A sump pump should be provided in the basement. The outfall pipe should be looped and discharge above the recommended 100 year flood level.
 - d. A separate electrical circuit should be provided for the sump pump with the operating switch located above the recommended 100 year flood level.
 - e. Basements should be designed to minimize seepage while employing appropriate foundation pressure relief methods, unless those pressure relief methods are intentional flooding, i.e. foundation pressure relief cut outs.
 - f. Installation of backflow prevention valve(s) on sewer lines or the elimination of gravity flow basement drains.
-
55. Water connection is available from 19 St NW.

Indicate on the DSSP the existing service to site that is to be killed as per city specs.
 56. The available fire flow in the adjacent City water main is 15,000 L/min at 15m residual pressure This letter should also indicate that the internal water supply is adequate based on the pressure and size off the public main.

57. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall, 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
58. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
59. Review with Fire Prevention Bureau at 403-815-1114 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. (Principal entrance(s) are to be labeled on the plan.)
60. Ensure that the water service separation from the foundation wall or piles is:
 - a. 4.0m (100mm service or larger), or
 - b. 3.0m (50mm service or smaller), or
 - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
61. The applicant must apply for water and sewer connections as per City Standards.
62. Sanitary sewer connection is available from 19 St NW.

Indicate on the DSSP the existing service to site that is to be killed as per city specs.

63. Storm sewers are unavailable for connection.
64. Show all existing and proposed sewers on the Development Site Servicing Plan prior to release of the development permit. Contact Development Site Servicing at developmentservicing2@calgary.ca for details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf

Development Site Servicing Plans CARL (requirement list)

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

65. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current "Stormwater Management & Design Manual" Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals
<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.

66. A wastewater monitoring access point is required to service the proposed industrial, commercial or institutional developments as per Part VIII of the *Wastewater Bylaw 14M2012*. Such an access point allows for the observation, sampling and flow measurement of wastewater entering the wastewater system, and includes a test manhole. Monitoring access points should be, wherever possible, located outside the property line on public property. If the access point cannot be located on public property, an access easement is required. The access easement is to be a minimum 5m x 5m surrounding the wastewater monitoring access point and shall include an access easement from the site entry point to the manhole to allow for vehicle access. The easements must be registered on title prior to DSSP approval. Contact the Land Titles Officer, Corporate Properties at 403-268-5863 for an access easement. All monitoring access points must provide unrestricted access to City staff for inspection purposes.
67. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
68. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
69. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100 year storm events.
70. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
71. All on-site sewers are to be designed to City of Calgary specifications.
72. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100 year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100 year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
73. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
74. Stormwater emergency escape routes must be to a public roadway.
75. For questions and concerns regarding waste storage facilities, refer to the “Development Reviews: Design Standards for the Storage and Collection of Waste”
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

Or

Contact the Waste & Recycling Services Specialist 403-268-8445 for further site specific details.

76. Storage enclosures and collection areas shall be maintained and clear of snow and ice.

Transportation:

77. The subject development is within Residential Parking Zone "Z", however residents will not be eligible for the RPP program.

Parks:

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

RISK MANAGEMENT PLAN

HILLHURST BOUTIQUE DEVELOPMENT
218 – 19 STREET NW
CALGARY, ALBERTA

Prepared for:

Hillhurst Boutique Ltd.
c/o Eagle Crest Construction Ltd.
PO Box 75065 Westhills
Calgary, Alberta T3H 3M1

Prepared by:



June 2021

Project #21-056

EXECUTIVE SUMMARY

Envirotech Engineering Corp ("Envirotech") was retained by Hillhurst Boutique Ltd. ("Owner") to prepare a Risk Management Plan ("RMP") for the Hillhurst Boutique Development Project located at 218 – 19 Street NW, Calgary, Alberta (the "Property or Site"). The Project will consist of the construction of a five-level commercial and residential building with a single-level basement.

The purpose of the RMP is to detail mitigative measures which are to be implemented at the Site to manage tetrachloroethylene ("PCE") contamination identified in soil and groundwater. The mitigative measures are to provide a level of protection for human and ecological health that are equivalent to the *Alberta Tier 1 Soil and Groundwater Remediation Guidelines* or *Alberta Tier 2 Soil and Groundwater Remediation Guidelines* (Alberta Environment and Parks ("AEP"), January 2019). This RMP has been prepared in accordance with the *Alberta Risk Management Plan Guide* (AEP 2017).

The Site was formerly comprised of one (1) residential lot from the late 1940s to 2020. In 2020, the residential buildings and all other vegetation and infrastructure was decommissioned from the Site. Since the fall of 2020, it has been utilized as a construction storage area for the development of a mixed-use building located directly to the north.

The Site has been subject to a previous Phase I and II Environmental Site Assessment which identified two (2) off-site dry-cleaning operations as areas of potential environmental concern ("APECs") to the Property. The dry-cleaning operations were identified at: (i) 217 -19 Street NW (10 m west of the Site) and (ii) 309 – 19 Street NW (70 m NW of the Site). Additionally, PCE soil and groundwater contamination was reported on the adjacent site to the north of which the source was identified to be likely one of the known off-site dry-cleaning operations. As such, the Phase II ESA was undertaken to confirm the absence or presence of dry-cleaning solvents (volatile organic compounds ("VOCs") in the soil and groundwater on the Site. Based on the findings of the Phase II ESA, exceedances of the AEP Tier 1 Guidelines for PCE in soil and groundwater were identified on the Property. The soil impacts were identified at 3.0 to 3.8 mBGS in MW20-002. Clean lines were established above and below at 2.3 and 4.6 mBGS, respectively. A lateral clean line in soil was defined to the east of MW20-002 at the location of MW20-001 where no soil (or groundwater - not present) impacts were identified.

Based on the historical Site information, the contaminants of potential concern ("COPCs") in soil and groundwater at the Site are VOCs including PCE and its potential daughter products (trichloroethene ("TCE"), dichloromethane, vinyl chloride, and 1,4 – dichlorobenzene).

The following RMP exposure control measures will be implemented to manage the risk during the future development activities:

- A Source Removal Program will be undertaken in conjunction with the excavation of the building's basement to remediate the on-site PCE impacted soil and interstitial



groundwater on the Site. All excavation and off-site soil disposal activities at the Site will be over-seen by an environmental consultant. Upon completion of the soil excavation activities, clean-up verification soil samples will be collected by the environmental consultant from final extents of the excavation.

- A Soil Management Plan will be prepared, prior to undertaking the Source Removal Program, to outline the activities required for the management the soil waste material (contaminated and clean) produced by the excavation.
- A Dewatering Program will potentially be required to be undertaken in conjunction with the Source Removal Program (and excavation activities) to manage any water that may accumulate in the excavation.

The following RMP exposure control measures will be implemented to manage the risk to the future human receptors inhabiting the building on the Site:

- The utility lines proposed to connect to the building from the west side were identified as preferential pathways for off-site contamination to migrate onto the Site. To mitigate the vapours or groundwater from penetrating the building's envelope the conduits connecting to the building will be adequately sealed.
- The use of groundwater for potable use is not anticipated nor will it be permitted.
- A sealed barrier will be incorporated into the basement slab (via a plastic, sealed barrier), between the gravel base and the concrete slab, during construction as an additional soil vapour barrier.
- A weeping tile engineered barrier system will be incorporated in the building during construction. The system will act as a contingency measure if vapour intrusion risk management exposure controls are required in the future. A line of 100 mm weeping tile will be installed beneath the northern and western perimeters of the basement's foundation slab. The weeping tile line will be installed below the building's foundation and above the water table (if present) at a depth of approximately 3.5 mBGS to capture potential vapours and impacted groundwater.

To ensure that the exposure control measures are effectively working, a point of compliance groundwater and soil vapour monitoring program will be commissioned on the Site. Three (3) monitoring events in one (1) year will be undertaken on the Site once construction of the building is complete. The events will be completed in the spring, summer, and winter to capture the potential seasonal fluctuations. The monitoring frequency will re-evaluated following reporting of the first year.



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1.0 Introduction

Envirotech Engineering Corp ("Envirotech") was retained by Hillhurst Boutique Ltd. ("Owner") to prepare a Risk Management Plan ("RMP") for the Hillhurst Boutique Development Project located at 218 – 19 Street NW, Calgary, Alberta (the "Property or Site"). The Project will consist of the construction of a five-level commercial and residential building with a single-level basement.

The purpose of the RMP is to detail mitigative measures which are to be implemented at the Site to manage tetrachloroethylene ("PCE") contamination identified in soil and groundwater. The mitigative measures are to provide a level of protection for human and ecological health that are equivalent to the *Alberta Tier 1 Soil and Groundwater Remediation Guidelines* or *Alberta Tier 2 Soil and Groundwater Remediation Guidelines* (Alberta Environment and Parks ("AEP"), January 2019). This RMP has been prepared in accordance with the *Alberta Risk Management Plan Guide* (AEP 2017). Envirotech has prepared a RMP that:

- Addresses the remediation (source removal) of on-site contaminated soil and interstitial groundwater;
- Addresses exposure control risks relating to potential future movement of contaminated groundwater onto the Property from the off-site affected land;
- Includes the installation of engineered barriers and controls during construction in order ensure that the building envelope can provide appropriate exposure control in the future; and
- Includes a point of compliance groundwater and soil vapour monitoring program to ensure that the exposure control is effectively working.



2.0 Administrative Requirements

2.1 Reviewer's Checklist

The completed reviewer's checklist is provided in Appendix B.

2.2 Site Identification and Physical Location

Site Identification and Physical Location	
Site Name:	Hillhurst Boutique Development
Address:	218 – 19 Street NW, Calgary, AB
Legal Description:	Plan 8942GB; Block 19; Lot 4
ATS Reference:	SE ¼ 20-24-01 W5M
Site File Information:	AEP File Number: 371144
Affected Adjacent Lands:	19 Street NW ROW – Off-Site Source

2.3 Proponent Information

Registered Site Owner Information	
Name:	Hillhurst Boutique Ltd. c/o Eagle Crest Construction Ltd.
Mailing Address:	PO Box 75065 Westhills Calgary, Alberta T3H 3M1
Contact Person:	Mr. Harsimer Rattan Email: simer@eaglecrestconstruction.ca Mobile: 403-991-7417
Site Occupant Information	
Name:	Not Applicable
Mailing Address:	Not Applicable
Contact Person:	Not Applicable

2.4 Consultant Information

Consultant Information	
Name:	Envirotech Engineering Corp
Mailing Address:	203B – 38 Avenue NE Calgary, Alberta T2E 2M3
Contact Person:	Mr. Jonathan Zieman, P.L (Eng). Project Manager Email: zieman@envirotecheng.com Office: 1-888-225-8755 x703 Mobile: 403-589-8757



2.5 Record of Site Condition

The signed Record of Site Condition with Section 7 completed is provided in Appendix B.

2.6 Outstanding Legal Requirements

There are no outstanding federal, provincial, or municipal requirements, charges, or orders pertaining to this Site that need to be considered during development of this RMP.

3.0 Site Investigation Requirements

3.1 Background Site Information

A summary of the historical investigations completed at the Site and surrounding properties are presented below and the salient analytical data is presented on Figure 2 (see Appendix A):

- *Combined Phase I and II Environmental Site Assessment, 218 – 19 Street NW, Plan 8942GB; Block 10; Lot 4 in Calgary, Alberta, Project #20-118, Envirotech Engineering Corp, March 2021 ("Site ESA").*
- *Phase II Environmental Site Assessment, Hillhurst Mixed-Use Development, 222, 226, 230 – 19 Street NW, Calgary, Alberta, Project #20-135, Envirotech Engineering Corp, May 2021 ("Off-Site ESA")*

The following summarizes the relevant data from the Site ESA and the Off-Site ESA.

Site ESA

The Phase I ESA identified the following three (3) areas of potential environmental concern ("APECs") on or surrounding the Property:

- (i) 217 – 19 St NW (10 m West): A former dry cleaning operation (Swan Cleaners) was identified at this site from approximately 1955 to 1970.
- (ii) 309 – 19 Street NW (70 m NW): A current dry cleaning operation (Hi Neighbours Cleaners) was identified at this site since approximately 1975.
- (iii) 222 – 19 Street NW (Directly North): A Phase II ESA recently undertaken on this site identified on-site soil and groundwater contaminated with a dry cleaning solvent (PCE). Two (2) possible sources of PCE contamination were identified as the off-site dry cleaning operations at: (i) 217 -19 Street NW and (ii) 309 – 19 Street NW.

Based on the Property's proximity to the potential off-site sources and the known contamination, there was high risk identified for VOC (dry cleaning solvents) contamination to have also migrated onto the Property.

During the Phase II ESA portion of the Assessment, two (2) boreholes were drilled to a depth of 4.6 metres below ground surface ("mBGS") and both were installed with groundwater monitoring wells. MW20-001 was found to be dry at the time of sampling. The depth to groundwater in MW20-002 was 4.13 metres below top of casing ("mBTOC"). Due to the limited number of monitoring wells and absence of groundwater in MW20-001, the groundwater flow direction could not be determined. No light non-aqueous phase liquid ("LNAPL") or dense non-aqueous phase liquid ("DNAPL") was measured in the monitoring wells.



The soil and groundwater analytical results were compared to guidelines set forth in the Alberta Environment and Parks (“AEP”) document entitled Alberta Tier 1 Soil and Groundwater Remediation Guidelines (January 2019). The soil and groundwater analytical data was compared to the AEP Tier 1 Guidelines for residential land use and fine or coarse-grained soil (most stringent applied).

Based on the findings of the soil analytical results, two (2) out of five (5) soil samples collected from MW20-002 (3.0 mBGS and 3.8 mBGS depth intervals) had concentrations of PCE which exceed the AEP Tier 1 Guideline for the coarse-grained vapour inhalation exposure pathway. Clean lines were defined above at a depth of 2.3 mBGS and below at a depth of 4.6 mBGS. The three (3) soil samples collected from MW20-001 (1.5, 3.0, and 4.6 mBGS depth intervals) had VOCs analyte concentrations which were below the laboratory detection limits; and therefore, did not exceed the AEP Tier 1 Guidelines.

Based on the findings of the groundwater analytical results, the one (1) groundwater sample collected from MW20-002 was found to have a PCE concentration of 0.011 mg/L which marginally exceeds the AEP Tier 1 Guideline of 0.010 mg/L (fine & coarse-grained potable water exposure pathway). All other VOC analyte concentrations were below the laboratory detection limits; and therefore, did not exceed the AEP Tier 1 Guidelines.

Based on the findings of the Assessment, exceedances of the AEP Tier 1 Guidelines for PCE in soil and groundwater (marginally) were identified on the Property. The soil impacts were identified at 3.0 to 3.8 mBGS in MW20-002. Clean lines were established above and below at 2.3 and 4.6 mBGS, respectively. A lateral clean line in soil was defined to the east of MW20-002 at the location of MW20-001 where no soil (or groundwater - not present) impacts were identified.

Off-Site ESA

A Conceptual Risk Management Plan (“CRMP”) (Envirotech, Oct 2020) was prepared for the Property which outlined the remediation and risk management measures required to address the PCE impacts identified in the soil and groundwater on the Property. The PCE impacts were assumed to be derived from one of the current or historical dry-cleaning facilities located off-site to the west of the Property. The CRMP was reviewed by Alberta Environmental and Parks (“AEP”) and the City of Calgary (“COC”). In accordance with the CRMP and the comments provided by AEP and the COC, the Phase II ESA was comprised of the following three (3) tasks: (1A) Off-Site Assessment, (1B) Installation of On-Site Groundwater Monitoring Wells, and (1C) Excavation Base Soil Sampling.

The following summarizes the conclusions of the Task 1A: Off-Site Assessment:

- Two (2) boreholes, identified as MW21-006 and MW21-007, were drilled along the 19 Street NW road right of way (“ROW”) located to the west of the Property. The boreholes were drilled into weathered bedrock to a depth of 5.5 metres below ground surface (“mBGS”) and were completed as groundwater monitoring wells. The soil lithology consisted of: (i) coarse-grained sand and gravel from surface to 3.4 mBGS and (ii) fine-grained weathered bedrock from 3.4 mBGS to the end of borehole.



- Fourteen (14) field volatile organic compound ("VOC") vapour tests were conducted on the collected soil samples. Hydrocarbon VOC concentrations were all 0 parts per million ("ppm"). All PID VOC concentrations in MW21-006 were 0 ppm and the concentrations in MW21-007 ranged between 0 ppm and 1003 ppm. Solvent odours were observed from approximately 2.3 to 3.0 mBGS in MW21-007.
- The depths to groundwater were 3.18 and 3.38 meters below ground surface ("mBTC") (MW21-006 and MW21-007). The groundwater elevation of MW21-007 was 99.42 meters above seal level ("mASL").
- All five (5) soil samples submitted to the laboratory for VOC analysis had concentrations of PCE (0.239 to 5.37 mg/kg) from depths between 2.3 and 4.6 mBGS, that exceeded the ABT2 Guidelines. Other VOC analytes including trichloroethylene ("TCE") and dichloromethane had concentrations that exceeded the ABT2 Guidelines - Coarse in select depth intervals in MW21-007.
- Two (2) groundwater samples were submitted to the laboratory for VOC analysis. The groundwater sample collected from MW21-006 had concentrations had VOC analytes concentrations which were below the laboratory detection limit and/or do not exceed the applicable ABT2 Guidelines. The groundwater sample collected from MW21-007 had concentrations of PCE, TCE, and 1,4- dichlorobenzene that exceeded the ABT2 Guidelines - Coarse.

The following summarizes the conclusions of the Task 1B: On-Site Assessment:

- Five (5) groundwater monitoring wells, identified as MW21-001 through MW21-005, were installed in the base of the parkade excavation located at 5.0 mBGS. The boreholes were drilled to a depth of 1.9 m below the final construction grade and were completed as groundwater monitoring wells. The monitoring wells were installed with well screen across the estimated depth of 5.4 to 6.9 mBGS (1.5 m screens). The soil lithology underlying the parkade excavation consisted of fine-grained weathered bedrock.
- Fifteen (15) field VOC vapour tests were conducted on the collected soil samples. All Hydrocarbon VOC concentrations were 0 ppm. The PID VOC concentrations ranged between 0 ppm and 10 ppm. No solvent odours were observed.
- The depth to groundwater varied between 5.04 and 5.31 mBGS. The groundwater elevation ranged between 1094.79 and 1095.27 mASL.
- Based on the on-site and off-site elevation data, the groundwater flow direction was determined to flow generally to the east with SE flow from the NW corner.
- All six (6) soil samples submitted to the laboratory for VOC had concentrations which were below the laboratory detection limit and/or do not exceed the applicable ABT2 Guidelines - Fine.
- One (1) out of the five (5) groundwater monitoring wells (MW17-003) had groundwater sample with a concentration of PCE (0.0143 mg/L) which marginally exceed the ABT2



Guidelines - Fine of 0.010 mg/L. The other four (4) well locations had concentrations which were below the laboratory detection limit and/or do not exceed the applicable ABT2 Guidelines - Fine.

The following summarizes the conclusions of the Task 1C: Excavation Base Assessment:

- An on-site source removal program was undertaken in conjunction with the excavation of the parkade to remediate the PCE impacted soil and interstitial groundwater on the Property. Envirotech did not attend the Property during the source removal activities. Between August and December 2020, approximately 8000 m³ of impacted and clean soil was removed from the Property. The clean and impacted SW material was approved for disposal as Clean Fill material under approval #20-1013 at a Class II COC Landfill. The COC documented 118 loads and an estimated 2,645,910 kg of soil was disposed under the approval #20-1013.
- A sampling grid, covering the entire footprint of the parkade excavation area, was established prior to the collection of the soil samples. Sixty-three (63) field VOC vapour tests were conducted on soil samples collected from final extent of the parked excavation. All Hydrocarbon VOC concentrations were 0 ppm. The PID VOC concentrations ranged between 0 ppm and 2 ppm. No solvent odours were observed.
- Nineteen (19) soil samples were collected from seventeen (17) grid sampling locations and were submitted to the laboratory for VOC analysis. All nineteen (19) soil samples had VOC analytes concentrations which were below the laboratory detection limit and/or do not exceed the applicable ABT2 Guidelines.

Based on the findings of this Assessment, the following site conditions have been established on the Property:

- *On-Site: The assessment of the soil remaining at the base, and underlying depths to 1.9 m, of the parkade excavation has demonstrated that no PCE (or other VOC) contaminated soil exceeding the ABT2 Guidelines for residential land use/fine-grained soil remains on the Property. Residual PCE contaminated groundwater, which marginally exceeds the ABT2 Guideline (fine-grained), was identified on the NW corner of the Property in MW21-003 which is nearest to the identified off-site contaminate plume located within the 19 Street NW ROW. Clean lines were established on-site to the east and south by the other four (4) well locations.*
- *Off-Site: The assessment of the off-site soil and groundwater located within the 19 Street NW ROW confirmed the presence of PCE contaminated soil (between depths of 2.3 and 4.6 mBGS) in both test locations and contaminated groundwater in the north test location only. Exceedances of PCE daughter products including TCE, dichloromethane, and 1,4 – dichlorobenzene were also found. Gross contamination was identified in the north test location (MW21-007) with notable soil odours and significantly higher PCE concentrations in soil and groundwater. As such, the source of the PCE contaminate plume is likely from the west to northwest of the Property.*



3.2 Conceptual Site Model

3.2.1 Site Description

The Site is 0.056 hectares (562 m²) in size and was formerly comprised of one (1) residential lot from the late 1940s to 2020. In 2020, the residential buildings and all other vegetation and infrastructure was decommissioned from the Site. Since the fall of 2020, it has been utilized as a construction storage area for the development of a mixed-use building located directly to the north.

Hillhurst Boutique is planning on constructing a five-level mixed-use building (commercial on main level and residential above) on the Property. A one level basement is planned to be constructed under the western half of the building and surface level parking lot will be located under the eastern half of the building. The Site location and development plans are shown on Figures 1 and 2 (Appendix A).

The surface of the Site is currently uncovered. Once developed, the surface will be entirely covered by the building's footprint (basement on western half) or a paved surface level parking lot (eastern half). Surface drainage on and surrounding the building will be diverted into the storm catch basins in the buildings paved parking lot or along the 19 Street NW.

The Site is zoned by the City of Calgary as MU-1 (Mixed Use – General). It is surrounded to the north by a mixed land use development site; to the east by a lane way and then residential land use; to the south by residential land use; and to the west by 19 Street NW roadway and then commercial land use.

The proposed and existing underground utilities on and surrounding the Site include (see Figure 2, Appendix A):

- Sanitary and waters lines run north-south along the west side of the Property within the road right-of-way. They are expected to connect to the building on the west side.
- A gas line is expected connect to the ground level of the eastern side of the building from a riser mounted to the foundation wall.
- A storm line is expected to be located to the east of the Property within the alley and will connect to the building on the east side.

3.2.2 Geology

Based on a review of the Geology of the Quaternary Sediment in the Calgary Urban Area (Alberta Research Council, S.R. Moran, Figure 5, 1986), the Property is located on the Post-Glacial Undivided unit consisting of fluvial channel gravel. This sediment is composed of gravel, sandy gravel, and gravelly sand and is poorly to moderately well sorted with little silt or clay in most places.

Borehole logs for the holes advanced during the previous Phase II ESA are presented in Appendix B. The general lithology of the soil underlying the Property at the two (2) borehole locations consisted

of sand and gravel from surface to a maximum depth of 3.0 mBGS. Weathered bedrock was encountered in each borehole location, starting at a minimum depth of 2.7 mBGS (MW20-001) to the end of borehole at 4.6 mBGS. The lithology of the soil underlying 19 Street NW ROW at MW20-006 consisted of sand and gravel from surface to 3.4 mBGS. Weathered bedrock (siltstone) was encountered from 3.4 mBGS to the end of the borehole at 5.5 mBGS.

3.2.3 Hydrogeology

Due to the limited number of monitoring wells and absence of groundwater in MW20-001, the groundwater flow direction could not be determined on the Site. The shallow groundwater flow on the Property to the north has been inferred to be towards the SE. Regional groundwater flow is expected to be southerly towards the Bow River, and the most recent inferred groundwater flow at the Site is consistent with this.

Currently, there are two (2) groundwater monitoring wells (MW20-001 and MW21-001) installed on the Site. The wells were drilled to 4.6 mBGS. One (1) off-site well (MW20-006) is located to the west within the adjacent 19 Street NW ROW. The well was drilled to 5.5 mBGS. The wells are screened in the lower 1-2 m of sand and gravel material and 1-2 m into the underlying weather bedrock (3.0 m screens).

Based on the search of the Alberta Environment Groundwater Information System (via internet), no groundwater wells are located on or within a 500 m radius of the Site. There are no water bodies located on or within 300 m of the Site. The closest body of water is the Bow River, located approximately 550 m to the south.

3.2.4 Exposure Pathways

Exposure pathways are routes by which human and/or ecological receptors (plants, animals, or aquatic life) may come into contact with contaminants present in soil, groundwater, or soil vapour on the Property. Based on the permitted land uses under the Site zoning of mixed-use (commercial and residential), the Site would be governed by the more stringent Alberta Tier 1 residential land use guidelines. Human receptors on both commercial and residential sites can include all age classes from infants to adults. Adjacent properties also are a mix of residential and commercial land use. The assessment of the applicable exposure pathways for the Property is outlined below.

3.2.4.1 Human Exposure Pathways

Direct Soil Contact

This exposure pathway defines the potential for humans to be in direct soil contact with contaminated soil via incidental ingestion, dermal contact, or inhalation of air born soil particles. This pathway is applicable to all land uses (except natural areas) and is not permitted by AEP to be excluded.

Potable Groundwater

The potable water pathway is applicable to all sites (regardless of the presence of a groundwater well), as in Alberta, the intent is to protect potential all domestic use aquifer ("DUAs") for current or future land use. The potable groundwater exposure pathway maybe excluded at a Property under the AEP Tier 2 Guidelines, if it is determined that there is no DUA present. The AEP defines a DUA based on having one or more of the following properties: (i) a bulk hydraulic conductivity of 1×10^{-6} m/s or greater and sufficient thickness to support a sustained yield of 0.76 L/min or greater; (ii) currently being used for domestic purposes; or (iii) any aquifer determined the AEP to be a DUA.

Based on the known lithology of the material underlying the Property, it was determined that the coarse-grained sand and gravel material present was unlikely to support the exclusion of the DUA. As such, no further technical information concerning the DUA was collected. Therefore, this pathway could not be excluded at the Tier 2 management option.

Vapour Inhalation

This exposure pathway defines the potential for humans to inhale volatile contaminants which have been released from soil and/or groundwater and migrated upwards to the surface. Vapours may enter a building through cracks in the foundation and effect the indoor air quality of the building. This pathway is applicable to all land uses (except natural areas) and is not permitted by AEP to be excluded. The most stringent vapour inhalation pathway guideline (slab on-grade) will be applied to the Property.

Off-Site Migration

The off-site migration pathway considers migration of contaminated soil from the Site to an adjacent site of more sensitive land use via wind or water erosion. The Site does not have a more sensitive land use to it (residential on and off-site). The potentially remaining soil and groundwater impacts on the Site will be capped under the base of the basement slab at a depth of 3.5 mBGS. Therefore, this pathway may be excluded. Furthermore, this site is impacted via off-site migration from an off-site source.

3.2.4.2 Ecological Exposure Pathways***Direct Soil Contact***

This exposure pathway defines the potential for plants and soil invertebrates to be in direct soil contact with contaminated soil. This pathway is applicable to all land uses and can only be excluded for petroleum hydrocarbon fractions F1 to F4 below 3 metres.

Freshwater Aquatic Life

The freshwater aquatic life ("FAL") pathway defines the potential for fish, aquatic invertebrates, and aquatic plants to be exposed to contaminants when groundwater is discharged into a surface water

body capable of supporting aquatic life. The AEP Tier 2 Guidelines allow the FAL pathway to be excluded if there are no surface water bodies within 300 m of the Property. There were no surface water bodies found within 300 m of the Property; and as such, this pathway could be excluded at the Tier 2 management option.

Nutrient and Energy Cycling

The nutrient and energy cycling pathway examines the microbial functioning of the soil including nitrogen cycling and is applicable to all land uses. However, no guidelines for this pathway are provided for the COPCs at the Site.

3.3 Contaminates of Potential Concern

Based on the findings of the previous Phase II ESA undertaken on the Site, the COPCs include:

- Soil: Tetrachloroethylene ("PCE") and potential daughter products including trichloroethene ("TCE"), dichloromethane, vinyl chloride, and 1,4 – dichlorobenzene
- Groundwater: PCE and potential daughter products including trichloroethene TCE, dichloromethane, vinyl chloride, and 1,4 – dichlorobenzene

3.4 Risks Associated with Site Condition

Based on the known COPCs on-site, the risks associated with the current Site condition include the following:

- Human and ecological direct soil contact.
- Human inhalation through soil (off-site) and groundwater vapour infiltration into the building.
- Human Ingestion through DUA exposure.

The management of risk to these receptors is described in Section 4.0.

3.5 Land Use Zoning

The AEP Tier 1 Guidelines have allowed for five different generic land use scenarios that can be applied to the Property. They include natural areas, agricultural, residential/parkland, commercial and industrial land use. If applicable, the groundwater and surface water land use conditions are also assigned. The water use categories include potable water, surface water (sustaining an aquatic ecosystem), water used for watering (livestock or wildlife), and irrigation.

When the assessment Property is located adjacent to a surrounding property with a more sensitive land use designation, or lies within 30 m a surrounding property with a more sensitive land use designation, the Guidelines (vapour inhalation for soil and groundwater; direct ecological contact for groundwater) for the surrounding property with the more sensitive land use must be applied to the portion of the Property located within 30 m of the more sensitive land use property boundary.

The current land use zoning, present land use, and water use for the Property and surrounding properties within 30 m are presented in Table 1.

Table 1: Land Use Assessment

Location	Current Zoning*	Present Land Use
Property	MU-1 (Mixed Use – General)	Construction of a 5 Level mixed use (residential and commercial) building
North	MU-1 (Mixed Use – General), R-C2 (Residential – Contextual One/Two Dwelling), C-N1 (Commercial – Corridor 1)	Construction site of a multi-level mixed use building, 2 Avenue NW roadway and then residential lots, commercial business to the NW
East	R-C2 (Residential – Contextual One/Two Dwelling)	A residential lane way and then residential lots
South	R-C2 (Residential – Contextual One/Two Dwelling)	Residential lots
West	C-N1 (Commercial – Corridor 1)	19 Street NW roadway and then commercial businesses

*Current Land Use based on the City of Calgary Land Use District Map "Section 20C.T24.R1.W5

According to current zoning and present land use of the Property, residential land use is currently present on the Property (and proposed in the future) and to the north, east, and south. Commercial land use is proposed in the future development and is present to the west (NW/SW) within 30 m of the Property. As such, residential land use guidelines are deemed applicable to the entire Property.

3.6 Selection of Remediation Guidelines

The applicable guidelines for the risk management for contaminated sites in Alberta are provided by the AEP in the *Alberta Tier 1* and *Alberta Tier 2 Soil and Groundwater Remediation Guidelines*, January 2019. Under the AEP's framework for the management of contaminated sites, three management options are provided:

- 1) Tier 1 – Provides generic guidelines which assume the presence of all exposure pathways and receptors within the applicable land use. The guidelines are developed using conservative assumptions and default parameters, applying the most stringent guideline. No exposure pathways may be screened out at this management option;
- 2) Tier 2 – Provides site-specific objectives that are a modification of the guidelines. This management option allows pathways that are not applicable to the site to be screened out and/or the adjustment of certain parameters used in the derivation of the Tier 1 criteria's; and



- 3) Exposure Control – Provides the ability to apply an administrative control on a property based on site-specific risk assessment and/or the risk management through exposure barriers.

During the application of the Guidelines, the Tier 1 management option is reviewed to determine if they are appropriate for the site or if there is the opportunity to proceed to the Tier 2 management option and/or exposure control. The Tier 1 management option is considered appropriate for a site if the following are true: (i) no exceedances of the AEP Tier 1 Guidelines are found, (ii) the contaminate source has been removed, and (iii) the site conditions are consistent with the Tier 1 management process. If exceedances are found, the option to proceed to the Tier 2 management can be considered. If site conditions preclude the application of Guidelines, the Tier 2 management must be applied. Furthermore, exposure controls can be utilized which provides the ability to apply an administrative control on a property based on site-specific risk assessment and/or the risk management through exposure barriers. Selection of the applicable guidelines for a contaminated site is governed by the land use, soil grain size, and exposure pathway applicability are detailed below.

The management option to apply coarse-grained soil or fine-grained soil is permitted. Coarse-grained soil is defined to have a median grain size greater than 75 micrometres ("µm") and fine-grained soil is defined to have a median grain size less than or equal to 75 µm. In the absence sufficient particle size information, the default application of the more conservative Tier 1 guideline for each substance must be applied.

During the previous Phase II ESA undertaken on the Site and Off-Site to the west, two (2) soil samples were collected MW21-006 10' (3.0 mBGS) off-site and MW21-001 1.5 (3.8 mBGS) and submitted to the laboratory for grainsize analysis. The result of 78.5% and 4.6% >75 µm (respectively) indicates that the sand and gravel material located between surface and approximately 3 mBGS is coarse-grained and the underlying weathered bedrock material is fine-grained. Therefore, the on-site and off-site areas will be compared to coarse-grained soil criteria.

Applicable pathways identified for human receptors include direct soil contact, inhalation, and DUA (refer to Section 3.2.4.1). The applicable pathways identified for ecological receptors include direct soil contact and nutrient & energy cycling (refer to Section 3.2.4.2). The Conceptual Site Model (CSM) identified that waterbodies are not located within 300 m of the contaminant plume. As such, the FAL pathway has determined to not be applicable to the Site.

Based on the land use, soil grain size, and exposure pathway applicability, the AEP Tier 2 Guidelines for soil and groundwater are detailed in the following section.

3.6.1 Soil Guidelines

The AEP Tier 2 Guidelines for residential land use and coarse-grained soil with the exclusion of the FAL pathway were applied to the on-site areas. The AEP Tier 2 Guidelines for residential land use and coarse-grained soil with the exclusion of the FAL pathway were applied to the off-site areas. The applicable guidelines are presented in Table 2.



Table 2: AEP Tier 2 Guidelines for Soil

Parameter	Tier 2 Soil Guideline (mg/kg)	Tier 2 Exposure Pathway, Coarse-Grained Soil
Tetrachloroethylene (PCE)	0.018	Vapour Inhalation (Slab)
Trichloroethylene (TCE)	0.012	Vapour Inhalation (Slab)
Dichloromethane (Methylene Chloride)	0.32	Protection of DUA
Vinyl Chloride	0.00034	Vapour Inhalation (Slab)
1,4 -Dichlorobenzene	0.098	Protection of DUA

3.6.2 Groundwater Guidelines

The AEP Tier 2 Guidelines for residential land use and coarse-grained soil with the exclusion of the FAL pathway were applied to the on-site areas. The AEP Tier 2 Guidelines for residential land use and coarse-grained soil with the exclusion of the FAL pathway were applied to the off-site areas. The applicable guidelines are presented in Table 3.

Table 3: AEP Tier 2 Guidelines for Groundwater

Parameter	Tier 2 Groundwater Guideline (mg/kg)	Tier 2 Exposure Pathway, Coarse-Grained Soil
Tetrachloroethylene (PCE)	0.010	Potable (DUA)
Trichloroethylene (TCE)	0.005	Potable (DUA)
Dichloromethane (Methylene Chloride)	0.05	Potable (DUA)
Vinyl Chloride	0.0011	Potable (DUA)
1,4 -Dichlorobenzene	0.001	Potable (DUA)

3.7 Complete Delineation

Complete delineation in soil and groundwater has been achieved on the Site and is demonstrated in the 2021 Combined Phase I and II ESA. The PCE contamination in soil has been noted in MW20-002 at 3.0 and 3.8 mBGS. Clean lines were established above and below at 2.3 and 4.6 mBGS, respectively. A lateral clean line in soil was defined to the east of MW20-002 at the location of MW20-001 where no soil impacts were identified. MW20-002 was found to have a marginal exceedance of PCE (0.011 mg/L – ABT2 Guideline of 0.010 mg/L) and MW20-001 was found to have no groundwater present. As such, groundwater impacts are not anticipated to the east of MW20-002. As reported in the Phase II ESA for the site adjacent to the north (222, 226, 230 – 19 St NW), all



PCE contaminated soil and groundwater has been removed from the site. As such, clean lines have been established along the northern Site boundary.

The assessment of the off-site soil and groundwater located to the west within the 19 Street NW ROW confirmed the presence of PCE contaminated soil (at 3.8 mBGS) in MW20-006 and no contamination groundwater. Gross contamination was identified in an additional off-site test location (MW21-007) located near the intersection of 19 St NW and 2 Ave NW which had notable soil odours and significantly higher PCE concentrations in soil and groundwater. As such, the source of the PCE contaminate plume is likely located to the NW of MW21-007. As such, off-site delineation has not been achieved and will be the responsibility of the polluter. AEP has indicated that they are engaging with the potential off-site polluter(s).

3.8 Source Evaluation and Management Strategies

3.8.1 Source Removal and Control

The source of the PCE contaminate plume is likely located to NW of off-site monitoring well MW21-007. AEP has indicated that they are engaging with the potential off-site polluter(s). A partial on-site source removal program will be undertaken in conjunction with the excavation of the building's basement to remediate the on-site PCE impacted soil and c on the Site. The excavation will be approximately 250 m² to a depth of 3.5 mBGS.

All excavation and off-site soil disposal activities at the Site will be facilitated by a construction contractor and will be over-seen by an environmental consultant. A Soil Management Plan will be prepared, prior to undertaking the Source Removal Program, to outline the activities required for the management the soil waste material (contaminated and clean) produced by the excavation.

Upon completion of the soil excavation activities, soil samples will be collected by the environmental consultant from the walls (if accessible) and base of the excavation. Base soils samples will be collected along/near intersecting grid lines and field sampled for headspace VOC concentrations. Base soil samples, exhibiting the highest field VOC concentrations, will be submitted for VOC analysis. Wall soil samples may not be able to be collected due to the excavation extending to Property boundary which will be covered by retaining walls. The source removal activities will be reported in a Remediation Program Report.

Two (2) source control measures have been proposed to manage the potentially remaining off-site source and on-site soil and/or groundwater impacts as follows: (i) a weeping tile engineered barrier system, and (ii) a soil vapour and groundwater monitoring program.

A Dewatering Program may be required to be undertaken on the Property, in conjunction with the Source Removal Program (and parkade excavation activities) portion this RMP, to manage any water that may accumulate in the excavation. The source of the accumulated water may include: (i) surface water (rain/snow melt) or (ii) seepage of groundwater (potentially PERC impacted). Based on the depth of the water table (approximately 4 mBGS), the depth to bedrock (<5 mBGS), and the

anticipated depth of the excavation (3.5 mBGS), seepage of groundwater into the excavation might occur. The following disposal options will be contemplated:

- 1) Direct discharge into the COC storm drainage system in accordance with the City of Calgary Drainage Bylaw 37M2005.
- 2) Direct discharge into the COC sanitary system in accordance with the City of Calgary Wastewater Bylaw 14M2012.
- 3) Collect water in an on-site storage tank and dispose off-site at the Valleyfield Wastewater Treatment Station located at 2315 – 49 Avenue SE, Calgary, AB.
- 4) On-site treatment and disposal at Options 1 through 3.

The environmental consultant will collect sample(s) from the accumulated water and submit to a CALA certified laboratory for analysis of select parameters as specified by the disposal option. The required applications and laboratory analytical data will be submitted for approval and any subsequent monitoring or sampling activities will be undertaken by the environmental consultant as required.

3.8.2 Contaminate Concentrations Above Management Limits

The ABT2 Guidelines for the Site are governed by the human and ecological receptor pathways, which are more stringent than the management limits. Therefore, the applicable of the management limits do not apply to the Site.

3.8.3 Evaluation of LNAPL or DNAPL

The presence of LNAPL or DNAPL has never been detected at the Site.

3.8.4 Identification of Heavily Impacted Soil

Based on the following factors, the soil is not considered heavily impacted: (i) the source of impacts is thought to originate off-site and therefore, there is no source on the Site, (ii) there are no concentrations above management limits on the Site, and (iii) there are no DNAPL or LNAPL present on the Site.

3.8.5 Preferential Flow Paths

The potential preferential pathways for contaminants to migrate onto the Site from the off-site contaminate plume located to the NW and west are the buried underground utility infrastructure. The proposed and existing underground utilities include (see Figure 2, Appendix A):

- Sanitary and waters lines run north-south along the west side of the Property within the 19 Street NW road right-of-way. They will connect to the building on the west side.

The utility lines proposed to connect to the building from the west could potentially act as preferential pathways for off-site contamination to migrate onto the Site. As such, during construction of the



proposed building all utility conduits connecting to the building should be adequately sealed to prevent the movement of vapours/liquids into the building envelope (refer to Figure 2, Appendix A).

3.8.6 Soil Vapour Evaluation and Management

A weeping tile engineered barrier system is proposed to be incorporated into the building construction. The soil analytical data for the on-site and off-site contaminate plume indicates that the PCE impacted soil could pose a vapour intrusion risk for Site as it exceeds the ABT2 Guideline pathway for vapour inhalation. The installation of the weeping tile system during construction will act as a contingency measure if vapour intrusion risk management exposure controls are required in the future. The proposed system is outlined in Section 4.1. It is anticipated that a sealed barrier will be incorporated into the basement slab (via a plastic, sealed barrier), between the gravel base and the concrete slab, during construction as an additional soil vapour barrier.

3.8.7 Observation of Adverse Effects

No adverse effects have been observed on the Site. Considering that: (i) the identified contaminated soil is capped by non-contaminated soil to a depth of 3.0 mBGS, (ii) in the future, the building's basement excavation will remove a portion of the contaminated soil and the building's foundation will cap any potentially remaining contamination, there is no anticipated adverse effects to ecological life or vegetation.

3.8.8 Acute, Sub-Chronic, or Chronic Exposure

In the future the building will be occupied by commercial and residential occupants including children. The vapour inhalation pathway is a potential concern for acute, sub-chronic, or chronic exposure of the PCE contamination remaining off-site in soil and groundwater. The exposure controls and monitoring plan as outlined in Sections 4.1 and 4.3, respectively, will address this concern.

3.8.9 Exposure by Sensitive Populations

In the future the building will be occupied by commercial and residential occupants including children. Additionally, the surrounding land use to the north, east, and south within 30 m contains residential land use. The vapour inhalation pathway is a potential concern for these sensitive residential populations. The exposure controls and monitoring plan as outlined in Sections 4.1 and 4.3, respectively, will address this concern.

3.8.10 Human Health Exposure Through Direct Contact or Ingestion Pathways

The risk for human exposure through direct soil or groundwater contact or ingestion on the Site is deemed negligible, considering: (i) the soil and groundwater contamination is currently capped by overlying non-contaminated soil, (ii) in the future, the building's basement excavation will remove a portion of the contaminated soil and the building's foundation will cap any potentially remaining contamination, and (iii) the Site is connected to the municipal water supply.



3.8.11 Sufficient Concentration to Alter Physical or Chemical Properties

The concentrations identified in soil and groundwater on the Site are not considered high enough to alter the physical or chemical properties of soil or groundwater. Considering that the source is located off-site, the on-site contamination is the result of groundwater transport. Therefore, the concentrations are considered residual. Additionally, there has been no phase separated product observed at the Site.



4.0 Implementation Requirements

4.1 Exposure Controls

The following RMP exposure control measures will be implemented to manage the risk during the future development activities:

- A Source Removal Program will be undertaken in conjunction with the excavation of the building's basement to remediate the on-site PCE impacted soil and interstitial groundwater on the Site. All excavation and off-site soil disposal activities at the Site will be over-seen by an environmental consultant.
- A Soil Management Plan will be prepared, prior to undertaking the Source Removal Program, to outline the activities required for the management the soil waste material (contaminated and clean) produced by the excavation. Upon completion of the soil excavation activities, clean-up verification soil samples will be collected by the environmental consultant from final extents of the excavation.
- A Dewatering Program will potentially be required to be undertaken in conjunction with the Source Removal Program (and excavation activities) portion this RMP, to manage any water that may accumulate in the excavation.

The following RMP exposure control measures will be implemented to manage the risk to the future human receptors inhabiting the building on the Site:

- The utility lines proposed to connect to the building from the west side were identified as preferential pathways for off-site contamination to migrate onto the Site. To mitigate the vapours or groundwater from penetrating the building's envelope the conduits connecting to the building will be adequately sealed.
- The use of groundwater for potable use is not anticipated nor will it be permitted.
- It is assumed a sealed barrier will be incorporated into the basement slab (via plastic, sealed, barrier), between the gravel base and the concrete slab, during construction as an additional soil vapour barrier.
- A weeping tile engineered barrier system will be incorporated in the building during construction. The system will act as a contingency measure if vapour intrusion risk management exposure controls are required in the future. The weeping tile system design is shown on Figures 3, 4, and 5 (see Appendix A) and consists of the following:
 - A line of 100 mm weeping tile will be installed beneath the northern and western perimeters of the basement's foundation slab. The weeping tile line will be installed below the building's foundation and above the water table (if present) at a depth of approximately 3.5 mBGS to capture potential vapours and impacted groundwater.



4.2 Risk Evaluation

The following table presents the risks considered under this RMP and the specific exposure controls present to mitigate and/or manage them.

Table 4: Risk Evaluation

Exposure Pathway / Receptor	Risk	Exposure Controls
Human Direct Contact	Acute or chronic exposure	<ul style="list-style-type: none"> The soil and groundwater contamination (starting at 3.0 mBGS) is currently capped by overlying non-contaminated soil. During construction activities, a Soil Management Plan will manage the handling and off-site disposal of contaminated soil. Post construction, the building's foundation and surface level parking lot will cap any potentially remaining contamination.
Ecological Direct Contact	Acute or chronic exposure	<ul style="list-style-type: none"> The soil and groundwater contamination (starting at 3.0 mBGS) is currently capped by overlying non-contaminated soil. During construction activities, a Soil Management Plan will manage the handling and off-site disposal of contaminated soil. Post construction, the building's foundation and surface level parking lot will cap any potentially remaining contamination. No surface areas containing soil cover (with potential vegetation) will remain on the Site after development of the new building.
Potable Water (DUA)	Acute or chronic exposure	<ul style="list-style-type: none"> Site is serviced by municipal drinking water source. No groundwater wells within 500 m of the Site. On-site and off-site monitoring well network to monitor groundwater impacts.
Inhalation	Building Occupant Acute or chronic exposure	<ul style="list-style-type: none"> A weeping tile engineered barrier system will be incorporated in the building that will be monitored for soil vapour concentrations.

4.3 Monitoring Plan

To ensure that the exposure control measures are effectively working, a point of compliance groundwater and soil vapour monitoring program will be commissioned on the Site. Three (3) monitoring events in one (1) year will be undertaken on the Site once construction of the building is complete. The events will be completed in the spring, summer, and winter to capture the potential seasonal fluctuations. The monitoring frequency will be re-evaluated following reporting of the first year.



The plan for the groundwater monitoring program includes the following activities:

- Groundwater levels in the one (1) on-site and one (1) off-site groundwater monitoring wells will be measured with an interphase probe to verify DNAPL is continuing to be not present.
- Headspace VOC concentrations will be collected from the one (1) on-site and two (1) off-site groundwater monitoring wells utilizing an Eagle RKI 2 gas monitor ("Eagle 2" – calibrated to PCE) or equivalent.
- Groundwater samples will be collected from the one (1) on-site and one (1) off-site groundwater monitoring wells and analyzed for VOCs parameters which includes PCE and its daughter products.

The plan for the soil vapour monitoring program includes the following activities:

- Headspace VOC concentrations will be collected from the daylighted piping of the weeping tile systems utilizing an Eagle RKI 2 gas monitor ("Eagle 2" – calibrated to PCE) or equivalent.

The results of the monitoring programs will be reported to AEP.

4.4 Contingency Plan

The contingency plan for the Site shall be implemented if any of the following changes to the Site condition occur:

- Renovations or construction (outside of the current development plan);
- Change of land use;
- Spills;
- Detection of DNAPL on or off-site;
- Increase of PCE concentrations in the on-site monitoring wells;
- Increase of VOC vapours in the weeping tile system.

The contingency plan may include resampling to confirm laboratory analytical results, completing additional or more frequent monitoring programs, or the installation of additional groundwater wells and/or sub-slab vapour probes.

Implementation of the contingency plan must be communicated to AEP. Any other affected or potentially affected party will be consulted.

4.5 Timelines and Plan Requirements

The RMP will continue until such time that the PCE concentrations in groundwater samples collected from the on-site groundwater monitoring well system are proven to either be stable, consistently below the ABT2 Guidelines for the site, or non-existent.



Three (3) monitoring events in one (1) year will be undertaken on the Site once construction of the building is complete. The events will be completed in the spring, summer, and winter to capture the potential seasonal fluctuations. The monitoring frequency will re-evaluated following reporting of the first year.

A final closure monitoring sampling event will be considered when: (i) the groundwater analytical concentrations have consistently been below the ABT2 Guidelines and/or stable for three (3) consecutive groundwater sampling events and (ii) the VOC headspace concentrations are stable, for three (3) consecutive groundwater sampling events

4.6 Communication Plan

At this time, there are no affected third parties associated with the Site that require a communication plan for this RMP. However, as the Site itself is an affected third party of the off-site Source PCE contaminate plume. The Site Owner will engage with AEP to identify the Responsible Party of the off-site source of the PCE contaminate plume. It is anticipated that AEP will mandate that the Responsible Party undertake the off-site delineation assessment and prepare a RMP for the off-site contamination.

4.7 Obligations for Long-Term Care and Control

The Site Owner will act as the administrator for the RMP. As the administrator, the owner will ensure the following long term controls are undertaken:

- If the Site's ownership is transferred in the future, the new owner must accept responsibility for the RMP and sign the commitment letter.
- The monitoring plan is executed according to the timeline provided in Section 4.3.
- The exposure controls are maintained in accordance with Section 4.1.
- Implementing future soil or groundwater excavation restrictions on the Property. This includes ensuring the soils and/or groundwater are characterized for proper handling and disposal during any future excavation activities.
- Compliance reporting and submission to AEP following each reporting event.
- Reviewing the reported data and determining if any RMP operational triggers have been activated and reacting accordingly (as described in this RMP) in a timely fashion.
- Cessation of the RMP and maintaining the weeping tile and groundwater monitoring system once the plan has been fully executed.

The owner (or owner's representative), in writing, will ensure full commitment to the maintenance of the RMP indefinitely (as/when approved by AEP), or until compliance with the governing objectives are met. A copy of the Person(s) Responsible – Risk Management Plan Commitment Letter is included in Appendix C. This form has been signed the Site Owner, Hillhurst Boutique Ltd.

5.0 Disclaimer

The conclusions and recommended actions contained in this RMP document are limited by the following:

1. The remediation and/or monitoring of soils and groundwater are limited to those areas of the Property evaluated through assessments previously undertaken at the Property. Some of the previous assessments that were reviewed in the context of this RMP were undertaken by third parties and were provided to Envirotech by the others. While the information in these reports has been regarded as factual, Envirotech does not assume any responsibility for the integrity or accuracy of these reports; and
2. Based assumptions presented in this document, the conclusions and recommended actions contained in this remedial management plan are thought to be prudent for this Property. These assumptions are made based on previous corporate experience and are reasonable considering soil and groundwater framework defined at the Property.

This report is prepared for the exclusive use of Hillhurst Boutique Ltd. for the purpose of preparing a Risk Management Plan for the site located at 218 – 19 Street NW, Calgary, AB. The conclusions in this report are based on reasonable interpretations of the site observations, as well as the information gathered and available during the course of the investigation. Envirotech Engineering Corp accepts responsibility for the competent performance of its duties in executing this assignment and preparing this report in accordance with the normal standards of its profession, but disclaims responsibility for any consequential damages. Use or reliance by any other party is neither anticipated nor authorized and Envirotech Engineering accepts no responsibility for any consequences of such use or reliance. No warranty, expressed or implied is given concerning contamination at this site.

Envirotech Engineering Corp

Authored by:




Mrs. Kimberly Sweet, BSc., P.Ag.
Environmental Specialist

Reviewed by:



Mr. Jonathan Zieman, P.Tech. (Eng.).
Project Manager

APEGA Permit No: P-7545
Signatory Date: June 29, 2021

6.0 Literature Cited

Alberta Tier 1 Soil and Groundwater Remediation Guidelines, Alberta Environment and Parks, January 2019.

Alberta Tier 2 Soil and Groundwater Remediation Guidelines, Alberta Environment and Parks, January 2019.

Guidance Manual for Environmental Site Characterization in Support of Environmental and Human Health Risk Assessment, Canadian Council for Ministers of the Environment, 2016.

Alberta Risk Management Plan Guide, Alberta Environment and Parks, October 2017

Alberta Exposure Control Guide, Alberta Government, May 3, 2016.

Water Well Records, Alberta Environmental Water Well Records, online at http://www.telusgeomatics.com/tgpub/ag_water/.

Land Use Zoning, The City of Calgary WebSite, <http://www.calgary.ca/PDA/pd/Pages/Planning-and-development-resource-library/Land-Use-bylaw-1P2007-maps.aspx>

Combined Phase I and II Environmental Site Assessment, 218 – 19 Street NW, Plan 8942GB; Block 10; Lot 4 in Calgary, Alberta, Project #20-118, Envirotech Engineering Corp, March 2021.

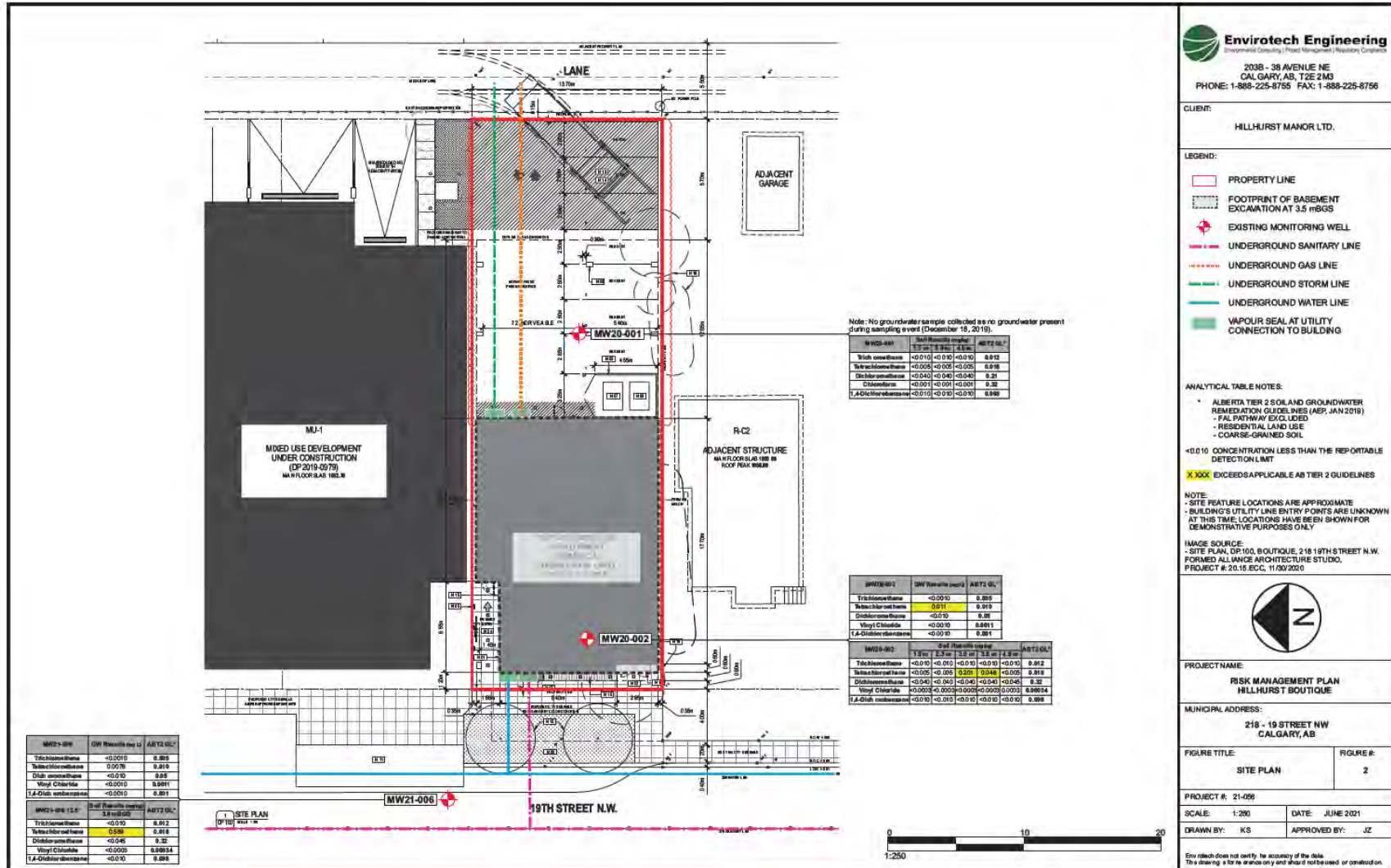
Phase II Environmental Site Assessment, Hillhurst Mixed-Use Development, 222, 226, 230 – 19 Street NW, Calgary, Alberta, Project #20-135, Envirotech Engineering Corp, May 2021.

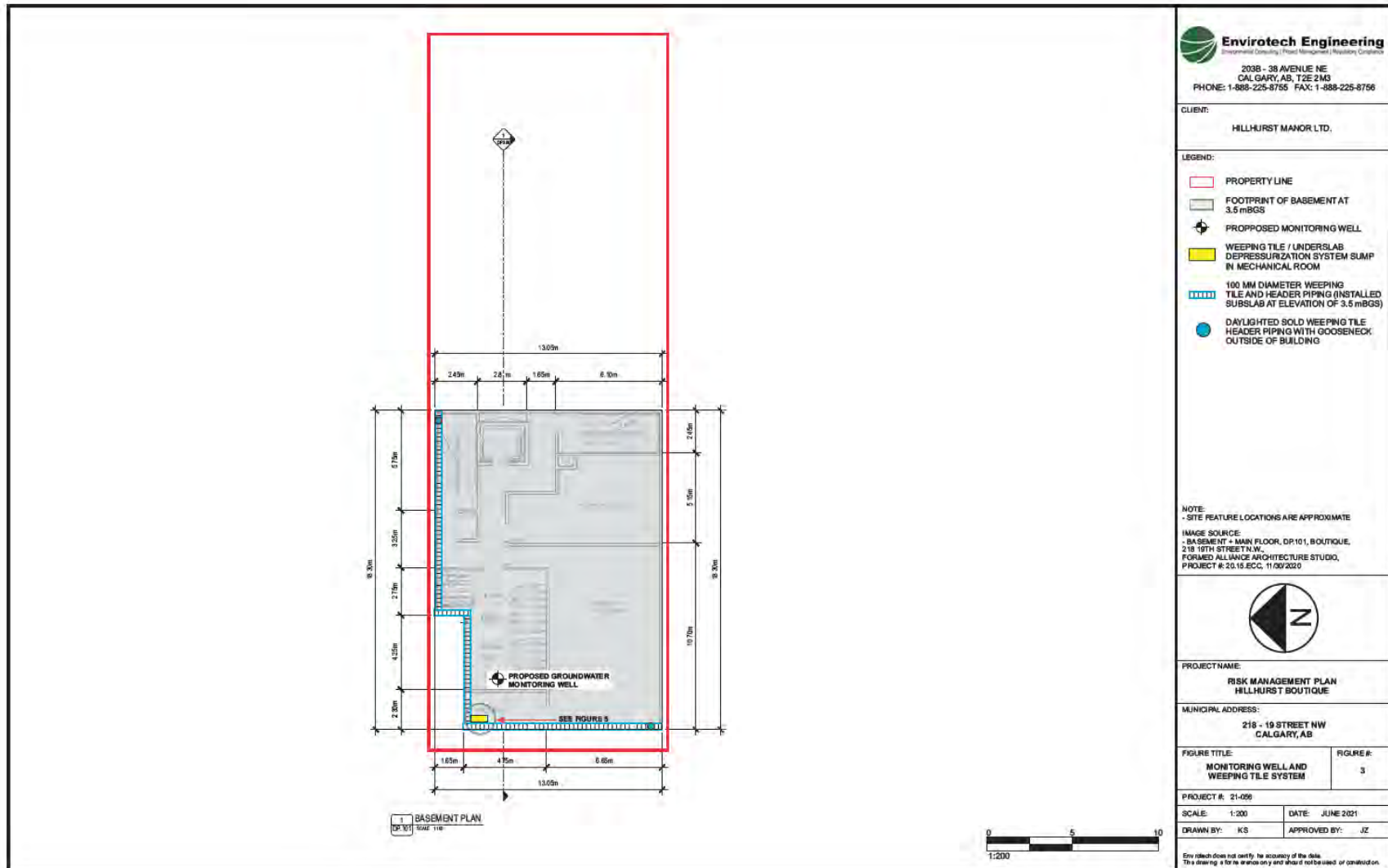


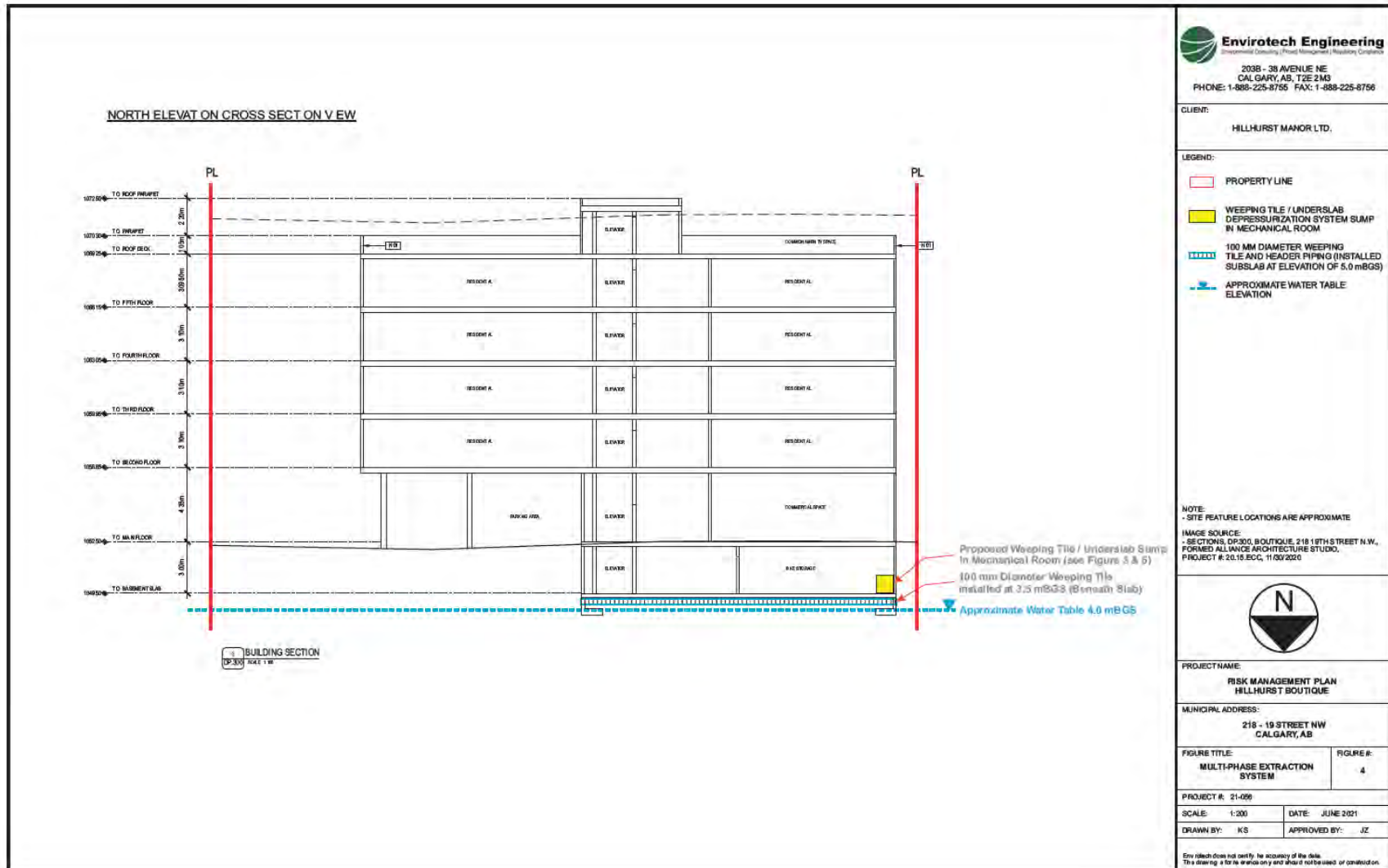
APPENDIX A

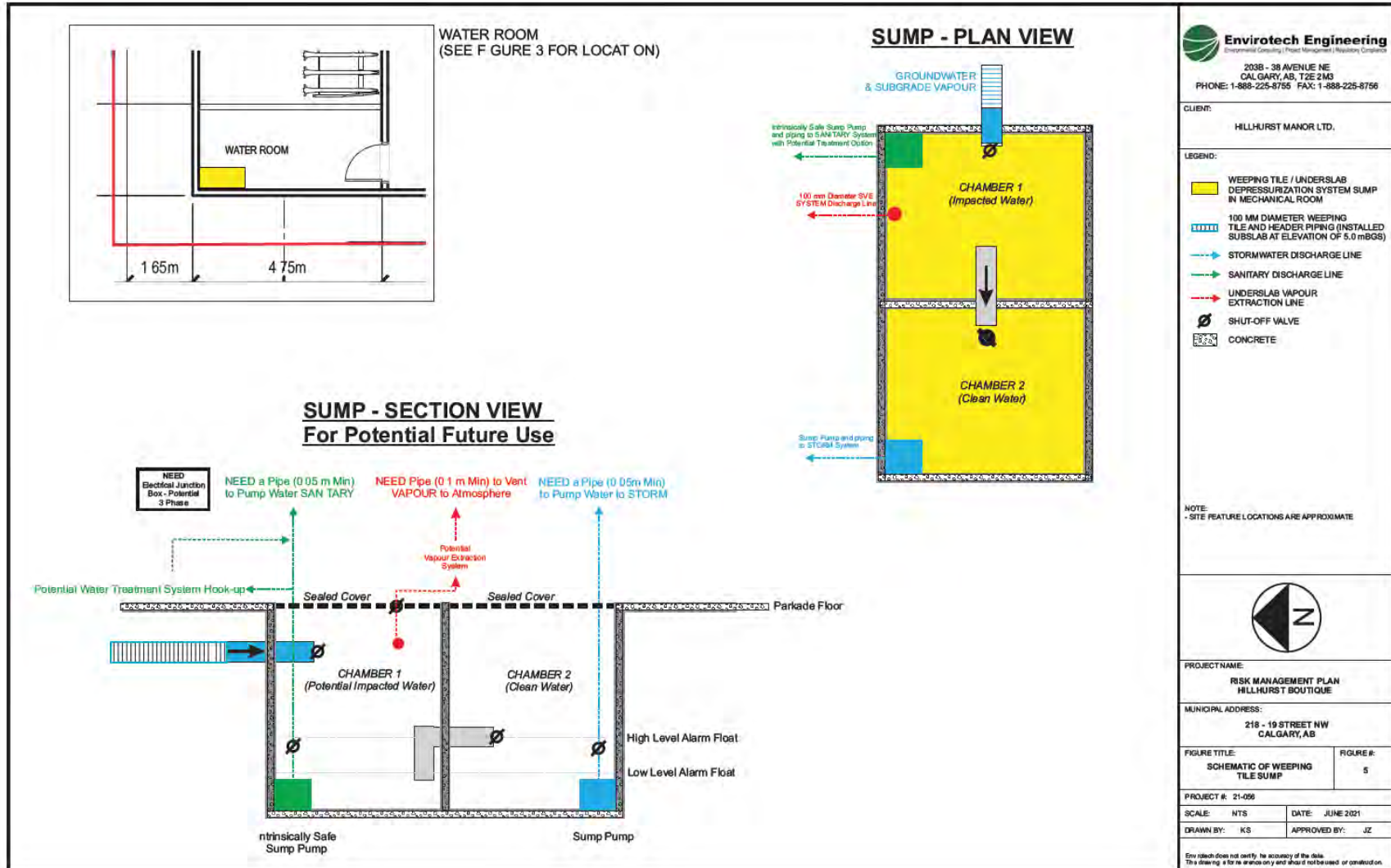
Figures











APPENDIX B

Borehole Logs



LEGEND

Borehole Logs

LITHOLOGY

	Fill		Clayey Silt, Silty Clay		Sand, coarse grained
	Cinders		Silt		Sandy Gravel, Gravelly Sand
	Loam, Organics		Silty Sand, Sandy Silt		Gravel
	Concrete		Sand, fine grained		Till
	Clay		Sand, medium grained		Bedrock

TEXTURE

PARTICLE	SIZE (mm)
Clay	<0.002
Silt	0.002 - 0.006
	fine
	medium
	coarse
Sand	0.02 - 0.06
	fine
	medium
	coarse
Gravel	0.6 - 2.0
	fine
	medium
	coarse
Cobbles	2 - 6
	6 - 20
	20 - 60
Boulders	60 - 200
	>200

COMPOSITION

"Trace"	0 - 10 %
"Some"	10 - 20 %
"Adjective"	20 - 35 %
"And"	35 - 50 %
"Noun"	>50 %

MOISTURE

COHESIVE SOIL
"APL" - At plastic limit
"DTPL" - Drier than plastic limit
"WTPL" - Wetter than plastic limit
COHESIONLESS SOIL
"Dry" "Moist"
"Wet" "Saturated"

CONSISTENCY (Cohesive)


CONSISTENCY	"N"
"Very soft"	<2
"Soft"	2-4
"Firm"	4-8
"Stiff"	8-15
"Very stiff"	15-30
"Hard"	>30

COMPACTNESS (Cohesionless)

COMPACTNESS	"N"
"Very loose"	<4
"Loose"	4-10
"Compact"	10-30
"Dense"	30-50
"Very dense"	>50

OTHER


	Piezometric Surface
"PPM"	Parts per million
"H/C"	Hydrocarbon

 Envirotech Engineering Environmental Consulting Project Management Regulatory Compliance			PROJECT: Phase II Environmental Site Assessment 218 - 19 Street NW Calgary, Alberta			BOREHOLE: MW20-001	
FIELD SUPERVISION PERSONNEL: Trevor Fordyce			DRILLING CONTRACTOR: Earth Drilling Co. Ltd.			PROJECT No.: 20-045	
						DATE DRILLED: Dec.18, 2020	

DEPTH BELOW GROUND SURFACE METRES	SOIL SYMBOL	LITHOLOGY	SAMPLE			MONITOR WELL DATA		ELEVATION METRES	
			NUMBER	TYPE	CONTAINER	HC VOC/ PID VOC (ppm)	WELL		DESCRIPTION
0.0		SAND AND GRAVEL; 1-40 mm. brown, dry, loose.					-Silica Sand		
1.0			1	AR	P/G	35/0		-Bentonite	
2.0			2	AR	P/G	35/0			
3.0		WEATHERED BEDROCK; grey, dry, loose.	3	AR	P/G	0/0		-PVC Sch. 40 Screen 20 Slot	
4.0			4	AR	P/G	0/0			
5.0			5	AR	P/G	0/0*			
6.0		End of Hole - 4.6 m	6	AR	P/G	0/0*		Dry ▼ Dec 28, 2020	
7.0									
8.0									
9.0									


SAMPLE METHOD: A - Auger H - Hammer AR - Air Rotary C - Core Barrel S - Sonic	CONTAINER: G - Glass Jar T - Tube P - Plastic Bag B - Core Box
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* Submitted for Analysis.

 Envirotech Engineering Environmental Consulting Project Management Regulatory Compliance		PROJECT: Phase II Environmental Site Assessment 218 - 19 Street NW Calgary, Alberta				BOREHOLE: MW20-002 PROJECT No.: 20-045	
FIELD SUPERVISION PERSONNEL: Trevor Fordyce		DRILLING CONTRACTOR: Earth Drilling Co. Ltd.				DATE DRILLED: Dec.18, 2020	

DEPTH BELOW GROUND SURFACE METRES	SOIL SYMBOL	LITHOLOGY	SAMPLE			MONITOR WELL DATA		ELEVATION METRES
			NUMBER	TYPE	CONTAINER	HC VOC/ PID VOC (ppm)	WELL	
0.0		SAND AND GRAVEL; 1-40 mm. brown, dry, loose.						
1.0			1	AR	P/G	0/0		-Silica Sand -Bentonite
2.0			2	AR	P/G	0/0		
3.0			3	AR	P/G	0/0		-PVC Sch. 40 Screen 20 Slot
4.0		WEATHERED BEDROCK; light brown, dry, loose.	4	AR	P/G	0/0		
5.0		WEATHERED BEDROCK; grey, dry, loose.	5	AR	P/G	5/0*		4.13 mBTOC ▼ Dec 28, 2020
6.0		End of Hole - 4.6 m	6	AR	P/G	0/0		
7.0								
8.0								
9.0								* Submitted for Analysis.

SAMPLE METHOD: A - Auger H - Hammer C - Core Barrel S - Sonic	CONTAINER: G - Glass Jar T - Tube P - Plastic Bag B - Core Box
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 Envirotech Engineering Environmental Consulting Project Management Regulatory Compliance		PROJECT: Phase II Environmental Site Assessment 222 - 19 Street NW Calgary, Alberta				BOREHOLE: MW21-006	
FIELD SUPERVISION PERSONNEL: Trevor Fordyce		DRILLING CONTRACTOR: Earth Drilling Co. Ltd.				PROJECT No.: 20-135	
DATE DRILLED: Jan 28, 2021							

DEPTH BELOW GROUND SURFACE METRES	SOIL SYMBOL	LITHOLOGY	SAMPLE				MONITOR WELL DATA		ELEVATION METRES
			NUMBER	TYPE	CONTAINER	HC VOC/ PID VOC (ppm)	WELL	DESCRIPTION	
0.0		SAND AND GRAVEL; 1-40 mm. brown, dry-moist, loose.						-Flush Mount Cover	
1.0			1	H	P/G	0/0		-Bentonite	
2.0			2	H	P/G	0/0			
3.0			3	H	P/G	0/0		-Silica Sand	
4.0			4	H	P/G	0/0		3.18 mBGS ▼ April 13, 2021	
5.0		WEATHERED BEDROCK; light brown, dry, loose.	5	H	P/G	0/0*		-PVC Sch. 40 Screen 20 Slot	
6.0		WEATHERED BEDROCK WITH PIECES SILTSTONE/SANDSTONE; grey, dry, loose.	6	H	P/G	0/0			
7.0			7	H	P/G	0/0			
8.0		End of Hole - 5.5 m							
9.0									

SAMPLE METHOD: A Auger H Hammer AR Air Rotary		CONTAINER: G Glass Jar T Tube	
C Core Barrel S Sonic		P Plastic Bag B Core Box	

* Submitted for Analysis.

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APPENDIX C

AEP Documents

Person(s) Responsible – Risk Management Plan CommitmentAEP File Number: 371144

1. I Harsimer Rattan am the person responsible/owner/operator or taking over the responsibility/ownership (the "Person(s) responsible") of a contaminated site on the ("Land") legally described as: 218 – 19 Street NW, Calgary, Alberta, (Plan 8942GB; Block 19; Lot 4).

I am submitting a Risk Management Plan ("RMP") proposal, expressed as Risk Management Plan, Hillhurst Boutique Development, 218 – 19 Street NW, Calgary, Alberta, prepared by Envirotech Engineering Corp. dated June 28, 2021, to Alberta Environment and Parks. I declare that, as the Person(s) Responsible, I have read and fully understand the proposed RMP and am committed to any and all legal requirements necessary to fulfill and maintain the RMP as described until such time all lands contaminated by and including my own have been remediated to the appropriate regulatory guidelines of the day.

2. If at any time my Land is to be transferred or sold, I will give full disclosure of the state of the Property by providing the interested parties with a copy of the above described RMP and any related information required. If a land transaction occurs, and the purchaser is committed to taking over responsibility and liability for the contamination and the RMP, I will provide them with a copy of the *Person(s) Responsible – Risk Management Commitment* form, have them sign and personally return a copy to Alberta Environment and Parks for their records. If I am to maintain responsibility and liability for the RMP, I will notify Alberta Environment and Parks that the property has been sold (including purchaser name, address and telephone number) but indicate that I remain the Person Responsible for contamination and the RMP.

Signature:  Date: 06.29.2021

The Risk Management Plan must technically demonstrate an equivalent level of human and ecological health protections as *Alberta Tier 1 Soil and Groundwater Remediation Guidelines* or *Alberta Tier 2 Soil and Groundwater Remediation Guidelines*. All affected third parties must agree to the terms and conditions of the Risk Management Plan. The person(s) responsible must obtain no objection to the terms and conditions of the ongoing Risk Management Plan from all affected third parties. Any portion of the release under a Risk Management Plan remains the responsibility of the person(s) responsible for the release under the *Environmental Protection and Enhancement Act*.

The Risk Management Plan proposal must include the signed *Person(s) Responsible – Risk Management Plan Commitment* form as well as any *Affected Third Party – Risk Management Plan No Objection* form(s) and *Affected Third Party – Risk Management Plan Notification* letter(s).

Record of Site Condition

**1 REPORT AND FORM INFORMATION**

Title of report	Risk Management Plan		
Report date (dd-mon-yyyy)	29-06-2021	Record of Site Condition (RSC) ID No. ^ψ	

2 SITE IDENTIFICATION AND PHYSICAL LOCATION

2.1 Site name	Hillhurst Boutique		
2.2 Address of site	218 - 19 Street NW		
	Municipality	Calgary	Alberta
2.3 Legal land description of site (if multiple, list all.)			
Plan, Block, Lot (PBL)			Alberta Township System (ATS)
Plan	Block	Lot	LSD Quarter Section Township Range Meridian
8942GB	19	4	SE 20 24 1 5

3 STAKEHOLDERS**3.1 Operator**

Company	Hillhurst Boutique Ltd. c/o Eagle Crest Construction Ltd.	Contact person	Mr. Harsimer Rattan
Mailing address	PO Box 75065 Westhills Calgary, Alberta T3H 3M1	Position held	
		Business phone No.	403-991-7417
		Business fax No.	
		Business e-mail	simer@eaglecrestconstruction.ca

3.2 Consultant ☐ Not applicable

Company	Envirotech Engineering Corp	Contact person	Mr. Jonathan Zieman
Mailing address	203B - 38 Avenue NE Calgary, Alberta T2E 2M3	Position held	Project Manager
		Business phone No.	403-589-8757
		Business fax No.	
		Business e-mail	zieman@envirotecheng.com

3.3 Landowner(s)

Land type	<input checked="" type="checkbox"/> Private <input type="checkbox"/> Special Areas <input type="checkbox"/> Parks and protected area <input type="checkbox"/> Public (if not private, provide Disposition No.: _____)		
Landowner(s)	<input checked="" type="checkbox"/> Same as operator <input type="checkbox"/> Other		

^ψ: Do not fill in. Reserved for internal administrative purposes only.

Record of Site Condition



3.4 Occupant(s)		
Are there occupants at the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> To be determined (TBD)	
Occupant(s)	<input type="checkbox"/> Same as operator <input type="checkbox"/> Same as landowner <input type="checkbox"/> Other	
What is the type of occupancy?	<input type="checkbox"/> Apartment building <input type="checkbox"/> Town house <input type="checkbox"/> Single detached house	
	<input type="checkbox"/> Agricultural <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial	
	<input checked="" type="checkbox"/> Other (<i>specify</i>) <u>proposed mixed use commercial/residential building</u>	

4 OPERATING STATUS	
<input type="checkbox"/> Operating <input type="checkbox"/> Suspended <input type="checkbox"/> Abandoned <input type="checkbox"/> Decommissioning in progress <input type="checkbox"/> Closed	
<input type="checkbox"/> Reclaimed (<i>provide Reclamation Certificate No.(s):</i> _____) <input checked="" type="checkbox"/> Not applicable	

5 TYPE OF ACTIVITY AND SITE					
5.1 Petroleum Storage Tank Site					<input type="checkbox"/> Yes
5.1.1 ESRD file No.(s)		PTMAA site No.			
5.1.2 Types of activity					
<input type="checkbox"/> Retail gas station	<input type="checkbox"/> Aviation fuelling station	<input type="checkbox"/> Bulk fuel	<input type="checkbox"/> Other (<i>specify</i>): _____		
5.2 Upstream Oil and Gas Facility					<input type="checkbox"/> Yes
5.2.1 ESRD file No.(s)		AER approval No.(s)			
5.2.2 AER authorization type <input type="checkbox"/> Approval <input type="checkbox"/> License <input type="checkbox"/> Permit <input type="checkbox"/> Order <input type="checkbox"/> Other (<i>specify</i>): _____					
5.2.3 Types of activity					
<input type="checkbox"/> Wellsite and associated facility	<input type="checkbox"/> Satellite	<input type="checkbox"/> Battery	<input type="checkbox"/> Pipeline		
<input type="checkbox"/> Compressor and pumping station	<input type="checkbox"/> Other (<i>specify</i>): _____				
5.3 Approved Facility Under Environmental Protection and Enhancement Act (EPEA)					<input type="checkbox"/> Yes
5.3.1 ESRD approval No.(s)		AER approval No.(s)			
5.3.2 Types of approved activity					
<input type="checkbox"/> Chemical manufacturing plant	<input type="checkbox"/> Enhanced recovery in-situ oil sands or heavy oil processing plant	<input type="checkbox"/> Fertilizer manufacturing plant	<input type="checkbox"/> Landfill		
<input type="checkbox"/> Metal manufacturing plant	<input type="checkbox"/> Oil refinery	<input type="checkbox"/> Oilsands processing plant	<input type="checkbox"/> Oil production site		
<input type="checkbox"/> Pesticide manufacturing plant	<input type="checkbox"/> Petrochemical manufacturing plant	<input type="checkbox"/> Pipeline	<input type="checkbox"/> Power plant		
<input type="checkbox"/> Pulp and paper processing plant	<input type="checkbox"/> Sour gas processing plant	<input type="checkbox"/> Sulphur manufacturing or processing plant	<input type="checkbox"/> Waste management facility		
<input type="checkbox"/> Wood treatment plant	<input type="checkbox"/> Other (<i>specify</i>): _____				

Record of Site Condition



5.4 Facility Under EPEA Code of Practice				<input type="checkbox"/> Yes	
5.4.1 ESRD registration No.(s)				AER registration No.(s)	
5.4.2 Type of Code of Practice					
<input type="checkbox"/> Asphalt paving plant	<input type="checkbox"/> Compressor and pumping station	<input type="checkbox"/> Concrete producing plant	<input type="checkbox"/> Landfill		
<input type="checkbox"/> Pesticides	<input type="checkbox"/> Pipeline	<input type="checkbox"/> Land treatment of soils containing hydrocarbons	<input type="checkbox"/> Sand and gravel pit		
<input type="checkbox"/> Small incinerator	<input type="checkbox"/> Sweet gas processing plant	<input type="checkbox"/> Other (specify): _____			
5.5 Other Activity <input checked="" type="checkbox"/> Yes					
5.5.1 ESRD file No.(s)	371144	Other site ID No.(s)		Authorized by	
5.5.2 Types of activity					
<input type="checkbox"/> Dry cleaning operation	<input type="checkbox"/> Highway maintenance yard	<input type="checkbox"/> Transportation			
<input checked="" type="checkbox"/> Other (specify): <u>Off-site dry cleaning operations</u>					
6 SITE CHARACTERIZATION					
6.1 What Environmental Site Assessments (ESA) Have Been Conducted and Completed to Date?					
<input checked="" type="checkbox"/> Phase I ESA					
<input checked="" type="checkbox"/> Phase II ESA (check all that apply.)					
<input checked="" type="checkbox"/> Initial intrusive sampling <input type="checkbox"/> delineation completed <input type="checkbox"/> post-remediation monitoring <input type="checkbox"/> final confirmatory sampling					
6.2 Contaminants of Potential Concern (COPC)					
6.2.1 Does the site have any of the conditions that require the mandatory use of <i>Alberta Tier 2 Soil and Groundwater Remediation Guidelines</i> (ESRD, 2007 and updates)? (check all that apply in Section 6.2.1.1.)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (→ proceed to Section 6.2.2.)					
6.2.1.1 Identify any conditions that require the approaches of the Alberta Tier 2 guidelines. (see Alberta Tier 1 Soil and Groundwater Remediation Guidelines (ESRD, 2007 and updates), for details.)					
<input type="checkbox"/> Contamination within 30 cm of building foundation	<input type="checkbox"/> Unusual building feature (eg. earthen floor)	<input type="checkbox"/> Contamination within 10 m distance of surface water body			
<input type="checkbox"/> Fractured bedrock	<input type="checkbox"/> Potentially high hydraulic conductivity ($> 10^5$ m/sec.)	<input type="checkbox"/> Other (see Alberta Tier 1 guidelines and specify): _____			
6.2.1.2 Did the Alberta Tier 2 approach lead to a soil or groundwater guideline that was lower than the corresponding Tier 1 guideline for the same contaminant(s)?					
<input type="checkbox"/> Yes <input type="checkbox"/> TBD <input type="checkbox"/> No (→ proceed to Section 6.2.2.)					
6.2.1.3 If you answered 'yes' or 'TBD' to Section 6.2.1.2, identify the group of contaminants for each COPC with a mandatory Tier 2 guideline that is lower than the corresponding Tier 1 guideline (check all that apply, see Alberta Tier 1 guidelines, Tables 1-4 for detailed listing).					
<input type="checkbox"/> General and inorganic parameters	<input type="checkbox"/> Metals				
<input type="checkbox"/> Hydrocarbons	<input type="checkbox"/> Halogenated aliphatics				
<input type="checkbox"/> Chlorinated aromatics	<input type="checkbox"/> Pesticides				
<input type="checkbox"/> Other organics	<input type="checkbox"/> Radionuclides				
<input type="checkbox"/> Salt	<input type="checkbox"/> Other (specify): _____				

Record of Site Condition



6.2.1.4 Did any past or current ESA relevant to this investigation identify an exceedance of the mandatory Tier 2 guidelines referred to in Section 6.2.1.3 (e.g. Tier 2 guidelines that are lower than the corresponding Tier 1 guidelines)? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	
6.2.1.5 If you answered 'yes' in Section 6.2.1.4, have all relevant COPC been remediated to meet the mandatory Tier 2 guidelines? <input type="checkbox"/> Yes <input type="checkbox"/> No	
6.2.2. Did any past or current ESA relevant to this investigation identify a drilling waste disposal area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (→ proceed to Section 6.2.3.)	
6.2.2.1 If a drilling waste disposal area was identified, did any past or current ESA identify non-compliance with the compliance options outlined in <i>Assessing Drilling Waste Disposal Areas: Compliance Options for Reclamation Certification</i> (AER, 2014), as amended? <input type="checkbox"/> Yes <input type="checkbox"/> No	
6.2.2.2 If you answered 'yes' in Section 6.2.2.1, have all COPC been remediated to meet the compliance options outlined in <i>Assessing Drilling Waste Disposal Areas: Compliance Options for Reclamation Certification</i> (AER, 2014), as amended? <input type="checkbox"/> Yes <input type="checkbox"/> No	
6.2.2.3 For any COPC that did not meet the compliance options in <i>Assessing Drilling Waste Disposal Areas</i>, identify the group of contaminants (check of all that apply, see the Alberta Tier 1 guidelines, Tables 1-4 for detailed listing).	
<input type="checkbox"/> General and inorganic parameters	<input type="checkbox"/> Metals
<input type="checkbox"/> Hydrocarbons	<input type="checkbox"/> Halogenated aliphatics
<input type="checkbox"/> Chlorinated aromatics	<input type="checkbox"/> Pesticides
<input type="checkbox"/> Other organics	<input type="checkbox"/> Radionuclides
<input type="checkbox"/> Salt	<input type="checkbox"/> Other (specify): _____
6.2.3 For all areas and COPCs not assessed under Sections 6.2.1 or 6.2.2, did any ESA relevant to this investigation identify an exceedance over the Alberta Tier 1 guidelines? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (→ proceed to Section 6.3.)	
6.2.3.1 If you answered 'yes' in Section 6.2.3, have all COPC been remediated to meet the Alberta Tier 1 guidelines? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	
6.2.3.2 For any COPC that exceeded Alberta Tier 1 guidelines in Section 6.2.3.1, identify the group of contaminants. (check all that apply, see the Alberta Tier 1 guidelines, Tables 1-4 for detailed listing.)	
<input type="checkbox"/> General and inorganic parameters	<input type="checkbox"/> Metals
<input type="checkbox"/> Hydrocarbons	<input checked="" type="checkbox"/> Halogenated aliphatics
<input type="checkbox"/> Chlorinated aromatics	<input type="checkbox"/> Pesticides
<input type="checkbox"/> Other organics	<input type="checkbox"/> Radionuclides
<input type="checkbox"/> Salt	<input type="checkbox"/> Other (specify): _____

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**6.3 Status of Investigation****6.3.1 Identify soil and groundwater guidelines used to assess the COPCs that are the subject of this investigation**
(check all that apply).

- ☒ Alberta Tier 1 Soil and Groundwater Remediation Guidelines – 2007 and updates,
☒ Coarse grained ☒ Fine grained
☒ Alberta Tier 2 Soil and Groundwater Remediation Guidelines – 2007 and updates,
☒ Pathway exclusion ☐ Guideline adjustment ☐ Site specific remediation objectives
☐ Assessing Drilling Waste Disposal Areas: Compliance Options for Reclamation Certification
 (AER, 2014), as amended
☐ Other (specify): _____

6.3.2 What land use classification(s) is used?

- ☐ Natural ☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial ☐ Other (specify: _____)

6.3.3 What is the outcome of the investigation? (check one only.)

- ☐ For all COPCs on-site and off-site, no exceedance has been found above any applicable soil and groundwater guidelines in any prior and current assessments.
☐ All contamination on-site and off-site has been completely remediated and meets the applicable soil and groundwater guidelines.
☒ One or more COPC still exceeds the applicable soil or groundwater guidelines.

6.3.4 How many contaminated areas are there currently at the site?

1 ☐ None ☐ TBD

6.3.5 Are all contaminated areas and potential contaminated areas assessed during this investigation?

☒ Yes ☐ No

6.3.6 For all areas of potential environmental concern, list the dates when the contamination was discovered
(specify dd-mon-yyyy): 18-12-2020; _____**6.3.7 For all areas that have been identified in Section 6.3.4, have all substance releases been reported to ESRD?**

☒ Yes ☐ No ☐ Not applicable

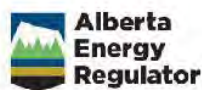
6.3.8 If the answer to Section 6.3.7 is 'yes', list all Incident No.(s) (attach separate sheet if necessary):

371144; _____ ☐ Not assigned

6.3.9 What is the approximate, cumulative amount of land area remaining exceeding applicable remediation guidelines? _____ (m²) ☐ None ☒ TBD**6.3.10 Is there non-aqueous phase liquid (NAPL) product remaining on site?** ☐ Yes ☒ No ☐ TBD**6.3.11 Is there non-aqueous phase liquid (NAPL) product remaining off site?** ☐ Yes ☒ No ☐ TBD**6.3.12 What is the remediation status of the contaminated areas at site?**

- | | |
|---|--|
| <input type="checkbox"/> No remediation required | <input type="checkbox"/> Site has exceedance but no remediation plan |
| <input type="checkbox"/> Remediation plan developed | <input type="checkbox"/> Active remediation |
| <input type="checkbox"/> Remediation completed | <input type="checkbox"/> Post remediation assessment completed |
| <input checked="" type="checkbox"/> Ongoing risk management plan – on-site | <input type="checkbox"/> Ongoing risk management plan – off-site |
| <input type="checkbox"/> Remediation Certificate issued for some area(s) (provide Remediation Certificate No.(s): _____) | |
| <input type="checkbox"/> Remediation Certificate cancelled for some area(s) (provide Remediation Certificate No.(s): _____) | |

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Direction for Completing the Remainder of the Form

Attach the analytical summary tables of the COPCs that are the subject of this investigation and still present at this site. A detailed listing of COPCs can be found with Tables 1-4 in *Alberta Tier 1 Soil and Groundwater Remediation Guidelines* (ESRD, 2007 and updates), as amended. Refer to the *RSC User's Guide* for detailed information on format and other requirements regarding the summary table.

For the remainder of the form, follow the directions below:

- If the COPCs on-site and off-site have never exceeded any applicable soil and groundwater guidelines in any prior and current assessments, → proceed to Section 8, or
- If the COPCs on-site and off-site have been completely remediated and meet the applicable soil and groundwater guidelines, → proceed to Section 8, or
- For all other circumstances, continue with Section 6.4.

6.4 Key Transport Factors for Existing COPCs

6.4.1 What is the horizontal distance to the nearest water well from the edge of the nearest contaminated area?

☐ 0-50 m ☐ 50-100 m ☐ 100-300 m ☒ 300-1000 m ☐ > 1000 m

6.4.2 What is the horizontal distance to the nearest surface water body from the edge of the contaminated area?

☐ ≤10 m ☐ 10-50 m ☐ 50-100 m ☐ 100-300 m ☒ 300-1000 m ☐ > 1000 m

6.4.3 Does delineation achieve closure above the groundwater water table that is nearest to the ground surface?

☐ Yes (→ go to Section 6.5.) ☒ No ☐ TBD

6.4.4 Is the groundwater that is nearest the ground surface a domestic use aquifer (DUA) as defined in Alberta Tier 2 guidelines?

☐ Yes ☐ No ☒ TBD ☐ Not required (NR)

6.4.5 Is there a hydraulic barrier, as defined in Alberta Tier 2 guidelines, between the base of the contaminated area and the DUA?

☐ Yes ☐ No ☒ TBD ☐ NR

6.4.6 If you answered 'yes' to Section 6.4.5, provide the measured largest value of the hydraulic conductivity (as value $\times 10^{-7}$ m/sec.) for the 5.0 m vertical layer from the bottom of the contaminated zone.

_____ ($\times 10^{-7}$ m/sec.) ☒ TBD ☐ NR

6.5 On-site Characterization

6.5.1 What is the dominant soil texture that governs substance transport at the site?

☒ Coarse grained ☐ Fine grained ☐ TBD ☐ Not applicable (*must identify reason in Section 6.2.1.1.*)

6.5.2 What are the shallowest and deepest measured depths (meters below ground surface) of the water table at site?

Shallowest: 4.13 (m) Deepest: 4.13 (m) ☐ TBD ☐ NR (*specify max. depth assessed* _____ (m))

6.5.3 What is the dominant horizontal direction of groundwater flow for the near surface water table?

(N, NW, etc.: _____) ☒ TBD ☐ NR

6.5.4 What is the existing land use classification?

☐ Natural ☐ Agricultural ☒ Residential ☒ Commercial ☐ Industrial ☐ Other (*specify*) _____

6.5.5 What is the end land use classification?

☐ Natural ☐ Agricultural ☒ Residential ☒ Commercial ☐ Industrial ☐ Other (*specify*) _____

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**6.5.6 Identify exposure pathways for which the applicable guidelines are exceeded on-site** *(check all that apply).*

<input checked="" type="checkbox"/>	Vapour inhalation	<input type="checkbox"/>	Soil ingestion
<input checked="" type="checkbox"/>	Ingestion of potable water	<input type="checkbox"/>	Soil dermal (skin) contact
<input type="checkbox"/>	Fresh water aquatic life	<input type="checkbox"/>	Soil contact for plants and invertebrates
<input type="checkbox"/>	TBD	<input type="checkbox"/>	Other <i>(specify)</i> : _____

6.6 Off-site Characterization**6.6.1 Are there COPCs off-site exceeding applicable soil or groundwater guidelines?**

- ☐ No (*→ if on-site contamination was reported, proceed to Section 7, otherwise, proceed to Section 8.*)
☒ Yes ☐ TBD

6.6.2 What is the current land use classification for any off-site area(s) identified in Section 6.6.1?

- ☐ Natural ☐ Agricultural ☒ Residential ☒ Commercial ☐ Industrial ☐ Other *(specify)* _____

6.6.3 What is the end land use classification for any off-site area(s) identified in Section 6.6.1?

- ☐ Natural ☐ Agricultural ☒ Residential ☒ Commercial ☐ Industrial ☐ Other *(specify)* _____

6.6.4 Is there any substance concentration under a road allowance exceeding the applicable soil or groundwater guidelines?

- ☒ Yes ☐ No (*→ proceed to Section 6.6.6.*) ☐ TBD

6.6.5 What is the most sensitive land use classification adjacent to the road allowance?

- ☐ Natural ☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial ☐ Other *(specify)* _____

6.6.6 Identify exposure pathways for which the applicable guidelines are exceeded off-site *(check all that apply).*

<input checked="" type="checkbox"/>	Vapour inhalation	<input type="checkbox"/>	Soil ingestion
<input type="checkbox"/>	Ingestion of potable water	<input type="checkbox"/>	Soil dermal (skin) contact
<input type="checkbox"/>	Fresh water aquatic life	<input type="checkbox"/>	Soil contact for plants and invertebrates
<input type="checkbox"/>	TBD	<input type="checkbox"/>	Other <i>(specify)</i> : _____

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**7 RISK MANAGEMENT PLAN (RMP)****7.1 What Is the Plan for Contaminated Areas Still Remaining on and off the Site? (check one only.)**

- ☐ Complete remediation (→ proceed to Section 8).
- ☒ Partial remediation with risk management for some residual contamination.
- ☐ Risk management for all remaining contamination.

7.2 Key Progress of RMP**7.2.1 If the site needs an on-going RMP, answer all the following questions that apply to the RMP.**

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Are contaminated areas completely delineated horizontally and vertically in soil?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Are contaminated areas completely delineated horizontally and vertically in groundwater?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Is source identified and completely delineated?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Is source migrating or has migrated off-site?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Is source left as is?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Is source partially removed and residual source being managed?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Is source controlled with physical or administrative methods?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Are all pathways of concern identified?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Have all relevant receptors been identified and protected?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Is there a monitoring program in place to verify RMP success?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Are there third parties related to this RMP? (if the answer is 'no', skip the next question.)
<input type="checkbox"/> Yes	<input type="checkbox"/> No	If there are third parties, have all of them accepted the RMP?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Is there a commitment from person(s) responsible to implement and monitor the RMP until final remediation guidelines are achieved?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Is there a contingency plan in place should the RMP fail?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Is the RMP implemented for the site?

Public Disclosure and Privacy Notification

The *Record of Site Condition* form is a public record that is disclosed in accordance with section 35 of the *Environmental Protection and Enhancement Act*, *Disclosure of Information Regulation*, and *Ministerial Order 23/2004*. Reasonable efforts have been made to minimize collection of personal information where possible. Personal information on the form is collected under the authority of section 12(c) and other provisions of the *Environmental Protection and Enhancement Act* and is in compliance with section 33(a) and 33(c) of the *Freedom of Information and Protection of Privacy Act* (FOIP). Personal information collected on this form will be used by Alberta Environment and Sustainable Resource Development (ESRD) or the Alberta Energy Regulator (AER), as the case may be, for the purposes of administering its programs.

Accuracy of Information

The information in this document has been submitted by persons other than ESRD or the AER. The Department, the Government of Alberta, and the AER cannot and do not warrant that the information in this document is current, accurate, complete, or free of errors. Persons accessing the information provided should not rely on it, and any reliance on the information provided is taken at the sole risk of the user. Users of this information are advised to conduct their own due diligence to satisfy themselves of the environmental condition of the property of interest.

Record of Site Condition

**8 DECLARATION**

This *Record of Site Condition* form was prepared for the purpose of reporting on the state of environmental site conditions and, where applicable, for the purpose of remediation or reclamation, for:

Hillhurst Boutique, 218 - 19 Street NW, Calgary, AB (site name) (the "Site").

I, as the licensed operator or authorized representative, have reviewed all information that was used in preparation of this form and I am satisfied that it was prepared in a manner consistent with the Applicable Standard¹ together with any relevant additional guidance that is available from Alberta Environment and Sustainable Resource Development as of this date for conducting environmental site assessments.

Having conducted reasonable inquiries to obtain all relevant information, to my knowledge, the statements made in this form are true as of this date. I have disclosed all pertinent information of which I am aware concerning the historical and current environmental condition of the Site to the Director.


Any use which a third party, other than the Crown in right of Alberta or the AER, makes of this form, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. The undersigned accepts no responsibility for damages, if any, suffered by any third party, other than the Crown in right of Alberta and the AER, as a result of decisions made or actions based on this form. Any exclusions or disclaimers to the contrary contained in any attachment to this form are of no force or effect as against the Crown in right of Alberta and the AER.

Footnote ¹:

"Applicable Standard" means

- a) for the purposes of upstream oil and gas sites,
 - i) *2010 Reclamation Criteria for Wellsites and Associated Facilities Application Guidelines* (ESRD 2011),
 - ii) CSA Standard Z769, *Phase II Environmental Site Assessment*, as amended, for any Phase II site assessment information used in preparation of this form on all upstream oil and gas sites not included in a) i);
- b) for the purposes of all other sites, CSA Standard Z768, *Phase I Environmental Site Assessment*, as amended, for any Phase I site assessment information and with CSA Standard Z769, *Phase II Environmental Site Assessment*, as amended, for any Phase II site assessment information used in preparation of this form.

By signing below, I as the licensed operator or authorized representative, confirm the information provided herein is correct and complete, to the best of my knowledge and belief.

Hillhurst Boutique Ltd.	Harsimer Rattan	Officer		29.06.2021
Name of operator	Name of authorized representative	Title of authorized representative (e.g. officer, director)	Signature	Date (dd-mon-yyyy)

Appendix A – Review Checklist for Risk Management Plans

This checklist was designed to be used in conjunction with guidance provided in the *Risk Management Plan Guide*.
The Risk Management Plan (RMP) Checklist is intended as a companion document to the Guide and must not be used as a substitute or on its own.
The review checklist must be reviewed, completed and submitted by the environmental professional as an Appendix to the RMP.

Site Name and Location: Hillhurst Boutique 218 - 19 St NW, Calgary, AB

Site File Info/Number: 371144

Administrative Requirements				
Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
3.1 Completed Reviewer's Checklist	Was a completed reviewer's checklist submitted by the professional in an appendix to the RMP?	Yes		Appendix C
3.2 Site Identification and Physical Location	Is the legal address of the source site provided (Plan, Block, Lot and/or Legal Land Description)?	Yes	2	Section 2.2
	If it is a municipal site, is the civic/street address of the source site provided?	Yes	2	Section 2.2
	Are legal and/or municipal street addresses of all affected adjacent lands provided?	NA	2	Section 2.2 - The Site has been impacted by a off-site source. 19 St NW ROW has reported exceedances.
	Is the site name provided?	Yes	2	Section 2.2
	Is the relevant file information provided? (e.g., AEP/AER CSU, PST or SCD file number, Approval number, Incident or Reference number.)	Yes	2	Section 2.2
3.3 Proponent Information	Is the name, address and other business card information of the registered owner or person(s) responsible, occupant, renter and lessee provided?	Yes	2	Section 2.3

3.4 Consultant Information	Is the key contact information provided? (Name, address and other relevant business card information)?	Yes	2	Section 2.4
	Did the consultant(s) who prepared the RMP provide verification of appropriate professional status (e.g., stamp, permit to practice, number demonstrating professional designation)?	Yes	23	Section 5.0
3.5 Record of Site Condition	Has a signed Record of Site Condition (RSC) form been submitted with Section 7 completed?	Yes	3	Referred to in Section 2.5, attached in Appendix C
3.6 Outstanding Legal Requirements	Are there any federal, provincial, or municipal requirements, charges, or orders that may be attached to the site that need to be considered in developing the RMP?	No	3	Section 2.6

Hillhurst Boutique 218 - 19 St NW, Calgary, AB

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Site Investigation Requirements
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Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
4.1 Background Site Information	Does the RMP provide background site information?	Yes	4-7	Section 3.1
	Are there references to all background reports detailing site history?	Yes	4-7	Section 3.1

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
	<p>Does the background summary provide or reference detailed scale site maps including;</p> <ul style="list-style-type: none"> the location of previous, current and proposed buildings, current operating status of the site, any impacted offsite properties, historic, current, future site and adjacent land uses, soil type(s) and fill material type(s), surface drainage directions, depth to groundwater and groundwater flow direction, natural features, including any permanent or seasonal surface water bodies to at least 300 m from the contaminant plume, any existing well locations within 300 m of the APECs (or 100 m up-gradient and 300 m down-gradient if sufficient groundwater information is available), all previous and current soil and groundwater monitoring locations, surface and underground structures including utility services, soil and groundwater sampling, delineation and remediation results two-dimensional representation of all areas of potential concern, including relative concentrations of CoPCs, and sufficient information to understand vertical distribution of the CoPCs? 	Yes	4 - 11	Sections 3.1 and 3.2 Figures 1 and 2
	Where multiple risk management areas are proposed, are there vertical and horizontal representations of the various risk management areas?	NA		
	Does the site summary provide sufficient information to understand risks to sensitive receptors if present?	Yes	17	Section 3.8.9

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
	Where multiple land uses or development restrictions are considered over the area, is it clear what land uses are applicable to which area(s)?	Yes	11,12	Section 3.5
4.2 Conceptual Site Model (CSM)	Is a CSM provided?	Yes	8-11	Section 3.2
	Does the report summarize the CSM in a manner that it provides clear and unambiguous information regarding critical pathways and receptors?	Yes	8-11	Section 3.2
	Were any assumptions, calculations, statistical analyses and/or tables used? Was a worked example of any calculations or sufficient explanation of statistical analyses provided?	NA		
4.3 Contaminants of Potential Concern (CoPCs)	Does the RMP information clearly identify the CoPCs?	Yes	11	Section 3.3
4.4 Risks Associated with Site Condition	Are there clear and unambiguous conclusions supported with technical information regarding risks associated with the current site condition?	Yes	11	Section 3.4
4.5 Land Use and Zoning	Where applicable, have any future land uses or potential changes to zoning been verified with the municipality in question?	Yes	11,12	Section 3.5
	Is surrounding land use provided (where applicable)?	Yes	11,12	Section 3.5
	Does land use zoning(s) described in the report conform to the Alberta Tier 1 land use descriptions?	Yes	11,12	Section 3.5
	If land use zoning(s) do not conform to the Alberta Tier 1 land use descriptions, has the consultant taken into account appropriate special considerations to account for differences in land use between the Alberta Tier 1 description and that described in the report?	NA		

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
4.6 Remediation Guideline Selection	Does the RMP state which remediation guidelines are being used and why? What receptors and pathways have been identified for this site?	Yes	12-14	Section 3.6
	Is it clear which remediation guidelines are being applied to which areas?	Yes	12-14	Section 3.6
	Have the relevant Alberta Tier 1 guidelines been documented and compared against the site condition in this or previous reports?	Yes	4-7	Section 3.1
	Where an Alberta Tier 2 option has been employed for any CoPC, has sufficient justification for the Alberta Tier 2 option been documented in this or previous reports?	Yes	9-11	Section 3.2.4
	Where an Alberta Tier 2 site-specific risk assessment process has been used for any CoPCs, has this been reviewed?	NA		
	Have the conclusions of the risk assessment been accepted by the Department and/or Regulator?	NA		
	For sites where there is a more sensitive land use adjacent to the site, has the 30 m buffer zone been applied for contaminants that may be laterally mobile in the groundwater or vapour media?	NA		
4.7 Complete Delineation	Is delineation of contamination in soil complete vertically and horizontally? Where contamination has entered the bedrock, delineation must be complete for bedrock as well.	Yes	14-15	Section 3.7
	Where impact to the groundwater has not been ruled out, is delineation of contamination in groundwater both vertically and horizontally complete?	Yes	14-15	Section 3.7
4.8 Evaluation and Management of Source and Heavily Impacted Media	For soil or groundwater contamination, have all sources of contamination, as defined in Alberta Tier 1 guidelines been identified, removed and properly disposed of or remediated and/or controlled as per Alberta Tier 2, Section 2.3.1?	NA	15-16	Section 3.8.1 - Source is off-site, remediation status in unknown

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
	Where a source area is being managed rather than remediated, is delineation sufficient to define the boundaries of the source areas or heavily impacted soils and to estimate potential mass and volume of contamination? It is important to understand the highest concentration and spatial distribution of the source and plume.	NA	15-16	Source is off-site. RMP is managing residual on-site contamination.
4.8.1 Source Removal and Control	Is there a timeline for source removal and source control? Does it seem feasible?	Yes	15-16	For identified on-site contamination Section 3.8.1
	If source control is proposed, does information provide detail that the control measure will: <ul style="list-style-type: none"> prevent the contaminant from spreading to adjacent areas (i.e. offsite) causing the soil or groundwater to exceed Alberta Tier 1 or Tier 2 guidelines?, operate until the source area meets remediation guidelines?, be supported by a monitoring program that demonstrates its efficacy?, identify any site management or use restrictions to protect acute, sub-chronic and chronic risks to human and environmental health?, and include a contingency plan to be implemented if monitoring indicates unacceptable risks? 	NA		
4.8.2 Contaminant Concentrations above Management Limits	Are contaminant concentrations above applicable management limits?	No	16	Section 3.8.2
	Are there any areas of active risk management or technical solutions that require ongoing maintenance, such as source control plans (or other)?	NA		
	Will the site be managed in the future to ensure that the source area will continue to be appropriately managed?	NA		

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
	For any source(s) of contamination in the soil or groundwater, are there sufficient lines of evidence provided in the RMP to demonstrate that the risks associated with the contaminated area will remain stable or will decrease with time and ensure against further contaminant migration to any area outside the managed area?	NA		
4.8.3 Evidence of Non-Aqueous Phase Liquids (NAPLs)	Does investigation provide enough information to demonstrate that NAPL is absent?	Yes	4, 16	Sections 3.1 and 3.8.3
	Are DNAPLs and/or LNAPLs described?	NA		
	If free-phase NAPL remains, is information related to mobility, volatility (potential to migrate to a human receptor at ground surface), solubility (potential to enter the groundwater pathway) and toxicity included?	NA		
	Is a monitoring program proposed to demonstrate contaminant plume stability or decreasing contaminant plume size?	NA		
	Has the proponent identified special considerations (e.g. vapour barriers, vapour monitoring, restricted development, etc.) for NAPLs/source areas?	NA		
	Has the proponent identified how access to the source area will be attained in the event that it is required in the future, including any hindrances to access from infrastructure or development?	NA		
4.8.4 Identification of Heavily Impacted Media	Has the proponent indicated the presence of heavily impacted media in the RMP proposal?	No	16	Section 3.8.4
	Are administrative controls required to ensure activities are not conducted within the management areas?	NA		

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Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
4.8.5 Preferential Flow Paths	If the CoPC has entered or has potential to enter preferential flow paths such as fractured bedrock, deposits comprised dominantly of medium, coarse sands and/or gravel, or coarse-grained materials along utility rights-of-way, has the RMP addressed increased risk to the groundwater or vapour phases along these exposure routes?	Yes	16 -17	Section 3.8.5
	Is modeling being used to address the layers encountered and flow movement among layers? If modelling has been used, has sufficient information explaining the modelling been provided?	No		
4.9 Soil Vapour Evaluation and Management	For volatile or semi-volatile CoPCs, has the applicant included an evaluation of the potential for contaminant migration in the vapour phase beyond the risk managed area or along preferential flow paths?	Yes	17	Section 3.8.6
	For volatile or semi-volatile CoPCs, has the applicant appropriately considered restrictions required for surface receptors, future development, buried infrastructure, fire, explosive hazards and potential for exposures during excavation?	Yes	17	Section 3.8.6
	For volatile CoPCs, does the RMP ensure monitoring of vapour concentrations near buildings, within the building and near the source of vapours?	Yes	17	Section 3.8.6
	If necessary, are the soil vapour probes located in the appropriate areas to monitor the near building and/or near source vapour concentrations?	NA		
	If necessary, have the soil vapour probes been properly installed and tested prior to use?	NA		
	Has the applicant used proper QA/QC protocols to ensure that samples collected are representative of the vapour in the soil?	NA		

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
	Has the applicant used appropriate attenuation charts or protocols to estimate attenuation coefficients to calculate soil vapour guidelines for the CoPCs? Has the applicant provided sufficient information on how the attenuations were derived?	NA		
	Have the appropriate site-specific soil vapour guidelines been used in the assessment of the contaminants?	NA		
4.10 Observation of Adverse Effects	Were adverse effects observed?	No	17	Section 3.8.7
	Was the RMP re-evaluated and/or amended after adverse effects were observed?	NA		
	Can further adverse effects be anticipated for the RMP?	No		
4.11 Acute, Sub-chronic, or Chronic Exposure	Are there acute, sub-chronic, or chronic exposure concerns that need to be considered?	Yes	17	Section 3.8.8
	If so, does the RMP indicate how short term exposure of critical receptors will be prevented?	Yes	20	Section 4.2
4.12 Human Health Exposure via Direct Contact or Ingestion Pathways	Is there the potential for exposure of a sensitive receptor to high levels of CoPCs through multiple or single exposure events based on direct contact or ingestion pathways (e.g. pica child exposure, populations with high reliance on game or locally grown food products)?	No	17	Section 3.8.10
	For human health direct contact or ingestion pathways, has the applicant considered risks from potential acute, short-term, sub-chronic, or chronic effects within the risk managed area (e.g. effects to the “pica” child or other high exposure incidents that may result in acute, short-term, sub-chronic, or chronic health effects, concentrations that may cause acute, short-term, sub-chronic, or chronic health effects in general populations)?	Yes	17	Section 3.8.10

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
	Has the applicant appropriately considered risks of surface exposure for human health direct contact or ingestion exposure pathways, within heavily impacted areas and proposed acceptable methods to prevent or mitigate exposure via this route?	Yes	20	Section 4.2
4.14 Sufficient Concentrations to alter Physical or Chemical Properties	Is the CoPC concentration sufficient to alter the physical or chemical properties of the soil or groundwater? If so, outline special considerations to address potential changes in the surrounding medium, transport mechanisms, pH value, redox conditions, or biological conditions.	No	18	Section 3.8.11

Implementation Requirements

Section of Guide	Query	Yes, No, N/A.	Page # in report	Comments, Discussion, Description
5.1 Summary of Requirements and Conditions	Is a written summary (executive summary or management summary) of requirements and/or conditions for the RMP provided?	Yes	II,III	Executive Summary
	Is the summary clear, concise, and simple? Is information presented in such a way that all readers can rapidly become acquainted with the larger body of material contained within the RMP?	Yes	II,III	Executive Summary
	Does the summary contain a brief statement of the problem or proposal covered within the RMP? Are background information, a concise analysis of the problem and main conclusions presented?	Yes	II,III	Executive Summary
	Is there clear emphasis on the main risk management requirements, conditions, and exposure controls needed for the RMP to be effective?	Yes	II, III	Executive Summary
5.2 Risk Evaluation	Have all risks from APECs or CoPCs been considered in the scope of the RMP?	Yes	20	Section 4.2
	Does the RMP have clear and unambiguous conclusions that demonstrate protection of receptors that may be at risk during the life of the RMP?	Yes	20	Section 4.2

Section of Guide	Query	Yes, No, N/A.	Page # in report	Comments, Discussion, Description
	Is the RMP supporting rationale sufficient to demonstrate that it will protect human health and environment?	Yes	19	Section 4.1
	Would failure of the RMP result in any of the following: <ul style="list-style-type: none"> • Immediate risk of exposure of humans to CoPCs at levels likely to be above Alberta Tier 1 or Tier 2 guidelines for a pathway of concern? • Sudden discharge of CoPCs to aquatic environments? • Immediate risk to terrestrial or non-human receptors? • Risk of CoPCs spreading to media such as soil, sediment, air, surface water or groundwater at concentrations that exceed the regulatory guidelines? <p>Where the failure of the RMP can result in more serious risks, such as immediate risks of exposure to humans or discharge into aquatic environments, more detailed monitoring, management and contingency plans will need to be included.</p>	No		
	Does the RMP provide sufficient details on the exposure barriers to be used?	Yes	19	Section 4.1, Figures 3 to 5
	Will the RMP prevent further deterioration of soil or groundwater conditions?	Yes	19, 20	Sections 4.1, 4.2
5.3 Monitoring Plan	Does the RMP ensure appropriate management of CoPCs if disturbed or excavated in the future?	Yes	19,20	Sections 4.1, 4.2
	Does the RMP have a Monitoring Plan?	Yes	20-21	Section 4.3
	For mobile CoPCs, does the RMP monitor changes to on-site and off-site conditions that may result from transport of the CoPC in the vapour or groundwater media?	Yes	20-21	Section 4.3

Section of Guide	Query	Yes, No, N/A.	Page # in report	Comments, Discussion, Description
	Does the RMP include clearly defined monitoring requirements including reporting schedules to Alberta Environment and Parks and/or Alberta Energy Regulator and any affected stakeholders?	Yes	20-21	Section 4.3
5.4 Contingency Plan	Does the RMP have a Contingency Plan?	Yes	21	Section 4.4
	Does the RMP include measures to identify changes to site condition?	Yes	21	Section 4.4
	Does the RMP include clear triggers to identify whether risks associated with the managed area are not stable or decreasing with time?	Yes	21	Section 4.4
	Does the contingency plan include provisions to initiate renewed stakeholder consultations for any affected or potentially affected party?	NA		No third party affected
5.5 Timelines and Plan Requirements	Does the RMP include timelines, milestones, and/or monitoring to ensure that the effectiveness of the RMP is determined?	Yes	21-22	Section 4.5
	Is there a clear understanding of the time frame that will be required and does the RMP include commitments by appropriate parties for any long-term management or monitoring?	Yes	21-22	Section 4.5
5.6 Communication Plan	Does the RMP have a Communication Plan?	Yes	22	Section 4.6

Section of Guide	Query	Yes, No, N/A.	Page # in report	Comments, Discussion, Description
	Have all directly impacted landowners provided a signed copy of the <i>Affected Third Party – Risk Management Plan No Objection</i> form? These parties may include affected adjacent landowners, the municipality in which the contaminated site resides and potentially the Government of Alberta, if required.	NA		No affected third parties
	Have <i>Affected Third Party – Risk Management Plan Notification</i> letters been sent to affected parties and are the letters included as an appendix in the RMP?	NA		No affected third parties
	Does the communication plan ensure that all affected parties are aware of any restrictions on use required by the RMP?	NA		No affected third parties
	Does the communication plan ensure that current and future land owners and other affected parties will be notified of any physical or administrative requirements to maintain the RMP?	Yes	22	Section 4.6
	Does the RMP include a mechanism for affected third parties, the proponent and the consultant to discuss and resolve third party concerns?	NA		No affected third parties
	Does the RMP document concern(s) raised from third parties and methods used to address those concerns?	NA		No affected third parties
5.7 Obligations for Long-term Care and Control	Does the RMP need long-term care and control to perform successfully?	Yes	22	Section 4.7
	Has the applicant submitted a signed copy of the <i>Person(s) Responsible – Risk Management Plan Commitment</i> form that indicates maintaining the RMP indefinitely or until compliance with the governing risk management objectives have been demonstrated?	Yes		Appendix C
	For any RMP that requires ongoing administrative commitments to ensure against exposure along a particular pathway, have administrative commitments been made to ensure the requirement is communicated and enacted for the time required?	Yes		Appendix C

August 10, 2021

FORMED ALLIANCE ARCHITECTURE STUDIO
303 - 1812 4 ST SW
CALGARY, AB
T2S 1W1, CAN

Dear Sir/Madam:

RE: Detailed Team Review 3 (DTR3)

Development Permit Number: DP2020-7757

Based on the plans received June 30, 2021, the Corporate Planning Applications Group (CPAG) has completed a detailed review of your application 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 DTR is required from the Applicant by the end of the sixty (60) calendar day response due date. Following the expiration of the response due date, the application may be inactivated with a thirty (30) calendar day timeline for a reactivation by the Applicant. 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.

Applicants are requested to contact the respective team members to resolve outstanding issues. Amended plans should not be submitted to the Planner until we are able to provide comments from all circulation referees.

CPAG endeavours to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is made in a timely manner. Should you have any questions or concerns, please contact me at (403) 268-5483 or by email at Manish.Singh@calgary.ca.

Sincerely,

MANISH SINGH, AICP

Senior Planner, Community Planning (North)

cc: HILLHURST BOUTIQUE LTD.
PO BOX 75065 RPO WESTHILLS
CALGARY
AB T3H3M1



Detailed Team Review 3 – Development Permit

Application Number: DP2020-7757
Application Description: New: Dwelling Unit, Retail and Consumer Service
Land Use District: Mixed Use - General (MU-1f3.3h19)
Use Type: Discretionary
Site Address: 218 19 ST NW
Community: WEST HILLHURST
Applicant: FORMED ALLIANCE ARCHITECTURE STUDIO
Date DTR Sent: August 10, 2021
Response Due Date: August 1, 2021

CPAG Team:

Planning

MANISH SINGH (403) 268-5483 Manish.Singh@calgary.ca

Development Engineering

DINO DI TOSTO (403) 268-2131 dino.ditosto@calgary.ca

Transportation

MARC BASTIAAN (587) 216-7193 marc.bastiaan@calgary.ca

Parks

KAREN MOUG (403) 200-7328 Karen.Moug@calgary.ca

General Comments

The development permit application is for a mixed-use development at 218 19 Street NW in the community of West Hillhurst. The existing land use district is MU-1f3.3h19. The application proposes commercial on ground floor and 24 dwelling units on floor above.

Comments on Relevant City Policies

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Inner City area of the Developed Residential Land Use Typology as identified on Map 1 of the Municipal Development Plan. The following policies within the Inner City area are relevant to the proposed application:

1. 3.5.2(b) A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.
2. 3.5.2(c) Maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations.

3.5.2(d) Buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity.

Bylaw Discrepancies *(DTR2 Response, plans dated Jun 30)*

Regulation	Standard	Provided
1374 Setback Areas (min.)	(1) Where a parcel shares a property line with a parcel designated as a low density residential District, M-CG or M-G: (b) the side setback area must have a min depth of 3.0m;	Plans indicate a building setback of 0.35m (-2.65m) from the South side property line.
1334 Projections into Setback Areas	(1) Unless otherwise referenced in subsections (3), (4), (5), (6), (7), and (8) a building or air conditioning units must not be located in any setback area.	DTR3 Update: Relaxation supported by Planning.
1371, 13 Building Height (max.)	(2) Where the parcel shares a side property line with a parcel designated as a low density residential district, M-CG or M-G District the maximum building height: (a) is 11.0m measured from grade at the shared property line; (b) increases at a 45 degree angle to a depth of 5.0m from the shared property OR to the number following the letter "h" indicated on the Land Use District maps, whichever results in the lower building height; and	Plans indicate the building is located in the max building height chamfer formed from the South parcel. DTR3 Update: Relaxation supported by Planning.
1348 Landscaping in Setback Areas	(1) Where a setback area shares a property line with another parcel designated as a residential district, the setback area: (a) must be a soft surfaced landscaped area;	Plans indicate a portion of the building and parking area are located in the South setback area. DTR3 Update: Relaxation supported by Planning.
	(1) Where a setback area shares a property line with another parcel designated as a residential district, the setback area: (d) 1.0 trees and 2.0 shrubs for every 45.0m ² .	Plans indicate 0 (-3) trees and 0 (-6) shrubs in the South setback area. DTR3 Update: Relaxation supported by Planning.
	(2) Where a setback area shares a property line with a lane, the portion of the setback area not required for access from the lane must be landscaped with a soft surface landscaped area and	Plans indicate a portion of the parking area in the East rear setback area. DTR3 Update: Relaxation supported by Planning.

	may include a sidewalk.	
1358 Garbage	(2) Garbage container enclosures must not be located in any setback areas.	Plans indicate a garbage container enclosure in the South setback area. DTR3 Update: Relaxation supported by Planning.
Motor Vehicle Parking Stalls	14 resident parking stalls required.	Plans indicate 3 (-11) resident parking stalls. DTR3 Update: Relaxation supported by Planning.
122 Standards for Motor Vehicle Parking Stalls	(1.1) The minimum width of a motor vehicle parking stall when it abuts a physical barrier, is: (b) 2.85m when a physical barrier abuts only one side.	Plans indicate a visitor stall with a width of less than 2.85m where the stall abuts a barrier (East property line). DTR3 Update: Relaxation supported by Planning.
Loading Stalls	2 Loading Stalls Required.	Plans indicate 0 (-2) loading stalls. DTR3 Update: Relaxation supported by Planning.

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. Applicants are encouraged to contact the respective team members directly to discuss outstanding issues or alternatively request a meeting with the CPAG Team.

Planning:

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DTR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

This information must be received, in its entirety, no later than 60 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 60 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice of the inactivation and of

a further 30 day time frame within which the application may be reactivated subject to a reactivation fee. If the development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

In the event that the application needs to be recirculated, a recirculation fee may be applied.

Development Engineering:

2. The Applicant shall submit a current **Remedial Action Plan and/or Risk Management Plan** that satisfactorily addresses the issues identified in the following report: Combined Phase I and II Environmental Site Assessment 218 19 Street NW Plan 8942GB; Block 10; Lot 4 in Calgary, Alberta” by Envirotech Engineering, dated March 26, 2021. All report(s) submitted will be reviewed to the satisfaction of The City of Calgary (Environmental & Safety Management).

DTR3 Update: The Risk Management Plan (June 2021) prepared by Envirotech Engineering is currently under review.

3. Amend the plans to:

Waste & Recycling Services – General

- a. Label a waste staging area to accommodate collection.

Waste & Recycling Services – Collection Vehicle Access

- a. Realign the vehicle sweep path as the proposed collection vehicle sweep path comes in contact with adjacent PL and Visitor parking.

Waste & Recycling Services – External Enclosure

- a. Indicate that the enclosure gates swing open wide enough to allow unimpeded access to containers.

Transportation:

No comments.

Parks:

No comments.

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:

Planning:

4. The Prior to Release conditions will be finalised at the time of Development Authority decision, subject to the resolution of the Prior to Decision comments in the preceding section.

Development Engineering:

5. Amend the plans to:

Waste & Recycling Services - General

- a. Provide protection to ensure all parts of the storage area do not come into contact by any part of a container. Refer to the "Development Reviews: Design Standards for the Storage and Collection of Waste"
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx> .

Waste & Recycling Services - Collection Vehicle Access

- a. Indicate that the adjacent lane will be paved at the developer's expense, as the containers will be rolled into the lane for collection.

6. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

https://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP-Design-Guidelines.pdf

Development Site Servicing Plans CARL (requirement list)

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

7. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m², the applicant may:
 - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24 hour storm event in the gravel drainage rock.
 - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
 - c. Provide block profiles that conform to the "Standard Block Profile Specifications for CAD and Manual Formats" for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

8. **After the Development Permit is Approved but Prior to its Release**, the Landowner shall execute an Off-Site Levy Agreement for the payment of Off-Site Levies pursuant to Bylaw 2M2016. The Off-Site Levy is **based on a 2021 Development Approval date** and was based on the following:

Phase	Description	Unit(s)
1	Multi-Residential - Above Grade	16 Units; 2 Bedrooms or More 8 Units; 1 Bedroom or Less
	Retail/Commercial	New Commercial: 157.65m ²

Based on the information above, the **Preliminary Estimate** is **\$ 84,834.56**.

Should payment be made prior to Release of the Development Permit, an Off-Site Levy Agreement will not be required.

Include the completed Payment Submission Form, which was emailed to the Applicant. Only Certified Cheques and/or Bank Drafts made payable to The City of Calgary are acceptable.

To obtain an Off-Site Levy Agreement or for further information, contact the Calgary Approvals Coordination, Infrastructure Strategist (Mary Jerebic at 403-268-1603 or Mary.Jerebic@calgary.ca) or offsitelevy@calgary.ca.

Transportation:

9. Execute and register on title an Access Agreement over the northerly neighbouring property (Servient Lands) in favour of the subject property (Dominant Lands) for the purpose of pedestrian access to the shared loading facility. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document can be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
10. Submit Construction Drawings for review and approval of the rear lane (repaving) from 2 AV NW to the south property line.
11. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

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

Roads

- a. Construction of new asphalt lane paving from the south property line to 2 AV NW.
- b. Rehabilitation of lane driveway crossing, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,

12. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- a. Possible street lighting upgrading adjacent to site.

Parks:

13. Provide details regarding tree species, trunk diameter (caliper size), and quantity of proposed public trees as per *Parks Development Guidelines and Standard Specifications, Landscape Construction* (current edition). Tree spacing of boulevard trees should be 5.0m in order to provide an enhanced pedestrian realm.

Permanent Conditions

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

Planning:

14. The Permanent Conditions will be finalised at the time of Development Authority decision, subject to the resolution of the Prior to Decision issues in the preceding section.
15. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
16. No changes to the approved plans shall take place unless authorized by the Development Authority.
17. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
18. All roof top mechanical equipment shall be screened.
19. All areas of soft landscaping shall be irrigated as shown on the approved plans.

20. Parking and landscaping areas shall be separated by a 150mm (6 inch) continuous, poured in place, concrete curb or equivalent material to the satisfaction of the Development Authority, where the height of the curb is measured from the finished hard surface.
21. Crushed aggregate or materials including but not limited to brick, pea gravel, shale, river rock and gravel are not permitted within required landscape areas.
22. All electrical servicing for freestanding light standards shall be provided from underground.
23. For parking areas, a lighting system to meet a minimum of 10 LUX with a uniformity ratio of 4:1 on pavement shall be provided.
24. Each parking stall, where located next to a sidewalk, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
25. Handicapped parking stalls shall be located as shown on the approved plans released with this permit. Handicap parking stall(s) shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.
26. The waste and recycling area shall be kept in a good state of repair at all times.

Development Engineering:

27. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

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

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

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

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

29. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
30. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
31. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
32. Pursuant to Bylaw 2M2016, Off-Site Levies are applicable.
33. **After Approval of the Development Permit but Prior to Issuance of a Development Completion Permit or any occupancy of the building**, payment shall be made for Off- Site Levies pursuant to Bylaw 2M2016.

Transportation:

34. Residents of this development shall not be eligible for Residential Parking Permits.

35. For a ten year term, commencing at the date the development completion permit is issued, a minimum \$200 per year active transportation credit must be provided to each unit that is not provided with an on-site parking stall. The credit is to be used for Calgary Transit passes, carshare trips, e-scooter trips or rideshare trips. For the ten year term, the owner must provide or cause to be provided, to EMAIL, no later than DATE of each year, an annual report respecting the active transportation credit. The report must summarize, at a minimum, for the preceding year:

- 1) The units to which each of the parking stalls were assigned, and a list of the units without assigned parking stalls;
- 2) A list of the units eligible for the active transportation credit;
- 3) A list of the units which received the active transportation credit; and
- 4) Any terms under which the active transportation credits were issued.

The report should include this information for the full-calendar year and should be presented in a "monthly" format.

DTR3 Update: This Condition of Approval is a draft, and is currently being finalized working with bunt & associates.

36. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
37. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.

Parks:

38. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact 311 for an inspection.
39. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector (403-804-9417) to arrange an inspection.

Advisory Comments

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

Planning:

40. The Advisory Comments will be finalized at the time of decision.
41. 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, it must be submitted to the Subdivision and Development Appeal Board (4th Floor, 1212 31 Avenue NE, Calgary, AB T2E 7S8) [DJ3 Building] **within 21 days after the date on which the decision is made**. An appeal along with reasons must be submitted, together with payment of a \$200.00 fee, to the Subdivision and Development Appeal Board. An appeal may also be filed online at <http://www.calgarysdab.ca> or mailed to Subdivision and Development Appeals Board (#8110), P.O. Box 2100, Station M, Calgary AB T2P 2M5. To obtain an appeal form, for information on appeal submission options or the appeal process, please visit the website or call 403-268-5312.
42. 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.
43. Building Regulations advises of the following. Please refer to the contact provided in the comments below if you have any questions prior to your building permit application.

A preliminary review for compliance with the National Building Code – 2019 Alberta Edition has been completed based on the Development Permit Application Drawings. The following comments may affect the design concept of the building and shall be addressed prior to the application for a Building Permit. A Building Permit shall be obtained from the Building Regulations Division before construction.

National Building Code – 2019 Alberta Edition Comments (advisory)

1. Division B, 3.2.2 Provide a complete Building code review at time of Building Permit application. The building classification shall be included as required by Division C, 2.2. The fire separations and fire resistance ratings shall be clearly identified on the drawings. (Floor loading, fire resistance ratings, spatial separations, construction of exposing building face, occupant loads, exiting, etc)
2. Division B, 3.2.3 Provide spatial separation calculations for ALL buildings, new and existing. Please note the requirements for fire rated assemblies of exposed building faces, permitted type of construction/cladding (combustible or non-combustible) and provide tested listed assemblies and/or material specifications that support these requirements. In the case that there is no property line to calculate limiting distance, an arbitrary line is drawn between the two buildings and limiting distance is calculated to this line for both buildings. Provide all calculations, confirmation of all existing exposed building face construction/closures, confirmation of existing building uses, and identify the line of limiting distance used between the existing and new buildings on the plans.

3. Division C, 2.4. Please note full professional involvement will be required for the design and building permit submittal for this project. Please ensure Architectural, Structural, Mechanical, Electrical, and Geotechnical professionals are retained, and provide drawings from each discipline.
4. Division B, 3.2.5 Ensure provisions for firefighting are met.
5. 3.8.2.3. Areas Requiring a Barrier-Free Path of Travel (See Note A-3.8.2.3.) 1) Except as permitted by Sentences (2), (4) and (5), a *barrier-free* path of travel from the entrances required by Sentences 3.8.2.2.(1) and (2) shall be provided throughout all normally occupied *floor areas*. (See Article 3.3.1.7. for additional requirements regarding *floor areas* above or below the *first storey* to which a *barrier-free* path of travel is required.)
6. 3.8.2.5. Access to Parking Areas, Exterior Passenger-Loading Zones and Stall Design (See Note A-3.8.2.5.) 1) A *barrier-free* path of travel shall be provided from the entrance referred to in Article 3.8.2.2. to a) an exterior parking area, if exterior parking is provided, b) at least one parking level in a parking structure, and c) every parking level in a parking structure served by a passenger elevator. **5) Parking stalls for use by persons with disabilities required by Sentence (2) or (4) shall be designed in accordance with Article 3.8.3.22.**
7. 3.5.4.1. Elevator Car Dimensions 1) If one or more elevators are provided in a *building*, all *storeys* shall be served by at least one elevator which has inside dimensions that will accommodate and provide adequate access for a patient stretcher 2 010 mm long and 610 mm wide in the prone position. (See Note A-3.5.4.1.(1).) 2) An elevator satisfying the requirements of Sentence (1) shall be clearly identified on the main entrance level of the *building*.
8. Please note proof of Alberta New Home Warranty may need to be provided at time of Building Permit application: refer to <http://homewarranty.alberta.ca/>.
9. The Province of Alberta requires all residential builders to have a builder license to construct residential projects including multi-residential. Accordingly, the City of Calgary is required to check for evidence of the builder license for any building permits that include residential dwelling units in the scope of work. Any questions related to builder licensing can be directed to builderlicensing@gov.ab.ca.
10. Partial Permit: Please note that a partial permit application may be made at the time of your building permit application or anytime thereafter (in consultation with your building permit file manager SCO). The scope of a partial permit may vary - please specify proposed scope of the partial permit at the time of the application. Please refer to the following document for information necessary when applying for a partial permit on this project. <http://www.calgary.ca/PDA/pd/Documents/building/commercial-partial-permit.pdf>

National Energy Code of Canada for Building 2017 (advisory)

1. NECB Division A, 1.1.1.1. The National Energy Code for Buildings 2017 will apply to this proposal at time of building permit submission. Please refer to www.Calgary.ca/energycodes for further information on submission requirements.
2. NECB Division B, 3.1.1.6 & 3.2.1.4. Please note that if fenestrations and doors exceed 33% of the gross wall area this would preclude the use of the prescriptive compliance path.

3. NECB Division B, 3.2.2.1. The National Energy Code for Buildings 2017 prescriptive and trade off paths require vestibules on certain exterior access doors. Please ensure this is addressed prior to the application of Building Permit.
4. NECB Division B, 4.1.1.2(1) & 4.2.3. Please note that any exterior and accent lighting fed from the building supply is required to meet the National Energy Code for Buildings 2017. Please ensure that where applicable these are included within your chosen compliance path.
5. NECB Division B, 7.2.1.1.(2) National Energy Code for Buildings 2017 requires that in buildings containing dwellings the electrical energy consumption be capable of being monitored for each individual unit.
6. Please be aware that any envelope changes that are required at building permit stage in order to achieve compliance with National Energy Code for Buildings 2017 or Section 9.36 of National Building Code - Alberta Edition 2019 may result in a new or revised development permit being required.
7. NECB Division B, 8.1.1.2. Please be aware that in a performance path submission all drawings submitted will require to be fully coordinated with the model.

Jennifer Rodger
 Safety Codes Officer - Buildings
 T.403-268-1667
 Development Approvals and Building Safety - Division #8114
 Calgary Building Services
 P.O. BOX 2100, POSTAL STATION M-, CALGARY, AB. T2P 2M5

44. The approval of this Development Permit does not limit in any way the application of the regulations in the Alberta Building Code, nor does it constitute any permit or permission under the Alberta Building Code.
45. In addition to your Development Permit, you should be aware that Building Permit(s) are required. Once your Development Permit application has been approved, you may apply for Building Permit(s). Please contact Building Regulations at 403-268-5311 for further information.
46. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the development (building and site), including those which are required through the building permit process.

Development Engineering:

47. The developer is responsible for ensuring that:
 - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation or risk management is undertaken.
 - b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action plan and/or risk management plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Alberta Health Services.

- c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
- d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
- e. The development is in compliance with applicable environmental approvals (e.g. Alberta Environment Approvals, Registrations, etc), Energy Resources Conservation Board approvals and related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

- 48. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

- 49. Any flammable or combustible liquid storage tank over 230 litres requires 3 sets of drawings to be submitted to the Fire Department, Fire Inspections and Investigations, Technical Services for review.

Plans are to be delivered to:

4144 - 11 ST SE, Calgary, Alberta, T2G 3H2

There is a fee structure in place for this review.

Refer to this website link for more information:

<http://www.calgary.ca/CSPS/Fire/Pages/Inspections-investigations-and-permitting/Registering-Flammable-or-Combustible-Tanks.aspx>

- 50. Prior to the commencement of construction, alteration or demolition operations, a fire safety plan, **accepted in writing** by the Fire Department and the authority-having jurisdiction, shall be prepared for the site and conform to the requirements of the AFC 2014, Division B, 5.6.1.3.. This document is required as a Building Permit condition for approval.

- 51. Based on information gathered in the 2013 flood event, and analysis contained in the "Bow River and Elbow River Hydraulic Model and Flood Inundation Mapping Update" (2015, City of Calgary and Alberta Environment), a basement on this parcel has the potential for flooding due to groundwater seepage.

The following should be considered in the basement design:

- a. Construct all electrical and mechanical equipment within a building at or above the **1051.7m**;

- b. Basements should not be utilized for storage of immovable or hazardous materials that are flammable, explosive or toxic.
 - c. A sump pump should be provided in the basement. The outfall pipe should be looped and discharge above the recommended 100 year flood level.
 - d. A separate electrical circuit should be provided for the sump pump with the operating switch located above the recommended 100 year flood level.
 - e. Basements should be designed to minimize seepage while employing appropriate foundation pressure relief methods, unless those pressure relief methods are intentional flooding, i.e. foundation pressure relief cut outs.
 - f. Installation of backflow prevention valve(s) on sewer lines or the elimination of gravity flow basement drains.
52. Water connection is available from 19 St NW.
- Indicate on the DSSP the existing service to site that is to be killed as per city specs.***
53. The available fire flow in the adjacent City water main is 15,000 L/min at 15m residual pressure This letter should also indicate that the internal water supply is adequate based on the pressure and size off the public main.
54. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall, 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
55. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
56. Review with Fire Prevention Bureau at 403-815-1114 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. (Principal entrance(s) are to be labeled on the plan.)
57. Ensure that the water service separation from the foundation wall or piles is:
- a. 4.0m (100mm service or larger), or
 - b. 3.0m (50mm service or smaller), or
 - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
58. The applicant must apply for water and sewer connections as per City Standards.
59. Sanitary sewer connection is available from 19 St NW.
- Indicate on the DSSP the existing service to site that is to be killed as per city specs.***
60. Storm sewers are unavailable for connection.
61. Show all existing and proposed sewers on the Development Site Servicing Plan prior to release of the development permit. Contact Development Site Servicing at developmentservicing2@calgary.ca for details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf

Development Site Servicing Plans CARL (requirement list)

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

62. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current "Stormwater Management & Design Manual" Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
63. A wastewater monitoring access point is required to service the proposed industrial, commercial or institutional developments as per Part VIII of the *Wastewater Bylaw 14M2012*. Such an access point allows for the observation, sampling and flow measurement of wastewater entering the wastewater system, and includes a test manhole. Monitoring access points should be, wherever possible, located outside the property line on public property. If the access point cannot be located on public property, an access easement is required. The access easement is to be a minimum 5m x 5m surrounding the wastewater monitoring access point and shall include an access easement from the site entry point to the manhole to allow for vehicle access. The easements must be registered on title prior to DSSP approval. Contact the Land Titles Officer, Corporate Properties at 403-268-5863 for an access easement. All monitoring access points must provide unrestricted access to City staff for inspection purposes.
64. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
65. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
66. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100 year storm events.
67. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
68. All on-site sewers are to be designed to City of Calgary specifications.
69. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100 year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100 year elevation in the trap low or spill elevation, whichever is higher. This minimum

grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

70. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
71. Stormwater emergency escape routes must be to a public roadway.
72. For questions and concerns regarding waste storage facilities, refer to the "Development Reviews: Design Standards for the Storage and Collection of Waste"
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

Or

Contact the Waste & Recycling Services Specialist 403-268-8445 for further site specific details.

73. Storage enclosures and collection areas shall be maintained and clear of snow and ice.

Transportation:

74. The subject development is within Residential Parking Zone "Z", however residents will not be eligible for the RPP program.

Parks:

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

MEMO

Date: October 21, 2021
 Project: Hillhurst Boutique (DP2020-7757)
 Subject: Resident Parking Relaxation (V2)

Project #: 02-21-0057

To: FAAS
 From: Amrit Uppal, P.Eng.

A multi-family residential development (24 units) with ground floor commercial (159 m²) is proposed at 218 19 Street NW. The vehicle parking supply of 6 stalls (3 visitor + 3 resident) will require a resident bylaw parking relaxation. This memo is prepared to identify how the resident parking relaxation will be addressed through alternative travel options.

This update of the April 2021 memo is completed to match the site plan parking supply (1 stall reduction) and clarify the credit application/amount (applied to all units; increased to \$2,500).

1. BYLAW REQUIREMENT

Bylaw vehicle parking requirements based on the site's zoning of MU-1 are calculated in Table 1.

Table 1: Bylaw Vehicle Parking Requirement

USE/USER	DENSITY	BYLAW RATIO (STALLS PER UNIT)			BYLAW STALLS	
		Base	Bicycle* Reduction	Transit** Reduction	With Bicycle Reduction	With Bicycle + Transit* Reduction
Resident	24 units	0.75	-0.1875	-0.1875	14 (13.5)	9
Visitor	24 units	0.10	-	-0.025	3 (2.4)	2
Commercial	159 m²	No requirement			-	-
TOTAL					17	11

**Bicycle Reduction* – The bylaw reduces base resident vehicle parking requirements if extra Class 1 bicycle parking is provided. This reduction is applied at a ratio of 0.25 vehicle stalls for each excess bicycle stall to a maximum reduction of 25%. With a supply of 1.25 'Class 1' stall per unit, the maximum reduction will apply.

***Transit reduction* – The bylaw reduces base resident and visitor vehicle parking requirements by 25% if sites are serviced by frequent bus service within 150 metres or LRT service within 600 metres. The site is 170 metres to frequent bus service on Kensington Road (Route #1) and therefore no reduction is applied. For comparative purposes, the requirement if the transit reduction applied is included in the table.

Resident Parking

The development will require a resident parking relaxation of 11 stalls. If the site were located 20 metres closer to Kensington Road, the resident parking relaxation would reduce to 6 stalls. While the site does not qualify for the frequent transit reduction, the site is serviced by a frequent transit route within a reasonable walking distance.

Visitor Parking

The bylaw requirement will be met.

Commercial Parking

The City of Calgary recently removed all minimum commercial parking requirements. The previous minimum requirement that applied to the site was less than a stall ($159 \text{ m}^2 \times 2 \text{ stalls}/100 \text{ m}^2 = 3 \text{ stall ground floor reduction} = 0.2 \text{ stalls}$). Dedicated on-site commercial parking is not required due to the small demand anticipated from the commercial use. Opportunity exists for shared commercial/residential visitor parking.

2. ALTERNATE TRAVEL OPPORTUNITIES

A number of transportation reports have been recently completed for the area including most recently the *19 Street NW Land Assemblies Transportation Impact Assessment*. These studies have identified that:

- **Walking** - The site is within a walkable area and serviced by local commercial as illustrated in Figure 1.
- **Cycling** - The 19 St NW bikeway connects to the Bow River pathway and 5 Avenue NW bike lanes as illustrated in Figure 2.
- **Transit** - Frequent bus service is provided on Kensington Road (Route #1 and BRT #305) as illustrated in Figure 3.
- **On-Street Parking Restrictions** - A residential parking permit overlay is in place as illustrated in Figure 4. This overlay limits off-site impacts associated with the relaxation as site residents will not be eligible for residential parking permits.
- **Carshare** - Communauto services the area as illustrated in Figure 5.

Figure 1: Pedestrian Context



Figure 2: Cycling Context

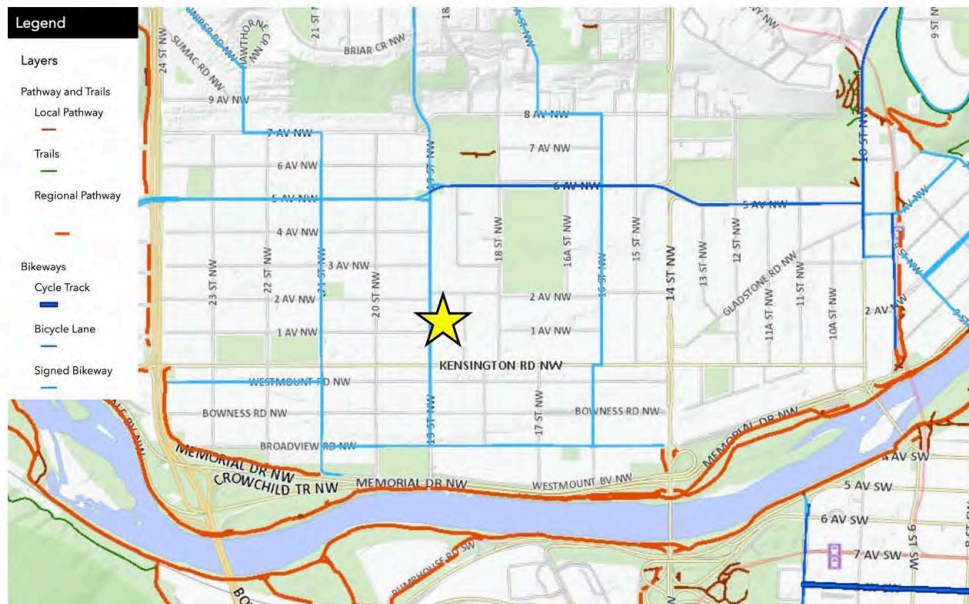


Figure 3: Transit Context



Figure 4: On-Street Parking Permit Context

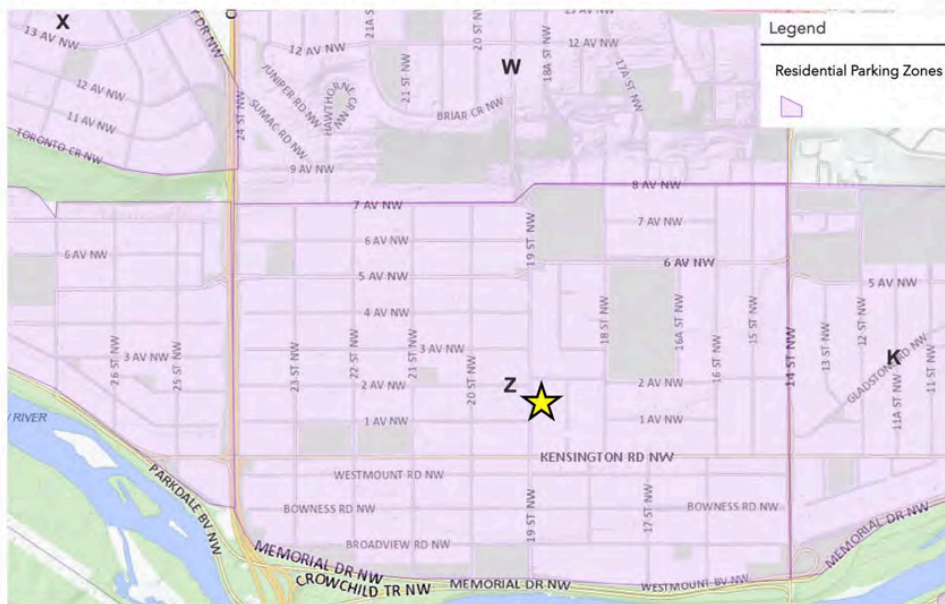
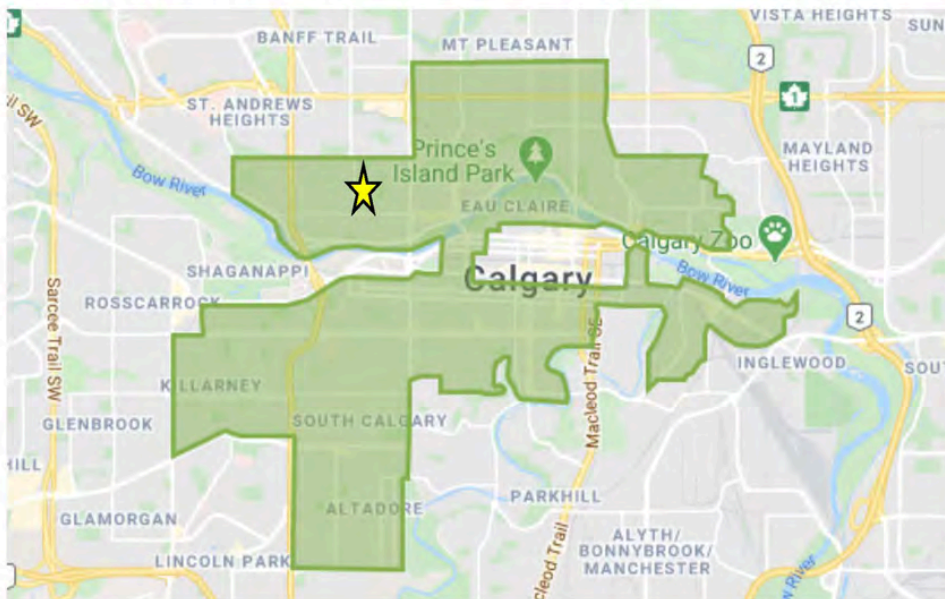


Figure 5: Carshare Zone Context



3. ALTERNATIVE TRAVEL SUPPORT

To support alternative travel options, the development will also implement the following:

3.1 Bike Parking

Class 1 bike parking provided at 1.25 stalls per unit.

3.2 Active Transportation Credit

A \$2,500 active transportation credit will be provided to each unit. Residents will be able to use this credit towards:

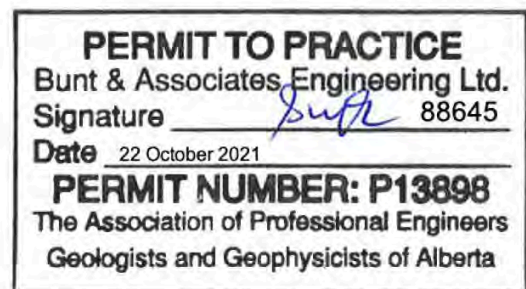
- (1) Calgary Transit Passes,
- (2) Carshare Trips – e.g. Communauto,
- (3) Rideshare Trips – e.g. Uber, and
- (4) E-Scooter trips.

The active transportation credit will be provided over a 5-year period (\$500 per year). Suites will be marketed as including an active transportation credit to support residents choosing to live without a private vehicle. Tenants will submit a form to the management company (with accompanying receipts) to claim qualifying active transportation credit amounts.

At the end of the 5-year period, a report will be provided to the City identifying the effectiveness of the program (e.g. credits paid, known tenant parking ownership rate).

4. CONCLUSION

With consideration of available alternative travel opportunities and supporting strategies, Bunt & Associates concludes the proposed resident parking relaxation is appropriate.





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

December 16, 2020

File No: DP2020-7757

Development Circulation (#8201)

Location: 218 19 St NW

We would like to advise you that the proposed development does not meet “Alberta Electrical Utility Code” under the Alberta Safety Codes Act and/or ENMAX Power Corporation requirements.

We have identified the following conflict:

Waste & recycling container pick-up has potential conflict with overhead powerline. Any details on how truck will pick-up these containers.

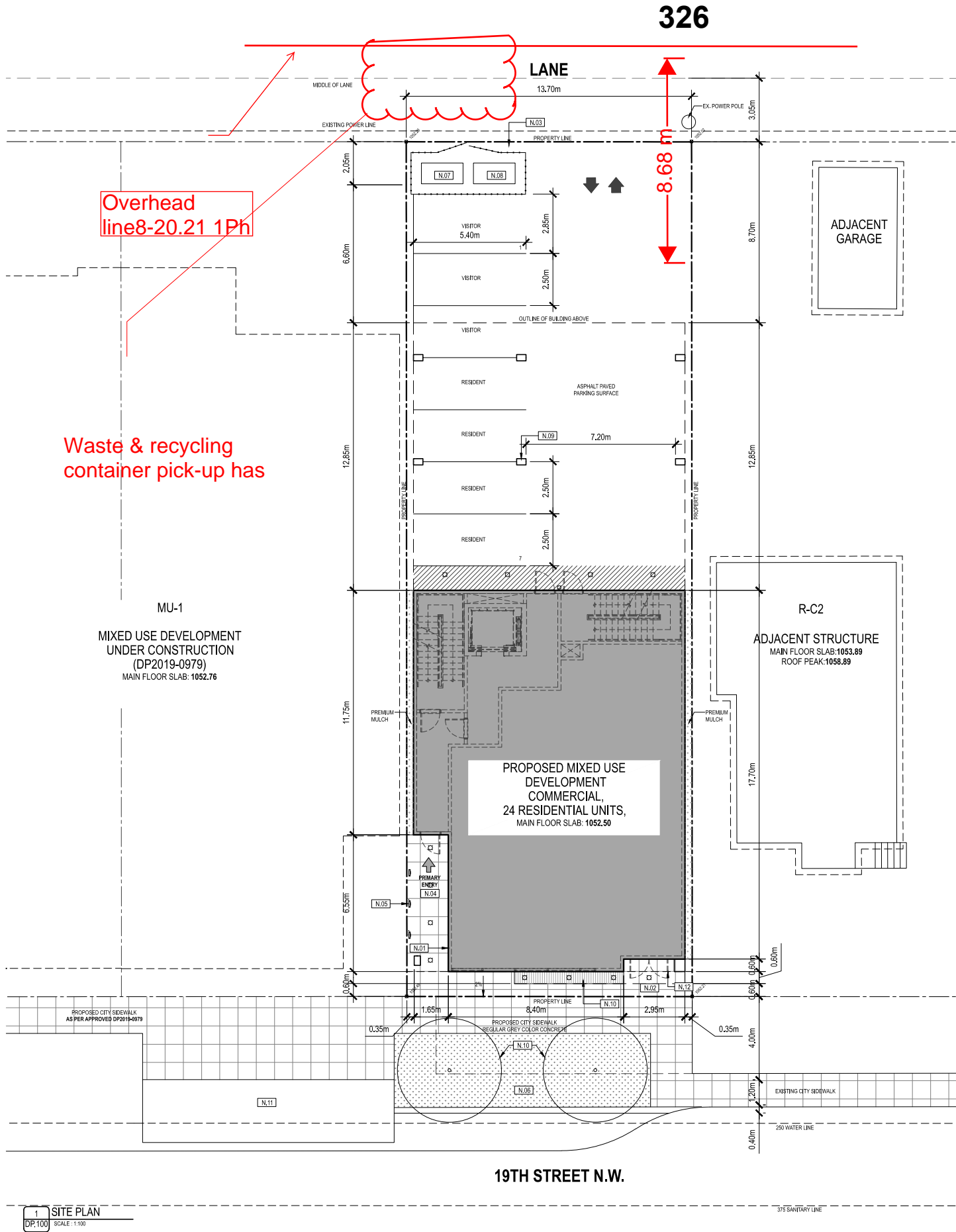
Please contact Arnel Soledad at ASoledad@enmax.com or at 403-796-6268 to further discuss resolution options for this conflict.

Until the above noted safety concerns are adequately addressed, this Development permit is not acceptable to ENMAX Power Corporation. Please contact the Project administrator at EPC_Permits@enmax.com if you have any further concerns, or require additional information regarding this Development Permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Arnel Soledad", with a stylized flourish extending to the right.

Arnel Soledad, P.Eng
Distribution Engineering



- SHEET NOTES**
- N.01 PROPOSED RESIDENTIAL SIGNAGE (SEE DP.1/200)
 - N.02 COMMERCIAL ENTRY
 - N.03 WHR ENCLOSURE
 - N.04 MAIN ENTRY WITH CALGARY FIRE DEPARTMENT APPROVED LOCKBOX
 - N.05 CLASS-II BIKE RACKS (SEE DP.011)
 - N.06 EXISTING SIDEWALK TO BE REMOVED
 - N.07 200 YARD GARBAGE CONTAINER
 - N.08 200 YARD RECYCLING CONTAINER
 - N.09 12' X 18' COLUMN
 - N.10 COMMERCIAL ENTRY BENCH AND CANOPY ABOVE
 - N.11 FUTURE BUS STOP LOCATION, AS PER APPROVED DP.019-0979
 - N.12 PROPOSED COMMERCIAL SIGN ABOVE (SEE DP.3/200)
 - N.13 PROPOSED BOULEVARD TREE, DECIDUOUS
 - EXISTING GEODETIC ELEVATION
 - PROPOSED GEODETIC ELEVATION

- GENERAL NOTES**
- A. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
 - B. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
 - C. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
 - D. CLOSEST HYDRANT LOCATED AT 38.4m NORTHWEST.
- EXTERIOR LIGHT FIXTURES**
- RECESSED SOFFIT FIXTURE - (SEE DRAWING DP.6/001)
 - WALL MOUNTED SCONCE - (SEE DRAWING DP.5/001)

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
01	DP SUBMISSION	12.01.20

BOUTIQUE

218 19TH STREET N.W.
L4, B19, PLAN8942GB
20.15.ECC
AD MF
11/30/2020 AS SHOWN

SITE PLAN

DP.100

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

DP2020-7757

From: CAWard7 - Dale Calkins
Sent: Friday, December 18, 2020 1:46 PM
To: DP Circ
Cc: Singh, Manish; 'planning@westhillhurst.com'
Subject: RE: Electronic Circulation of DP2020-7757

Hello Manish,

Councillor Farrell reviewed DP2020-7757 and offers the following comments:

General

- The proposal generally aligns with the intent of the Land Use Redesignation recently approved by Council and supports the continued evolution of the 19 St NW Main Street area.
- The micro unit approach provides an increase in the diversity of housing types for the community.

Design

- The proposal offers a strong but simple street wall presence.
- The punched window frames and the window screening are visually engaging.
- The extensive use of masonry projects an image of durability and quality.
- The proposed signage plan stands to be improved. It does not project an image of quality.
- The south elevation will present a significant blank wall to the street. We see this as an opportunity for mural art. Otherwise, something needs to be done here.
- Shadowing across the lane should be reduced by the significant rear setback.

Landscaping

- The applicant appears to be providing the public realm improvements required by Council as part of land use approval.
- The entry bench is a nice touch and should support vibrant interactions between the commercial use and the public realm.
- The rooftop amenity space could be better detailed and structured to promote use.

Mobility

- The requested automobile parking stall provisions are appropriate given the micro unit approach, proximity to walkable daily amenities, and proximity to frequent transit service.
 - A condition of approval should be that the addresses for the site are removed from eligibility for on-street parking permits.
- As to the allocation of automobile parking stalls, we suggest they be designated as scramble parking to ensure optimal utility between commercial and residential users.
- The greater than required Class One bicycle parking provisions are welcome and help to offset automobile trip generation rates. This is key to supporting the automobile parking reduction and should be effective considering West Hillhurst is the number one Calgary community for bike to work mode share.
- The provision of both vertical and horizontal Class One stalls will improve utility for a wider range of users.

Best regards,

Dale Calkins (he/him)

Senior Policy & Planning Advisor

Druh Farrell – Ward 7 Councillor

Office of the Councillors, PO Box 2100, Station M, Calgary, Alberta, T2P 2M5

[e CAWard7@Calgary.ca](mailto:CAWard7@Calgary.ca) [w www.DruhFarrell.ca](http://www.DruhFarrell.ca)



From: Halliburn, Pamela E. **On Behalf Of** DP Circ

Sent: Thursday, December 3, 2020 11:15

From: WHCA Planning Committee <whcaplanningcommittee@gmail.com>
Sent: Thursday, December 24, 2020 11:02 AM
To: DP Circ
Cc: Singh, Manish; CAWard7 - Dale Calkins
Subject: [EXT] Re: Electronic Circulation of DP2020-7757

Hello Manish,

The West Hillhurst Planning Committee has reviewed DP2020-7757 and offers the following comments:

- Massing should be reduced to align with neighbouring 19+2 development. Balconies and setbacks on the 4th and 5th storeys are encouraged to provide interactions with the street.
- Modify ground floor design to allow for commercial flexibility. Move residential entrance to allow the highest concentrations of shops and services.
- The proposed building does not offer a mix of residential units. With such close proximity to schools, the committee encourages units that would be suitable for families. A variety of housing types ensures everyone has a place to stay and to grow in this neighbourhood.
- A parking study should be completed for potential impact on parking due to relaxation requested. The committee agrees with Councillor Farrell that units should not have residential parking permits.
- The committee is concerned with fire safety and the lack of bedroom windows and balconies and would request a Fire Code review.
- There is reduced potential for 19 Street NW development with a single building proposed on this site.
- 19 Street NW continues to see higher density builds and should be included in the City's Main Streets initiative.
- Offer a mix of hard and soft landscaping that is located to support pedestrian comfort and delineate the transition from the public realm to private realm.
- Offer a landscape boulevard next to the sidewalk to give space for trees, transit stops and street furniture.
- Encourage building setbacks along 19 Street NW with soft landscaping that is located to support pedestrian comfort and provide the strongest delineation between public realm to private.

Thank you,

Karen Dahl

On Thu, Dec 3, 2020 at 11:16 AM DP Circ <DP.Circ@calgary.ca> wrote:

Comment # 1 –

December 7, 2020

Stirling Karlsen [REDACTED]

Via phone [REDACTED]

Stirling inquired about proposed height and zero-lot line. He owns the lot immediately to the south. Stirling supports the proposal but would want to see more info. He would like to review the plans.

FM Note: Manish asked for an email address. Manish shared instructions for reviewing plans in an email dated Dec. 7, 2020.

February 11, 2021

Stirling Karlsen [REDACTED]

Via phone [REDACTED]

Stirling offered no comments. Requested a copy of Phase 1 / 2 ESA. Manish provided a response.

July 19, 2021

Stirling called – [REDACTED]

Large parking relaxation requested with DP2020-7757.

Neighbor may appeal – if they don't get their Land Use.

Their request for large parking relaxations may impact the rezoning for R-C2 parcels (Stirling Parcels).

Comment # 2 –

December 11, 2020

Emma Simmons [REDACTED]

Hi Manish,

I'm curious about this development that is proposed at 218 19 St NW. If you could please provide answers to the following questions, I would really appreciate it!

- Do you know who the developer is?
- Will these units be rental or for-sale?
- Do you know how many storeys the building will be?
- Are there any parking stalls planned? And if so do you know how many?
- What is the proposed FAR?

Thank you so much,

Emma

FM Note: Manish suggested to review the plans. Manish shared instructions for reviewing plans in an email dated Dec. 16, 2020.

Comment # 3 –

April 20, 2021

Submitted by: Lisa Caines

Contact Information

Address: 2232 3rd Avenue NW

Phone: [REDACTED]
[REDACTED]

Has this been approved? Where can I find the actual documents supporting the DP (what is planned for this single lot)? How can a multi residential building in an established residential area be considered without allotted parking? What am I missing? I am unable to find exactly what has been submitted with this DP, but I have heard that this is a 5 storey building somehow stuffed onto one lot, the worst part of which is that it will not be designed with parking! Where will the residents of this building park? On the streets - the streets that are already congested around this area. This creates a problem that could be avoided by requiring new development to include sufficient parking for residents and visitors. Where are the DP application documents for this building that are currently being reviewed? Or has this already been approved by the City?

FM Note: Manish shared instructions for reviewing plans in an email dated Apr. 28, 2021.

April 29, 2021

From: Lisa Caines [REDACTED]

Hi Manish,

Thank you very much for the response. I have now seen the plans for this building and have the following additional comments and questions:

1. When was the application submitted?
2. How much longer is the City accepting comments from the public?
3. How can the City approve a new development in an established residential neighbourhood without adequate parking?
4. I see that the developer outlined a required 0.75 stalls / residential unit + the required visitor parking would dictate 21 stalls for this building (page 7). When I read the bylaw (section 558), it seems like the minimum vehicle requirements are 0.9 stalls/residential unit (21.6 stalls) and 0.1 visitor stalls / unit (2.4) for a total requirement of 24 parking stalls. Can you point me to where the developer comes up with 0.75 stalls / residential unit?

SDAB2021-0091

5. Can you also point me to the bylaw section that would allow a parking reduction for enhanced bike space? Again, I see the part of the bylaw that deals with parking reductions in transit areas, but this building is in Parking Area 3 and that does not apply. I can't find anything in the bylaw that allows reductions for enhanced bike parking.

6. What bylaw or land use planning tool does the city follow when determining what parking relaxations are acceptable? Seven stalls for a building with 24 individual 1-2 bedroom units with commercial space on the main floor is unacceptable. Once developments like this get approved and built, the residents are left with the resulting (and largely avoidable if new buildings have sufficient parking), congested streets, traffic and parking issues, especially when facing continued (and for the most part welcomed) development along 19th street. It is simply not acceptable.

7. Has this developer provided any documentation, like a TIA, in support of this proposal relating to parking?

Thanks again,

Lisa Caines

FM Note: Manish responded with general responses (application dates, some bylaw rules) and shared instructions to review parking memo in an email dated May 4, 2021.

May 10, 2021

From: Lisa Caines [REDACTED]

Hi Manish,

Thanks again for your responses below - and for pointing me to the right section of the bylaws! I've reviewed the memo submitted by the Developer in support of the parking relaxation and have provided further comments in the attached document.

Sorry that I missed your call last week, I tried calling back but did not get you either.

Thank you,

Lisa

Attachment to this email:

Further comments to DP 2020-7757 (218 19th Street NW)

Submitted to Manish Singh on May 10, 2021

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By Lisa Caines

Following my review of the memo, dated April 23, submitted by the developer in support of the parking relaxation, my comments are as follows:

- The bylaw is clear and sets out parking requirements for buildings like this, and already incorporate very favorable parking reductions for new developments (ie. bike and transit reductions):
 - Section 1350: requires 0.75 vehicle stalls per unit + 0.1 vehicle stalls for visitors. This totals, for this building $18 + 2.4 = 21$ stalls
 - Section 1352: allows for reduction in parking for buildings located a specified distance from LRT or frequent bus service. I can see that the Developer is acknowledging that this building is not within the specified distance and while the building will be “close”, the bylaws are specific and don’t include any language such as “approximately” or “in and around” or “close to” or anything of that nature. The language is: “when the use is...within 150.0m of frequent bus service”. Since the building is not within the specific distances, there can be no associated reduction for transit. Even if the Frequent Transit reduction was applicable, which it isn’t, this developer is proposing even fewer parking stalls than would be required if the development was within the applicable proximity to transit!
 - Section 1354: since the developer is incorporating 28 bicycle stalls where 12 are required, the development qualifies for the 25% bicycle reduction to resident parking stalls. I don’t think anyone can take issue with the application of this reduction. And I am not.
 - This development ought to have **17 total parking stalls**: 18 resident (less 25% bike reduction) + 2.4 visitor parking stalls = $14 + 2.4 = 17$. This is the minimum parking as per the bylaws, not the maximum. The bylaws set out clearly in section 1350 that the calculation is for the minimum.
- Further to the above, the memo is also misleading in a number of ways:
 - This inappropriate parking relaxation will not be addressed through alternative travel options (as outlined in Section 2 of the Memo) or Alternative travel support (section 3).
 - The Development is already eligible for parking reductions pursuant to the bylaw for bikes. Given that the developer is including additional bike parking, for which the development is entitled to a parking reduction, the “Active Transportation Credits” listed in the Memo should not permit an additional relaxation. This building is being marketed as encouraging non-motor vehicle living, which is already accounted for in the applicable parking reductions as set out in the Bylaw! The developer incentives being offered to potential purchasers are self-serving means of attracting buyers and are very small investments from the developer when you consider the resulting profits from selling 24 units in this building.
 - The fact that this is a walkable neighborhood close to bike paths is again not a reasonable grounds to relax the parking requirements on a new building. The bylaw parking requirements and available reductions are in place to account for

all of these realities. Based on the bylaws, in this area, for this type of dwelling, the minimum parking requirement is for 17 stalls.

- The memo is also misleading in the assertion that the residential parking permit overlay limits off-site impacts associated with the relaxation as site residents will not be eligible for residential parking permits for two main reasons:
 - Many of the streets in this area, especially to the west of 19th Street, do not require permits to park. Accordingly, site residents with vehicles, and their visitors with vehicles, will be free to park wherever they choose in areas without parking restrictions (again congesting roads and impacting parking options for residents potentially requiring streets to obtain parking permit requirements). What is particularly frustrating about all of this is that making developers adhere to bylaws would alleviate most, if not all, of these complaints! The bylaws allow for reductions, which the developer is taking advantage of, the developer should be held to the balance.
 - I can't see in the Traffic Bylaw where it prohibits residents in this type of development from obtaining parking permits for street parking subject to parking restrictions – I can see section 26 which limits the ability for residents in this development to apply for visitor parking. But I can't see anything limiting the residents from obtaining residential parking permits. Can you point me to the applicable section?
- Additional information
 - The Memo refers to a variety of parking studies in the area – where can these be accessed, namely: 19+2 Traffic Impact Assessment, Wolf Den Parking Study, and the 19 Street NW Land Assemblies Transportation Impact Assessment. Can you provide me with copies of these documents?

Based on the above, I do not agree with the Memo provided by the Developer that this is an appropriate parking relaxation. I do not see the grounds for allowing such a relaxation – the bylaws are in place for a reason and this developer should be held to them.

Thank you,

Lisa Caines

FM Note: Manish thanked Lisa for her comments in an email dated May 12, 2021.

May 13, 2021

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From: Lisa Caines [REDACTED]

Thanks Manish,

One other question: The Memo referred to a variety of parking studies in the area – where can these be accessed: 19+2 Traffic Impact Assessment, Wolf Den Parking Study, and the 19 Street NW Land Assemblies Transportation Impact Assessment. Can you provide me with copies of these documents? They were not included in the documents that I viewed digitally through the City.

Thanks,

Lisa

FM Note: Manish discussed the matter with Transportation Generalist and emailed on May 20, 2021 with file numbers associated with other TIA/parking studies. Suggested Lisa to contact Property Research.

19+2 Transportation Impact Assessment: LOC2019-0015

19 Street NW Land Assemblies Transportation Impact Assessment: LOC2021-0036

Wolf Den Parking Study: LOC2015-0103, DP2018-0413

May 25, 2021

From: Lisa Caines [REDACTED]

Thanks Manish,

One more question: the parking memo suggests that the Traffic Bylaw will prohibit residents in this new development from obtaining parking permits for street parking that is subject to parking restrictions. I can't see anything in the traffic bylaw to support this assertion. I can see section 26 where residents will be unable to apply for visitor parking permits, but I can't see anything limiting residents from obtaining residential parking permits. Can you point me to the applicable section of the traffic bylaw?

Thank you,

Lisa

FM Note: Manish pointed to Section 23 of the Traffic Bylaw on May 27, 2021. Provided info that Lisa was looking for.

May 27, 2021

SDAB2021-0091

From: Lisa Caines [REDACTED]

Hi Manish,

I wanted to forward the email below to you so you are aware. I've also sent a request to Bunt & Associates, but I'm wondering whether you have access to those three traffic studies? Or whether you have reviewed them in connection with this new DP.

If they are incorporated into DP2020-7757 by reference, should they not be included in this DP file?

I am confused why, as a resident, I need to pay a fee to access documents that have been submitted to the City for consideration on an active DP. The fact that the documents were initially used in now-completed files should have no bearing on whether they are accessible to members of the public who are interested in seeing what information is before the City for an existing DP.

It's disappointing that I'm looking at a fee of at least \$200 to look at two of those traffic studies.

Thanks,

Lisa

FM Note: Manish responded by email and phone on May 27, 2021 clarifying why there is a fee for viewing certain "closed file" documents. Also, clarified how he doesn't have the authority to waive this fee.

Comment # 4 –

April 29, 2021

Submitted by: Alif Noorani

[REDACTED]

[REDACTED] DP2020-7757 Questions

Mannish,

Hope you are keeping well.

With this being adjacent to 19+2 what is being looked at in terms of traffic and accessibility. These two project will all feed off one alley which was not designed to accommodate this kind of density.

Is this city looking at limiting the size or number of units vs what was proposed. This is going to make alley access for all the single family homes difficult and dangerous if this gets approved as is.

Thank you,

Alif Noorani

FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated May 4, 2021.

April 30, 2021

Application: DP2020-7757

Submitted by: Alif Noorani

Contact Information

Address: 203 18a Street NW

Phone: [REDACTED]

[REDACTED]

Feedback:

1. What sort of traffic studies will be completed on the traffic that will exist in the alley based on this development combined with the current 19+2 development. The alley is structured around single family homes and would not support this increased density.
2. The shadow cast of a 5 story building directly behind single family homes would greatly reduce the enjoyment of these properties.
3. With no underground what is the plan for recycling and waste for the building. Commercial dumpsters in the alleys directly behind single family homes is not ideal for anyone.
4. 18a street is all single family homes. It doesn't make sense to have this additional density directly behind all those houses. 19+2 will add significant traffic/noise on its own. This building would just make the situation worse.
5. A 3 story building would be more appropriate for the area given the proximity to the single family homes.
6. 2nd ave is a major corridor for students and parents walking/driving to Queen Elizabeth. This additional density especially with vehicles through the alley would make this dangerous for the students.

FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated May 4, 2021.

May 27, 2021

From: Alif Noorani [REDACTED]
Re: DP2020-7757

Thank you very much Manish.

Are we able to still provide comments and what would be the appeal process?

My main concerns are the density of the building (24 units) and the placement of the garbage and recycling bins with the alley access. The building backs a 100 year old alley that is very narrow and I don't see how the garbage truck are going to access the bins and when they are in there the entire alley will be blocked for all residents. Is a traffic study being completed with the addition of this building? What will be the criteria to determine if an additional 5 story building can be sustained with the alleyway. Also, what criteria will be used to determine if the parking relaxation will be granted.

Thank you for your time,

Alif

FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated May 27, 2021.

Application: DP2020-7757

Submitted by: Alif Noorani

Contact Information

Address: 203 18a Street NW

Phone [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] proposal of a 24 unit building with only 7 parking stalls (including visitor parking) should be approved based on current parking requirements. This would cause huge parking issues with the single family homes that share the alley as likely the residents would start to park on 18a Street. The height should be limited to reduce the units to meet the current parking standards that are set by the city. A 5 story building of this design with very little to no set back from shared lane way in terms of scaling to reduce shadow should not be approved in its current design. This will take away from the enjoyment of the single family homes that share the alley. The alley itself is very old and narrow. The addition of all this density could pose a safety issue for current residents. Based on the design there doesn't seem to be adequate room to support the garbage, recycle and compost pick up and drop off for a building of this density. Based on the parking limitations itself the height of the building should be scaled back. Thank you for your time.

FM Note: Manish acknowledged the comments in an email dated Aug 11, 2021.

August 12, 2021

FM Note: Manish had a phone conversation with Alif. Alif inquired about the appeal process, and requested to review the shadow study. Manish clarified the appeal process and shared information on how to review the shadow study submitted with the application.

Comment # 5 –

April 29, 2021

Application: DP2020-7757

Submitted by: Brandon Cardone

Contact Information

Address: #1 2114 4 Ave NW, Calgary

Phone:

Email [REDACTED]

Feedback:

There is nowhere near enough parking provided based on the number of residences, visitors, businesses, and distance to efficient transit.

FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated May 4, 2021.

Comment # 6 –

April 29, 2021

Application: DP2020-7757

Submitted by: Chris

Contact Information

Address: 223 18A Street NW

Phone:

Email: [REDACTED]
[REDACTED]

I am concerned about this development permit on several fronts:

1) From what has been made available on the applicant's website, the design of the building lacks the tiering approach employed on the design of 19+2 whereby the building massing was shifted towards 19th Street so as to preserve sunlight and make the shadowing study as part of the land re-designation application valid.

2) On that note: I have concerns as to whether the shadowing study submitted as part of the Land Use Redesignation is valid - has it been reperformed using the parameters of this new proposal? Same concern for the traffic and parking studies.

3) The relaxation of parking guidelines for this application is concerning (7 spots for 24 units) given that the adjoining 19+2 development already was in a deficit with respect to parking minimums. This relaxation will greatly exacerbate this problem

4) I would submit that this development should not be eligible for residential parking permits.

5) The applicant will undoubtedly cite the transit service in the area as to why residents of this future building would not need vehicles. It is worth noting that the BRT cited in the applicant's land use amendment that used to run on Kensington Road has been replaced by MAX Orange on 16th Ave as the primary transit corridor. Connectivity from the applicant's location to MAX Orange is limited to a handful of shuttle buses at peak hours from 10th Ave SW. As such, the argument that the applicant's site is well serviced by transit is no longer valid, and expectations of resident transit usage should be modified accordingly.

FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated May 4, 2021.

Comment # 7 –

April 30, 2021

Application: DP2020-7757

Submitted by: Ryder McRitchie

Contact Information

Address: 215 18A Street NW

Phone: [REDACTED]

[REDACTED]

Feedback:

As exercises in futility go, submitting comments on development permits seems to be near the top of the list. My neighbors and I were left feeling extremely deflated and disenchanted with the City Hall process after investing significant time and effort in providing constructive feedback about the 19+2 project. The condescending remarks from Councillors were appalling and the adjustments were insignificant. So my first point is more of a question: When will our City Councillors actually stand up and represent their existing community members rather than constantly take the position of defending developers. This has been an ongoing failure from those in power (including, but not exclusive to our Ward representative Druh Farrell). I urge you to represent us; but already have that sinking sense of futility once again.

Regardless, on to my specific comments:

First, this application seems to be attempting to slip thru the process (on the backs of the 19+2 approval) without the same public consultation and without the same design modifications that 19+2 adopted to address various concerns.

Specifically, it lacks the tiering approach that was employed on 19+2 to address shadowing concerns with existing houses on 18A street. In addition, the traffic and parking reviews were solely based on the 19+2 project which already highlighted a deficit and raised significant concerns for student and public pedestrian traffic. Where is the adjusted studies that incorporate this project?

There seems to be one relaxation of parking guidelines after another, with each subsequent project application. This was our groups primary ask with the 19+2 project: to pause and do a proper, comprehensive review of the 19th street corridor. This fundamental approach to building a city is what our Councillors should be advocating for. Instead, we get empty promises of future work to be done and one-off developer approvals like this one that leaves us with a permanently damaged community.

At the very least, have this development application go through the same level of review (and at least meet the design restrictions of 19+2). But don't add to the already tainted view of City Hall by allowing this developer to sneak this through.

Thank you for your consideration,

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Ryder McRitchie

FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated May 4, 2021.

July 24, 2021

Application: DP2020-7757

Submitted by: Ryder McRitchie

Contact Information

Address: 215 18A Street NW

Phone: [REDACTED]
[REDACTED]

Feedback:

Hello,

I submitted comments earlier on this application, however, with the new adjacent project application on the 3 lots to the south of this property it is even more critical that the City look at these projects as a whole. Both of these applications are attempting to leverage the 5 story limit approved for the 19+2 building, but have not included to date any of the design elements (ie. tiering to minimize neighboring shadow effects) that the 19+2 adopted. I've attached an image of the 19+2 that clearly shows this tiering consideration. The project applications to date for this site and the Innurskape site show boring, boxy buildings that will have a significant shadow impact on existing homes on 18A street.

In addition, the impact on pedestrian safety and local traffic was highlighted as a significant issue with the added density associated with the 19+2 project. This application and the Innurskape project will magnify the increased danger to the community. The Cities lack of attention (and often dismissive attitude when raised in discussions with counselors) is deeply concerning.

I urge you to break from the status quo, to show leadership, and to represent those in the community that elected you.

Thanks for your consideration,
Ryder McRitchie



FM Note: Manish acknowledged the comments in an email dated July 26, 2021.

August 9, 2021

Application: DP2020-7757

Submitted by: Ryder McRitchie

Contact Information

Address: 215 18A Street NW

Phone: [REDACTED]

[REDACTED]

Feedback:

Hello,

I believe this project should be limited to no more than 3 storeys; which is also in alignment with previous conversations we've had with various City representatives over the years. An expansion in

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zoning to potentially 5 storeys is inconsistent with the design concepts for the street that were conveyed to us; in particular as this site is situated towards the middle of the block.

For example, when reviewing the 19+2 project with Druh Farell and her representatives, the Savoy building was used as an analog, specifically with respect to the site being on a corner lot and facing a major street such as Kensington. They felt that up to 5 storeys was appropriate at the corner, but that a tiering down to 3 levels as you moved up 19th street was appropriate to blend in with the neighboring homes and to minimize shadowing.

They felt that the 19+2 building was on a similar corner lot and again that a tiering design as you moved to the middle of the block was appropriate (which the project adopted).

To placate community concerns this tiering design approach towards the middle of the block was highlighted as an expected general concept. A block wall of 5 story buildings was not what was envisioned or desired. Unfortunately, this and other ideas have not been captured in some form of a local area or street plan.

Please ensure this does not become another broken promise and limit the zoning approval to the height restriction associated with a mixed-use structure that is no more than 3 storeys.

Thank you for your consideration,

Ryder McRitchie

[REDACTED]

FM Note: Manish acknowledged the comments in an email dated August 10, 2021.

Comment # 8 –

April 30, 2021

Application: DP2020-7757

Submitted by: Kylie Brown

Contact Information

Address: 203 18a street NW

Phone:

Email: [REDACTED]

Feedback:

1) How is a five story building allowed to have only 7 parking stalls? 19th street has limited parking and the surrounding areas are residential and do not want people parking in front of the houses or blocking the alley? If they do not wish to provide any parking then the building should be limited to 1-2 stories, like all of the other buildings on 19th that do not have underground parking. All of the commercial buildings on Kensington Road and 19th street that do not provide underground parking are only 1-2 stories.

2) Was a traffic impact study completed on how this overdevelopment of 19th street is going to effect the community? 100's of kids walk 19th street and 2nd avenue each day to get to school, adding even more traffic is dangerous. How is the builder going to ensure the alley traffic is not significant? The majority of 18A street are houses with children who use their garages, will this be safe to do given the volume of traffic?

3) Where will the garbage/compost/recycle be kept for a building with no underground? If it will be open dumpsters in the alley, how will they control the smell? Will the garbage/recycle collector trucks block the alley? If the building is allowed to be 5 stories the waste will be significant, along with the smell and negative impact to those forced to share an alley with open dumpsters. How will the building ensure they do not attract people going through their dumpsters?

4) 18A street and the vast majority of 2nd avenue (with the now exception of 19+2) are quiet SF homes that are now forced to live with loud, overpopulated, high-rise buildings. How will the builder ensure the addition of even more density will not negatively impact those forced to live next to it?

5) What steps is the builder taking to minimize shadow and massing impacts? When I walk 19th street now there are pockets that are dark all the time from Savoy and this will only get worse with 19+2. The enjoyment of 19th street being a nice place for the community will be lost if it becomes a dark corridor all day due to shadow cast. What is the direct impact to 18A street of the additional shadow from this building in combination with 19+2?

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FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated May 4, 2021.

Comment # 9 –

May 19, 2021

Application: DP2020-7757

From: Glenna Healey [REDACTED]

[EXT] DP2020-7757, LOC2021-0036 and LOC2021-0037

Manish,

I am hoping to talk to you so I can understand better what is going on with all the development going on in West Hillhurst on 19th Street. I see the five-storey building going up on 19th street and 2nd Avenue. When looking at the City Development Map, I also see DP2020-7757 and LOC2021-0036 and LOC2021-0037.

The City is asking for feedback, but how can I provide feedback when there is no information from which to provide feedback other than Land use Redesignations. Can you please inform me as to how I can learn more about these projects and as a resident and not a developer, how my feedback will be effective?

I would appreciate some guidance with this as I feel the City is getting out of control with approving these massive developments.

Thank you,

Glenna Healey

1906 - 3 AVE NW

587-351-5659

FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated May 20, 2021. Also shared contact info for file manager for LOC2021-0036 and LOC2021-0037.

May 31, 2021

From: Glenna Healey [REDACTED]

Address: 1906 - 3 ave NW, Phone: [REDACTED]

[EXT] DP2020 – 7757

AGAINST PROPOSED DP2020-7757 or 218 – 19th Street NW

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As a resident of West Hillhurst, I am completely against the City allowing developments of five (5) storeys on 19th street NW. Development of three storeys would be reasonable. Therefore, I am against the approval of DP 2020-7757. For the developer to invite themselves into our community, drastically change it and then ask for relaxations is nothing more than a money grab.

The proposed development is on 50 foot lot at 218 – 19th Street that will go from originally having 1 residence to 24 tiny residences plus commercial. This seems a bit extreme and unreasonable. The overall massing of this building including the development being built on 19th st and 2nd ave has a direct effect on privacy with window/sightlines looking right onto people's properties. The massing of the building will also drastically decrease the sun on property owner's on 18a street.

Lack of parking is already an issue in our neighbourhood and this development will further exacerbate the lack of parking. You must demand that the developer provide parking required. Of the 7 stalls they have proposed, 3 are visitor stalls and only 4 are for residents of the building. The paradox is that the City must demand that parking requirements be met and yet it is unreasonable to demand the 17 parking stalls because the density of this building is too extreme. **The proposed building must be scaled down.** The proposed building's parking should not become a community problem because a developer wants to maximize profits and download their responsibility to the community. The developer shifting their responsibility onto the residents and City using a 'green' theme and City carshare program should have zero influence on a developer meeting City development parking guide lines. Bicycle parking has been prioritized over vehicular parking. We have a rampant problem of bike thefts in this neighbourhood and residents will have to take their bikes into their suites anyways as any bike left locked anywhere in our community is and will be stolen. To follow, the developer is proposing a financial transportation compensation to prospective apartment owners of \$2000 over 10 years or \$200/year for transit passes that are currently priced at over \$1300 per year. This is ridiculous.

The garbage/recycling/composting area is inadequate for a building this size. The bins are too small for the commercial and 24 residential units. As well, the area allotted in the plans does not provide adequate space for three bins.

The increased traffic and noise from vehicles and large commercial delivery and garbage trucks will have a negative impact for the residents on both 2nd avenue and 18A street, as well as existing residents on 19th street using this back alley. It is a residential back alley not a commercial back alley. It is not very wide!

There have been no prices provided for the very small stacked shipping-container-type residential units proposed. There has been no mention in the plans of including affordable housing. As well, these units are NOT family oriented in a family-oriented community. Using the word 'boutique' does not change the fact that these units resemble stacked shipping containers with windows cut out on one narrow 14 foot wall in each unit.

The idea of sharing the loading dock with the property to the north is unreasonable. It demonstrates that this very small lot is unable to handle the proposed 'load' on it and has to spill over on the properties next to it. If this property cannot support its infrastructure, then it should not be built. It is simply too dense and too massive.

It is for the reasons above that **I DO NOT support the DP2020-7757**. Do not approve it until a more reasonable plan that fits the lot is presented: three storeys maximum, adequate parking, family-

oriented, affordable residences, adequate garbage/recycling/composting and consideration for the surrounding established residents. **VOTE NO for DP2020-7757.**

On another note, the process of requesting LOC and DP documents from Property Research is NOT user friendly and does not promote community involvement in the process as it creates extreme frustration for busy citizens.

I have submitted this on the City Development website.

Glenna Healey

1906 – 3 AVE NW

[REDACTED]

[REDACTED]

From DMAP –

Feedback:

AGAINST PROPOSED DP2020-7757 or 218 – 19th Street NW

As a resident of West Hillhurst, I am completely against the City allowing developments of five (5) storeys on 19th street NW. Development of three storeys would be reasonable. Therefore, I am against the approval of DP 2020-7757. For the developer to invite themselves into our community, drastically change it and then ask for relaxations is nothing more than a money grab.

The proposed development is on 50 foot lot at 218 – 19th Street that will go from originally having 1 residence to 24 tiny residences plus commercial. This seems a bit extreme and unreasonable. The overall massing of this building including the development being built on 19th st and 2nd ave has a direct effect on privacy with window/sightlines looking right onto people's properties. The massing of the building with also drastically decrease the sun on property owner's on 18a street.

Lack of parking is already an issue in our neighbourhood and this development with further exacerbate the lack of parking. You must demand that the developer provide parking required. Of the 7 stalls they have proposed, 3 are visitor stalls and only 4 are for residents of the building. The paradox is that the City must demand that parking requirements be met and yet it is unreasonable to demand the 17 parking stalls because the density of this building is too extreme. The proposed building must be scaled down. The proposed building's parking should not become a community problem because a developer wants to maximize profits and download their responsibility to the community. The developer shifting their responsibility onto the residents and City using a 'green' theme and City carshare program should have zero influence on a developer meeting City development parking guide lines. Bicycle parking has been prioritized over vehicular parking. We have a rampant problem of bike thefts in this neighbourhood and residents will have to take their bikes into their suites anyways as any bike left locked anywhere in our community is and will be stolen. To follow, the developer is proposing a financial transportation compensation to prospective apartment owners of \$2000 over 10 years or \$200/year for transit passes that are currently priced at over \$1300 per year. This is ridiculous.

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The garbage/recycling/composting area is inadequate for a building this size. The bins are too small for the commercial and 24 residential units. As well, the area allotted in the plans does not provide adequate space for three bins.

The increased traffic and noise from vehicles and large commercial delivery and garbage trucks will have a negative impact for the residents on both 2nd avenue and 18A street, as well as existing residents on 19th street using this back alley. It is a residential back alley not a commercial back alley. It is not very wide!

There have been no prices provided for the very small stacked shipping-container-type residential units proposed. There has been no mention in the plans of including affordable housing. As well, these units are NOT family oriented in a family-oriented community. Using the word 'boutique' does not change the fact that these units resemble stacked shipping containers with windows cut out on one narrow 14 foot wall in each unit.

The idea of sharing the loading dock with the property to the north is unreasonable. It demonstrates that this very small lot is unable to handle the proposed 'load' on it and has to spill over on the properties next to it. If this property cannot support its infrastructure, then it should not be built. It is simply too dense and too massive.

It is for the reasons above that I DO NOT support the DP2020-7757. Do not approve it until a more reasonable plan that fits the lot is presented: three storeys maximum, adequate parking, family-oriented, affordable residences, adequate garbage/recycling/composting and consideration for the surrounding est

FM Note: Manish acknowledged the comments in an email on May 31, 2021

Comment # 10 –

May 31, 2021

Application: DP2020-7757

From: Darleen Plastow, owner of 402/404 18A Street NW

Phone: [REDACTED]
[REDACTED]

Manish received a phone call from Darleen. Darleen had concerns about resident/kids safety, privacy/overlooking concerns, and concerns about the new building blocking the sun.

FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated May 31, 2021.

Comment # 11 –

June 6, 2021

Application: DP2020-7757

Submitted by: Brad Marks

Contact Information

Address: 207 18A St. NW

Phone:

Email: [REDACTED]

Feedback:

Eagle Crest made 2 very specific arguments when applying to make the 19+2 projects 5 storeys when residents were virtually unanimous in opposing it:

- Its location on the corner would minimize the impact of the added traffic on the lane (which is narrow and is already going to have capacity problems)
- In their words, still on the project website: "consideration given to a rear lane condition by carving the building to reduce shadow and massing impacts"

How is it possible that the same developer is now proposing an adjacent 5 storey box in front of the carve-out of 19+2? Clearly Eagle Crest (and Innurskape) don't see adjacent residents as stakeholders here and are no longer making any effort to mitigate the impact of their projects.

We oppose any further 5-storey development on 19St. The Savoy and Wolf's Den make sense at 4 storeys given their locations but 19+2 never should have been approved at 5 storeys and certainly should not be used as a precedent to rubber-stamp inferior proposals like this one.

Please work with the WHCA to define a vision for 19St. where developers aren't the only stakeholders considered.



FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated June 7, 2021.

Comment # 12 –

June 10, 2021

From - Corinne Greene [g](#) [REDACTED]

[EXT] 218 19th Street NW

Myself and my husband, Paul Greene have concerns about the proposed development at 218 19th Street NW. Our concerns include the height of the structure and total number of units. Concerns on the number of parking spaces required for this many units and how it will affect the adjacent street parking for current residents. Concerns on taking the existing walking lane that has high usage by school-aged children to use for parking garage access. We also believe that destroying the quaint flower-lined walking path will have a detrimental effect on the character of our neighbourhood.

Corinne and Paul Greene

Residents of 1906 2 Ave NW

FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated June 14, 2021.

Comment # 13 –

June 10, 2021

Application: DP2020-7757

Submitted by: Chad Donald

Contact Information

Address: 1906 3rd AVE NW

Phone:

Email: [REDACTED]

Feedback:

Regarding DP2020-7757 (218 – 19th Street NW), I understand the need for and benefits of density and mixed-use developments on “Main Streets” but I don’t support this development as proposed. I’m primarily concerned about the overall massing with lack of setbacks and proposed parking space reduction.

In terms of massing, I think the proposed building is too large with no attempt at set backs on higher floors to reduce shading. While the neighbouring development to the north has made some attempt at this with a set back on higher floors and notching out the south east corner, this proposed building offers none of that other than a primary set back off the lane. Additionally, this development is to be part of a 5 story wall of buildings that has a substantial impact on the residents to the east in terms of shading and privacy. Set backs and height variations should be used to reduce these impacts.

I think the reduction in parking spaces in this context is not appropriate and adversely affects the community. Despite hopes that residents might choose or be encouraged to not have cars, my expectation is that a majority will and that they will compete for parking out in the community. At the same time, the push toward street level commercial is also increasing the need for parking and all the other high density developments going in will also be spilling excess parking demand out into the surrounding community. Denying parking permits can only help if permit-only parking is extended out for many blocks which is a negative impact. The street I am on has managed so far to avoid requesting restricted parking which works well for the neighbouring Queen Elizabeth schools and the businesses on 19th. So I don’t see a large expansion of permit-only parking in the area as constructive. The policy that allows a parking reduction based on bicycle spaces should not be applied here as the rate of density change is extreme and the area is not highly serviced by transit. So with all of the factors pointing to significantly increasing traffic and parking issues, this shouldn’t be the time to invite a development that does not offer adequate parking.

A lower building with set backs on higher floors would reduce shadowing impacts and lower the density to help with the parking ratio.

357

Thank you

Chad Donald

1906 3rd AVE NW

FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated June 14, 2021.

Comment # 14 –

July 5, 2021

Application: DP2020-7757

Submitted by: Bill Overend [REDACTED]

Manish

We live across the alley from this project. Could you:

- update us on where it is at in the process
- let us know what is being planned with regard to transition to the residential across the alley ... e.g. setback for privacy and continuity and shading etc.

Thank you.

Overview Business Consulting

Calgary AB

403-244-2008

Application: DP2020-7757

Submitted by: Bill Overend

Contact Information

Address: 219 18A St. NW

Phone: [REDACTED]

Feedback:

I would like to ensure that there is a) adequate privacy maintained for the backyards of the residents across the alley b) continuity / transition elements from the height of this building to the height of the garages and houses on 18A St. NW c) and adequate skyline remaining once this building is constructed. Also wonder if there is an intention to pave the alley and also what sustainability measures have been introduced. I have not seen the plans.

FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated July 5, 2021.

August 14, 2021

From: Bill Overend [REDACTED]

[EXT] DP2020-7757

Hi Manish

Just back from a short vacation in smoky BC. Could you update me on the Boutique DP application -- I understand you are still open to receiving comments. My questions are the following:

- how much longer are you taking comments and what are the next steps after that?
- are there particular aspects of the proposal that you are keen to collect comments on (i.e. aspects that the City is still undecided on, or scrutinizing more carefully)?

Thank you.

Bill

Overview Business Consulting

Calgary AB

[REDACTED]

FM Note: Manish acknowledged the comments and shared progress in an email dated August 17, 2021.

August 19, 2021

Application: DP2020-7757

Submitted by: William Overend

Contact Information

SDAB2021-0091

360

Address: 219 18A St. NW

Phone: [REDACTED]
[REDACTED]

Feedback:

We are unopposed to a reasonable level of densification in our community and we welcome it across our alley fronting 19th Street. However we are concerned about the proposed five-floor developments on the east side of 19th St. SW, including 19+2 (under construction), the Boutique (at DP stage) and Innurskape (rezoning process). Attached is a photo from our backyard showing construction of 19+2, with the fifth floor yet to be constructed. The Boutique will be immediately adjacent to 19+2. Privacy and light are among our concerns -- the photo illustrates these concerns well enough. We support a bigger step-back from the laneway, massing of the higher floors of the building toward 19th Street away from the alley, and overall building height of no more than three floors to preserve some vestige of our privacy and natural light while still facilitating significant densification. Volume of traffic on the alley laneway is also a concern; it will be used by the residents of these new buildings and by waste and recycling and commercial delivery vehicles. Finally, we have concerns about inadequate parking. I believe a relaxation was obtained for 19+2, and the Boutique as currently planned will have parking places for only a fraction of its residents. People will own cars and trucks regardless of parking provisions, and those vehicles will put a significant strain on Parking Zone Z, particularly near to these developments. That means competition outside the homes of existing residents and more constrained visibility and space (thus safety concerns) on 18 St, 18A St, 2nd Ave and 19 St. Please take our support of reasonable densification along with these concerns into the DP process for the Boutique. Thank you.

361



FM Note: Manish acknowledged the comments and shared progress in an email dated August 23, 2021.

SDAB2021-0091

Comment # 15 –

July 24, 2021

Application: DP2020-7757

Submitted by: Patti Dibski

Contact Information

Address: 219 18 A Street NW

Phone: [REDACTED]
[REDACTED]

Feedback:

I live directly behind this proposed development and as I'm sure you are aware, there are currently plans underway to extend the concept of giant 5 story residences on three more lots to the south. To say that I am disappointed by the height of these buildings would be a massive understatement. I note that that the 19+2 complex to the north of this proposed development at least considered the staggering of suites on the backside. I would expect that the City of Calgary would require same for this project rather than a giant block of condo units looking directly into my backyard.

I am a proponent of "density" whatever that term may now mean for our neighbourhood of West Hillhurst, I am not a proponent of density at the expense of the residences who have been in the neighbourhood and who value their privacy and ability to comfortably sit on their back deck without 25 condo units looking directly into my yard. Super irritating and extremely inconsiderate to think this is what is being proposed.

FM Note: Manish acknowledged the comments and shared instructions for reviewing plans in an email dated July 26, 2021.



CLIMATE RESILIENCE INVENTORY

Additions and New Buildings

Development Permit Number

For a helpful resource to assist in completing this form, please refer to the "[Climate Resilience Inventory User Guide](#)". For assistance contact CPclimate@calgary.ca.

Project Address 218 19 Street NW		Applicant FAAS Architecture
Applicant Contact Name Wendy Richards	Applicant Business Phone (613) 5528265	Signature

Purpose: This form is intended to assist in the evaluation of applications for alignment with the climate policies of the Municipal Development Plan and Climate Resilience Strategy. Information provided will be used to advance implementation of these policies at The City and inventory current practices. While The City encourages innovation and commitment towards meeting these policy requirements, not all applications will be expected to include features which are highlighted below. Scale and scope of the project are relevant considerations.

Certification

Is the project seeking green building certification?

- ☐ Yes (indicate type and level) _____
- ☒ No (explain why not) Cost and project schedule restrictions.

Does energy modelling indicate improved energy performance over energy code minimum?

- ☐ Yes Energy modelling has not been completed yet at this stage of the project.

Energy Efficiency and Renewables

Describe any energy efficiency features of the proposed development and/or how renewable energy will be incorporated:

Building envelope will meet the requirements of the NECB 2017 and NBC Alberta Edition 2019.

☐ Photovoltaics: _____ kW rated output

Electric Vehicles

Describe if and how the proposal will support electric vehicles:

Due to market conditions this will not be an option for the proposed project.

☐ EV charging stations (indicate level, number, and % of total stalls) _____

Green Infrastructure

Describe any LID and other green infrastructure features the proposed development is utilizing:

There are no green infrastructure systems proposed at this time.

- ☐ Green Roof: _____ m² and _____ % of building footprint covered by green roof
- ☐ Permeable surfaces: _____ m² and _____ % permeable area

Flood and Disaster Resilience

Describe any flood and disaster resilience features of the proposed development:

The project is not within a flood mitigation zone.

☐ Building envelope meets Passive House Standard

Other Features

Explain any other sustainable or resilient design features that are not captured above:

Site location is within close proximity to existing transit routes, as well as immediately adjacent to an approved future bus stop. The project proposes additional bike parking to promote low carbon modes of transportation.

The project includes a mix of residential and small scale commercial uses, promoting inner city densification.

Issues

To enable the City to collect information where there may be municipal obstacles to climate resilience outcomes, please explain any design features that were considered but not included for reasons related to City regulations, standards, or processes:

There were no additional features excluded due to municipal obstacles.

Development Authority Response to Notice of Appeal

Appeal number: SDAB2021-0091

Development Permit number: DP2020-7757

Address: 218 – 19 Street NW

Description: New: Dwelling Unit, Retail and Consumer Service

Land Use: Mixed Use - General (MU-1f3.3h19) District

Community: West Hillhurst

Jurisdiction Criteria:

Is this application subject to any license, permit, approval, or other authorization from the National Resources Conservation Board, the Energy Resources Conservation Board, the Alberta Energy Regulator, the Alberta Energy and Utilities Board, the Alberta Utilities Commission or the Minister of Environmental and Parks? **No**

DA Attendance: No

Notice Posted: Yes (21 days from December 11, 2020 to January 1, 2021)

Objections: Yes (14 public comments received)

Support: No

Bylaw relaxations:

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

Regulation	Standard	Provided
1348 Landscaping in Setback Areas	(2) Where a setback area shares a property line with a lane, the portion of the setback area not required for access from the lane must be landscaped with a soft surface landscaped area and may include a sidewalk.	Plans indicate a garbage staging area in the east rear setback area. <i>Rationale:</i> The garbage area is only for collection; the actual storage is outside of the setback. This garbage staging area requires access from the lane and therefore is not appropriate for soft

		surface landscaping. The relaxation is supported to support efficient garbage pickup. Applicant has proposed to pave the applicable portion of the lane.
Motor Vehicle Parking Stalls	14 resident parking stalls required.	Plans indicate 3 (-11) resident parking stalls. <i>Rationale:</i> Parking relaxation is supported based on nearby transit and bike infrastructure. See Oct 21, 2021 parking memo from consultant for further details.
Loading Stalls	2 loading stalls required.	Plans indicate 0 (-2) loading stalls. <i>Rationale:</i> Loading stall would be shared with the adjacent “19+2” development to the north.

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed-Residential-Inner City area of the Land Use Typology as identified on Map 1 (Urban Structure) of the Municipal Development Plan.

The following policies within the Inner City area are relevant to the proposed application:

- 3.5.2(b) A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.
- 3.5.2(c) Maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations.
- 3.5.2(d) Buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity.

Additional factors, considerations and rationale for the decision:

The development authority approved DP2020-7757 on December 1, 2021 as the proposed *Dwelling Unit* and *Retail and Consumer Service* uses in the Mixed Use - General (MU-1f3.3h19) District are in alignment with the applicable *Municipal Development Plan* (MDP) policies.

Resident Parking Stall relaxation:

A total of 14 resident parking stalls are required by the Land Use Bylaw. The applicant has provided three residential parking stalls. The Development Authority supports an 11-stall residential parking stall relaxation because the site has good access to transit and bike

infrastructure in the nearby area. The applicant provided a parking memo (dated October 21, 2021) in support of their parking relaxation.

Building step-backs and shadow analysis for adjacent parcels to the east:

The proposed development meets the building height and step-back requirements for the MU-1f3.3h19 District noted in Section 1371 of the Land Use Bylaw. Additionally, the applicant provided a shadow analysis that shows no additional shadow impacts on the adjacent parcels to the east.

Crime Prevention Through Environmental Design principles:

The development authority did not require any additional Crime Prevention Through Environmental Design (CPTED) analysis as no specific CPTED concerns were identified by Administration.

Appeal Board rec'd: January 3, 2022
Submitted by: W. Richards, Applicant

From: Wendy Richards <wendy@faasarch.com>
Sent: Monday, January 3, 2022 1:57 PM
To: Calgary SDAB Info
Cc: Michael Farrar; Rick Grol
Subject: [EXT] SDAB2021-0091 (DP2020-7757, 218 19 Street NW)

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

Our firm is the applicant of Development Permit application DP2020-7757, which is the subject of appeal SDAB2021-0091. The appeal is scheduled for a procedural hearing on January 13, 2022.

Please be advised that we have retained Mr. Rick Grol as our agent/representative with respect to the appeal and DP application. Mr. Grol and Michael Farrar will attend the procedural hearing on January 13.

If you have any questions, please do not hesitate to contact us.

Kind regards,



Wendy Richards
INTERN ARCHITECT, AAA, M.Arch.

A. 303 – 1812 4th Street SW - Calgary AB T2S 1W1
E. wendy@faasarch.com
P. 613.552.8265

www.faasarch.com



Appeal Board rec'd: January 3, 2022
Submitted by: W. Richards, Applicant

From: Jason Gulas <jason@eaglecrestconstruction.ca>
Sent: Wednesday, January 5, 2022 6:16 AM
To: Calgary SDAB Info
Cc: Rick Grol
Subject: [EXT] Re: Hillhurst Boutique Appeal

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

Our company Hillhurst Boutique Ltd. is the registered owner of the property 218 19 Street NW, which is the subject of appeal SDAB2021-0091 and Development Permit application DP2021-7757 (New Dwelling Unit, Retail and Consumer Service). The appeal is scheduled for a procedural and jurisdictional hearing on January 13, 2022.

Please be advised that we have retained Mr. Rick Grol as our agent/representative with respect to the appeal and DP application.

If you have any questions, please do not hesitate to contact us.

Jason
Eagle Crest Construction
403-472-0861



BOUTIQUE

DTR3 SUBMISSION

August 23, 2021

DRAWING LIST

- DP.000
- DP.001
- DP.100
- DP.101
- DP.102
- DP.200
- DP.300
- COVER PAGE
- SITE INFORMATION
- SITE PLAN
- BASEMENT + MAIN FLOOR PLAN
- 2ND-5TH + ROOF PLAN
- ELEVATIONS
- BUILDING SECTION

PROJECT INFORMATION

PARCEL ADDRESS:

LEGAL:	LOT 4, B19, PLAN 8942 GB
MUNICIPAL:	218 19 Street N.W. CALGARY A.B
COMMUNITY:	HILLHURST
ZONING:	
CURRENT:	MU-1 f3.3 h19

PARCEL COVERAGE:

SITE AREA:	562 sm (6,049 sqft / 0.056 ha)
BUILDING FOOTPRINT:	226 sm (2,433 sqft)
PROPOSED COVERAGE:	40.2%

FLOOR AREA RATIO:

MAXIMUM ALLOWED:	3.3
PROPOSED:	3.27

PROPOSED GROSS BUILDING AREA

FLOOR	GROSS
MAIN	226sm
2 FLR	405sm
3 FLR	403sm
4 FLR	403sm
5 FLR	403sm
TOTAL	1,840sm

COMMERCIAL AREA = 159sm

DENSITY:

MAXIMUM ALLOWED:	NO MAXIMUM
PROPOSED DENSITY:	428 UNITS/ha
TOTAL PROPOSED UNITS:	24 UNITS
UNIT TYPE BREAKDOWN:	24 MICRO-UNITS

SETBACKS:

	PERMITTED	PROPOSED
FRONT (19 ST SW)	0m	0.6 m
SIDE (SOUTH SW, ADJ R-C2)	3.0m	0.35m *
SIDE (NORTH; ADJ MU-1)	0m	0.35m
REAR (LANE; ADJ R-C2)	7.5m (measured from adj. property)	8.7m (to property line)

* LAND-USE CHANGE CURRENTLY UNDER REVIEW TO CONVERT ADJACENT PROPERTY TO MU-1 DISTRICT

AMENITY SPACE:

COMMON:	
MINIMUM REQUIRED:	120sm (5 sm/unit)
PROPOSED:	182sm OUTDOOR 66sm INDOOR

BICYCLE PARKING:

MIN. 0.5 CLASS I BICYCLE STALLS/ UNIT	= 12 STALLS REQUIRED 28 PROPOSED
MIN. 0.1 CLASS II BICYCLE STALLS/ UNIT	= 2.4 STALLS REQUIRED 4 PROPOSED
MIN. 5% OF REQ. COMMERCIAL	= 0 STALLS REQUIRED 0 PROPOSED

VEHICULAR PARKING:

MIN. 0.75 RESIDENT STALLS / RESIDENCE UNIT	= 18 STALLS
MIN. 0.1 VISITOR STALLS / RESIDENCE UNIT	= 2.4 STALLS
TOTAL RESIDENTIAL STALLS	= 21 STALLS
REDUCTION FOR BICYCLE SUPPORTIVE DEV.	= 4 STALLS
	= 17 STALLS REQUIRED 6 PROPOSED

OF THE 6 STALLS, 1 IS REQUIRED TO BE BARRIER-FREE.



FORMED ALLIANCE ARCHITECTURE STUDIO



GENERAL NOTES

- ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
- REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
- ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
- CLOSEST HYDRANT LOCATED AT 38.4m NORTHWEST
- SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.
- LANE ADJACENT TO SUBJECT PARCEL TO BE PAVED WITH ASPHALT AT OWNERS EXPENSE FROM NORTH P.L. TO SOUTH P.L.
- W & R BINS TO BE ROLLED INTO LANE FOR COLLECTION BY BUILDING MANAGEMENT COMPANY.

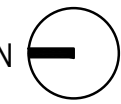
EXTERIOR LIGHT FIXTURES

- RECESSED SOFFIT FIXTURE - (SEE DRAWING DP. 6 /001)
- WALL MOUNTED SCONCE - (SEE DRAWING DP. 5 /001)

SHEET NOTES

- | | |
|---|---|
| N.01 | PROPOSED RESIDENTIAL SIGNAGE. (SEE DP. 1/200) |
| N.02 | COMMERCIAL ENTRY |
| N.03 | WASTE AND RECYCLING ENCLOSURE. |
| N.04 | INDICATES PRIMARY ENTRANCE. FIRE ALARM PANEL LOCATED AT ENTRY. FDC LOCATED TO PROVIDE NECESSARY CLEARANCE REQUIREMENTS FOR OPERATION |
| N.05 | CLASS- II BIKE RACKS (SEE DP.001) |
| N.06 | EXISTING SIDEWALK TO BE REMOVED. |
| N.07 | PROTECTIVE BOLLARDS |
| N.08 | - |
| N.09 | 300mm x 450mm COLUMN |
| N.10 | COMMERCIAL ENTRY BENCH AND CANOPY ABOVE |
| N.11 | FUTURE BUS STOP LOCATION. AS PER APPROVED DP.2019-0979 |
| N.12 | PROPOSED COMMERCIAL SIGN ABOVE (SEE DP.3/200) |
| N.13 | PROPOSED BOULEVARD TREE. DECIDUOUS |
| N.14 | WASTE AND RECYCLING GATES TO LOCK IN BOTH AN OPEN AND CLOSED POSITION. GATES TO SWING OPEN WIDE ENOUGH TO ALLOW UNIMPEDED ACCESS TO CONTAINERS. |
| N.15 | FIRE DEPARTMENT APPROVED LOCKBOX |
| N.16 | EXISTING TREES/SHRUBS TO BE REMOVED |
| N.17 | PROPOSED SKEW PLANTING |
|  | EXISTING GEODETIC ELEVATION |
|  | PROPOSED GEODETIC ELEVATION |

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



RELEASER

NO.	DESCRIPTION	DATE
04	DTR3 SUBMISSION	08.23.21
03	DTR2 SUBMISSION	06.25.21
02	DTR1 SUBMISSION	03.31.21
01	DP SUBMISSION	12.01.20

BOUTIQUE

218 19TH STREET N.W.

LEGAL ADDRESS

L4. B19. PLAN8942GB

PROJECT NO. 20 15 ECC

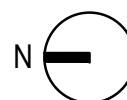
AD	MF
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11/30/2020 AS SHOWN

SAVING TITLE

DP.100

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



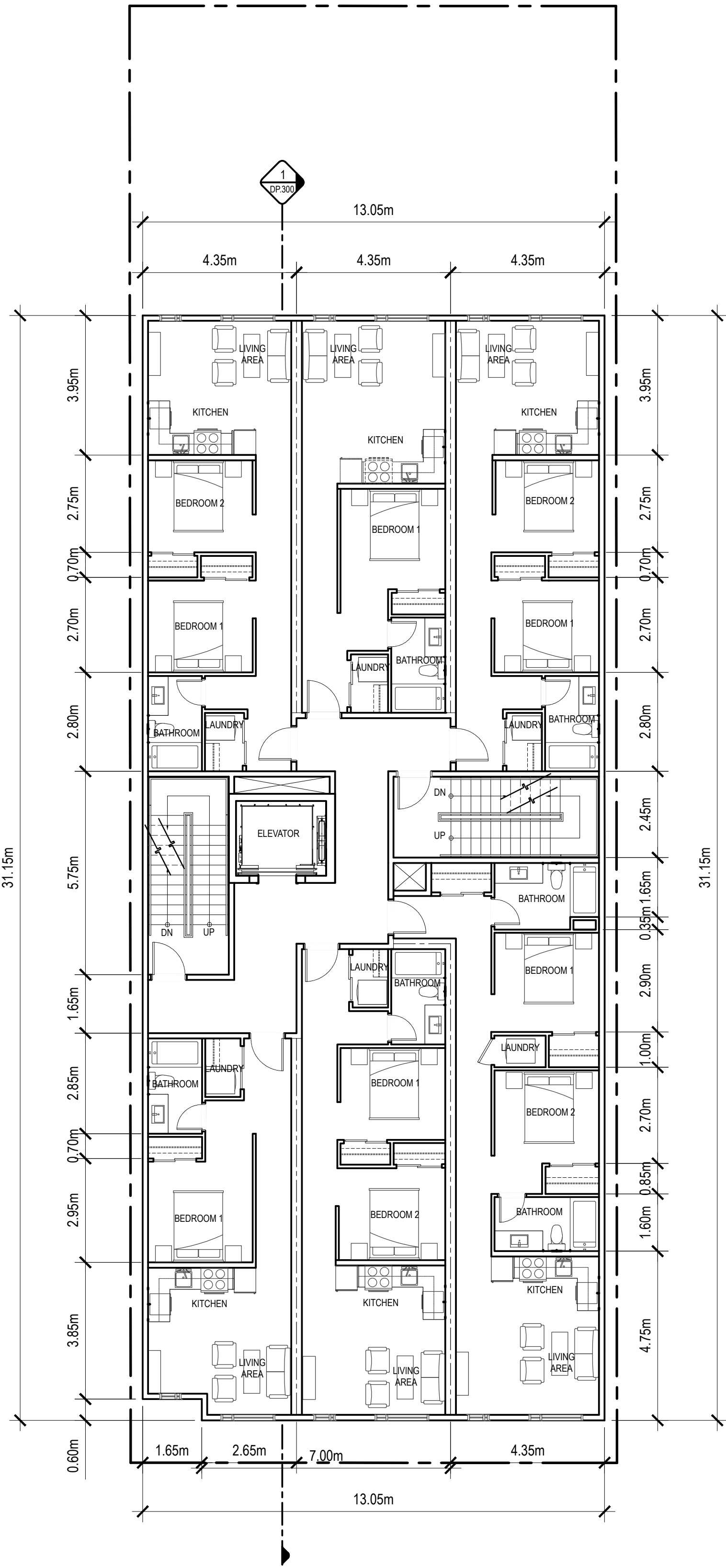
NO.	DESCRIPTION	DATE
04	DTR3 SUBMISSION	08.23.21
03	DTR2 SUBMISSION	06.25.21
02	DTR1 SUBMISSION	03.31.21
01	DP SUBMISSION	12.01.20

CROWING NUMBER

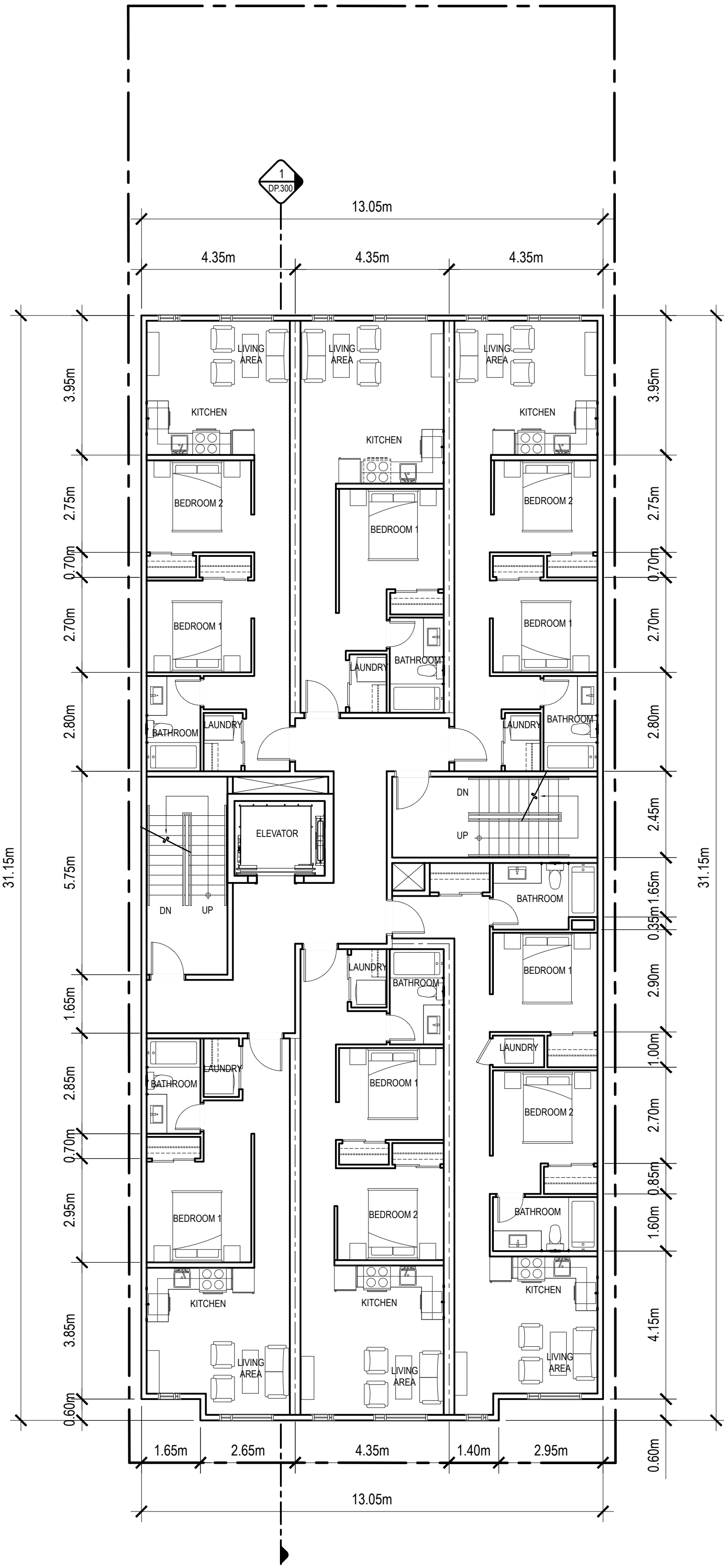
THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

N.01	COMMERCIAL BENCH AND CANOPY ABOVE
N.02	RESIDENTIAL ENTRY
N.03	COMMERCIAL ENTRY
N.04	PROPOSED MAILBOXES
N.05	CLASS I BIKE RACKS CAPACITY: 28. REFER TO DP.001.

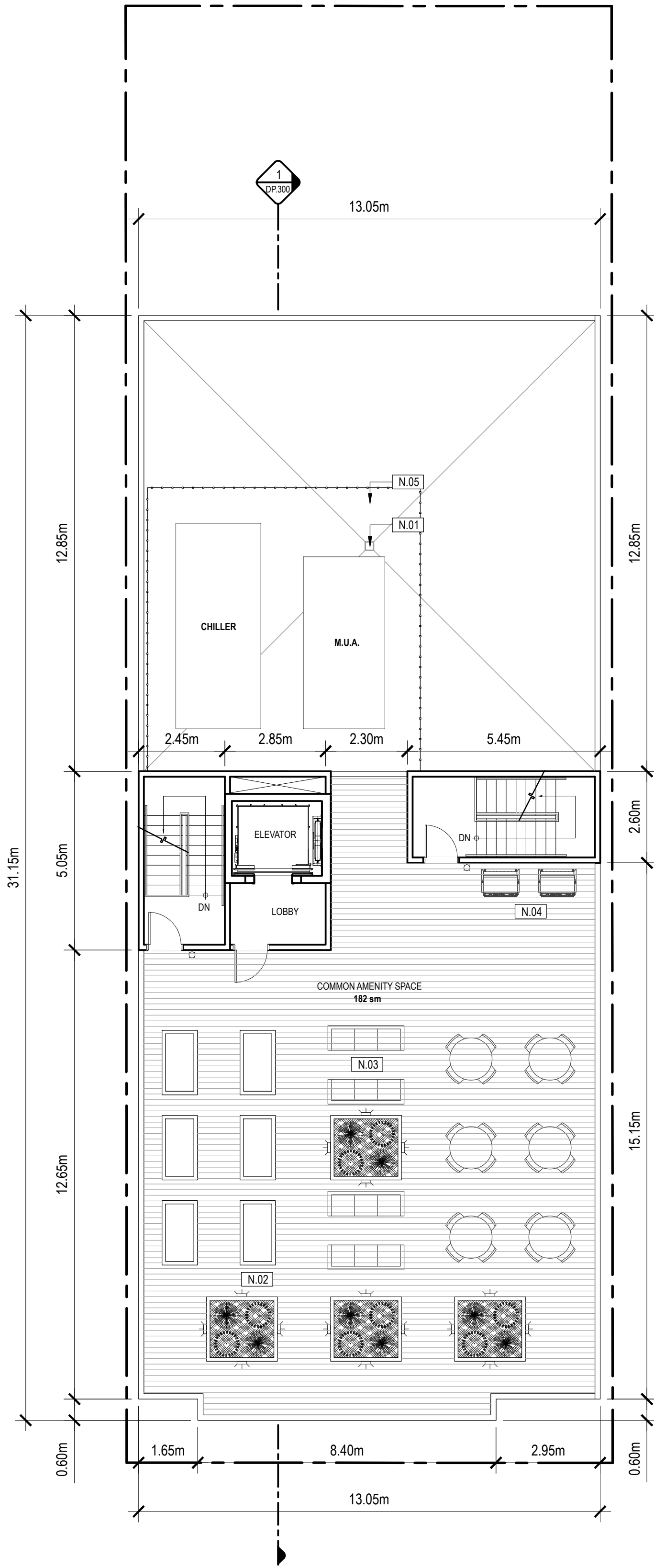




1 SECOND FLOOR
DP.102 SCALE: 1:100



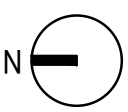
2 THIRD TO FIFTH FLOOR PLAN (TYPICAL)
DP.102 SCALE: 1:100



3 ROOF PLAN
DP.102 SCALE: 1:100

- SHEET NOTES
- N.01 ROOF DRAIN
 - N.02 PLANTERS
 - N.03 SEATING
 - N.04 BARBEQUES
 - N.05 MECHANICAL UNIT SCREENING

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



RELEASES

NO.	DESCRIPTION	DATE
04	DTR3 SUBMISSION	08.23.21
03	DTR2 SUBMISSION	06.25.21
02	DTR1 SUBMISSION	03.31.21
01	DP SUBMISSION	12.01.20

BOUTIQUE

218 19TH STREET N.W.

L4, B19, PLAN8942GB

20.15.ECC

AD MF

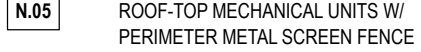
11/30/2020 AS SHOWN

2ND- 5TH FLOOR
+
ROOF FLOOR

DRAWING NUMBER

DP.102

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DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

DP.200

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N.01 PARAPET



RELEASER

[illegible]

04	DTR3 SUBMISSION	08.23.21
03	DTR2 SUBMISSION	06.25.21
02	DTR1 SUBMISSION	03.31.21
01	DP SUBMISSION	11.30.20

PROJECT NAME

BOUTIQUE

MUNICIPAL ADDRESS:

218 19TH STREET N.W.

LEGAL ADDRESS

L4, B19, PLAN8942GE

PROJECT NO.

20.15.ECC

CHANN

AD

0.450

11/30/2

COINED TO

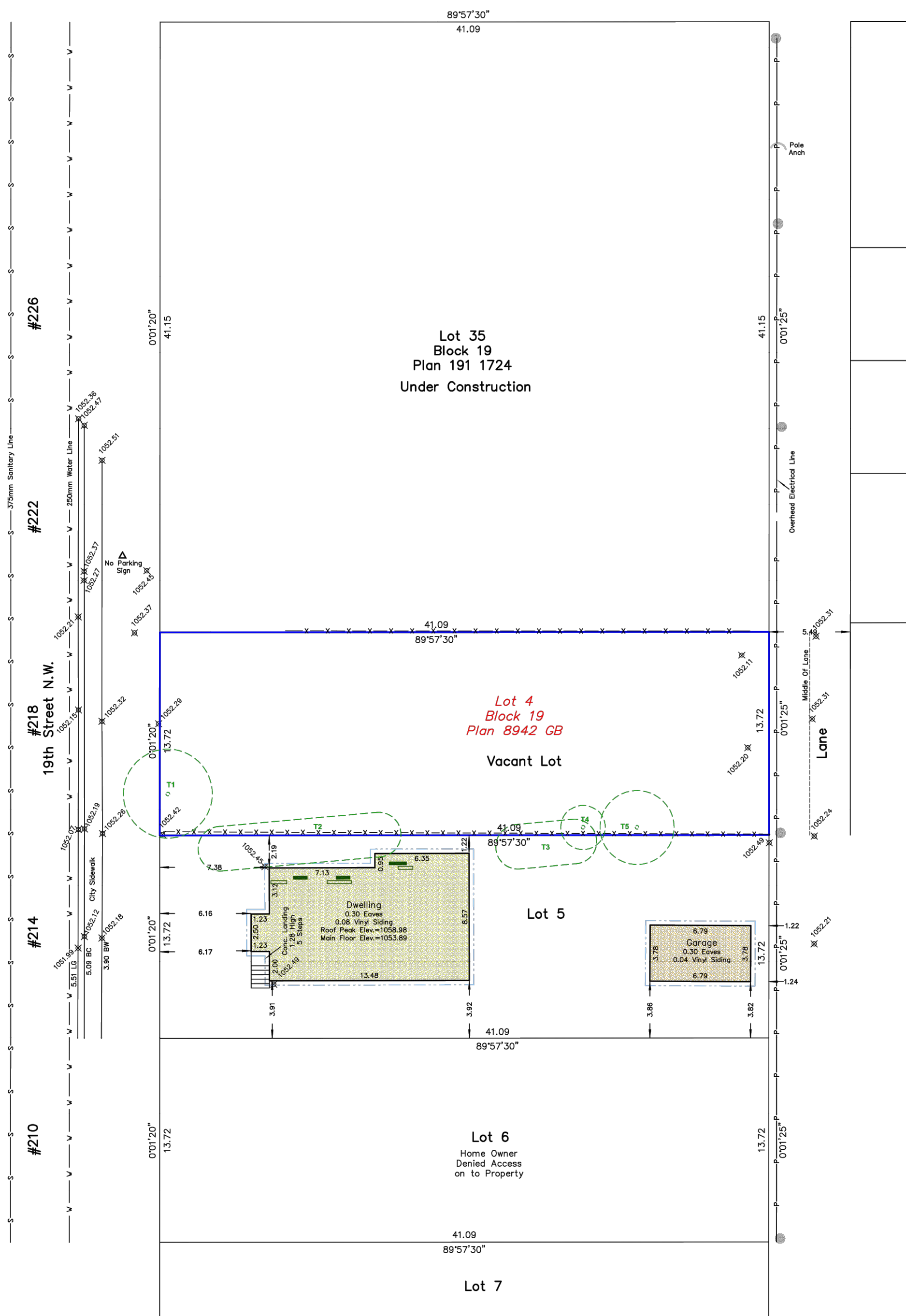
SECTIONS

DP.300

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

DRAWING NOT TO SCALE

#1967 #1963 #1959 #1955
2nd Avenue N.W.



SITE PLAN

LEGEND

- ELEVATIONS ARE SHOWN THUS: 8' = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 101725 AND 236828
ASCM 101725 IS HELD FOR VERTICAL POSITIONING.
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:
- X --- denotes Calculation points
 - denotes Water Valve
 - denotes Gas Valve
 - denotes Manhole
 - denotes Tree
 - denotes Power Pole
 - denotes Sign
 - denotes Light Standard
 - X--- denotes Fence
 - X--- denotes Sanitary Line
 - X--- denotes Storm Line
 - V--- denotes Water Line
 - G--- denotes Gas Line
 - E--- denotes Electrical Line
 - A--- denotes A.G.T. Line
 - denotes Utility Right of Way Line
 - denotes Property Line
 - denotes Door
 - denotes Main Floor Windows
 - denotes Second Floor Windows
 - denotes Basement Floor Windows
 - denotes Shed Hatch
 - denotes Detached Garage Hatch
 - denotes Main Building Hatch
 - denotes Concrete and Asphalt Hatch
 - denotes Wood Hatch
 - denotes Roof Hatch
 - 'Cont.' denotes Cantilevers
 - 'Enc.' denotes Encroach(es)
 - 'BW' denotes Back of Walkway
 - 'BOW' denotes Bottom of Wall
 - 'LO' denotes Lip of Gutter
 - 'Conc.' denotes Concrete
 - 'Ret.' denotes Retaining
 - 'BC' denotes Back of Curb
 - 'TOW' denotes Top of Wall

SCALE 1:200

LEGAL DESCRIPTION:

Lot 4
Block 19
Plan 8942 GB

MUNICIPAL ADDRESS:

218 19th Street N.W.
Calgary, Alberta

PREPARED FOR: Eagle Crest Construction

DATE OF SURVEY: November 24th, 2020

NOTE:

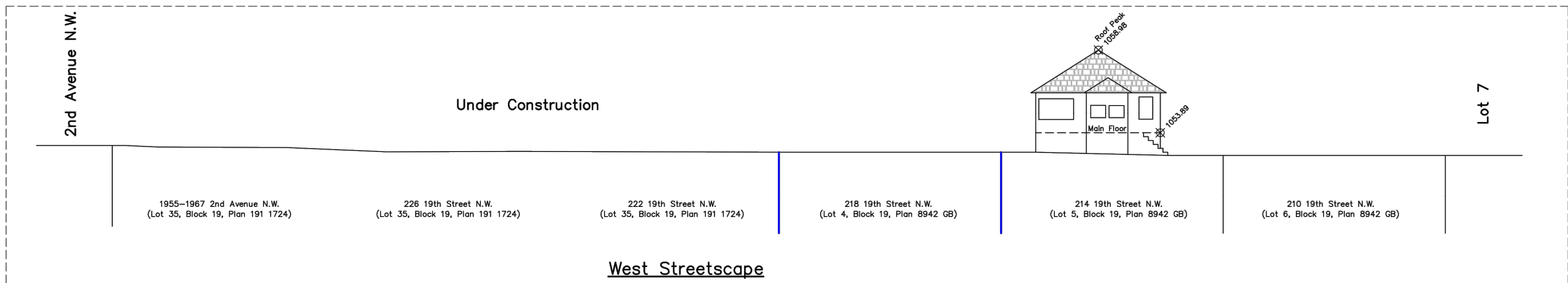
Title information is based on the C. of T. 191_066_414
which was searched on the 23rd day of November, 2020,
and is subject to the following instruments:
191_066_415 - Mortgage
191_066_416 - Caveat

All Utilities Location Information is Obtained From 'The
City Of Calgary Engineering Department' Drawing No. 83,
120 and 197 in Section 20, Township 24, Range 1. W5thM.

Element Land Surveys accepts no responsibility for its
accuracy. It is the responsibility of the Developer and
Excavator to have all Utilities located by Alberta One Call
prior to conducting any excavation or ground disturbance.

TREE SCHEDULE

NO.	VARIETY	CALLIPER(±)	CANOPY(±)	HEIGHT(±)	LOCATION
T1	Aspen	0.35	6.0	10.0	In Subject Property
T2	Poplar Tree Line	---	3.0	4.0	On Property Line
T3	Burn Line	---	3.0	4.0	On Property Line
T4	Poplar Tree	---	3.0	3.0	In Subject Property
T5	Poplar Tree	---	4.0	3.0	In Subject Property



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN