

REPORT TO THE SUBDIVISION AND  
DEVELOPMENT APPEAL BOARD

<b>DATE:</b> November 4, 2021	<b>APPEAL NO.:</b> SDAB 2021-0074 <b>FILE NO.:</b> DP2021-3969
<b>APPEAL BY:</b> Blake O'Brien	
<b>FROM A DECISION OF THE DEVELOPMENT AUTHORITY</b> where a  <b>New: Single Detached Dwelling, Accessory Residential Building (garage)</b>  was approved at <u>1136 Riverdale Avenue SW</u>	<b>LAND USE DESIGNATION:</b> R-C1  Discretionary
<b>COMMUNITY OF:</b> Elbow Park	<b>DATE OF DECISION:</b> September 20, 2021
<b>APPLICANT:</b> Jackson McCormick Design Group, represented by Rick Grol	<b>OWNERS:</b> Blaine and Jasmine McGillivray

**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 10392037	Order Number 36439459	Online Form Processed 2021-10-12 9:19:29 PM	
Site Information			
Municipal Address of Site Under Appeal 1136 RIVERDALE AVE SW		Development Permit/Subdivision Application/File Number 2021-3969	
Appellant Information			
Name of Appellant BLAKE O'BRIEN		Agent Name (if applicable)	
Street Address (for notification purposes) 1140 RIVERDALE AVE SW			
City CALGARY	Province ALBERTA	Postal Code T2S 0Y8	Residential Phone # 403-383-1908
Business Phone # 403-383-1908	Email Address bobrien@me.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:

I'm appealing based on the errors in the revised drawings. The rendering of my house on the site plan shows an enclosed front porch which corresponds, according to the designer (the Designer) of the Proposed Residence, to the front line of the Proposed Residence. First error is the depiction of my house on the block plan that shows on the north east elevation as my house having an enclosed porch. This is not the case and the east end of my open porch will be dramatically affected by the massing and shadow for the Proposed Residence. A shadow study would have shown that the Proposed Residence totally eliminates the morning sun on the east side of my front porch. Second a major error pertains to the shared driveway and the fact that there is a projection at the second floor level of the Proposed Residence which protrudes into the easement. The third pertains to mislabelling of the drawings. For these reasons I am appealing DP 2021-3639 relating to the Proposed Residence and requesting that: (i) a new survey be required and accurate plans drawn reflecting the reality of the site; (ii) a shadow study be prepared by an independent consultant so that the Designer understands the shadow implications of the massing of the Proposed Residence; and (iii) once that has been done a new application presented to the Residents' Association (hopefully with revisions that address the concerns expressed above) so that a fulsome review of the Proposed Residence might take place.

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

Estimated presentation time (minutes/hours) 1 HOUR	Will you be using an agent/legal counsel? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.) <input type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	If yes, how many will you be bringing?

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 <b>2021 10 14</b>	SDAB Appeal Number <b>SDAB2021-0074</b>	Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD <b>2021 11 04</b>	Date Received <b>October 12, 2021</b>

**SDAB2021-0074**



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**From:** Blake O'Brien <bobrien@me.com>  
**Sent:** Tuesday, October 12, 2021 1:41 PM  
**To:** Calgary SDAB Info  
**Cc:** Margo Coppel  
**Subject:** [EXT] Expanded reason for appealing DP 2021 -3969

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I own and will again live next door (when finished renovation) and am appealing the approval by the Planning Department of the revised drawings and the grant of a development permit in respect of the proposed residence at 1136 Riverdale Ave. SW. (the "Proposed Residence"). My appeal is based on the errors in the drawings and a clear misunderstanding of the site conditions and easement. Although it is my understanding that the City does not take into account restrictive covenants when granting development permits, in this case we are dealing with an actual easement and the applicants and their designer (the "Designer") continually refer to it as a restrictive covenant, presumably to deflect the Planning Department in some way from recognizing it. There are sufficient mistakes on these drawings to beg the question whether there was sufficient examination of the drawings by the examiner before granting this development permit.

The rendering of my house on the site plan shows an enclosed front porch which corresponds, according to the designer (the "Designer") of the Proposed Residence, to the front line of the Proposed Residence. The Designer promised to provide the Elbow Park Residents Association (the "Residents' Association") with a shadow study but reneged on this promise and said that the City (I assume the Planning Department) did not require it. While it may be that a shadow study is not required, it was a promise made by the Designer to the Residents' Association and reneging is unethical and unprofessional conduct. The errors in the drawings are, according to the Designer's rationalization, a mistake based on the survey. I contend that there should be a new survey, or at the very least a visit to the site by a representative of the Planning Department to confirm that the site conditions correspond to the survey, and plans for the Proposed Residence must be redrawn so that they correspond with the reality of the site – without this being done the Designer and the trades in effect have a carte blanche to vary the construction of the Proposed Residence to a significant degree which will impact my home. The mistakes that I have found in the reviewing the drawings (which has been very difficult due to the city's clunky plans examination mechanism) reveal three glaring errors.

First is the depiction of my house on the block plan that shows on the north east elevation as my house having an enclosed porch. This is not the case and the east end of my open porch will be dramatically affected by the massing and shadow for the Proposed Residence. A shadow study would have shown that the Proposed Residence totally eliminates the morning sun on the east side of my front porch.

Second a major error pertains to the shared driveway and the fact that there is a projection at the second floor level of the Proposed Residence which protrudes into the easement(which by law extends from the earth surface to the sky) but also serves to restrict access to my backyard (as well as to the backyard of the applicants) for utility vehicles and such as many will not fit under the subject projection or bump out on the second floor. The site plan also shows a concrete sidewalk going down the west side of the Proposed Residence to the backyard which has a retaining wall to prevent to prevent floodwaters from entering the home. It's not clear whether the retaining wall runs along the entire Proposed Residence or just at the back but regardless, even if it doesn't the elevation will inadvertently result in a moat that would run the length of the shared driveway increasing toward the river creating an approximately 4 foot deep channel and thereby impeding access to my garage. This was added to the plans after a number of communications from me setting out my concerns and I can only conclude that this addition was intentional and was not intended to do anything other than punish me for not wanting to tear up the easement as the owner of the project had requested. The drawings also omit to show the location of certain trees in the backyard that clearly exist.

The third glaring error is that in the drawings (DP6.2) the east and west elevations are reversed. While this is an error the Designer says can happen, one can't help but wonder how closely the examiner at the Planning Department reviewed this application if they did not pick this up and why are the drawings not being corrected.

I am not well versed in these matters and found myself out of town and having to submit this appeal in haste but if I picked up these errors surely it is not too much to expect an examiner in the Planning Department to notice them as well. The



Designer told me that he was working off a survey that he presumed to be accurate. While this may be the case, a quick visit to the site would reveal that the shared driveway and applicant's lot is flat generally but going to the north along the property line at approximately the location of my carport a hill starts running down to the river. Surely an experienced home designer would do such a site visit and catch these errors.

Omission of a shadow study, which would clearly show that the massing of this house is far too close to the front sidewalk and too far forward on the lot to afford me any light on the east side of my patio and house, is fundamental to designing the Proposed Residence to assess the impact on neighbours and whether the building is sensitive to the neighbouring properties. The Designer and the applicant on the other hand have designed the Proposed Residence with the bulk of its massing on the west and have left open the east facing exposures of the Proposed Residence to take advantage the morning sun – exactly what I will be losing with the current design of the Proposed Residence. I wonder whether they would be pursuing a similar appeal for the same reasons if (when) a home to the east of them imposes similar concerns to them.

For these reasons I am appealing DP 2021-3639 relating to the Proposed Residence and requesting that: (i) a new survey be required and accurate plans drawn reflecting the reality of the site; (ii) a shadow study be prepared by an independent consultant so that the Designer understands the shadow implications of the massing of the Proposed Residence; and (iii) once that has been done a new application presented to the Residents' Association (hopefully with revisions that address the concerns expressed above) so that a fulsome review of the Proposed Residence might take place.

Blake O'Brien

[bobrien@me.com](mailto:bobrien@me.com)



**Appeal Board Rec'd: October 27, 2021**  
**Submitted by: B. O'Brien, Appellant**

Wednesday, October 27, 2021

1136 Riverdale Ave SW Appeal of Approved DP2021-3969

It is my understanding that this submission is to address preliminary and scheduling matters and may be amended. Therefore some points are raised but not discussed in detail nor are certain exhibits provided. I expect that two or three other parties may speak to this appeal when considered on its' merits.

I own and will again live next door (when finished renovation) and am appealing the approval by the Planning Department of the revised drawings and the grant of a development permit in respect of the proposed residence at 1136 Riverdale Ave. SW. (the "Proposed Residence").

My appeal is based on factual errors in the drawings and a clear misunderstanding of the site conditions and easement leading to an erroneous grant of the DP. I submit that although this is a discretionary approval, the file manager's approval/discretion was exercised casually instead of rigorously (as it should have been) bearing in mind the nature of the application and its effect on the neighbourhood. In other words it would unduly interfere with the amenities of the neighbourhood as well as materially interfere and affect the use and enjoyment of my land.

Although it is my understanding that the City does not take into account restrictive covenants when granting development permits, in this case we are dealing with an easement on title (which the Owner was aware of) and the applicants and their designer (the "Designer") continually refer to it as a covenant, presumably to deflect the Planning Department in some way from recognising it. There are sufficient mistakes on these drawings to beg the question whether there was sufficient examination of the drawings by the examiner before granting this development permit.

The rendering of my house on the site plan shows an enclosed front porch which corresponds, according to the designer (the "Designer") of the Proposed Residence, to the front line of the Proposed Residence. The Designer promised to provide the Elbow Park Residents Association (the "Residents' Association") Exhibit of Drawing to be



submitted with a shadow study but reneged on this promise and said that the City (I assume the Planning Department) did not require it. While it was subsequently produced and provided by the Designer there should be an independent study generated. While it may be that a shadow study is not required, it was a promise made by the Designer to the Residents' Association and reneging I would submit is unethical and unprofessional.

The errors in the drawings are, according to the Designer's comments, mistakes based on the survey. I contend that there should be a new survey, or at the very least a visit to the site by a representative of the Planning Department to confirm that the site conditions correspond to the survey, and plans for the Proposed Residence should be redrawn so that they correspond with the reality of the site – without this being done the Designer and the trades in effect have a carte blanche to vary the construction of the Proposed Residence to a significant degree which will impact my home.

The mistakes that I have found in the reviewing the drawings (which has been very difficult due to the city's clunky plans examination mechanism) reveal many glaring errors:

The depiction of my house on the block plan shows the north east elevation of my house having an enclosed porch. This is not the case and the east end of my open porch will be dramatically affected by the massing and shadow of the Proposed Residence. A shadow study would have shown that the Proposed Residence eliminates the morning sun on the east side of my front porch.

The massing of the proposed residence clearly shows the majority of the house occurring on the west side of the lot with any openings to the east providing light and air to what is now a vacant lot. A possible solution might be to reverse the house plans completely as well as shift its footprint easterly by a couple of feet to mimic the drive-way clearance to the east.

Additionally one needs to look at the massing and the overall footprint of the house in terms of lot coverage as the floodway and



easement effectively remove those areas of the lot from the coverage calculation.

**(Exhibit: text of easement.)**

**(Exhibit: floodway maps and photographs, SDAB decisions)**

Another major error pertains to the shared driveway and the fact that there is a projection at the second floor level of the Proposed Residence which protrudes into the easement (which by law extends from the earth surface to the sky) but also serves to restrict access to my backyard (as well as to the backyard of the applicants) for utility vehicles and such as many will not fit under the subject projection or bump out on the second floor.

The revised site plan also shows a concrete sidewalk going north along the west side of the Proposed Residence to the backyard which has a retaining wall to prevent to prevent floodwaters from entering the home. It's not clear whether the retaining wall runs along the entire Proposed Residence or just at the back but regardless, even if it doesn't the elevation will result in a "moat" that would run the length of the shared driveway increasing toward the river creating an approximately 4 foot deep channel and thereby impeding access to my garage.

As well a new 1.2M fence is shown on the revised site plan which would occur right in the middle of the driveway. This was added to the plans after a number of communications from me setting out my concerns and I can only conclude that this addition was intentional and was not intended to do anything other than punish me for not wanting to tear up the easement as the owner of the project had requested. The addition of a fence which protrudes into the driveway approximately halfway is so clearly inconsistent with the wording of the easement and the intent of it as to be almost comical.

**(Exhibit: Easement 1231GE)**

The drawings also omit to show the location of certain trees in the backyard that clearly exist.



Another error is that in the drawings (DP6.2) the east and west elevations are reversed. While this is an error the Designer says can happen, one can't help but wonder how closely the examiner at the Planning Department reviewed this application if they did not pick this up and why are the drawings not being corrected.

I am not well versed in these matters and found myself out of town and having to submit this appeal in haste but if I picked up these errors surely it is not too much to expect an examiner in the Planning Department to notice them as well. The Designer told me that he was working off a survey that he presumed to be accurate. While this may be the case, a quick visit to the site would reveal that the shared driveway and applicant's lot is flat generally but going to the north along the property line at approximately the location of my carport a hill starts running down to the river. Surely an experienced home designer would do such a site visit and catch these errors.

Omission of a shadow study, which would clearly show that the massing of this house is far too close to the front sidewalk and too far forward on the lot to afford me any light on the east side of my patio and house, is fundamental to designing the Proposed Residence to assess the impact on neighbours and whether the building is sensitive to the neighbouring properties. The Designer and the applicant on the other hand have designed the Proposed Residence with the bulk of its massing on the west and have left open the east facing exposures of the Proposed Residence to take advantage the morning sun – exactly what I will be losing with the current design of the Proposed Residence. I wonder whether they will be pursuing a similar appeal for the same reasons if (when) a home to the east of them imposes similar concerns to them.

For these and other reasons I am appealing DP 2021-3639 relating to the Proposed Residence and requesting that: (i) a new survey be required and accurate plans drawn reflecting the reality of the site; (ii) a shadow study be prepared by an independent consultant so that the Designer understands the shadow implications of the massing of the Proposed Residence; and (iii) once that has been done a new application presented to the Residents' Association (hopefully with revisions that



address the concerns expressed above) so that a fulsome review of the Proposed Residence might take place.

Please see comments of the Elbow Park Residents Association copied below as well as highlighted errors in the Reasons for Decision by the file manager.

#### Comments GENERAL COMMENT:

1136 Riverdale Ave SW DP2021-3969 Single family detached 2-storey

THE ELBOW PARK RESIDENTS ASSOCIATION, AS REPRESENTATIVE OF THE COMMUNITY, DOES NOT SUPPORT THIS APPLICATION AS PROPOSED FOR REASONS OUTLINED BELOW.

#### CONCERNS BY EPRA AND NEIGHBOURS:

##### Design:

The proposed development does seem to be too big for this lot. It requires relaxation of both the front and rear setback and does not allow for any space along the shared easement to the west. This easement is the west neighbour's only access to his backyard and garage. Additionally, a bump-out encroaches into this easement at the 8' level and would likely make it very difficult for the neighbour to get any landscape/construction equipment into his backyard.

##### Flood concern:

This property is in the flood zone and looking at the flood map it has a 40–72% chance of flooding every 25 years. The hydraulic study presented does indicate that extending this house into the 6m floodway setback may cause more damage to upstream buildings (neighbour to the west) and may cause an increase in the upstream floodwater elevation.



Even though the study states that this risk is fairly low, we don't think it is prudent to allow the rear setback relaxation. The property to the east is still held by the province and deemed unsafe for development until flood mitigation is in place.

#### Site Plan:

Site Coverage—it is debatable how much of the site is actually useable for amenity space. The property line shown seems to run right up to the variable river edge. The neighbouring lots show their property lines much further set back from the river.

This house is set much closer to the side walk than any neighbouring houses. And not in character with the streetscape. The EPRA Development Guidelines (attached) indicate that the front yards are valued part of the community's character. Furthermore, Riverdale Avenue has been listed as a Heritage Street and is extensively used by pedestrians as access to Sandy Beaches, so the historic streetscape is enjoyed by many.

Shadowing—The proposed design will cast a major shadow on the front yard of the house to the west and will deprive this neighbour from any morning sun.

#### Massing:

Although the height may comply with the bylaw, it does seem massive compared with the neighbouring homes. The EPRA Development Guidelines as well as the Low Density Residential Guidelines, state that meeting the City's bylaw does not necessarily mean that the design is sensitive to the neighbours. Flat roofs create a much more massive look than sloped roofs with the same maximum height.

#### SUGGESTIONS:

Contacting the west neighbour to discuss the easement access and shadowing impact. The designer has already agreed to discuss this with



his client. Increasing the front set back to preserve the character of the street. Re-evaluate the extension into the floodway setback. Lower the floor to ceiling heights to decrease the overall height. We request a shadow study to show the morning sun impact on the neighbour's property.

#### COMMUNITY ENGAGEMENT:

The Community was not contacted prior to the application. The west neighbour was briefly informed about the proposed application, but was not involved in any discussion during the design phase.

The EPRA Development Review Committee held the review meeting on June 22, 2021. Several neighbours were present and a few who were not able to attend have been able to review the drawings and expressed the same concerns as noted above. The owners declined to attend the (zoom) meeting.

We are not opposed to thoughtful, sensitive development, but we respectfully request that this development application will not be approved until the above concerns have been addressed.

Regards,

Margo Coppus EPRA Development Committee Chair

#### Reasons for Approval for DP2021-3969

The Reasons for Approval document is intended to provide a short summary of the development permit process; response to concerns raised by neighbours, other affected parties and the Community Association; and rationale for any relaxations of the Land Use Bylaw granted by the Development Authority. Only the approved plans and conditions of approval are the subject of an appeal.

Scope and Process



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## Development Scope:

The application is for a discretionary Single-Detached Dwelling at 1136 Riverdale AV in the southwest community of Elbow Park. To the west and east are single detached homes with Riverdale to the south and the Elbow river to north. Vehicular access for adjacent residences is along Riverdale AV as there is no rear lane.

## Circulation and Notice Posting:

The following referees were circulated:

1. 2. 3.

4.

Parks – conditions added Ward Councillor – no comments received  
**Error: Elboya Heights - Britannia Community Association** – comments with concerns regarding:

- Front setback
- Massing and shadowing
- Structures in floodway

Notice Posting - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments with concerns were received:

- Massing
- Access to rear on adjacent lot to the west
- Front setback

The above comments are addressed by following;

- The amended drawings have shown a reduction in height and the proposed parcel coverage is under the maximum allowable in the Land Use Bylaw
- **Error:** The main floor cantilever has been removed resulting in improved access for the west neighbour to access the rear yard.



- The front setback has been increased on the amended drawings.
- **Error:** Addition of side walk and fence
- **Error:** The projection into the floodway setback has been reviewed by River Engineering and comments are included in the Conditions of Approval.

## Comments on Relevant City Planning Policies

The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines) Error: The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines) were approved by City Council in May 1993. The Guidelines provide a comprehensive package of information to guide the development of low density residential housing in Established Communities. They are intended to apply to Single Detached Dwellings, Semi-detached Dwellings and Duplexes requiring a development permit. A map showing the Established Communities is included in Appendix 1.

### 4.2 Context

New development should be designed in a manner which is responsive to the local context.

**Error:** The development fits the context of the surrounding streetscape and community by providing a similar building setbacks and orientation on the parcel. **Error:** The footprint of the dwelling, building height and massing are all responsive to the local context.

#### 4.3.1 Building Setback from Front Property Line (Front Setback)

The setbacks of new development should respect the established street pattern.



The dwelling is appropriately situated on the parcel. **Error:** There is a significant difference in front setbacks with the existing dwellings on the block. The proposed front setback maintains the established street pattern and limits the development's visual impact on the existing dwellings.

#### 4.3.3 Building Setback from Side Property Line (Side Setback)

One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

**Error:** The development will provide both side setbacks free and clear of projections to allow unobstructed access to the rear of the parcel. The importance of this policy is to allow pedestrian access for everyday use.

#### 4.3.4 Building Setback from Rear Property Line (Rear Setback)

The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

The development provides a generous building depth, sufficient setback from the rear property line all of which assist with fitting the context of the area and providing for sufficient outdoor amenity space. The development will have minimal impacts in terms of access to sunlight, privacy, shadowing and overlooking.

#### 4.3.5 Parcel coverage

Parcel coverage for new development should include all proposed and future accessory buildings.

**Error:** The proposed parcel coverage is below the Land Use Bylaw maximum of 45%.

#### 4.3.6 Parking



Two on-site parking spaces should be provided for each new dwelling unit.

**Error: The development has a front attached garage that is accessed from Britannia Lane SW.** The front attached garage will accommodate parking of two motor vehicles onsite thus reducing the need for, and congestion of, street parking.

#### 4.4 Building Mass

New development should respect the existing scale and massing of its immediate surroundings.

**Error:** The development respects the existing scale and massing of its immediate surroundings. A responsive building depth and compliant parcel coverage contribute to the dwelling's fit with the immediate surroundings.

#### 4.5 Privacy

The privacy of adjacent residences should be respected.

The proposed development respects the privacy of the adjacent dwellings.

#### Land Use Bylaw 1P2007

The existing land use for the site is Residential – Contextual One Dwelling District (R-C1). The R-C1 district is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area.

A bylaw check of the proposed development identified the following discrepancies which are highlighted in the chart below. These discrepancies do not unduly interfere with the amenities of the neighbourhood or interfere with or affect the use, enjoyment or value of neighbouring parcels of land. The



396 Building Setback from Front Property Line	(1) For a Contextual Single Detached Dwelling and a Single Detached Dwelling, the min. setback is the greater of: (a) the contextual front setback less 1.5m	Plans indicate a f measured to the f
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.	Plans indicate a f (+1.2m).
397 Building Setback from Side Property Line	(2) For a laneless parcel, the min. setback is: (a) 1.2m; or	Plans indicate a v 0.08m) and an ea measured to the t
340 Balconies	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m <sup>2</sup>	Plans indicate the 18.97m <sup>2</sup> (+8.97n
360(2) Building Height on a Sloped Parcel	When the difference between the average building reference point at the front and rear corners of the parcel is greater than or equal to 1.0 metres, the Chamfer applies to the façade at the lower end of the parcel.	Plans indicate po required chamfer
58 Alterations to the Floodway and Riverbanks	On those areas of land within the floodway that are subject to municipal jurisdiction, no alterations shall be made to a floodway and no structures including, but not limited to, berms, decks, docks, fences, gates, patios, rip-rap or walls shall be constructed on, in or under a floodway unless	Plans indicate alt



	those structures are being constructed by, or on behalf of, the City for the purpose of erosion control, where the primary purpose is to protect public infrastructure.	
59 Flood Fringe and Overland Flow Area Regulations	<p>On those areas of land within the floodway that are subject to municipal jurisdiction, no alterations shall be made to a floodway and no structures including, but not limited to, berms, decks, docks, fences, gates, patios, rip-rap or walls shall be constructed on, in or under a floodway unless</p> <p>those structures are being constructed by, or on behalf of, the City for the purpose of erosion control, where the primary purpose is to protect public infrastructure.</p>	Plans indicate a s edge of the flood

metres from the edge of the It should be noted retaining wall, and patios floodway. are buildings. See definition of “building”.

### Planning Review

During the review, the Development Authority considered the rules and intent of the 1P2007 Land Use Bylaw, as well as the appropriateness of the proposed development in the context of the neighbourhood.

The front setback and eave projection relaxations have been justified as the setback is measured to the front balcony. The majority of the front



façade is setback even further reducing the massing impact at the front of the home. Amended drawings were submitted showing the front setback increased by nearly a meter. The subject parcel is located adjacent to the Elbow River in the rear and a large portion of the parcel is unable to be developed because of the required setbacks in the floodway. Because of this the dwelling is placed closer to the street.

The minor side setback relaxations are due to the cladding of the home which contribute to the visual interest and higher end construction which is compatible with the existing context of the neighbourhood.

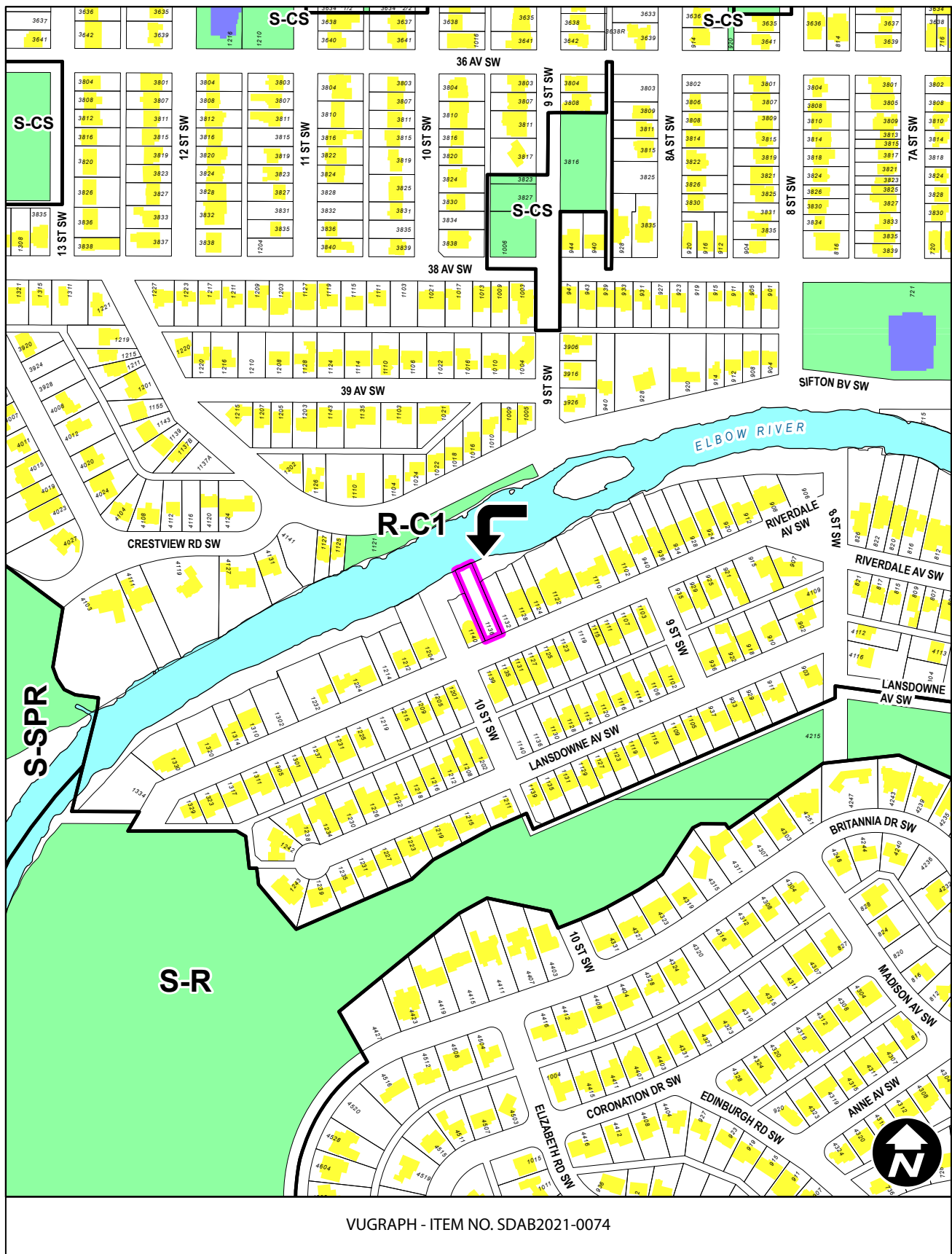
A relaxation was granted for the depth of the rear balcony. The balcony is located on the east and north side of the home where the parcel is adjacent to a vacant lot owned by the province and the river. Overlooking into a neighbours' rear amenity space is not a concern.

A very small portion of the roof at the rear projects into the chamfer. This portion is minimal and will have little or no massing/shadowing impact on the adjacent neighbour.

The projection into the required floodway setbacks has been reviewed by the River engineers and they have no objection to this projection if the building is built to the standards they have indicated to the applicant. The allowable area on the parcel for development is small and the rear setback is in context with the adjacent homes and other homes located on the Elbow River.

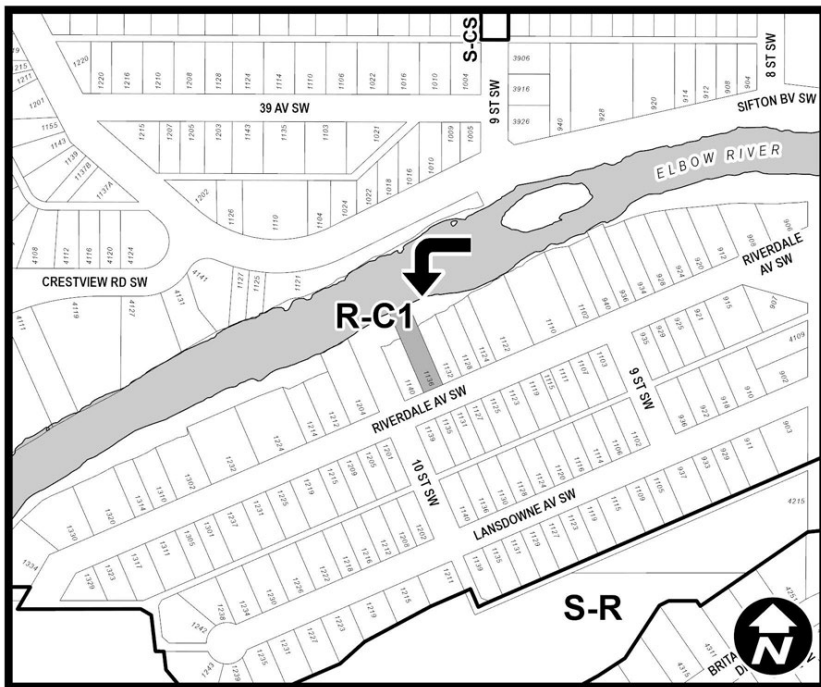
The development fits the context of the surrounding streetscape and community by providing a similar orientation on the parcel and massing. The design elements noted above respect the intentions of the development encouraged by the Land Use Bylaw 1P2007 and The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines), while providing the rationale for approval. As such, the Development Permit is approved, subject to relevant conditions.







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SDAB2021-0074



**Loewen, Maurie**

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**From:** Faber, Suzanne L.  
**Sent:** Tuesday, October 12, 2021 2:24 PM  
**To:** development@elbowpark.com; permits@elbowpark.com  
**Cc:** Rupert, Marie; McKeown, Lynn; van de Burgt, Sharon  
**Subject:** DP2021-3969 Notification of Decision  
**Attachments:** DP2021-3969 Notification of Decision.pdf; DP2021-3969 Conditions of Approval.pdf; DP2021-3969 Reasons for Decision.pdf; DP2021-3969 Decision Rendered Plans.pdf

Good afternoon,

It was brought to my attention that you were not provided the Notification of Decision email for the above noted application. Many apologies with regards to the tardiness of this email.



**For more information**  
[CALGARY.CA/PD  
DISPATCH  
NEWSLETTER](https://calgary.ca/pd-dispatch-newsletter)



Good day,

Please find attached the circulation package for the above noted Development Permit application.

Included are the following documents:

1. Circulation Package
  - Notification of Decision Letter
  - Conditions of Approval
  - Reasons for Decision
  - Complete Set of Plans

Thank you.

Sincerely,

**Suzanne Faber**

**Senior Planning Technician**

*Technical Planning | Community Planning*



## Planning & Development

**T** 403.333.5669 | **F** 403.537.3024 | [www.calgary.ca](http://www.calgary.ca)

Floor 4, Municipal Building - 800 Macleod Tr SE

The City of Calgary | Mail code: #8094

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

ISC: Protected



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**"We are moving online! Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community."**





September 20, 2021

JACKSON MCCORMICK DESIGN GROUP

dawn@jmdesigngroup.ca



Dear Sir/Madam:

**RE: Notification of Decision: DP2021-3969**

**Subject: New: Single Detached Dwelling, Accessory Residential Building (garage)**

**Project:**

**Address: 1136 RIVERDALE AV SW**

This is your notification of decision by the Development Authority to approve the above noted application on September 20, 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 September 20, 2023 or the development permit shall cease to be valid.

The decision will be advertised beginning September 23, 2021 at [www.calgary.ca/publicnotices](http://www.calgary.ca/publicnotices), which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight October 14, 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 (403) 333-5526 or by email at [Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca) and assist me by quoting the Development Permit number.

Yours truly,

Sharon Van De Burgt  
Senior Planning Technician  
Planning and Development  
Attachment(s)





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

**DP2021-3969**

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

**1136 RIVERDALE AV SW**

Community: **Elbow Park**

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

and legally described as:

**1012454;B;21**

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

**New: Single Detached Dwelling, Accessory Residential Building (garage)**

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: **September 20, 2021**

Development Authority **Marie K Rupert**

File Manager: **Sharon Van De  
Burgt**

Release Date: \_\_\_\_\_

**This permit will not be valid if development has not commenced by: September 20, 2023**

This Development Permit was advertised on: **September 23, 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: **JACKSON MCCORMICK DESIGN GROUP**

Address: **804A 16 AV SW**

City: **CALGARY, AB, T2R 0S9**

Phone: [REDACTED]



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**Complete Address and Legal Description listing for Development Permit DP2021-3969**

<b>Address Type</b>	<b>Address</b>	<b>Legal Description</b>
Parcel	1136 RIVERDALE AV SW	<b>1012454;B;21</b>





## Conditions of Approval – Development Permit

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<b>Application Number:</b>	<b>DP2021-3969</b>
<b>Application Description:</b>	New: Single Detached Dwelling, Accessory Residential Building (garage)
<b>Land Use District:</b>	Residential - Contextual One Dwelling
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	1136 RIVERDALE AV SW
<b>Community:</b>	ELBOW PARK
<b>Applicant:</b>	JACKSON MCCORMICK DESIGN GROUP
<b>Senior Planning Technician:</b>	SHARON VAN DE BURGT - 403) 333-5526 - <a href="mailto:Sharon.vandeBurgt@calgary.ca">Sharon.vandeBurgt@calgary.ca</a>

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## Prior to Release Requirements

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

### Transportation

1. Remit a performance security deposit (certified cheque, bank draft, letter of credit) of \$8,300.00 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 driveway crossing on Riverdale Avenue SW.,
- b. Potential closure and removal of existing driveway crossing on Riverdale Avenue SW.,
- c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.



## Parks

2. Amend the plans to clarify if the existing driveway along the western edge of the site is to be removed. If it is to be removed, include a note stating 'An Urban Forestry Technician must be on-site during excavation of the existing driveway in order to mitigate any damage to adjacent public trees. Contact Urban Forestry by phoning 311 at least three (3) business days in advance of excavation.' If canopies or root systems are damaged to the point where the tree becomes unstable, then Urban Forestry will require their removal using an approved indemnified tree contractor at applicant's expense, plus compensation for the removed tree.

If large structural roots are damaged or removed causing this tree to become potentially unstable, Urban Forestry will require their removal using an approved indemnified tree contractor at applicant's expense, plus compensation. It should be noted, this Public Tree adjacent to the development is valued at \$26,805.99.

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

3. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
4. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
5. A Development Completion Permit is required prior to the development being occupied.
6. When the main floor is constructed, submit the geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)

### Development Engineering

7. The proposed development location is within the 1:100 "Floodway" and "Flood Fringe" as per Council approved regulatory flood maps located at: <https://www.calgary.ca/pda/pd/calgary-land-use-bylaw-1p2007/land-use-bylaw-1p2007-maps.html>. As such, the proposed development is subject to the Land Use Bylaw (LUB), Part 3, Division 3, Clauses 56-60.

1136 Riverdale AV SW Flood Elevations:

Bylaw 1:100 elevation: 1055.6 m (geodetic)

Note: Development must meet bylaw elevation, but it is recommended that development be built to the highest elevation given.

2015:

2015 model 1:100 year elevation: 1056.5 m (geodetic)



2015 model 1:20 year elevation: 1054.2 m (geodetic)

Note: Flood elevations given for 2015 previously to applicant. As of November 2020, new draft hydraulic modelling and inundation mapping has been published and should be utilized.

2020:

Draft 2020 AEP model 1:100 flood elevation: 1056.43 m (geodetic)

Draft 2020 AEP model 1:20 flood elevation: 1054.66 m (geodetic)

Note: Proposed retaining walls are to be built to the 20 year flood elevation according to the newer draft 2020 hydraulic modelling undertaken by Alberta Environment and Parks.

8. 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 and Parks, Alberta Health Services and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental Risk and Liability group shall be immediately notified (311).
9. 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](http://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.



10. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

11. Prior to the issuance of the Development Completion Permit, the developer/builder is required to provide the form, Assurance of Engineering Field Review and Compliance, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).
12. All rooftop drainage shall be controlled with eave troughs and downspouts that direct drainage to the street.
13. 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.
14. The grades must match the grades indicated on the Development Permit approved 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.

## Transportation

15. 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 Director, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
16. 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 [roadsia@calgary.ca](mailto:roadsia@calgary.ca)
17. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer ? owner shall be responsible for



all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades

## Parks

18. 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 developers expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector through 311 for an inspection.
19. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
20. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within drip lines.
21. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
22. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.

## Advisory Comments

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

## Planning

23. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
24. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
25. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree,



the following sizes must be met:

- a. A deciduous tree with a minimum calliper of 50.0mm; or
- b. A coniferous tree with a minimum height of 2.0 metres.

To satisfy the requirement of two trees, the following sizes must be met:

- a. A deciduous tree with a minimum calliper of 85.0mm; or
- b. A coniferous tree with a minimum height of 4.0 metres.

The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

- 26. 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.

## Development Engineering

- 27. 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 Parks 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 and Parks Approvals, Registrations, etc.), Alberta Energy Regulator 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.



28. Water main and sanitary sewer connections are available from Riverdale AV SW.
29. The applicant must apply for water and sewer connections as per City Standards.
30. Discharge of roof leaders should be onto grassed or pervious areas to help reduce the volume of runoff. Direct connection of roof leaders to weeping tile or storm sewers is prohibited. Roof leaders are to be directed to the ground that is graded away from the building and must not discharge within 2.0m of a road right-of-way.
31. 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.
32. Weeping tile must be connected to a sump and pump that discharges the flow onto the lots such that it drains away from the house unless a qualified soils consultant has determined otherwise. The consultant shall use the criteria set out in Section 3.3.6.1.2 of the Stormwater Management & Design Manual. A letter with the appropriate elevations (in metric geodetic) and information will be required by Water Resources.
33. 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).
34. Calgary flood inundation maps were updated by Alberta Environment and Parks in 2020 to help applicants understand current flood risks. These draft maps are currently under review. Modelled water levels are not expected to change when the studies are finalized. Updates to the Land Use Bylaw will follow. 2020 draft maps are found at: [https://floods.alberta.ca/?app\\_code=FI&mapType=Draft](https://floods.alberta.ca/?app_code=FI&mapType=Draft).
35. Based on information gathered in the 2013 flood event by the City of Calgary and analysis contained in the 2020 draft Alberta Environment and Parks inundation maps, a 1:100 flood elevation is higher than the elevations derived from the bylaw and bylaw maps. The new model suggests an elevation of 1056.43 m (geodetic). Any buildings on this parcel should be designed and constructed to withstand damage from any future 1:100 flood:
  - a. to prevent structural damage by floodwaters;
  - b. to construct the first floor of all buildings at or above 1056.43 m (geodetic); and
  - c. to construct all electrical and mechanical equipment within a building at or above 1056.43 m (geodetic);
36. Based on information gathered in the 2013 flood event, analysis contained in the "Bow River and Elbow River Hydraulic Model and Flood Inundation Mapping Update" (2015, City of Calgary and Alberta Environment), and the 2020 draft Alberta Environment and Parks inundation maps, a basement on this parcel has the



potential for flooding due to groundwater seepage. The following should be considered in basement design:

- a. Based on the location, and close proximity to the river this property has the potential for severe groundwater fluctuations. Design the building to prevent structural damage from elevated groundwater levels by floodwaters. Elevated groundwater levels may impact foundation dewatering, foundation water proofing, and structural design.
- b. Basements should not be utilized for the storage of immovable or hazardous materials that are flammable, explosive, or toxic.
- c. A sump pump with battery backup should be provided in the basement.
- d. The sump pump outfall pipe should be looped and discharged above the designated flood level of 1056.43 m (geodetic);
- e. A separate electrical circuit should be provided for the sump pump with the operating switch located above the designated flood level of 1056.43 m (geodetic);
- f. Installation of backflow prevention valve(s) on sewer lines or the elimination of gravity flow basement drains.
- g. No primary living spaces (e.g. bedrooms) below 1056.43 m (geodetic);
- h. A water alarm should be installed in the basement to warn of groundwater seepage.

37. Based on the analysis contained in the 2020 draft Alberta Environment and Parks inundation maps used for recommended elevations, all building openings (basement windows, walk out basements, etc.) or adjacent landscaping grades are to be at or above the 1:20 flood elevation of 1054.66 m (geodetic). Show all basement windows and doorway openings or adjacent landscaping grades above the designated 1:20 flood elevation. A 1:20 flood means a flood level that has a 5% chance of occurring in any year.
38. The Springbank Reservoir (SR1) will fully mitigate overland flooding up to the 1:200 flood, downstream of the Glenmore Dam on the Elbow River. Further, it will provide attenuation for greater events and reduce flooding along the Bow River below the Elbow River. Flood damage may still occur when floods are greater than a 1:200 flood. SR1 will be located upstream, west of Calgary. Until SR1 is constructed and new bylaw maps are approved, developments will be held to current regulatory standards or greater where deemed necessary by The City. This project is still undergoing regulatory approvals and is not constructed.
39. Be advised that the Province of Alberta is currently undertaking a project to update the provincial flood hazard maps which form the basis for The City of Calgary's Land Use Bylaw in flood hazard areas. These updates may result in changes to the regulatory zones and water levels for your development area. Updated inundation maps have been provided in draft form online as noted above. The Province's new flood hazard map with regulatory flood zones is anticipated to be completed in 2021, with any required changes to City of Calgary's Land Use Bylaw following. For more information on the Province's project, please see [www.floodhazard.alberta.ca](http://www.floodhazard.alberta.ca).

The design of the building on the parcel may affect the ability to qualify in the future for Province of Alberta Disaster Recovery Program assistance, therefore it is recommended that the applicant contact the Alberta Emergency Management Agency at 1-888-671-1111, to review any pertinent matters about the subject



development.

## Transportation

40. The locations and design of driveways must be approved by Transportation Planning. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.
41. In accordance with the Encroachment Policy adopted by Council on June 24, 1996, and as amended on February 23, 1998, encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developers expense. Encroachments are subject to approval by the Encroachment Administrator, Corporate Properties.
42. The development site is located within a residential parking zone as defined by the City of Calgary Traffic By-law and, as such, no long term non-residential parking is permitted on-street.

## Parks

43. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at [www.calgary.ca](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
44. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
45. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees if removal of the existing driveway on the western edge of the site is to be removed. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days notice prior to meeting onsite.
46. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit [www.calgary.ca](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca). Applicant is to apply for tree protection plan prior to demolition.
47. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree adjacent to this



development is valued at \$26,805.99. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

48. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.
49. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.



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## Reasons for Approval for DP2021-3969

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The Reasons for Approval document is intended to provide a short summary of the development permit process; response to concerns raised by neighbours, other affected parties and the Community Association; and rationale for any relaxations of the Land Use Bylaw granted by the Development Authority. Only the approved plans and conditions of approval are the subject of an appeal.

### Scope and Process

#### Development Scope:

The application is for a discretionary Single-Detached Dwelling at 1136 Riverdale AV in the southwest community of Elbow Park. To the west and east are single detached homes with Riverdale to the south and the Elbow river to north. Vehicular access for adjacent residences is along Riverdale AV as there is no rear lane.

#### Circulation and Notice Posting:

The following referees were circulated:

1. **Parks** – conditions added
2. **Ward Councillor** – no comments received
3. **Elbow Park Community Association** – comments with concerns regarding:
  - Front setback
  - Massing and shadowing
  - Structures in floodway
4. **Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments with concerns were received:
  - Massing
  - Access to rear on adjacent lot to the west
  - Front setback

*The above comments are addressed by following;*

- *The amended drawings have shown a reduction in height and the proposed parcel coverage is under the maximum allowable in the Land Use Bylaw*
- *The main floor cantilever has been removed resulting in improved access for the west neighbour to access the rear yard.*
- *The front setback has been increased on the amended drawings.*
- *The projection into the floodway setback has been reviewed by River Engineering and comments are included in the Conditions of Approval.*



## Comments on Relevant City Planning Policies

### **The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines)**

The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines) were approved by City Council in May 1993. The Guidelines provide a comprehensive package of information to guide the development of low density residential housing in Established Communities. They are intended to apply to Single Detached Dwellings, Semi-detached Dwellings and Duplexes requiring a development permit. A map showing the Established Communities is included in Appendix 1.

#### **4.2 Context**

New development should be designed in a manner which is responsive to the local context.

*The development fits the context of the surrounding streetscape and community by providing a similar building setbacks and orientation on the parcel. The footprint of the dwelling, building height and massing are all responsive to the local context.*

#### **4.3.1 Building Setback from Front Property Line (Front Setback)**

The setbacks of new development should respect the established street pattern.

*The dwelling is appropriately situated on the parcel. There is a significant difference in front setbacks with the existing dwellings on the block. The proposed front setback maintains the established street pattern and limits the development's visual impact on the existing dwellings.*

#### **4.3.3 Building Setback from Side Property Line (Side Setback)**

One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

*The development will provide both side setbacks free and clear of projections to allow unobstructed access to the rear of the parcel. The importance of this policy is to allow pedestrian access for everyday use.*

#### **4.3.4 Building Setback from Rear Property Line (Rear Setback)**

The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

*The development provides a generous building depth, sufficient setback from the rear property line all of which assist with fitting the context of the area and providing for sufficient outdoor amenity space. The*



*development will have minimal impacts in terms of access to sunlight, privacy, shadowing and overlooking.*

#### **4.3.5 Parcel coverage**

Parcel coverage for new development should include all proposed and future accessory buildings.

*The proposed parcel coverage is below the Land Use Bylaw maximum of 45%.*

#### **4.3.6 Parking**

Two on-site parking spaces should be provided for each new dwelling unit.

*The development has a front attached garage that is accessed from Riverdale AV SW. The front attached garage will accommodate parking of two motor vehicles onsite thus reducing the need for, and congestion of, street parking.*

#### **4.4 Building Mass**

New development should respect the existing scale and massing of its immediate surroundings.

*The development respects the existing scale and massing of its immediate surroundings. A responsive building depth and compliant parcel coverage contribute to the dwelling's fit with the immediate surroundings.*

#### **4.5 Privacy**

The privacy of adjacent residences should be respected.

*The proposed development respects the privacy of the adjacent dwellings.*

#### **Land Use Bylaw 1P2007**

The existing land use for the site is Residential – Contextual One Dwelling District (R-C1). The R-C1 district is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area.

A bylaw check of the proposed development identified the following discrepancies which are highlighted in the chart below. These discrepancies do not unduly interfere with the amenities of the neighbourhood or interfere with or affect the use, enjoyment or value of neighbouring parcels of land. The proposed development meets the intent of the land use district.



<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
396 Building Setback from Front Property Line	(1) For a Contextual Single Detached Dwelling and a Single Detached Dwelling, the min. setback is the greater of: (a) the contextual front setback less 1.5m	Plans indicate a front setback of 3.18m (-1.46m) measured to the front balcony.
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.	Plans indicate a front eave projection of 1.8m (+1.2m).
397 Building Setback from Side Property Line	(2) For a laneless parcel, the min. setback is: (a) 1.2m; or	Plans indicate a west side setback of 1.12m (-0.08m) and an east side setback of 1.11m (-0.09m) measured to the brick façade.
340 Balconies	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m <sup>2</sup>	Plans indicate the rear balcony has an area of 18.97m <sup>2</sup> (+8.97m <sup>2</sup> ).
360(2) Building Height on a Sloped Parcel	When the difference between the average building reference point at the front and rear corners of the parcel is greater than or equal to 1.0 metres, the Chamfer applies to the façade at the lower end of the parcel.	Plans indicate portions of the building located in the required chamfer.
58 Alterations to the Floodway and Riverbanks	On those areas of land within the floodway that are subject to municipal jurisdiction, no alterations shall be made to a floodway and no structures including, but not limited to, berms, decks, docks, fences, gates, patios, rip-rap or walls shall be constructed on, in or under a floodway unless those structures are being constructed by, or on behalf of, the City for the purpose of erosion control, where the primary purpose is to protect public infrastructure.	Plans indicate alterations in the floodway.
59 Flood Fringe and Overland Flow Area Regulations	(2) Unless stated in subsection (3), all buildings must be set back 6.0	Plans indicate a setback of -1.1m (-7.11m) from the edge of the floodway.



	metres from the edge of the floodway.	<i>It should be noted retaining wall, and patios are buildings. See definition of “building”.</i>
--	---------------------------------------	---

## Planning Review

During the review, the Development Authority considered the rules and intent of the 1P2007 Land Use Bylaw, as well as the appropriateness of the proposed development in the context of the neighbourhood.

The front setback and eave projection relaxations have been justified as the setback is measured to the front balcony. The majority of the front façade is setback even further reducing the massing impact at the front of the home. Amended drawings were submitted showing the front setback increased by nearly a meter. The subject parcel is located adjacent to the Elbow River in the rear and a large portion of the parcel is unable to be developed because of the required setbacks in the floodway. Because of this the dwelling is placed closer to the street.

The minor side setback relaxations are due to the cladding of the home which contribute to the visual interest and higher end construction which is compatible with the existing context of the neighbourhood.

A relaxation was granted for the depth of the rear balcony. The balcony is located on the east and north side of the home where the parcel is adjacent to a vacant lot owned by the province and the river. Overlooking into a neighbours' rear amenity space is not a concern.

A very small portion of the roof at the rear projects into the chamfer. This portion is minimal and will have little or no massing/shadowing impact on the adjacent neighbour.

The projection into the required floodway setbacks has been reviewed by the River engineers and they have no objection to this projection if the building is built to the standards they have indicated to the applicant. The allowable area on the parcel for development is small and the rear setback is in context with the adjacent homes and other homes located on the Elbow River.

The development fits the context of the surrounding streetscape and community by providing a similar orientation on the parcel and massing. The design elements noted above respect the intentions of the development encouraged by the Land Use Bylaw 1P2007 and The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines), while providing the rationale for approval. As such, the Development Permit is approved, subject to relevant conditions.





## Development Permit - Approved Plans (Approved)

**Application Number:** DP2021-3969  
**Description:** Single Detached Dwelling, Accessory Residential Building (garage)  
**Land Use District:** R-C1 - Residential - Contextual One Dwelling  
**Site Address:** 1136 RIVERDALE AV SW  
**Applicant:** Sean McCormick (JACKSON MCCORMICK DESIGN GROUP)  
**Senior Planning Technician:** SHARON VAN DE BURGT

List Of Plans Reviewed				
Approved Files	Doc ID	Document Type	Submitted Date	Approved Date
2021.08.17 DP ARCHITECTURAL_20210825_123023.pdf	974840	RESIDENTIAL DRAWINGS	2021/08/25 12:30:25 PM	2021/09/20 12:00:00 AM
2021.08.17 DP BLOCK AND SITE_20210825_123049.pdf	974841	SITE/BLOCK PLAN	2021/08/25 12:30:49 PM	2021/09/20 12:00:00 AM

### Legend

- \* Doc ID is specific identification associated to a document located within Livelink.
- \* Date plans submitted is the date which the plans when uploaded into the Request Manager system.





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

309054176-001

Taken By:

Application Date: **Jun 1, 2021****APPLICATION NO: DP2021-3969**

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: **JACKSON MCCORMICK DESIGN GROUP**Address: **804A 16 AV SW**City: **CALGARY, AB, T2R 0S9**Phone: [REDACTED]Parcel Address: **1136 RIVERDALE AV SW**Legal: **1012454;B;21**Parcel  
Owner:**BLAINE MCGILLIVRAY****3016 7 ST SW****CALGARY AB CANADA T2T 2X5**

e-mail:

**Not Available**

(See title for additional owners.)

L.U.D.: **R-C1**Community: **ELBOW PARK**Sec. Number: **4C** Ward: **11**Description: **New: Single Detached Dwelling, Accessory  
Residential Building (garage)**Gross Floor Area: 4045 feet - squared  
Dwelling Units: 1Proposed Development is: **Discretionary**Proposed Use: **Accessory Residential Building  
Single Detached Dwelling**

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 Development & Assessment 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) **DP2021-3969** [REDACTED]

or call our Planning Support Centre at (403)268-5311.

**SDAB2021-0074**





## Applicant's Planning Overview

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. **The information is not verified or endorsed by The City of Calgary.** The responses are intended to assist the Community Association, and The City, in reviewing the development.

Site Address: **1136 Riverdale Avenue SW**

Type of Application: ☒ Single Detached ☐ Semi-detached ☐ Duplex Dwelling ☐ Backyard Suite

- 1) Please provide information related to site constraints associated with the subject parcel, which were considered in the design (e.g. topography, lot configuration, floodway/fringe area, existing landscaping).

To follow

- 2) Please explain how the development meets any applicable City policies and how it fits with the context of the community. (Refer to [calgary.ca/myproperty](http://calgary.ca/myproperty) for a list of the policies that apply to your site).

To follow

- 3) Of the known relaxations, please elaborate on why the relaxations are requested. (A bylaw check has not yet been undertaken on this application. Further relaxations may be identified once the bylaw check is complete.)

To follow

- 4) Is there anything else we should know about your development that may assist the review of your application?

To follow





## LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0034 360 081	1012454;B;21	201 142 006

## LEGAL DESCRIPTION

DESCRIPTIVE PLAN 1012454  
 BLOCK B  
 LOT 21  
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;24;4;NW  
 ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 111 065 749

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 142 006	13/08/2020	TRANSFER OF LAND	\$950,000	CASH

## OWNERS

BLAINE MCGILLIVRAY

AND

JASMINE MCGILLIVRAY

BOTH OF:

3016-7 STREET SW

CALGARY

ALBERTA T2T 2X5

AS JOINT TENANTS

## ENCUMBRANCES, LIENS &amp; INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
1231GE .	05/04/1950	EASEMENT "SUBJECT TO AND EXTENDED BY SW 4 FT. OF LOT 18 OVER THE NE 4 FT. OF LOT 19"

( CONTINUED )



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 201 142 006

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
-----		

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 1 DAY OF JUNE,  
2021 AT 04:58 P.M.

ORDER NUMBER: 41812557

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).



May 3<sup>rd</sup>, 2021

City of Calgary  
Development and Planning Approvals  
P.O. Box 2100, Station M, #8108  
Calgary, AB, Canada T2P 2M5

To Whom It May Concern;

RE- Municipal Address- 1136 Riverdale Drive SW, Calgary, AB  
Legal Address- Lots 21, Block B, Plan 101 2454

As the registered owner of the property listed above, we authorize Jackson McCormick Design Group Inc. to make submissions for Development and Building Permits for the following property on our behalf:

Sincerely,

  
\_\_\_\_\_  
Jasmine McGillivray

Dated: May 4, 2021

  
\_\_\_\_\_  
Blaine McGillivray

Dated: May 4, 2021





1140 RIVERDALE



SUBJECT PROPERTY  
1136 RIVERDALE



1132 RIVERDALE

**JACKSON McCORMICK**  
DESIGN GROUP

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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:

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

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





## Abandoned Well Declaration

Application # \_\_\_\_\_  
for office use only

Site Address: 1136 Riverdale Avenue SW

Legal Description: Lot 21, Block B, Plan 101 2454

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 Jackson McCormick Design Group Contact Person Sean McCormick

Address 804 A 16th Avenue SW

Phone 403 520 8018 Cell Phone 403 608 5762 Email sean@jmdesigngroup.ca



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.*

May 28, 2021

Date

Applicant Signature

Sean McCormick

Applicant Name (Please Print)

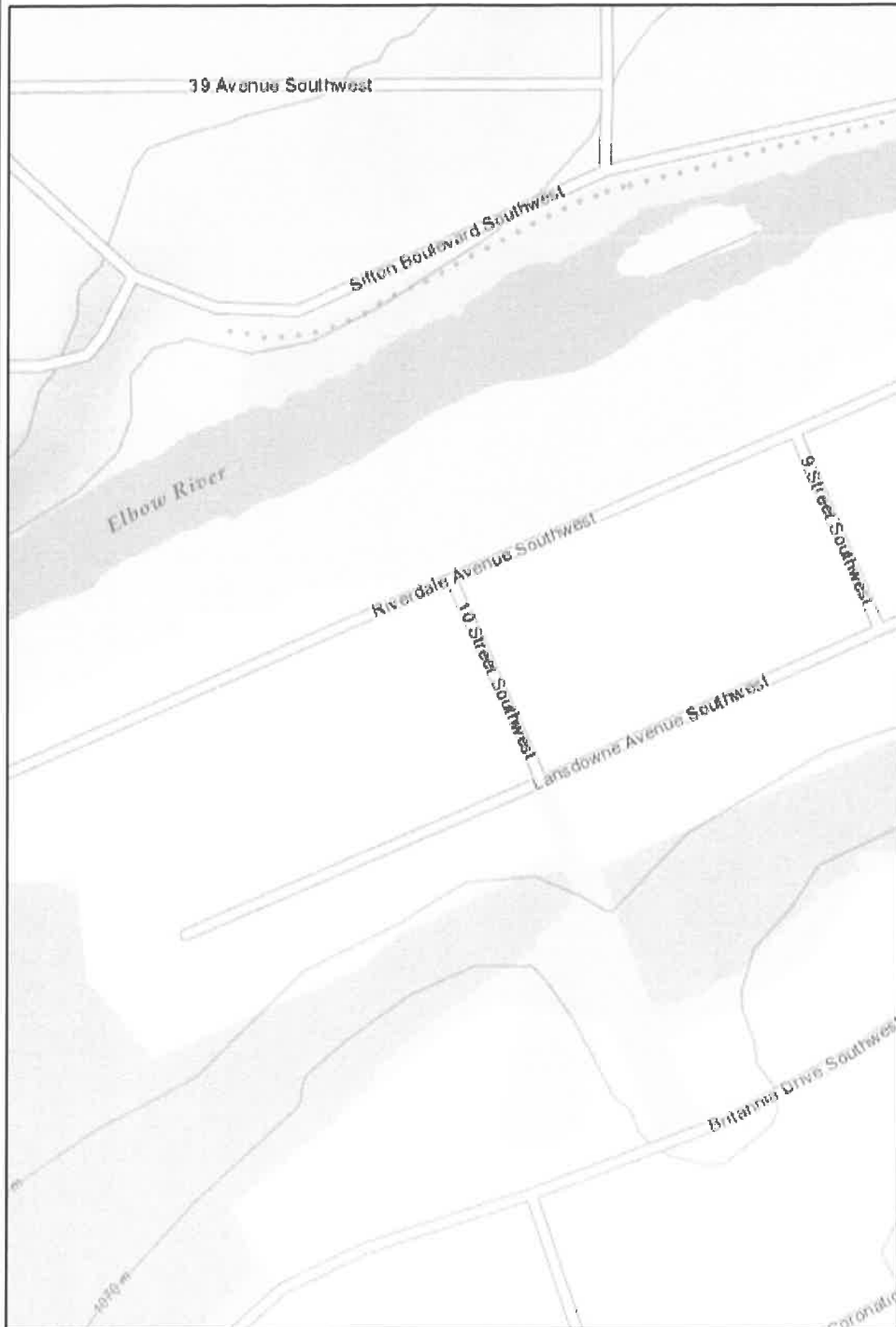
Jackson McCormick Design Group

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 Results



## Legend

- ✦ Abandoned Wells (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- ATS v4\_1 Alberta Provincial Boundary

© Government of Alberta

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.

Tuesday, June 01, 2021 17:49:01 -06:00

0.2

0.11

0.2 Kilometers

Map Scale: 1: 4,514





Alberta

Government  
GeoDiscover Alberta



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

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

<b>Date:</b>	August 26, 2021
<b>Date Received:</b>	August 25, 2021
<b>F/M:</b>	<b>SHARON VAN DE BURGT</b>
<b>BLC BY:</b>	<b>CHRISTINE LOXTON</b>
<b>Review Required:</b>	<div>COMPLETE </div>
<b>Markups Completed Electronically:</b>	<div>Yes - Refer to Livelinek </div>

D.P. #	2021-3969
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For Internal Distribution Only

Modifier(s):	F.A.R		Height		Density		ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)
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<b>Project Description(s):</b>	New: Single Detached Dwelling, Accessory Residential Building (garage)
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Floodway/Floodfringe/Overland Flow

### Airport Vicinity Protection Area (AVPA)

FLOODFRINGE 

DOES NOT APPLY 

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

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	1056.65	Unit 1	1064.56
Unit 2		Unit 2	

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

[illegible]

ISC: Protected

For Internal Distribution Only

SDAB2021-0074



Page 3

Residential – Contextual One Dwelling										D.P. #		2021-3969	
Rule	Requirements							Evaluation					
						Notes		Provided/Variance					
Secondary Suites	If applicable please refer to Secondary Suites Form							See Attached		N/A	N/I		
153.1(a)(vi) Backyard Suite	A Backyard Suite must be located on the same parcel as a Contextual Single Detached Dwelling or a Single Detached Dwelling.							C	N/C	N/A	N/I		
295(a)(v) Secondary Suite	A Secondary Suite must be contained in a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Semi-Detached Dwelling or a Single Detached Dwelling.							C	N/C	N/A	N/I		
347 Contextual Single Detached Dwelling	( Front A 1054.85 + Front B 1054.62 ) / 2 = Front Average Building Reference Point							1054.74					
	( Rear A 1052.60 + Rear B 1052.49 ) / 2 = Rear Average Building Reference Point							1052.55					
	(1)(e) Must not be located on a parcel where the difference between the average building reference points is greater than 2.4 metres												
	Difference between Front & Rear Average Building Reference Points =					2.19		C	N/C	N/A	N/I		
39 Contextual Front Setback	A) Contextual Front Setback for 2 Contextual Adjacent Buildings												
	( Adj. building 1 4.40 + Adj. building 2 7.87 ) / 2 = A							6.14					
	OR B) Contextual Front Setback for 1 Contextual Adjacent Building												
	Adjacent Building = B							0					
	OR C) Contextual Front Setback with no Contextual Adjacent Buildings												
						= C		3					
396 Building Setback from Front Property Line	(1) For a Contextual Single Detached Dwelling and a Single Detached Dwelling, the min. setback is the greater of:	(a) the contextual front setback less 1.5m			South to balcony		3.18		-1.46				
		6.14		4.64									
		Contextual Front Setback subtract 1.5m		Required Front Setback									
		or (b) 3.0m				N/A							
Contextual Front Setback (see Contextual values use A or B or C) =	(4) Addition or alterations to Single Detached, prior to this Bylaw, setback is the lesser of:	(a) the contextual front setback less 1.5m; (min 3.0m)					N/A						
		6.14		4.60									
		Contextual Front Setback subtract 1.5m		Required Front Setback									
		(b) the existing building setback less 1.5m; (min 3.0m)					N/A						
				3.00									
		Existing Building Setback subtract 1.5m		Required Front Setback									
(5) All other uses, the min. setback is 3.0m							N/A						
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.							C	N/C	N/A	N/I		
	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.					South to eaves		1.80		1.20			
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:					Stairs only		C	N/C	N/A	N/I		
	(a) they provide access to the main floor or lower level of the building; and							C	N/C	N/A	N/I		
	(b) the area of a landing does not exceed 2.5 square metres.							C	N/C	N/A	N/I		
						(located beyond balcony included in front setback deficiency noted.)		0.98		-0.82			



336 Projections Into Front Setback Area	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;		C	N/C	N/A	N/I
		(b) the setback of the porch from the front property line is not less than the minimum setback in the district;		C	N/C	N/A	N/I
		(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m <sup>2</sup> ; and		C	N/C	N/A	N/I
		(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.		C	N/C	N/A	N/I
	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).			N/A			
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the facade (Does not apply to eaves, ramps and stairs)		PROVIDE LENGTH AND % VALUES	%	Length	%	Length
	1st st	X 40% =		N/A			
	2nd st	X 40% =					
	(2) The max. length of an individual projection into any setback area is 3.1 m.			N/A			
397 Building Setback from Side Property Line	(1) For a laned parcel, the min. building setback from any side property line is 1.2m			N/A			
	(2) For a laneless parcel, the min. setback is:	(a) 1.2m; or	West to brick façade	1.23	0.03		
			East to brick façade	1.22	0.02		
		(b) 3.0 m when no provision has been made for a private garage on the front or side.		N/A			
	(3) Corner parcel, the min. setback from a side property line shared with a street is 1.2m,		1.2m min. requirement to building	N/A			
	Provided there is no portion of a building, except for a Eaves (337) located within 3.0m of:		(a) the back of the public sidewalk; or (b) the curb, where there is no public sidewalk.	C	N/C	N/A	N/I
	(4) Where a corner parcel shares a side property line with a street and the parcel forms part of a plan of subdivision approved by the Calgary Planning Commission prior to March 31, 1980, the minimum building setback from that side property line is 1.2m			N/A			
	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.		East Upper x 2	0.59	-0.01		
			West upper x 1	0.58	-0.02		
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,		East basement and main	0.59	-0.01		
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;		C	N/C	N/A	N/I
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or		C	N/C	N/A	N/I
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.		C	N/C	N/A	N/I
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.			N/A			



337 Projections Into Side Setback Area	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.					C	N/C	N/A	N/I
	(3) Eaves may project a max. of 0.6m into any side setback area.				West	0.41		-0.19	
					East	0.42		-0.18	
	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;				C	N/C	N/A	N/I
		(b) the area of a landing does not exceed 2.5m <sup>2</sup>				N/A			
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m <sup>2</sup>				N/A			
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and				C	N/C	N/A	N/I
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear				C	N/C	N/A	N/I
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:				East	1		0	
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.				East	0.99		0.09	
(9) Balconies and decks must not project into any side setback area;					C	N/C	N/A	N/I	
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the facade (Does not apply to decks, eaves, ramps and stairs)				PROVIDE LENGTH AND % VALUES	%	Length	%	Length
	Lower	East	18.59	X 40% =	7.40	13.93	2.59	-26.07	-4.81
	1st	East	17.12	X 40% =	6.80	15.13	2.59	-24.87	-4.21
				X 40% =					
	2nd st	East	17.12	X 40% =	6.80	32.94	5.64	-7.06	-1.16
	2ns st	West	17.12	X 40% =	6.80	17.23	2.95	-22.77	-3.85
	(2) The max. length of an individual projection into any setback area is 3.1m (Includes Window Wells)				Longest	3.05		-0.05	
398 Building Setback from Rear Property Line	(1) The min. setback from a rear property line is 7.5m				North	37.53		30.03	
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.					N/A			
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;				N/A			
		(b) does not exceed 75.0m <sup>2</sup> in gross floor area for each Dwelling Unit located on the parcel.				N/A			
		(c) has no part that is located closer than 0.60m to the rear property line; and				N/A			
		(d) has no eave closer than 0.6m to a side property line.				N/A			



	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0 m of a rear property line or 1.2m of a side property line.					C	N/C	N/A	N/I
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade (Does not apply to decks, eaves, ramps stairs & attached garage)				PROVIDE LENGTH AND % VALUES	%	Length	%	Length
	1st		X 40% =			N/A			
	2nd st		X 40% =						
	(2) The max. length of an individual projection into any setback area is 3.1m					N/A			
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and			Covered deck not a deck	N/A			
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.				N/A			
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and				N/A			
		(b) must not be located between the foremost front façade of the main residential building and the front property line.							
						C	N/C	N/A	N/I
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the building façade to which it is attached.					N/A			
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²				Front balcony	5.65	-4.35		
					Rear balcony	18.97	8.97		
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and				N/A			
		(b) must not be located between the foremost front façade of the main residential building and front property line.							
						C	N/C	N/A	N/I
40 Contextual Height = Average Contextual High Point minus the highest Building Reference point.	A) Average Contextual High Point for 2 Contextual adjacent buildings (expressed as a geodetic datum) =								
	( Adj. building 1	1062.78	+	Adj. building 2	1061.74	) / 2 = A		1062.26	
	OR B) Average Contextual High Point for 1 Contextual adjacent buildings (expressed as a geodetic datum) =								
	Adjacent Building = B						0		
	OR C) Average Contextual High Point for no Contextual adjacent buildings (expressed as a geodetic datum) =								
	Highest Geodetic Datum (of subject parcel) + 8.6m = C						0		
360 Building Height  (Method For Additions not to be noted as a bylaw relaxation)	(5) The building height for an addition to a main residential building is measured from grade at any point adjacent to the addition when the addition is less than or equal to:  If the Addition does not meet the height by using 5 (a) or (b) Use 399						N/A		
							N/A		
399 Building Height (See 360 (2) & (3) for height check	(1) For a Contextual Single Detached Dwelling and a Single Detached Dwelling, the max. building height is the greater	(a) 8.6 m; or			Maximum Height Allowed =		N/A		
		(b) the contextual height plus 1.5m, to a max. of 10.0m			8.91				
		7.41	+	1.5m	8.91	Maximum Geodetic Height =		1064.56	-0.09
		Contextual Height			max. Height (Max	1064.65			



Page 7 method	of:	Contextual Height		10.0 m)	1004.03				
	(3) For all other uses, the max. building height is 10.0m					C	N/C	N/A	N/I
<b>360(2) Building Height on a Sloped Parcel</b>	When the difference between the average building reference point at the front and rear corners of the parcel is greater than or equal to 1.0 metres, the <i>Chamfer</i> applies to the façade at the lower end of the parcel.								
	Difference between <i>Front &amp; Rear Average Building Reference Points</i> =				2.19	C	N/C	N/A	N/I
<b>361 Building Height on a Corner Parcel</b>	(1) In addition to the rules of sections 360(2) and (3), for a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling located on a corner parcel, the building height must not be greater than a height plane that intersects the horizontal portion of the height plane described in section 360 at a point that is 4.5m from the street side property line and extends downward toward the street side property line at a 4:12 slope.				Max Ht = 8.91	C	N/C	N/A	N/I
<b>349 Roof Equipment Projection</b>	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.						N/A		
<b>390 Parcel Width</b>	The minimum parcel width is 12.0m					15.25		3.25	
<b>391 Parcel Depth</b>	The minimum parcel depth is 22.0 metres.					59.25		37.25	
<b>392 Parcel Area</b>	The minimum area of a parcel is 330.0 square metres.					965.61		635.61	
<b>Accessory Building</b>	If applicable please refer to Accessory Residential Building Form					See Attached		N/A	N/I
<b>365 Exempt Addition</b>	In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling: (b) the addition may be a maximum of:								
	(i) 40.0m <sup>2</sup> in floor area for any portion at a height less than or equal to:	(A) 7.5m measured from grade where the existing building has a walkout basement; or (B) 6.0m measured from grade where the existing building does not have a walkout basement; and				N/A			
	(ii) 10.0m <sup>2</sup> in floor area for any portion not exceeding the highest point of the existing roof;					N/A			
<b>339.1 Porches (must meet all requirements to be exempt)</b>	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C	N/C	N/A	N/I	
		(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I		
(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and			C	N/C	N/A	N/I			
(c) there is no enclosed floor area or balcony located directly above the roof of the porch.			C	N/C	N/A	N/I			
<b>393 Parcel Coverage</b>	The max. parcel coverage is 45.0% of the area of a parcel, which must be reduced by 21.0 m <sup>2</sup> for each required motor vehicle parking stall that is <b>not</b> provided in a private garage.					%		%	
	45% X	965.61	minus		X 21m <sup>2</sup>	=	434.52		
	Parcel Area Required Stalls Max. Coverage					23.32%		-21.68%	
	Parcel Coverage Totals								
	House	Proj. > 1.0m	Garage(s)	Other	Total	m <sup>2</sup>		m <sup>2</sup>	



Page 8	225.22				225.22	225.22	-209.30		
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and				C	N/C	N/A	N/I
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.				C	N/C	N/A	N/I
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0 m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or				N/A		
			(ii) a curb where there is no public sidewalk to the door of a private garage, and			South	11.13	5.13	
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.				C	N/C	N/A	N/I
	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.				N/A				
	(4) Parking Surface located in the actual front setback must be hard surfaced.				C	N/C	N/A	N/I	
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	(a) 6.0 m where the parcel width is 9.0m or less; or				N/A			
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m				N/A			
	(6) In the Developed Area, driveway accessing a street must not be constructed, altered or replaced except where:	(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.			Laneless	C	N/C	N/A	N/I
				Existing Driveway No Changes					
305 Parking	(c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit (which includes secondary suites if applicable)				2		1		
	If use is other refer to Parking/Loading/Bicycle Form				See Attached		N/A	N/I	
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for:				C	N/C	N/A	N/I	
	(a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling								
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:				C	N/C	N/A	N/I	
	(a) 3.0m where both sides of a stall abut a physical barrier;								
	(b) 2.85m where one side of a stall abuts a physical barrier; and								
	(c) 2.5m in all other cases.								
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be:				C	N/C	N/A	N/I	
(a) hard surfaced; and									
(b) located wholly on the subject parcel.									
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.				C	N/C	N/A	N/I	
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.				C	N/C	N/A	N/I	
	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be								



338.1 Patios	located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.			C	N/C	N/A	N/I
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.			C	N/C	N/A	N/I
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.			C	N/C	N/A	N/I
343 Fences <i>Note: Only apply fence rules to proposed fences</i>	The height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2m for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;		C	N/C	N/A	N/I
		(b) 2.0m in all other cases, and		C	N/C	N/A	N/I
		(c) 2.5m at the highest point of a gate that is not more than 2.5m in length.		C	N/C	N/A	N/I
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.			C	N/C	N/A	N/I



**Division 3: Floodway, Flood Fringe and Overland Flow**

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Division 3: Floodway, Flood Fringe and Overland Flow					D.P. #	#NAME?		
Rule	Requirements				Evaluation			
					Provided/Variance			
56 Floodway Regulations	(1) For parcels located in the floodway on which a building existed and the use of that parcel was approved as of September 9, 1985, the use may continue as a permitted or discretionary use provided that the use is listed in the land use district that the parcel is designated.				C	N/C	N/A	N/I
	(2) Subject to subsection (1), in the floodway only those permitted and discretionary uses which are listed below, and which are also listed in the land use district for which the parcel is designated, may be allowed as permitted and discretionary uses:		(a) Extensive Agriculture;		C	N/C	N/A	N/I
			(b) Natural Area;					
			(c) Outdoor Recreation Area;					
			(d) Park; and					
			(e) Utilities.					
57 New Buildings and Alterations	(1) No new buildings or other new structures are allowed in the floodway, except for the replacement of existing Accessory Residential Buildings, Duplex Dwellings, Secondary Suites, Secondary Suites – Detached Garage, Secondary Suites – Detached Garden, Semi-detached Dwellings and Single Detached Dwellings on the same building footprint.				C	N/C	N/A	N/I
	(2) An addition to a building in the floodway may only occur if it does not increase the building footprint or increase the obstruction to floodwaters.				C	N/C	N/A	N/I
	(3) In the floodway, nothing must be stored outside of a building.				Assumed		N/A	N/I
58 Alterations to the Floodway and Riverbanks	On those areas of land within the floodway that are subject to municipal jurisdiction, no alterations shall be made to a floodway and no structures including, but not limited to, berms, decks, docks, fences, gates, patios, rip rap or walls shall be constructed on, in or under a floodway unless those structures are being constructed by, or on behalf of, the City for the purpose of erosion control, where the primary purpose is to protect public infrastructure.				C	N/C	N/A	N/I
59 Flood Fringe and Overland Flow Area Regulations	(1) Only those goods that are easily moveable may be stored on a parcel in the flood fringe or the overland flow area.				F/M Discretion		N/A	N/I
	(2) Unless stated in subsection (3), all buildings must be set back 6.0 metres from the edge of the floodway.				-1.11		-7.11	
	(3) Where a parcel was vacant on July 22, 1985, all buildings must be set back the greater of the following distances:	(a) 60.0 metres from the edge of the Bow River;		N/A				
		(b) 30.0 metres from the edge of the Elbow River, Nose Creek, West Nose Creek; or		N/A				
		(c) 6.0 metres from the edge of the floodway.		N/A				
60 Flood Fringe	(1) All buildings in the flood fringe must be designed in the following manner:	(a) to prevent structural damage by floodwaters;			F/M Discretion		N/A	N/I
		(b) the first floor of all buildings must be constructed at or above the designated flood level; and			C	N/C	N/A	N/I
		(c) all electrical and mechanical equipment within a building must be located at or above the designated flood level; and			C	N/C	N/A	N/I
		(d) a sewer back up valve must be installed in every building.			C	N/C	N/A	N/I
	(2) The rules regarding building design referenced in subsection (1) do not apply to:	(a) an addition that does not increase the gross floor area of the building by more than 10.0 per cent of the gross floor area legally existing as of June 09, 2014; and			GFA of Building (m2)		10% of GFA	
					N/A			
					Add. Area (m2)		Variance (m2)	
					N/A			
	(b) a fence, gate, deck, landing, patio, air conditioning unit, satellite dish, hot tub, above ground private swimming pool, and an Accessory Residential Building.			Applies		Not Applicable		
	(3) Notwithstanding subsection (1) and (2), in addition to the conditions listed in section 38, additions to buildings that		(a) provide electrical isolation for the entire building through the placement of the master switch above		C	N/C	N/A	N/I



**Division 3: Floodway, Flood Fringe and Overland Flow****D.P. #****#NAME?**

Rule	Requirements		Evaluation			
			Provided/Variance			
60 Flood Fringe	increase the gross floor area of the building by more than 10.0 per cent but less than 75.0 per cent of the gross floor area legally existing as of June 09, 2014 must:	the designated flood level; and,				
		(b) must have a sewer back up valve installed in every building.	C	N/C	N/A	N/I
	(4) Notwithstanding subsection (1), (2), and 3, in addition to the conditions listed in section 38, additions to buildings that increase the gross floor area of the building by at least 75.0 per cent of the gross floor area legally existing as of June 09, 2014 must:	(a) fully mitigate as per subsection (1).	C	N/C	N/A	N/I
61 Overland Flow	(1) All buildings in the overland flow area must be designed in the following manner:	(a) to prevent structural damage by floodwaters;	C	N/C	N/A	N/I
		(b) the first floor of all buildings must be constructed at a minimum of 0.3 metres above the highest grade existing on the street abutting the parcel that contains the building;	C	N/C	N/A	N/I
		(c) all electrical and mechanical equipment within a building must be located at or above the first floor of the building referenced in subsection (b); and	C	N/C	N/A	N/I
		(d) a sewer back up valve must be installed in every building.	C	N/C	N/A	N/I
	(2) The rules regarding building design referenced in subsection (1) do not apply to:	(a) an addition that does not increase the gross floor area of the building by more than 10.0 per cent of the gross floor area legally existing as of June 09, 2014;	GFA of Building (m2)		10% of GFA	
			N/A			
			Add. Area (m2)		Variance (m2)	
		(b) a fence, gate, deck, landing, patio, air conditioning unit, satellite dish, hot tub, above ground private swimming pool, and an Accessory Residential Building.	Applies		Not Applicable	
	(3) Notwithstanding subsection (1) and (2), additions that increase the gross floor area of the building by more than 10.0 per cent but less than 75.0 per cent of the gross floor area legally existing as of June 09, 2014 must:	(a) provide electrical isolation for the entire building through the placement of the master switch a minimum of 0.3 metres above the highest grade existing on the adjacent street; and,	C	N/C	N/A	N/I
		(b) must have a sewer back up valve installed in every building.	C	N/C	N/A	N/I
		(a) fully mitigate as per subsection (1)	C	N/C	N/A	N/I
	(4) Notwithstanding subsection (1), (2), and (3), additions that increase the gross floor area of the building by at least 75.0 per cent of the gross floor area legally existing as of June 09, 2014 must:					



FILE: DP2021-3969

DATE RECEIVED: August 25, 2021

**Bylaw Discrepancies**

Regulation	Standard	Provided
396 Building Setback from Front Property Line	(1) For a Contextual Single Detached Dwelling and a Single Detached Dwelling, the min. setback is the greater of: (a) the contextual front setback less 1.5m	Plans indicate a front setback of 3.18m (-1.46m) measured to the front balcony.
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.	Plans indicate a front eave projection of 1.8m (+1.2m).
397 Building Setback from Side Property Line	(2) For a laneless parcel, the min. setback is: (a) 1.2m; or	Plans indicate a west side setback of 1.12m (-0.08m) and an east side setback of 1.11m (-0.09m) measured to the brick façade.
340 Balconies	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m <sup>2</sup>	Plans indicate the rear balcony has an area of 18.97m <sup>2</sup> (+8.97m <sup>2</sup> ).
360(2) Building Height on a Sloped Parcel	When the difference between the average building reference point at the front and rear corners of the parcel is greater than or equal to 1.0 metres, the Chamfer applies to the façade at the lower end of the parcel.	Plans indicate portions of the building located in the required chamfer.
58 Alterations to the Floodway and Riverbanks	On those areas of land within the floodway that are subject to municipal jurisdiction, no alterations shall be made to a floodway and no structures including, but not limited to, berms, decks, docks, fences, gates, patios, rip-rap or walls shall be constructed on, in or under a floodway unless those structures are being constructed by, or on behalf of, the City for the purpose of erosion control, where the primary purpose is to protect public infrastructure.	Plans indicate alterations in the floodway.
59 Flood Fringe and Overland Flow Area Regulations	(2) Unless stated in subsection (3), all buildings must be set back 6.0 metres from the edge of the floodway.	Plans indicate a setback of -1.1m (-7.11m) from the edge of the floodway.



		<i>It should be noted retaining wall, and patios are buildings. See definition of “building”.</i>
<b>Permitted Contextual Use Rules</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
Not Applicable.		





JACKSON MCCORMICK DESIGN GROUP



Dear Sir/Madam:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2021-3969**

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

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

Should you have any questions or concerns, please contact me at 403) 333-5526 or by email at [Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca).

Sincerely,

**Sharon van de Burgt**

Senior Planning Technician

Technical Planning | Community Planning

Planning & Development

**T** 403.333.5526 | **E** [sharon.vandeburgt@calgary.ca](mailto:sharon.vandeburgt@calgary.ca)

Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community.

**SDAB2021-0074**





## Detailed Review 1 – Development Permit

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<b>Application Number:</b>	<b>DP2021-3969</b>
<b>Application Description:</b>	New: Single Detached Dwelling, Accessory Residential Building (garage)
<b>Land Use District:</b>	Residential - Contextual One Dwelling
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	1136 RIVERDALE AV SW
<b>Community:</b>	ELBOW PARK
<b>Applicant:</b>	JACKSON MCCORMICK DESIGN GROUP
<b>Date DR Sent:</b>	July 27, 2021
<b>Response Due Date:</b>	
<b>Senior Planning Technician:</b>	SHARON VAN DE BURGT - 403) 333-5526 - <a href="mailto:Sharon.vandeBurgt@calgary.ca">Sharon.vandeBurgt@calgary.ca</a>

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## General Comments

### Concerns from Notice Posting include:

Massing  
Access to rear on adjacent lot  
Front setback

### Comments from Elbow Park Community Association include:

Front setback  
Massing and shadowing  
Height  
Structures in floodway

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## Comments on Relevant City Policies

### **The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines)**

#### **4.3.1 Building Setback from Front Property Line (Front Setback)**

The setbacks of new development should respect the established street pattern.



*Please amend the front setback as indicated in the chart below*

#### 4.3.3 Building Setback from Side Property Line (Side Setback)

One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

*Please remove the main floor cantilever on the west elevation to allow for access to the rear*

Bylaw Discrepancies		
Regulation	Standard	Provided
396 Building Setback from Front Property Line	(1) For a Contextual Single Detached Dwelling and a Single Detached Dwelling, the min. setback is the greater of: (a) the contextual front setback less 1.5m	Plans indicate a front setback of 2.5m (-2.64m) measured to the front balcony.  <b>Please increase the front setback to a minimum of 4.4m not including the 2<sup>nd</sup> floor balcony</b>
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.	Plans indicate a front eave projection of 2.87m (+2.27m).  <b>Please reduce as indicated above</b>
397 Building Setback from Side Property Line	(2) For a laneless parcel, the min. setback is: (a) 1.2m; or	Plans indicate a west side setback of 1.12m (-0.08m) and an east side setback of 1.11m (-0.09m) measured to the brick façade.  <b>Relaxation may be supported</b>
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.	Plans indicate a projection 0.0m (-0.9m) from the nearest front façade on the lower level.  <b>Relaxation may be supported</b>
340 Balconies	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m <sup>2</sup>	Plans indicate the rear balcony has an area of 18.86m <sup>2</sup> (+8.86m <sup>2</sup> ).  <b>Relaxation may be supported</b>
399 Building Height	(1) For a Contextual Single Detached Dwelling and a Single Detached Dwelling, the max. building height is the greater of: (b) the contextual height plus 1.5m, to a max. of 10.0m	Plans indicate a building height of 1065.17m (+0.52m).  <b>Relaxation may be supported</b>  <i>It should be noted that the skylight is not an ancillary structure and is included in building height.</i>



360(2) Building Height on a Sloped Parcel	When the difference between the average building reference point at the front and rear corners of the parcel is greater than or equal to 1.0 metres, the Chamfer applies to the façade at the lower end of the parcel.	Plans indicate portions of the building located in the required chamfer.  <b>Relaxation may be supported</b>
58 Alterations to the Floodway and Riverbanks	On those areas of land within the floodway that are subject to municipal jurisdiction, no alterations shall be made to a floodway and no structures including, but not limited to, berms, decks, docks, fences, gates, patios, rip-rap or walls shall be constructed on, in or under a floodway unless those structures are being constructed by, or on behalf of, the City for the purpose of erosion control, where the primary purpose is to protect public infrastructure.	Plans indicate alterations in the floodway.  <b>Relaxation supported by Development Engineering</b>
59 Flood Fringe and Overland Flow Area Regulations	(2) Unless stated in subsection (3), all buildings must be set back 6.0 metres from the edge of the floodway.	Plans indicate a setback of -.5m (-6.5m) from the edge of the floodway.  <b>Relaxation supported by Development Engineering</b>  <i>It should be noted retaining wall, and patios are buildings. See definition of "building".</i>

## Prior to Decision Requirements

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

### Planning

1. Upload a complete set of the amended plans in PDF format, into the ePermit system. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly, including all issues outlined in the Bylaw Discrepancies and Relevant City Policies.

### Transportation

2. Amend the plans to address the following parking requirements as per the Land Use Bylaw 1P2007, Section 122. The maximum grade of a parking stall shall not exceed 4 percent in any direction. The internal stalls noted on plan DP 2.1 are 10% and do not qualify or operate as a



usable parking space.

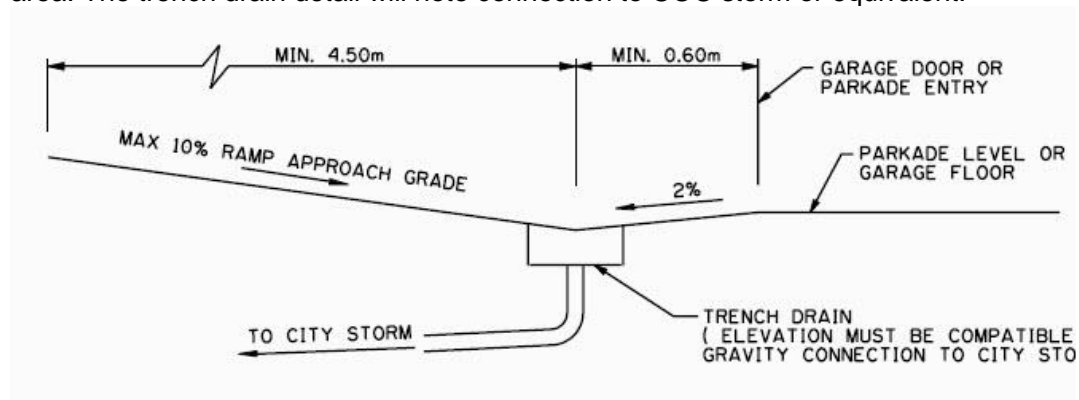
3. Amend the plans to:

#### Sidewalks, Driveway Crossings & Garage Aprons

Modify the driveway cross-section ramp grades within the garage (on private property) as per Roads Specification and in accordance with the Bylaw. The slope and cross slope of the internal parking area is to be a maximum of 4%.

Indicate the driveways flares as per the Roads standard, starting from the back of sidewalk out to the curb (1m width.)

Indicate all trench drains proposed at the garage door entries and within the parking area. The trench drain detail will note connection to COC storm or equivalent.



## 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 finalized at the time of Development Authority decision.

### Transportation

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

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at



the time of construction (the security deposit will be used to secure the work).

#### Roads

- a. Construction of new driveway crossing on Riverdale Avenue SW.,
- b. Potential closure and removal of existing driveway crossing on Riverdale Avenue SW.,
- c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

#### Parks

6. Amend the plans to clarify if the existing driveway along the western edge of the site is to be removed. If it is to be removed, include a note stating 'An Urban Forestry Technician must be on-site during excavation of the existing driveway in order to mitigate any damage to adjacent public trees. Contact Urban Forestry by phoning 311 at least three (3) business days in advance of excavation.' If canopies or root systems are damaged to the point where the tree becomes unstable, then Urban Forestry will require their removal using an approved indemnified tree contractor at applicant's expense, plus compensation for the removed tree.

If large structural roots are damaged or removed causing this tree to become potentially unstable, Urban Forestry will require their removal using an approved indemnified tree contractor at applicant's expense, plus compensation. It should be noted, this Public Tree adjacent to the development is valued at \$26,805.99.

## Permanent Conditions

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

#### Planning

7. The permanent conditions will be finalized at the time of Development Authority decision.
8. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
9. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
10. A Development Completion Permit is required prior to the development being occupied.
11. When the main floor is constructed, submit the geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)



## Transportation

12. 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 Director, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
13. 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 [roadsia@calgary.ca](mailto:roadsia@calgary.ca)
14. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer ? owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades

## Development Engineering

15. The proposed development location is within the 1:100 "Floodway" and "Flood Fringe" as per Council approved regulatory flood maps located at: <https://www.calgary.ca/pda/pd/calgary-land-use-bylaw-1p2007/land-use-bylaw-1p2007-maps.html>. As such, the proposed development is subject to the Land Use Bylaw (LUB), Part 3, Division 3, Clauses 56-60.

1136 Riverdale AV SW Flood Elevations:

Bylaw 1:100 elevation: 1055.6 m (geodetic)

Note: Development must meet bylaw elevation, but it is recommended that development be built to the highest elevation given.

2015:

2015 model 1:100 year elevation: 1056.5 m (geodetic)

2015 model 1:20 year elevation: 1054.2 m (geodetic)

Note: Flood elevations given for 2015 previously to applicant. As of November 2020, new draft hydraulic modelling and inundation mapping has been published and should be utilized.

2020:

Draft 2020 AEP model 1:100 flood elevation: 1056.43 m (geodetic)

Draft 2020 AEP model 1:20 flood elevation: 1054.66 m (geodetic)

Note: Proposed retaining walls are to be built to the 20 year flood elevation according to the newer draft 2020 hydraulic modelling undertaken by Alberta Environment and Parks.



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

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

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

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

18. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

19. Prior to the issuance of the Development Completion Permit, the developer/builder is required to provide the form, Assurance of Engineering Field Review and



Compliance, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).

20. All rooftop drainage shall be controlled with eave troughs and downspouts that direct drainage to the street.
21. 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.
22. The grades must match the grades indicated on the Development Permit approved 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.

## Parks

23. 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 developers expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector through 311 for an inspection.
24. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
25. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within drip lines.
26. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
27. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.

## Advisory Comments

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



## Planning

28. The advisory comments will be finalized at the time of Development Authority decision.
29. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
30. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
31. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 50.0mm; or
  - b. A coniferous tree with a minimum height of 2.0 metres.To satisfy the requirement of two trees, the following sizes must be met:
  - a. A deciduous tree with a minimum calliper of 85.0mm; or
  - b. A coniferous tree with a minimum height of 4.0 metres.The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

## Transportation

32. The locations and design of driveways must be approved by Transportation Planning. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.
33. In accordance with the Encroachment Policy adopted by Council on June 24, 1996, and as amended on February 23, 1998, encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developers expense. Encroachments are subject to approval by the Encroachment Administrator, Corporate Properties.
34. The development site is located within a residential parking zone as defined by the City of Calgary Traffic By-law and, as such, no long term non-residential parking is permitted on-street.



## Development Engineering

35. 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 Parks 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 and Parks Approvals, Registrations, etc.), Alberta Energy Regulator 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.

36. Water main and sanitary sewer connections are available from Riverdale AV SW.
37. The applicant must apply for water and sewer connections as per City Standards.
38. Discharge of roof leaders should be onto grassed or pervious areas to help reduce the volume of runoff. Direct connection of roof leaders to weeping tile or storm sewers is prohibited. Roof leaders are to be directed to the ground that is graded away from the building and must not discharge within 2.0m of a road right-of-way.
39. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
40. Weeping tile must be connected to a sump and pump that discharges the flow onto the lots such that it drains away from the house unless a qualified soils consultant has determined otherwise. The consultant shall use the criteria set out in Section 3.3.6.1.2 of the Stormwater Management & Design Manual. A letter with the appropriate elevations (in metric geodetic) and information will be required by Water



## Resources.

41. 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).
42. Calgary flood inundation maps were updated by Alberta Environment and Parks in 2020 to help applicants understand current flood risks. These draft maps are currently under review. Modelled water levels are not expected to change when the studies are finalized. Updates to the Land Use Bylaw will follow. 2020 draft maps are found at: [https://floods.alberta.ca/?app\\_code=FI&mapType=Draft](https://floods.alberta.ca/?app_code=FI&mapType=Draft).
43. Based on information gathered in the 2013 flood event by the City of Calgary and analysis contained in the 2020 draft Alberta Environment and Parks inundation maps, a 1:100 flood elevation is higher than the elevations derived from the bylaw and bylaw maps. The new model suggests an elevation of 1056.43 m (geodetic). Any buildings on this parcel should be designed and constructed to withstand damage from any future 1:100 flood:
  - a. to prevent structural damage by floodwaters;
  - b. to construct the first floor of all buildings at or above 1056.43 m (geodetic); and
  - c. to construct all electrical and mechanical equipment within a building at or above 1056.43 m (geodetic);
44. Based on information gathered in the 2013 flood event, analysis contained in the "Bow River and Elbow River Hydraulic Model and Flood Inundation Mapping Update" (2015, City of Calgary and Alberta Environment), and the 2020 draft Alberta Environment and Parks inundation maps, a basement on this parcel has the potential for flooding due to groundwater seepage. The following should be considered in basement design:
  - a. Based on the location, and close proximity to the river this property has the potential for severe groundwater fluctuations. Design the building to prevent structural damage from elevated groundwater levels by floodwaters. Elevated groundwater levels may impact foundation dewatering, foundation water proofing, and structural design.
  - b. Basements should not be utilized for the storage of immovable or hazardous materials that are flammable, explosive, or toxic.
  - c. A sump pump with battery backup should be provided in the basement.
  - d. The sump pump outfall pipe should be looped and discharged above the designated flood level of 1056.43 m (geodetic);
  - e. A separate electrical circuit should be provided for the sump pump with the operating switch located above the designated flood level of 1056.43 m (geodetic);
  - f. Installation of backflow prevention valve(s) on sewer lines or the elimination of gravity flow basement drains.
  - g. No primary living spaces (e.g. bedrooms) below 1056.43 m (geodetic);
  - h. A water alarm should be installed in the basement to warn of groundwater



seepage.

45. Based on the analysis contained in the 2020 draft Alberta Environment and Parks inundation maps used for recommended elevations, all building openings (basement windows, walk out basements, etc.) or adjacent landscaping grades are to be at or above the 1:20 flood elevation of 1054.66 m (geodetic). Show all basement windows and doorway openings or adjacent landscaping grades above the designated 1:20 flood elevation. A 1:20 flood means a flood level that has a 5% chance of occurring in any year.
46. The Springbank Reservoir (SR1) will fully mitigate overland flooding up to the 1:200 flood, downstream of the Glenmore Dam on the Elbow River. Further, it will provide attenuation for greater events and reduce flooding along the Bow River below the Elbow River. Flood damage may still occur when floods are greater than a 1:200 flood. SR1 will be located upstream, west of Calgary. Until SR1 is constructed and new bylaw maps are approved, developments will be held to current regulatory standards or greater where deemed necessary by The City. This project is still undergoing regulatory approvals and is not constructed.
47. Be advised that the Province of Alberta is currently undertaking a project to update the provincial flood hazard maps which form the basis for The City of Calgary's Land Use Bylaw in flood hazard areas. These updates may result in changes to the regulatory zones and water levels for your development area. Updated inundation maps have been provided in draft form online as noted above. The Province's new flood hazard map with regulatory flood zones is anticipated to be completed in 2021, with any required changes to City of Calgary's Land Use Bylaw following. For more information on the Province's project, please see [www.floodhazard.alberta.ca](http://www.floodhazard.alberta.ca).

The design of the building on the parcel may affect the ability to qualify in the future for Province of Alberta Disaster Recovery Program assistance, therefore it is recommended that the applicant contact the Alberta Emergency Management Agency at 1-888-671-1111, to review any pertinent matters about the subject development.

## **Parks**

48. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at [www.calgary.ca](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
49. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
50. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees if removal of the existing driveway on the western edge of the site is to be removed. Prior to construction, contact Urban Forestry at 311 and ask



to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days notice prior to meeting onsite.

51. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit [www.calgary.ca](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca). Applicant is to apply for tree protection plan prior to demolition.
52. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree adjacent to this development is valued at \$26,805.99. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
53. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.
54. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.



**From:** [Berge, David T.](#)  
**To:** [van de Burgt, Sharon](#)  
**Subject:** FW: DP2021-3969 at 1136 Riverdale AV SW --- River Eng Response  
**Date:** Tuesday, August 10, 2021 8:45:57 AM  
**Attachments:** [RE EXT 1136 Riverdale Avenue SW .msg](#)  
[image002.png](#)  
[image003.jpg](#)

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Hi Sharon,

Please see response below from River Engineering. The applicant needs to adhere to the highlighted information below, including the updated flood elevations.

If you have any questions regarding this, please let me know.

Thanks,

**David Berge**, P.Tech.(Eng.)  
 Development Technologist, Development Engineering  
 Infrastructure Planning, Utilities & Environmental Protection  
 The City of Calgary | Mail Code #8032  
 P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5  
**T** 403.268-2493 | **C** 587.216-7720 | **E** [david.berge@calgary.ca](mailto:david.berge@calgary.ca)




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**From:** Evans, Landon W. <Landon.Evans@calgary.ca>  
**Sent:** Friday, August 6, 2021 9:09 AM  
**To:** Berge, David T. <David.Berge@calgary.ca>  
**Cc:** Frigo, Frank <Frank.Frigo@calgary.ca>; Davis, Sandra <Sandra.Davis@calgary.ca>  
**Subject:** RE: DP2021-3969 at 1136 Riverdale AV SW --- River Eng Response

Hello David,

River Engineering will not object to the increased infringement of 0.6m to a total of 2.6m into the offset, if the requirements in the attached email are met, as previously discussed.

Please forward to the applicant these updated flood elevations from modelling completed in 2020 by the Province (Alberta Environment and Parks). The modelling and mapping is preliminary and subject to change; however, it is not expected that the modelled water levels will change. Draft flood inundation mapping from the Province can be viewed here: [https://floods.alberta.ca/?app\\_code=FI&mapType=Draft](https://floods.alberta.ca/?app_code=FI&mapType=Draft)



**1136 Riverdale AV SW Updated Flood Elevation Information**Draft 2020 AEP model 1:100 flood elevation: 1056.44 m (geodetic)Draft 2020 AEP model 1:20 flood elevation: 1054.66 m (geodetic)

It is recommended that the newest modelled 1:100 flood elevation be used as the designated flood level, to increase future flood resilience.

Be advised that the Province of Alberta is currently undertaking a project to update the provincial flood hazard maps which form the basis for The City of Calgary's Land Use Bylaw in flood hazard areas. These updates may result in changes to the regulatory zones and water levels for your development area. Updated inundation maps have been provided in draft form online as noted above. The Province's new flood hazard map with regulatory flood zones is anticipated to be completed in 2022, with any required changes to City of Calgary's Land Use Bylaw following. For more information on the Province's project, please see [www.floodhazard.alberta.ca](http://www.floodhazard.alberta.ca).

If the applicant has any further questions, they may contact River Engineering to discuss.

Regards,

**Landon Evans**

Engineer in Training | Water Resources, River Engineering

W: (403) 268-4683 | Manchester, Water Center, 625 25 Ave SE

PO Box 2100, Sta M, Calgary, AB, T2P 2M5 | Mail Code: #433

ISC: CONFIDENTIAL

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**From:** Berge, David T.

**Sent:** Thursday, August 5, 2021 9:54 AM

**To:** Evans, Landon W. <[Landon.Evans@calgary.ca](mailto:Landon.Evans@calgary.ca)>

**Cc:** Frigo, Frank <[Frank.Frigo@calgary.ca](mailto:Frank.Frigo@calgary.ca)>

**Subject:** FW: DP2021-3969 at 1136 Riverdale AV SW

Hi Landon,

Please see email below. The applicant is asking for an additional 0.6m setback into the floodway, in addition to the 2.0m that already requires relaxation.

Can you confirm if River Engineering has any concerns with this? Please see your initial comments attached.

Thanks,

**David Berge**, P.Tech.(Eng.)

Development Technologist, Development Engineering

Infrastructure Planning, Utilities & Environmental Protection

The City of Calgary | Mail Code #8032

**SDAB2021-0074**



P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5  
**T** 403.268-2493 | **C** 587.216-7720 | **E** [david.berge@calgary.ca](mailto:david.berge@calgary.ca)



---

**From:** van de Burgt, Sharon <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
**Sent:** Wednesday, August 4, 2021 4:16 PM  
**To:** Berge, David T. <[David.Berge@calgary.ca](mailto:David.Berge@calgary.ca)>  
**Subject:** DP2021-3969 at 1136 Riverdale AV SW

Hello David,

I just spoke with the applicant of DP2021-3969 and he had a question for you. He was wondering if you would be ok if he moved the entire house back .6m as he has some front setback issues.

It had been previously discussed that he would be ok to project 2.0m into the required 6.0m flood setback and now he's asking for an additional .6m.

Let me know your thoughts and worst case he reduces the size of the house :)

Thank you!





Senior Planning Technician

Technical Planning | Community Planning

Planning & Development

**T** 403.333.5526 | **E** [sharon.vandeburgt@calgary.ca](mailto:sharon.vandeburgt@calgary.ca)

Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community.



June 3, 2021

Version 1.0  
Matrix 32670-531

**Mr. Sean McCormick, B. ARCH**  
**JACKSON MCCORMICK DESIGN GROUP INC.**  
804A, 16 Ave. SW  
Calgary, AB T2R 0S9

**Subject: Hydraulic Assessment of Proposed Development at 1136 Riverdale Avenue Southwest**

Dear Mr. McCormick:

## **1 INTRODUCTION**

Matrix Solutions Inc. is pleased to provide our hydraulic assessment of a proposed development within the south “floodway” and “flood fringe” of the Elbow River at 1136 Riverdale Avenue Southwest in Calgary, Alberta. This development includes a multi-level detached house, a deck, and a below-grade patio enclosed by a concrete retaining wall (JMDGI 2021). This assessment addresses preliminary comments by the City of Calgary (the City; Appendix A) as part of the development application prepared by Jackson McCormick Design Group Inc. (JMDGI; 2021).

City standards typically require a setback distance of 6 m from the edge of the floodway (i.e., the portion of the floodplain where depth is  $\geq 1.0$  m and velocity is  $\geq 1.0$  m/s) to a development. The City identified that the proposed house and deck encroach into this setback approximately by 2 m, and the patio encroaches by another 4 m. The City also noted that this 6 m setback distance had been relaxed for decks or similar structures in previous approvals when these structures are shown not to be hydraulically significant. Matrix completed the following scope for this assessment to determine the hydraulic significance and support further City review of the proposed development:

- determining the development impact on upstream flood levels during the 100-year flood
- assessing the risk of erosion and undermining at the development during the 100-year flood
- confirming the 20-year and 100-year flood levels and comparing them against the City design recommendations

Our assessment concluded that the proposed development results in no or negligible impacts to the Elbow River flood levels during the 100-year flood, and that erosion risks at the development are low. The details of our assessment are provided herein.



## 1.1 Basis

This hydraulic assessment is based on the following information:

- preliminary comments by the City River Engineering Group provided to JMDGI by email on November 25, 2020 (Appendix A)
- development design plans (project no. 2020-20; plot date: April 6, 2021) provided by JMDGI (2021)
- the City HEC-RAS model for the Bow and Elbow rivers, including design flood hydrology (Golder 2015)

## 2 HYDRAULIC MODEL UPDATES

### 2.1 Existing Conditions

The City Bow and Elbow rivers HEC-RAS model (Golder 2015) was used to assess hydraulic conditions in the Elbow River reach near the development. This HEC-RAS model has channel cross-sections located approximately 50 m upstream and 20 m downstream of the development property. A cross-section was added at the development property (based on the LiDAR surface in the model) to define existing conditions and provide a basis for comparison for hydraulic impacts. An ineffective flow area was defined in this added cross-section to represent the hydraulic impacts of the existing buildings bounding the development property. Figures 1 and 2 (attached) illustrate the original model configuration and the new configuration with the added cross-section, respectively.

### 2.2 Proposed Development

In the added cross-section at the property, the development was represented by increasing the ineffective flow area. This increased area accounts for the patio, deck, and a small portion of the house (i.e., approximately 3 m in cross-section) being located within the 6 m floodway setback, which adds to ineffective flow. This ineffective area reduces the area available to convey Elbow River flood flows. The house will be built behind the 6 m setback and is largely in an area that is ineffective under existing conditions due to the neighbouring properties (Figure 2). As a result, the house specifically has minimal potential to cause additional impacts to upstream flood levels compared to existing conditions. Figure 3 (attached) illustrates the model updates to represent the development.

## 3 HYDRAULIC MODELLING RESULTS

### 3.1 Upstream Water Level

Table 1 presents the 100-year flood levels modelled at and adjacent to the development property. The modelled water levels indicate no impacts (i.e., a slight lowering) to the 100-year flood levels due to the development. These results are consistent with the corresponding minor decrease in the active Elbow River flow area of 5.3% (from 356 to 337 m<sup>2</sup>) and a minor modelled increase in flow velocities by 1.7% (average from 2.39 to 2.43 m/s).



**TABLE 1      Modelled 100-year Flood Levels**

Location (HEC-RAS Cross-section)	100-year Flood Level (m)			
	Existing Conditions	Existing Conditions with Added Cross-section	Proposed Development	Change
20 m Downstream (7937.787)	1,056.38	1,056.38	1,056.38	0.00
At Development (7937)	-	1,056.43	1,056.42	-0.01
50 m Upstream (7984.517)	1,056.44	1,056.44	1,056.44	0.00

### 3.2 Erosion Risk

The HEC-RAS model was used to assess erosion risks at the proposed development. The HEC-RAS model indicates a low average erosive shear stress ranging between 10 and 20 N/m<sup>2</sup> resulting from the flood depths and velocities within the 6 m floodway setback area (Table 2). Based on the low magnitude of this shear stress, the risk of severe erosion (e.g., undermining of the house) is considered very low. At locations most susceptible to minor erosion (e.g., the outer edge of the patio and retaining wall), maintaining hard (e.g., concrete block) or well-vegetated (e.g., grass) ground surfaces will reduce the potential for erosion during the 100-year flood event.

**TABLE 2      Modelled 100-year Flood Depth, Velocity, and Shear Stress**

Location	100-year Flood Event		
	Flood Depth (m)	Velocity (m/s)	Shear Stress (N/m <sup>3</sup> )
Floodway Setback Area	2.2	0.5 to 1.0	10 to 20

Note:

Hydraulic values were estimated using the HEC-RAS model for the 6 m setback area located between the edge of the floodway and the north side of the proposed house. Flood depth is relative to existing ground.

## 4 DESIGN ELEVATIONS

The City recommended that the main floor of the house be above the 100-year flood level. Additionally, the City recommended that house openings be above the 20-year flood level. The lowest opening is the walkout basement door to the below-grade patio. Although this walkout is below the recommended level, the patio is enclosed by a retaining wall above the 20-year level (retaining wall designed by others). Other than the openings to the enclosed patio, all openings are above the 20-year flood level. These key design elevations are summarized as follows<sup>1</sup>:

<sup>1</sup> LiDAR data in the HEC-RAS model at the property was compared to the existing ground in the design drawings (JMDGI 2021) to confirm elevations were relative to the same datum (or any difference is considered negligible for the requirements of this assessment).



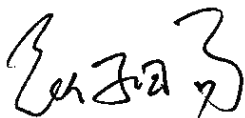
- The 100-year flood level of 1,056.42 m is 0.23 m below the main flow elevation of 1,056.65 m.
- The 20-year flood level of 1,054.09 m is 0.12 m below the top of the retaining wall at elevation 1,054.21 m. This retaining wall encloses the patio and walkout basement door with an elevation of 1,053.48 m.

## 5 CLOSURE

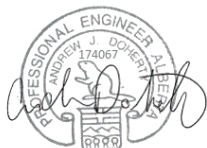
We trust that this letter report suits your present requirements. If you have any questions or comments or require a copy of the hydraulic model used in this assessment, please contact Andrew Doherty at 519.772.3777 or [adoherty@matrix-solution.com](mailto:adoherty@matrix-solution.com).

Yours truly,

**MATRIX SOLUTIONS INC.**



Ziyang Zhang, M.Sc., E.I.T.  
Water Resources EIT



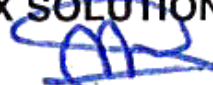
June 3 2021  
Andrew Doherty, P.Eng.  
Water Resources Engineer

ZZ/vc  
Attachments

**Reviewed by**



Manas Shome, Ph.D., P.Eng.  
Principal Water Resources Engineer

<b>PERMIT TO PRACTICE</b>	
<b>MATRIX SOLUTIONS INC.</b>	
RM SIGNATURE:	
RM APEGA ID #:	57054
DATE:	2021-Jun-03
<b>PERMIT NUMBER: P005540</b>	
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)	

### DISCLAIMER

Matrix Solutions Inc. certifies that this report is accurate and complete and accords with the information available during the project. Information obtained during the project or provided by third parties is believed to be accurate but is not guaranteed. Matrix Solutions Inc. has exercised reasonable skill, care, and diligence in assessing the information obtained during the preparation of this report.

This report was prepared for Jackson McCormick Design Group Inc. The report may not be relied upon by any other person or entity without the written consent of Matrix Solutions Inc. and of Jackson McCormick Design Group Inc. Any uses of this report by a third party, or any reliance on decisions made based on it, are the responsibility of that party. Matrix Solutions Inc. is not responsible for damages or injuries incurred by any third party, as a result of decisions made or actions taken based on this report.



## VERSION CONTROL

Version	Date	Issue Type	Filename	Description
V0.1	19-May-2021	Draft	32670-531 1136 Riverdale Floodplain Assessment 2021-05-19 draft V0.1.docx	Issued to client for review
V1.0	03-Jun-2021	Final	32670-531 1136 Riverdale Floodplain Assessment 2021-06-03 final V1.0.docx	Issued to client

## REFERENCES

Golder Associates Ltd. (Golder). 2015. *Bow River and Elbow River Hydraulic Model and Flood Inundation Mapping Update*. Prepared for the City of Calgary. July 2015.

Jackson McCormick Design Group. (JMDGI). 2021. *Riverdale Residence Drawing Package*. 1136 Riverdale Ave. S.W., Calgary Alberta, Lot 21, Block B, Plan 101 2454. April 6, 2021.



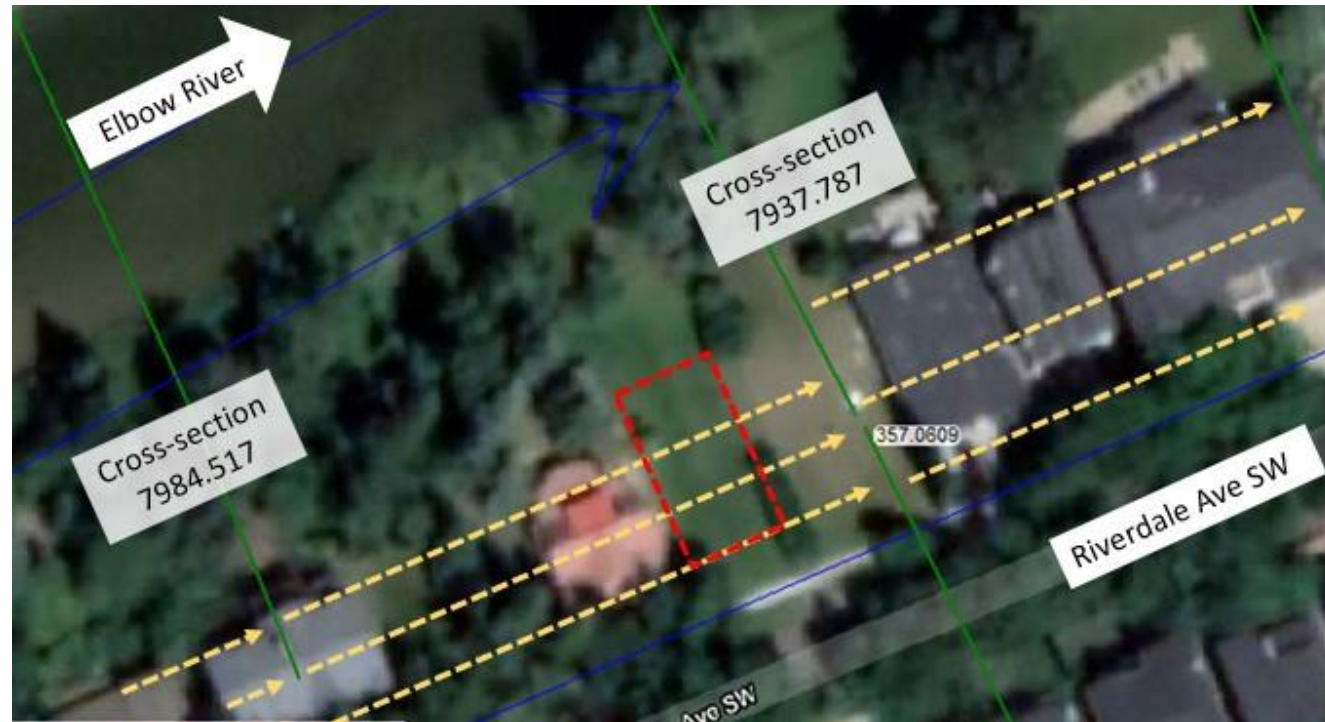


FIGURE 1 Original Configuration in Elbow River HEC-RAS Model

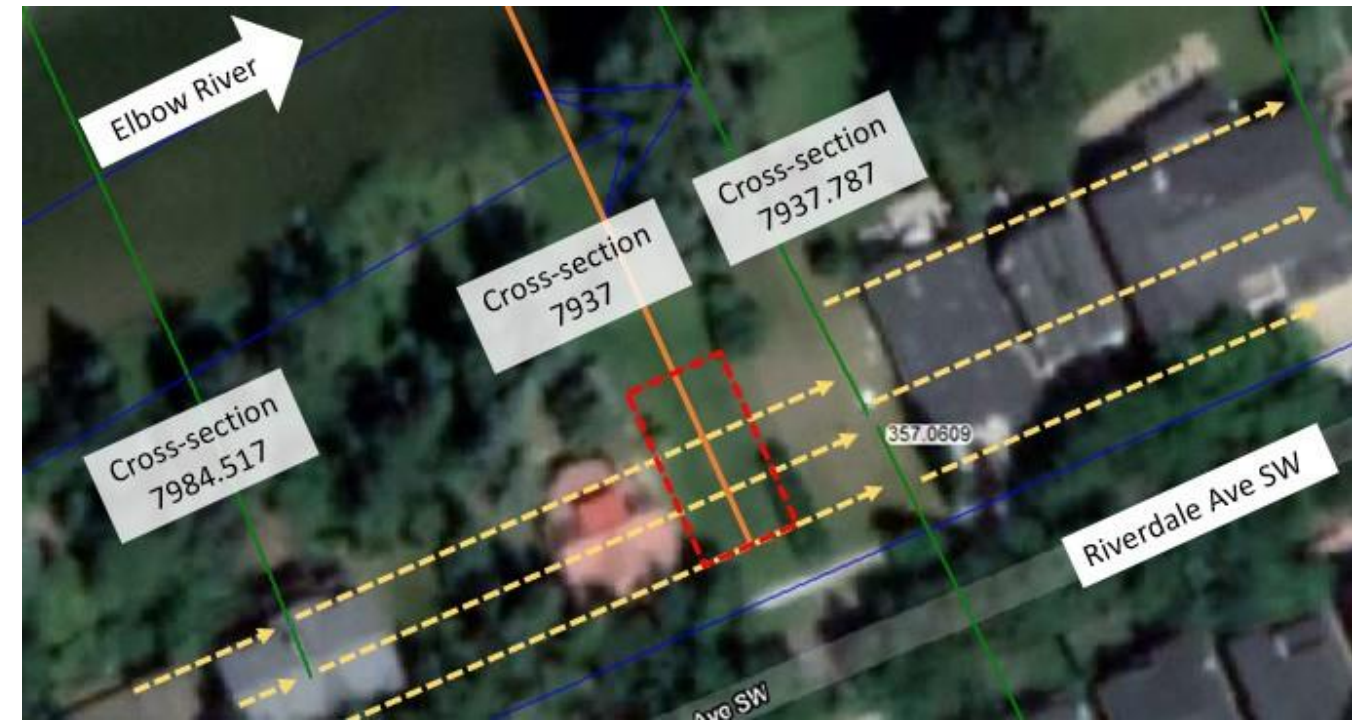


FIGURE 2 Existing Conditions with Added Cross-section at the Property

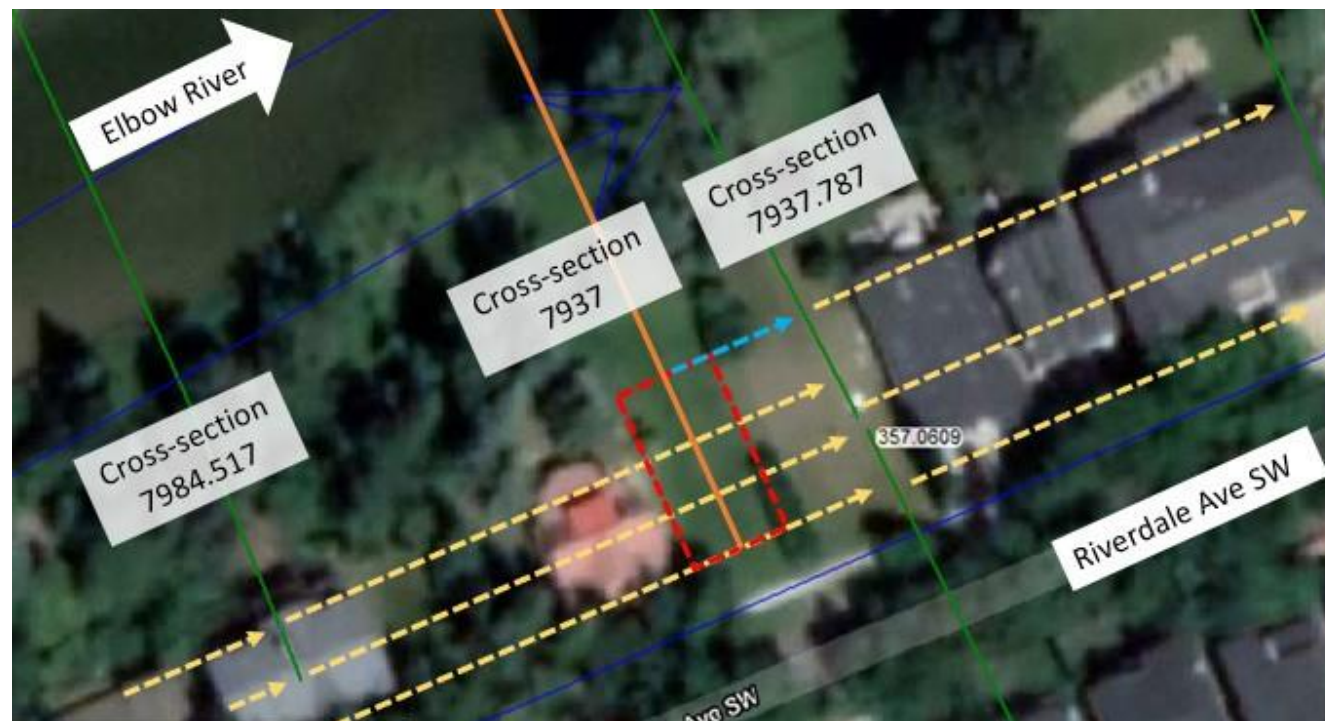


FIGURE 3 Development Conditions Represented with Increased Ineffective Flow Area at the Added Cross-section

Proposed Development Footprint (Patio Included)



Existing Ineffective Flow Area



Ineffective Flow Area Added at the Property



Existing Cross-section



Cross-section Added at the Property





APPENDIX A  
Correspondence



---

**From:** Sean McCormick <sean@jmdesigngroup.ca>  
**Sent:** Monday, March 1, 2021 3:07 PM  
**To:** Shaina Blue  
**Cc:** Mike Wainman  
**Subject:** [External] Fwd: [EXT] 1136 Riverdale Avenue SW  
**Attachments:** SKM\_C30820112316450 - PRELIMINARY DWGS.PDF

Hi Shaina,

see below...Copy of correspondence with City / River engineering

They will require a independent Hydrology report supporting the 2 meter encroachment into the floodway setback

Begin forwarded message:

**From:** "Evans, Landon W." <[Landon.Evans@calgary.ca](mailto:Landon.Evans@calgary.ca)>  
**Subject:** RE: [EXT] 1136 Riverdale Avenue SW  
**Date:** November 25, 2020 at 2:15:33 PM MST  
**To:** Sean McCormick [REDACTED] <[REDACTED]@calgary.ca>  
**Cc:** "Davis, Sandra" <[Sandra.Davis@calgary.ca](mailto:Sandra.Davis@calgary.ca)>, "Frigo, Frank" <[Frank.Frigo@calgary.ca](mailto:Frank.Frigo@calgary.ca)>, "van de Burgt, Sharon" <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>, "Derby Wagner, Jennifer L." <[Jennifer.DerbyWagner@calgary.ca](mailto:Jennifer.DerbyWagner@calgary.ca)>

Hello Sean,

*The following is not an approval of any future submission, as other parties may deny the application. River Engineering will not object to a future application if the criteria below is met.*

Thank you for the discussion and showing River Engineering the preliminary plans for the development at 1136 Riverdale AV SW. After reviewing the information given, the following points are to be considered:

Concerns:

- The floodway is an area where buildings will come into contact with high flood forces and erosion. River Engineering cannot guarantee that structures in this area will not be undermined or that the owner will be free of liability for damages to other buildings nearby during a flood. The proposal is within the floodway offset, near the floodway.
- Additions in the 6 m floodway offset may incrementally increase the upstream floodwater elevations.
- Cantilevered sections are a hazard for debris.
- This property was purchased with full knowledge that the floodway offset could not be developed within.

Supports:

- The 2 m projection into the 6 m offset is small. It should minimally impact the flood conveyance further than the proposed house without a projection.



- River Engineering does not expect that flood elevations will be significantly impacted, because the building to the west already projects into the floodway offset and the one to the east into the floodway.
- The 2013 flood flows appear to travel almost perpendicular to the north face of the house and may not have had a high velocity. The water depth was still significant.
- Relaxations for existing decks and similar structures have been offered before that project minimally into the floodway offset and are proven to not be hydraulically significant.

## Requirements:

- This property is within the "Floodway" and "Flood Fringe". Refer to the Land Use Bylaw (LUB), Part 3, Division 3, Clauses 55-60.
- Main floor must be above the bylaw 100 year flood level. River Engineering recommends using the updated 2015 hydraulic model 100 year flood level.
- All openings to the home must be above the 20 year flood level.
- High groundwater is an issue in this area; a backflow preventer valve and a sump pump must be provided in the basement, where no living spaces/bedrooms are to be built.
- Electrical and mechanical equipment must be above the 100 year flood level.
- No cantilevered sections are allowed in the offset.
- Hydraulic modelling is required with the application:
  - A letter approving of the design, stamped by a professional engineer.
  - Include an analysis for erosion of the projected area, showing no undermining of the north side of the home during a 100 year flood.
  - Hydraulic assessment, showing no or negligible increase to floodwaters for nearby homes from the addition of the projection into the floodway offset, during a 100 year flood.

## Flood Elevations at 1136 Riverdale AV SW:

Bylaw elevation: 1055.6 m (geodetic)

2015 model 1:100 year elevation: 1056.5 m (geodetic)

2015 model 1:20 year elevation: 1054.2 m (geodetic)

If all of the requirements are met, along with the bylaws, River Engineering will not object to the relaxation request for the projection into the floodway offset. I would like to note that the application may still be denied by other parties. It may be easier and less costly to consider redesigning the building to fully meet the bylaws.

Thank you for reaching out before your submission. River Engineering is open to discuss any questions or concerns.

Regards,

## Landon Evans

Engineer in Training | Water Resources, River Engineering  
 W: (403) 268-4683 | Manchester, Water Center, 625 25 Ave SE  
 PO Box 2100, Sta M, Calgary, AB, T2P 2M5 | Mail Code: #433  
 ISC: CONFIDENTIAL

---

**From:** Sean McCormick [<mailto:sean@jmdesigngroup.ca>]

**Sent:** Monday, November 23, 2020 3:30 PM

**To:** Evans, Landon W. <[Landon.Evans@calgary.ca](mailto:Landon.Evans@calgary.ca)>

**Cc:** Davis, Sandra <[Sandra.Davis@calgary.ca](mailto:Sandra.Davis@calgary.ca)>; Frigo, Frank <[Frank.Frigo@calgary.ca](mailto:Frank.Frigo@calgary.ca)>

**Subject:** Re: [EXT] 1136 Riverdale Avenue SW

**SDAB2021-0074**



**From:** [van de Burgt, Sharon](#)  
**To:** [Berge, David T.](#)  
**Subject:** FW: [EXT] 1136 Riverdale Avenue SW (DP2021-3969)  
**Date:** Tuesday, June 8, 2021 1:45:00 PM  
**Attachments:** [image001.png](#)  
[SKM\\_C30820112316450 - PRELIMINARY DWGS.PDF](#)

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Good afternoon David,

I have just circulated DP2021-3969 for your review.

Below is an email regarding feedback from UE for PE2020-02351 as a preliminary review for the projection into the river setback. I thought this may be helpful in your review as well.

Thank you and have a wonderful afternoon!

## Sharon van de Burgt

Senior Planning Technician

Technical Planning | Community Planning

Planning & Development

**T** 403.333.5526 | **E** [sharon.vandeburgt@calgary.ca](mailto:sharon.vandeburgt@calgary.ca)

Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community.

---

**From:** Evans, Landon W. <[Landon.Evans@calgary.ca](mailto:Landon.Evans@calgary.ca)>  
**Sent:** Wednesday, November 25, 2020 2:16 PM  
**To:** Sean McCormick <[sean@jmdesigngroup.ca](mailto:sean@jmdesigngroup.ca)>  
**Cc:** Davis, Sandra <[Sandra.Davis@calgary.ca](mailto:Sandra.Davis@calgary.ca)>; Frigo, Frank <[Frank.Frigo@calgary.ca](mailto:Frank.Frigo@calgary.ca)>; van de Burgt, Sharon <[Sharon.vandeburgt@calgary.ca](mailto:Sharon.vandeburgt@calgary.ca)>; Derby Wagner, Jennifer L. <[Jennifer.DerbyWagner@calgary.ca](mailto:Jennifer.DerbyWagner@calgary.ca)>  
**Subject:** RE: [EXT] 1136 Riverdale Avenue SW

Hello Sean,

*The following is not an approval of any future submission, as other parties may deny the application. River Engineering will not object to a future application if the criteria below is met.*

Thank you for the discussion and showing River Engineering the preliminary plans for the development at 1136 Riverdale AV SW. After reviewing the information given, the following points are to be considered:

## Concerns:

- The floodway is an area where buildings will come into contact with high flood forces and erosion. River Engineering cannot guarantee that structures in this area will not be undermined or that the owner will be free of liability for damages to other buildings nearby



during a flood. The proposal is within the floodway offset, near the floodway.

- Additions in the 6 m floodway offset may incrementally increase the upstream floodwater elevations.
- Cantilevered sections are a hazard for debris.
- This property was purchased with full knowledge that the floodway offset could not be developed within.

## Supports:

- The 2 m projection into the 6 m offset is small. It should minimally impact the flood conveyance further than the proposed house without a projection.
- River Engineering does not expect that flood elevations will be significantly impacted, because the building to the west already projects into the floodway offset and the one to the east into the floodway.
- The 2013 flood flows appear to travel almost perpendicular to the north face of the house and may not have had a high velocity. The water depth was still significant.
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- High groundwater is an issue in this area; a backflow preventer valve and a sump pump must be provided in the basement, where no living spaces/bedrooms are to be built.
- Electrical and mechanical equipment must be above the 100 year flood level.
- No cantilevered sections are allowed in the offset.
- Hydraulic modelling is required with the application:
  - A letter approving of the design, stamped by a professional engineer.
  - Include an analysis for erosion of the projected area, showing no undermining of the north side of the home during a 100 year flood.
  - Hydraulic assessment, showing no or negligible increase to floodwaters for nearby homes from the addition of the projection into the floodway offset, during a 100 year flood.

Flood Elevations at 1136 Riverdale AV SW:

Bylaw elevation: 1055.6 m (geodetic)

2015 model 1:100 year elevation: 1056.5 m (geodetic)

2015 model 1:20 year elevation: 1054.2 m (geodetic)

-

If all of the requirements are met, along with the bylaws, River Engineering will not object to the relaxation request for the projection into the floodway offset. I would like to note that the application may still be denied by other parties. It may be easier and less costly to consider redesigning the building to fully meet the bylaws.



Thank you for reaching out before your submission. River Engineering is open to discuss any questions or concerns.

Regards,

**Landon Evans**

Engineer in Training | Water Resources, River Engineering

W: (403) 268-4683 | Manchester, Water Center, 625 25 Ave SE

PO Box 2100, Sta M, Calgary, AB, T2P 2M5 | Mail Code: #433

ISC: CONFIDENTIAL

---

**From:** Sean McCormick [<mailto:sean@jmdesigngroup.ca>]

**Sent:** Monday, November 23, 2020 3:30 PM

**To:** Evans, Landon W. <[Landon.Evans@calgary.ca](mailto:Landon.Evans@calgary.ca)>

**Cc:** Davis, Sandra <[Sandra.Davis@calgary.ca](mailto:Sandra.Davis@calgary.ca)>; Frigo, Frank <[Frank.Frigo@calgary.ca](mailto:Frank.Frigo@calgary.ca)>

**Subject:** Re: [EXT] 1136 Riverdale Avenue SW

Sketches for meeting

On Nov 17, 2020, at 10:31 AM, Evans, Landon W. <[Landon.Evans@calgary.ca](mailto:Landon.Evans@calgary.ca)> wrote:

Good morning Sean,

Please advise which option works best for you and I'll book a meeting. River Engineering would be able to discuss this issue on:

-Monday, Nov 23 at 3:30PM or

-Tuesday, Nov 24 at 3:00PM

We usually don't approve of bylaw relaxations for new construction, but we can talk to see what your reasoning is and if there is any leeway from our side.

Regards,

**Landon Evans**

Engineer in Training | Water Resources, River Engineering

W: (403) 268-4683 | Manchester, Water Center, 625 25 Ave SE

PO Box 2100, Sta M, Calgary, AB, T2P 2M5 | Mail Code: #433

ISC: CONFIDENTIAL

---

**From:** Sean McCormick [<mailto:sean@jmdesigngroup.ca>]

**Sent:** Tuesday, November 10, 2020 5:59 PM

**To:** Evans, Landon W. <[Landon.Evans@calgary.ca](mailto:Landon.Evans@calgary.ca)>

**SDAB2021-0074**



**Subject:** Fwd: [EXT] 1136 Riverdale Avenue SW

Hi Landon,

Thanks for the comments on this project that you sent to Jennifer (see below)... she forwarded to me.

Thought it might be simpler for you and I to have a quick conversation to discuss what the criteria would be for the City to consider allowing projections into the 6 meter floodway setback. As I mentioned to Jennifer below, we certainly understand the concern expressed by River Engineering about projecting into setback (I've been doing this long enough to have witnessed 2 flooding events along the Elbow) ...but ...because of the location of the 100 year floor line and the subsequent setback on the lot we end up with a very shallow building pocket. I'd like to discuss some smart design options and ideas.

What does your day look like Thursday?

Begin forwarded message:

**From:** Sean McCormick <[sean@jmdesigngroup.ca](mailto:sean@jmdesigngroup.ca)>  
**Subject:** Re: [EXT] 1136 Riverdale Avenue SW  
**Date:** November 10, 2020 at 5:28:27 PM MST  
**To:** "Derby Wagner, Jennifer L." <[Jennifer.DerbyWagner@calgary.ca](mailto:Jennifer.DerbyWagner@calgary.ca)>  
**Cc:** Sharon van de Burgt <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>

Thanks Jennifer

On Nov 10, 2020, at 2:49 PM, Derby Wagner, Jennifer L. <[Jennifer.DerbyWagner@calgary.ca](mailto:Jennifer.DerbyWagner@calgary.ca)> wrote:

Hi Sean,

I would suggest speaking with Landon Evans as he provided the comments.

**Landon Evans**

Engineer in Training | Water Resources, River Engineering

W: (403) 268-4683 | [landon.evans@calgary.ca](mailto:landon.evans@calgary.ca)

Regards,



Jennifer

---

**From:** Sean McCormick [<mailto:sean@jmdesigngroup.ca>]  
**Sent:** November 10, 2020 2:38 PM  
**To:** Derby Wagner, Jennifer L.  
[<Jennifer.DerbyWagner@calgary.ca>](mailto:Jennifer.DerbyWagner@calgary.ca)  
**Cc:** van de Burgt, Sharon <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
**Subject:** Re: [EXT] 1136 Riverdale Avenue SW

Hi Jennifer ,

Thanks for forwarding comments....We certainly understand the concern expressed by River Engineering about breaching the 6 meter setback...but ...due to the location of the 100 year floor line on the lot we end up with a very shallow building pocket ...some portions of building poking into the setback may be unavoidable.

Would you be able to forward a phone number or email of a person in River Engineering that I could speak to directly? Thanks

On Nov 10, 2020, at 1:57 PM, Derby Wagner, Jennifer L.  
[<Jennifer.DerbyWagner@calgary.ca>](mailto:Jennifer.DerbyWagner@calgary.ca)  
wrote:

Hi Sean ,

I have received the following response to your inquiry. If you have further questions please feel free to reach out.

*Here are River Engineering's responses to the architect's questions for development at 1136 Riverdale AV SW (PE2020-02351) and comments on applicable bylaws:*

- Can support for projections into the 6 meter floodway setback be considered if designed / reviewed by a hydrology professional (Hydrology consulting firm)  
? We have spoken to a firm and they are willing to work with us and prepare



report / recommendations for some degree of projections into the floodway setback. They will work with us and prepare a report that demonstrates that the projections will not have a negative impact in a flooding condition?

*Construction in or above the floodway offset is in violation with the Land Use Bylaws. River Engineering recommends against this. To further understand why these plans are being considered, please provide a reason/more details that would allow River Engineering to make a better informed decision on relaxation considerations; **why would the home need to be constructed within the 6 m floodway offset?***

*There are numerous risks when building in the floodway. The more buildings and objects that are within a floodway, the more cumulative risk there is. Every obstruction will add to possible backwater elevations during a flood. If a 100-year flood event occurs, fast moving waters may erode any structures they contact. Deep, fast flows may uplift and carry objects downstream, where they can damage other properties and infrastructure. Any objects in the floodwaters may damage buildings above the flood elevation (like a cantilevered home). The applicant must understand that any building in violation of the 6 m floodway offset in the bylaws has an increased risk of being damaged and causing damages to nearby properties and/or may not be approved.*

- Assuming that a second storey cantilever into (above) the floodway setback would be acceptable (would be at least 3-4 meters above the 100 year flood level)

*See answer above.*

- Also assuming that a portion of the building that is considered “below grade” (less than .6 meters above grade...basement with building above



grade) would also be allowed to extend  
into the 6 meter floodway setback

*See answer above.*

*River Engineering is available for further  
discussion on the comments provided if the  
applicant has any questions or concerns.*

Regards,  
Jennifer

---

**From:** Derby Wagner, Jennifer L.  
**Sent:** November 3, 2020 4:47 PM  
**To:** 'Sean McCormick'  
<[sean@jmdesigngroup.ca](mailto:sean@jmdesigngroup.ca)>  
**Cc:** van de Burgt, Sharon  
<[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
**Subject:** RE: [EXT] 1136 Riverdale Avenue SW

Hi Sean,

I have passed your inquiry along to our River  
Engineering team. I will let you know what I  
hear back.

Thanks  
Jennifer

---

**From:** Sean McCormick  
<<mailto:sean@jmdesigngroup.ca>>  
**Sent:** November 3, 2020 4:39 PM  
**To:** Derby Wagner, Jennifer L.  
<[Jennifer.DerbyWagner@calgary.ca](mailto:Jennifer.DerbyWagner@calgary.ca)>  
**Cc:** van de Burgt, Sharon  
<[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
**Subject:** Fwd: [EXT] 1136 Riverdale Avenue SW

Hi Jennifer,

My name is Sean McCormick, I'm the  
architect working on the project that Sharon



van de Burgt forwarded to you last week at 1136 Riverdale Avenue SW.

Sharon forwarded your response that no projection's encroachments into the 6 meter floodway set back will be supported... thanks for looking into this site. I do have a few additional questions below:

- Can support for projections into the 6 meter floodway setback be considered if designed / reviewed by a hydrology professional (Hydrology consulting firm) ? We have spoken to a firm and they are willing to work with us and prepare report / recommendations for some degree of projections into the floodway setback. They will work with us and prepare a report that demonstrates that the projections will not have a negative impact in a flooding condition?
- Assuming that a second storey cantilever into (above) the floodway setback would be acceptable (would be at least 3-4 meters above the 100 year flood level)
- Also assuming that a portion of the building that is considered "below grade" (less than .6 meters above grade...basement with building above grade) would also be allowed to extend into the 6 meter floodway setback

Thanks in advance for your assistance with this tricky lot.

Regards,

Sean

Begin forwarded message:

**From:** Sean McCormick  
 <[sean@jmdesigngroup.ca](mailto:sean@jmdesigngroup.ca)>  
**Subject:** Re: [EXT] 1136 Riverdale Avenue SW



**Date:** October 30, 2020 at  
3:18:03 PM MDT  
**To:** Sharon van de Burgt  
<[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>

Hi Sharon,

Thanks for information  
below.....does anything  
change from city POV if we  
involve a Hydrology  
professional to review the  
floodway and impact of  
projections during a flood? We  
have already spoken to them  
and they have reviewed the  
situation ...they indicated to us  
that they could get involved to  
support some building into the  
setback ?

On Oct 29, 2020, at  
12:55 PM, van de  
Burgt, Sharon  
<[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
wrote:

Urban Engineering's  
response below...

-S

---

**From:** Derby  
Wagner, Jennifer L.  
<[Jennifer.DerbyWagner@calgary.ca](mailto:Jennifer.DerbyWagner@calgary.ca)>  
**Sent:** Thursday,  
October 29, 2020  
12:54 PM  
**To:** van de Burgt,  
Sharon  
<[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
**Subject:** RE: [EXT]  
1136 Riverdale  
Avenue SW



Hi Sharon,

I don't think I have anything else to add other than River Engineering will not sign off on any projections/ encroachments into the 6m floodway setback. It is unfortunate that neighbouring homes are in the setback but we do not make exceptions for new structures.

Thanks!

Jenn

---

**From:** van de Burgt,  
Sharon

**Sent:** October 29,  
2020 12:14 PM

**To:** Derby Wagner,  
Jennifer L.

<[Jennifer.DerbyWagner@calgary.ca](mailto:Jennifer.DerbyWagner@calgary.ca)>

**Subject:** FW: [EXT]

1136 Riverdale  
Avenue SW

Good afternoon  
Jennifer,

I have a pre-application enquiry regarding the proposal of a new single attached dwelling at 1136 Riverdale AV SW. Besides the Land Use Bylaw rules do you



have any further concerns regarding the applicant's request of possible projecting into the required 6m setback from the floodway?

Thank you!

**Sharon van de Burgt**

Senior Planning

Technician

Technical

Planning | Community

Planning

Planning &

Development

**T** 403.333.5526 | **E** [sharon.vandeburgt@calgary.ca](mailto:sharon.vandeburgt@calgary.ca)

Check

out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to

learn more about the development activity in your community.

---

**From:** Sean

McCormick

<[sean@jmdesigngroup.ca](mailto:sean@jmdesigngroup.ca)>

**Sent:** Tuesday,

October 27, 2020

3:19 PM

**To:** van de Burgt,

Sharon

<[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>

**Cc:** Mike Wainman

<[mike@jmdesigngroup.ca](mailto:mike@jmdesigngroup.ca)>

**Subject:** [EXT] 1136

Riverdale Avenue

SW

Hi Sharon,

As discussed, Please find attached a site



plan outlining the property at 1136 Riverdale avenue SW. We have indicated the 1;100 floodway line and the 6 meter setback on this plan. The plan also indicates the footprint of the neighbouring homes (and their projection into the floodway setback and the floodway).

I have also included a google earth satellite view with the aprox location of the floodway setback line...clearly indicates many homes located in the 6 meter floodway setback zone

You will notice that the building pocket is quite restrictive ... we are interested in discussing the possibility of the rear of the home extending (partially?) into the 6 meter floodway setback. Please review and advise. Thanks

Regards,  
Sean  
McCormick B.ARCH



Principal

<image001.png>

804 16th Ave. SW -  
Suite A  
Calgary, AB, T2R  
0S9  
tel 403.520.8018  
ext 222  
fax 403.276.5146

[www.jmdesignngroup.ca](http://www.jmdesignngroup.ca)

[www.tjarchitecture.com](http://www.tjarchitecture.com)

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destroy or delete this  
communication, or return it  
to us by mail if requested by  
us. The City of Calgary



thanks you for your attention  
and co-operation.

Regards,  
Sean McCormick B.ARCH  
Principal

<image001.png>

804 16th Ave. SW - Suite A  
Calgary, AB, T2R 0S9  
tel 403.520.8018 ext 222  
fax 403.276.5146  
[www.jmdesigngroup.ca](http://www.jmdesigngroup.ca)  
[www.tjarchitecture.com](http://www.tjarchitecture.com)

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Regards,  
Sean McCormick B.ARCH  
Principal

<image001.png>

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<image001.png>

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Regards,  
Sean McCormick B.ARCH  
Principal

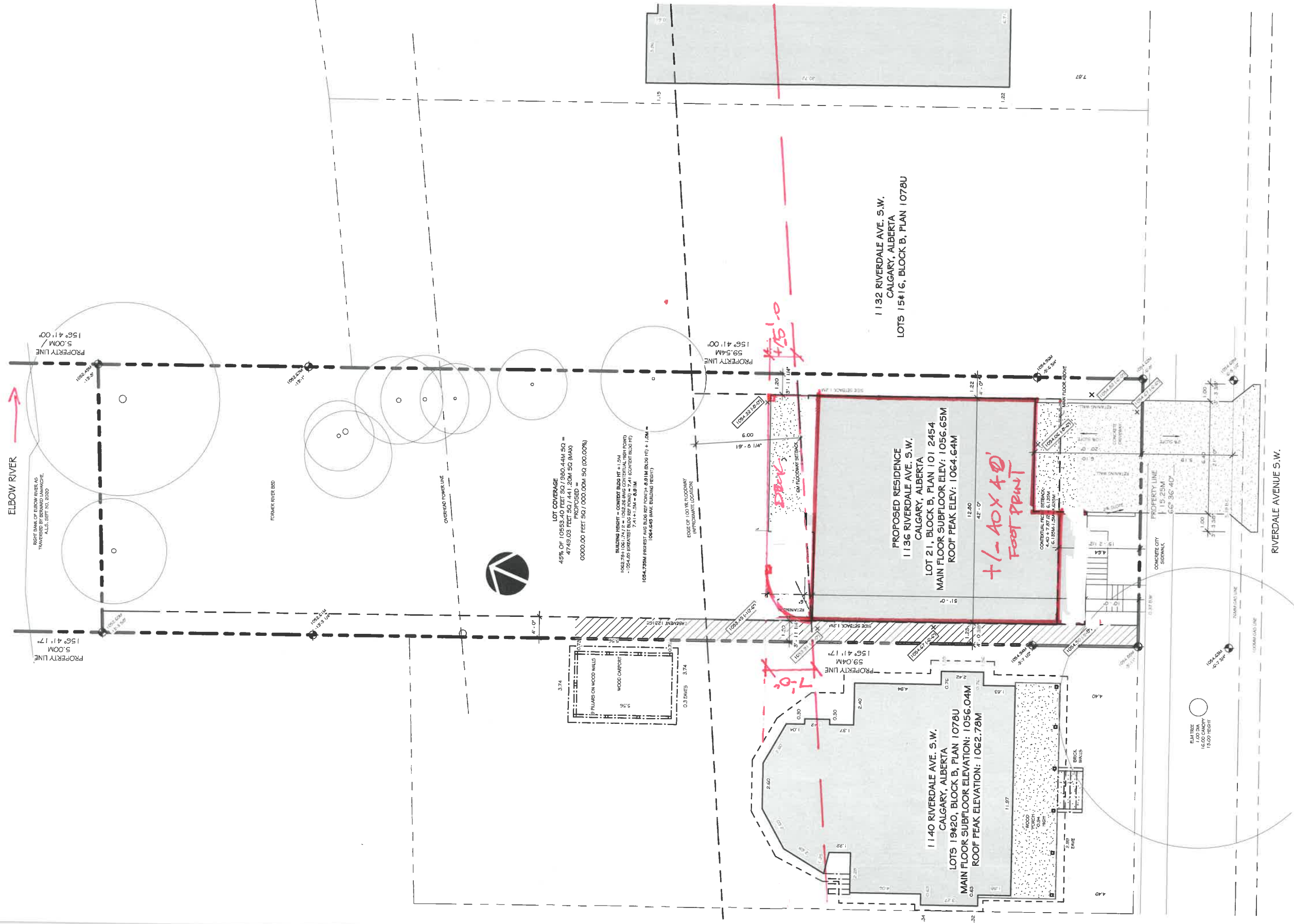
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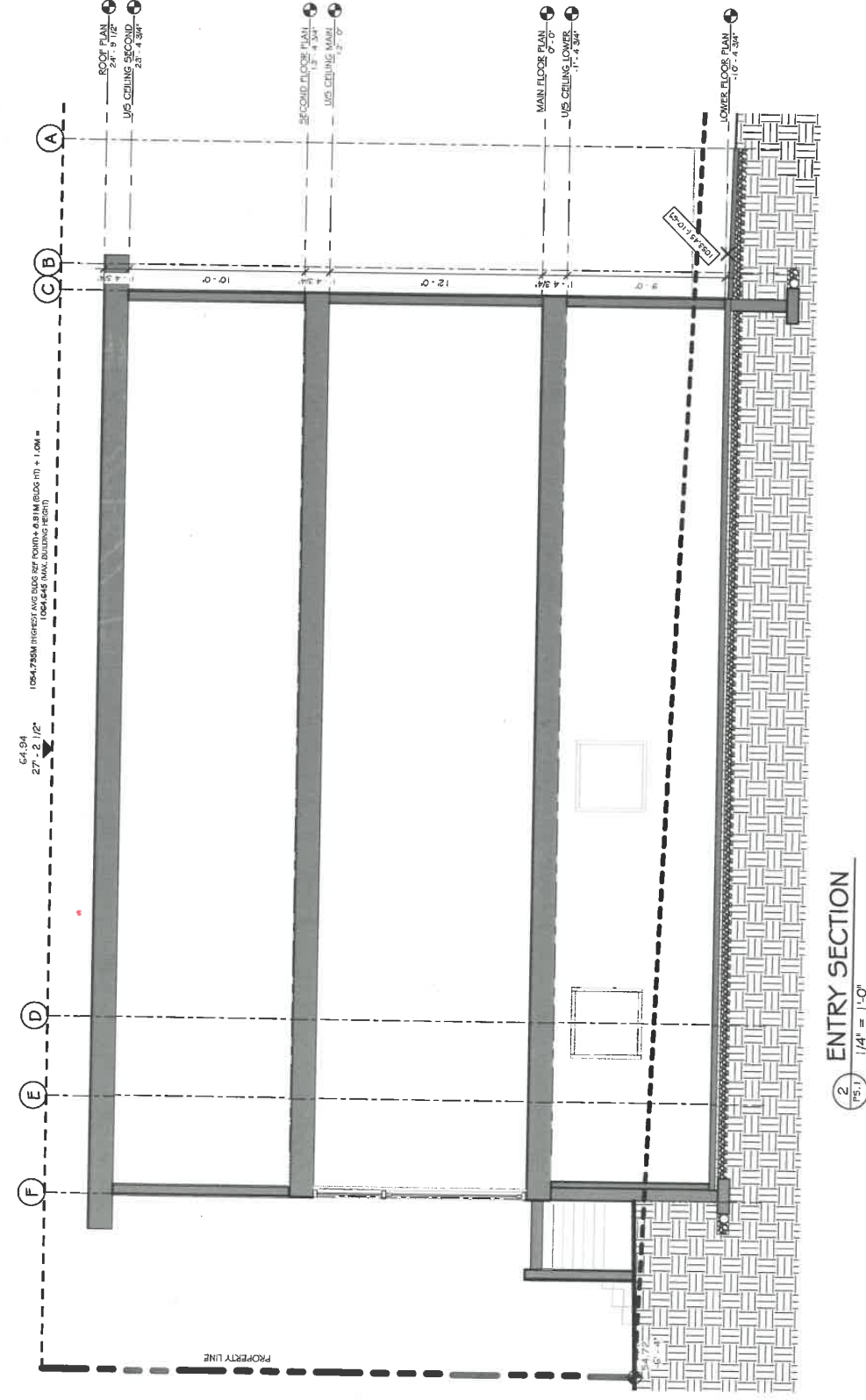
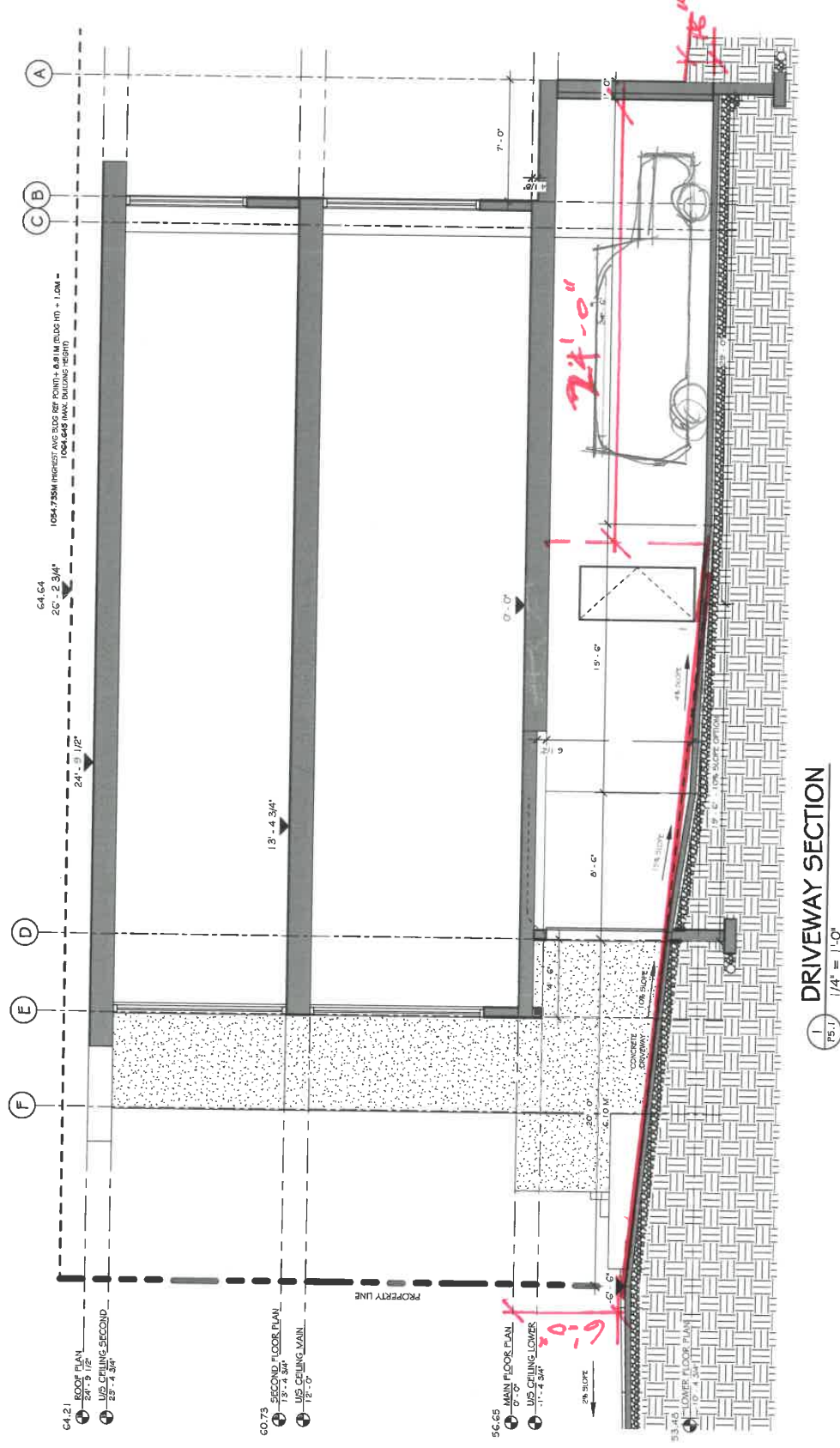


# RIVERDALE RESIDENCE

NOV. 20, 2020

**JACKSON MCCORMICK**  
**DESIGN GROUP**



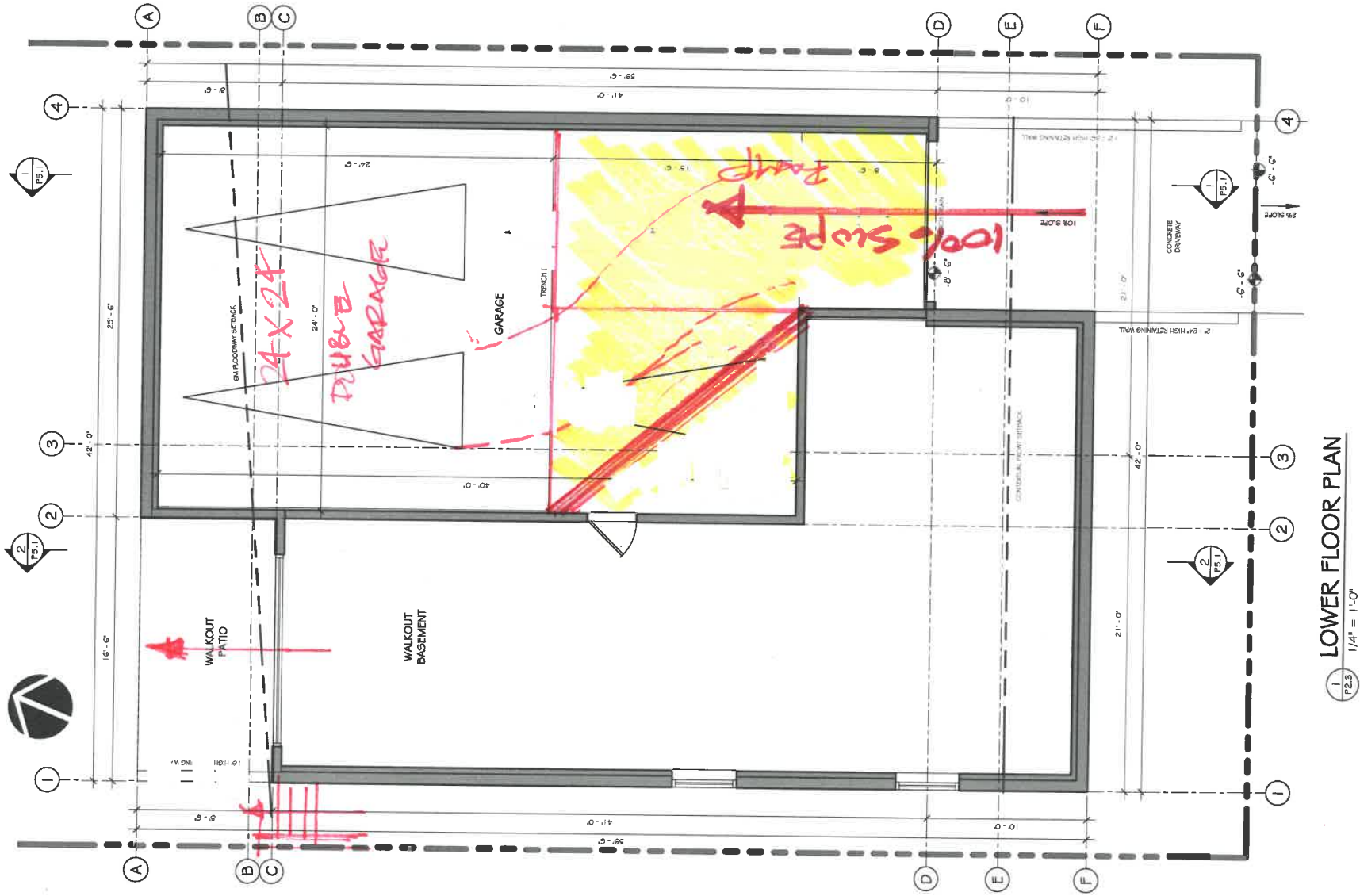


## RIVERDALE RESIDENCE

NOV. 20, 2020

**JACKSON MCCORMICK**  
**DESIGN GROUP**





RIVERDALE RESIDENCE

NOV. 20, 2020

JACKSON MCCORMICK  
DESIGN GROUP

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**From:** [van de Burgt, Sharon](#)  
**To:** [Margo Coppus](#)  
**Cc:** [DP Circ](#)  
**Subject:** RE: [EXT] DP2021-3969 - Circulation @ 1136 RIVERDALE AV SW  
**Date:** Wednesday, September 29, 2021 10:48:05 AM

---

Good morning Margo,

Thank you for your patience with my reply. It is our policy that approved Discretionary Infill plans and DR comments are not circulated to CA's or other interested parties. Only Contextual permits are as an FYI as there was no opportunity to comment during those reviews. Your comments for DP2021-3969 were used in the review and changes were made to reflect them.

Please contact [propertyresearch@calgary.ca](mailto:propertyresearch@calgary.ca) to request a viewing of the approved plans.

Kind regards,

**Sharon van de Burgt**

Senior Planning Technician

Technical Planning | Community Planning

Planning & Development

**T** 403.333.5526 | **E** [sharon.vandeburgt@calgary.ca](mailto:sharon.vandeburgt@calgary.ca)

Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community.

---

**From:** Margo Coppus <[margo@coppus.ca](mailto:margo@coppus.ca)>

**Sent:** Tuesday, September 28, 2021 6:56 PM

**To:** van de Burgt, Sharon <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>

**Cc:** DP Circ <[DP.Circ@calgary.ca](mailto:DP.Circ@calgary.ca)>

**Subject:** Re: [EXT] DP2021-3969 - Circulation @ 1136 RIVERDALE AV SW

Hi Sharon,

I sent this email to you last week, but have not received a reply yet.

We really would appreciate to receive the approved plans.

Regards,

Margo

*Margo Coppus*

[margo@coppus.ca](mailto:margo@coppus.ca)

On Sep 23, 2021, at 7:40 PM, Margo Coppus <[margo@coppus.ca](mailto:margo@coppus.ca)> wrote:

Hi Sharon,

I just saw a notice that the above application has been approved. Could you please send me the approved plans and the DTR comments? There were quite a few concerns identified in my response letter and I would like to see what has been approved.

Thank you,

Margo

*Margo Coppus*

[margo@coppus.ca](mailto:margo@coppus.ca)

On Jun 25, 2021, at 10:58 AM, van de Burgt, Sharon  
 <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)> wrote:



Thank you Margo, have a lovely weekend.

Kind regards,

**Sharon van de Burgt**

Senior Planning Technician

Technical Planning | Community Planning

Planning & Development

**T** 403.333.5526 | **E** [sharon.vandeburgt@calgary.ca](mailto:sharon.vandeburgt@calgary.ca)

Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community.

---

**From:** Margo Coppel <[margo@coppel.ca](mailto:margo@coppel.ca)>

**Sent:** Friday, June 25, 2021 10:10 AM

**To:** DP Circ <[DP.Circ@calgary.ca](mailto:DP.Circ@calgary.ca)>; van de Burgt, Sharon  
<[Sharon.vandeburgt@calgary.ca](mailto:Sharon.vandeburgt@calgary.ca)>

**Subject:** [EXT] Re: DP2021-3969 - Circulation @ 1136 RIVERDALE AV SW

Hi Sharon,

Please see attached the community response to the above DP application.

Regards,

Margo

*Margo Coppel*

[margo@coppel.ca](mailto:margo@coppel.ca)

On Jun 8, 2021, at 3:29 PM, DP Circ <[DP.Circ@calgary.ca](mailto:DP.Circ@calgary.ca)> wrote:

Good day,

A Development Permit application has been submitted to The City.

Applications received by The City on or after June 1 may include plans that can be viewed and shared through the Development Map.

Please see attached Circulation Package.

While our Circulation Team is still accepting comments via [DP.circ@Calgary.ca](mailto:DP.circ@Calgary.ca) we are requesting community associations to comment online through the [Development Map](#).

**NEW | We're going digital in order to better serve you!**

The Development Map gives you the ability to share plans with stakeholders and send questions and comments directly to the file manager. It's a one-stop shop for development applications.

We're also proud to share the recent launch of our [Development Map Landing Page](#)! This website is a wonderful resource for people to learn how to use the Development Map to effectively comment on



applications that matter to them. Please share [Calgary.ca/development](http://Calgary.ca/development) with anyone you feel would benefit from this information.

To support this exciting initiative, you will notice some improvements to the circulation packages. These changes include:

- The phasing out of plans attached to the circulation email. This process will take some time as we move plans and renderings online.
- The need to submit feedback to our circulation team.
- The removal of specific private information from plans.

The circulation team will be able to better assist you, by providing up-to-date plans on the Development Map. Plus, you can view the original plans, revised plans and approved plans to see how the proposal developed over time.

Thanks in advance for taking this step forward with us. We would like to hear your feedback on the new resources and ideas on how to continue to supporting your needs appropriately. We're here to create a more streamlined system and support you in your participation.

Sincerely,

**The Circulation Team**

[DP.circ@calgary.ca](mailto:DP.circ@calgary.ca)

---

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<DP2021-3969 Circulation Package.pdf><Community Association Feedback.pdf>



**From:** [Blake O'Brien](#)  
**To:** [van de Burgt, Sharon](#)  
**Subject:** Re: [EXT] DP2021-3969 Questions  
**Date:** Tuesday, June 15, 2021 2:02:13 PM

---

Ok -opened a one drive acct. Can you confirm that proposed house does not exceed the previous house footprint?

**"Floodway areas**

New **buildings** or structures cannot be built in the **floodway**, except if you are replacing a single-family or semi-detached home, backyard suite, or accessory **building**, and only if it will be on the same footprint as the as the existing structure."

Blake O'Brien  
 [REDACTED]

On Jun 15, 2021, at 1:35 PM, van de Burgt, Sharon  
 <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)> wrote:

Yes, I realize that, but the letter I sent also gave instructions on how to view the drawings.

Please provide your comments when you can.

Thank you!

Sharon van de Burgt  
 Senior Planning Technician  
 Technical Planning | Community Planning  
 Planning & Development  
 T 403.333.5526 | E [sharon.vandeburgt@calgary.ca](mailto:sharon.vandeburgt@calgary.ca)  
 Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community.

-----Original Message-----

From: Blake O'Brien <[REDACTED]>  
 Sent: Tuesday, June 15, 2021 12:11 PM  
 To: van de Burgt, Sharon <[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)>  
 Subject: Re: [EXT] DP2021-3969 Questions

I did not provide any comments because you did not provide any info.  
 Blake O'Brien  
 [REDACTED]



On Jun 15, 2021, at 11:58 AM, van de Burgt, Sharon  
<Sharon.vandeBurgt@calgary.ca> wrote:

Good morning Blake,

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

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

The application review

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

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

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

How do I view the application plans and available information?

For your convenience, while the application is under review, we're offering online viewings of permit drawings and documents using Microsoft OneDrive. Please send an email to [PropertyResearch@calgary.ca](mailto:PropertyResearch@calgary.ca) to request to view the Development Permit, allowing for 1 business days' notice. The plans will be available on your appointment day from 9AM to 4PM. Please note these documents are copyright-protected and you may not download them during the viewing.

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



confirm your appointment after we've verified your form and date.

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

#### Notification of Decision

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

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

#### Appealing the decision

An appeal against the Development Authority's decision to approve the Development Permit application may be made within 21 days after the Public Notice advertisement. For questions concerning the appeal process, please contact the Subdivision and Development Appeal Board (SDAB) by phone at 403-268-5312; by email at [Info@calgarysdab.ca](mailto:Info@calgarysdab.ca); or by visiting their website at [www.calgarysdab.ca](http://www.calgarysdab.ca).

#### How Are Your Comments Used?

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

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

#### FOIP Statement

The Personal Information on Submissions made regarding this development permit application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and the Calgary Land Use Bylaw 1P2007, Part 1, Section 27 and subsequent versions of the Act and Bylaw. The submission may be included in the public meeting agenda of either, or both, the Calgary Planning Commission or the Subdivision and



Development Appeal Board and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning & Development Department, PO Box 2100, Stn 'M', Calgary, AB T2P 2M5.

Kind regards,

Sharon van de Burgt  
Senior Planning Technician  
Technical Planning | Community Planning Planning & Development  
T  
403.333.5526 | E sharon.vandeburgt@calgary.ca Check out  
www.calgary.ca/pdmap to learn more about the development activity  
in your community.

-----Original Message-----

From: Blake O'Brien <[REDACTED]>  
Sent: Monday, June 14, 2021 2:00 PM  
To: van de Burgt, Sharon <Sharon.vandeburgt@calgary.ca>  
Subject: [EXT] DP2021-3969 Questions

Hi Sharon, I'm a neighbour to 1136 Riverdale Ave SW and would like to view the application. I can be reached on 403 383 1908. Thanks  
Blake  
[REDACTED]

---

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## Development Review Committee

800 34<sup>th</sup> Ave S.W.  
Calgary, AB, T2S 0X4

---

Date: June 25, 2021

Ms. Sharon van de Burgt  
City of Calgary  
Planning, Development Assessment #8201  
Municipal Building, 800 Macleod Trail S.E.  
Calgary, AB T2P 2M5  
Sent via email: [Cpag.circ@calgary.ca](mailto:Cpag.circ@calgary.ca)  
[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)

**Re: DP2021-3969**

### 1 PROJECT INFORMATION

Project Address: 1136 Riverdale Ave SW  
Permit Application No: DP2021-3969  
Project Description: Single family detached 2-storey

### Comments

GENERAL COMMENT:

**THE ELBOW PARK RESIDENTS ASSOCIATION, AS REPRESENTATIVE OF THE COMMUNITY, DOES NOT SUPPORT THIS APPLICATION AS PROPOSED FOR REASONS OUTLINED BELOW.**

CONCERNS BY EPRA AND NEIGHBOURS:

**Design:**

- The proposed development does seem to be too big for this lot. It requires relaxation of both the front and rear setback and does not allow for any space along the shared easement to the west. This easement is the west neighbour's only access to his backyard and garage. Additionally, a bump-out encroaches into this easement at the 8' level and would likely make it very difficult for the neighbour to get any landscape/construction equipment into his backyard.



## **Flood concern:**

- This property is in the flood zone and looking at the flood map it has a 40– 72% chance of flooding every 25 years. The hydraulic study presented does indicate that extending this house into the 6m floodway setback may cause more damage to upstream buildings (neighbour to the west) and may cause an increase in the upstream floodwater elevation.

Even though the study states that this risk is fairly low, we don't think it is prudent to allow the rear setback relaxation. The property to the east is still held by the province and deemed unsafe for development until flood mitigation is in place.

## **Site Plan:**

- Site Coverage – it is debatable how much of the site is actually useable for amenity space. The property line shown seems to run right up to the variable river edge. The neighbouring lots show their property lines much further set back from the river.
- This house is set much closer to the sidewalk than any neighbouring houses. And not in character with the streetscape. The EPRA Development Guidelines (attached) indicate that the front yards are valued part of the community's character. Furthermore, Riverdale Avenue has been listed as a Heritage Street and is extensively used by pedestrians as access to Sandy Beaches, so the historic streetscape is enjoyed by many.
- Shadowing – The proposed design will cast a major shadow on the front yard of the house to the west and will deprive this neighbour from any morning sun.

## **Massing:**

- Although the height may comply with the bylaw, it does seem massive compared with the neighbouring homes. The EPRA Development Guidelines as well as the Low Density Residential Guidelines, state that meeting the City's bylaw does not necessarily mean that the design is sensitive to the neighbours. Flat roofs create a much more massive look than sloped roofs with the same maximum height.

## **SUGGESTIONS:**

- Contacting the west neighbour to discuss the easement access and shadowing impact. The designer has already agreed to discuss this with his client.
- Increasing the front setback to preserve the character of the street.
- Re-evaluate the extension into the floodway setback.
- Lower the floor to ceiling heights to decrease the overall height.
- We request a shadow study to show the morning sun impact on the neighbour's property.



COMMUNITY ENGAGEMENT:

The Community was not contacted prior to the application. The west neighbour was briefly informed about the proposed application, but was not involved in any discussion during the design phase.

The EPRA Development Review Committee held the review meeting on June 22, 2021. Several neighbours were present and a few who were not able to attend have been able to review the drawings and expressed the same concerns as noted above. The owners declined to attend the (zoom) meeting.

**We are not opposed to thoughtful, sensitive development, but we respectfully request that this development application will not be approved until the above concerns have been addressed.**

Regards,

Margo Coppus  
EPRA Development Committee Chair



**From:** [bobrien@me.com](mailto:bobrien@me.com)  
**To:** [van de Burgt, Sharon](#)  
**Subject:** [EXT] 1136 RIVERDALE AV SW - DP2021-3969 - Comment from Development Map - Thu 6/17/2021 2:12:22 PM  
**Date:** Thursday, June 17, 2021 2:12:27 PM

---

Application: DP2021-3969

Submitted by: Blake O'Brien

## Contact Information

Address: 1140 Riverdale Ave SW

Phone: [REDACTED]

[REDACTED]

## Feedback:

The house appears to be significantly larger than the previous house on the lot; in contravention of the bylaw.  
The driveway easement is compromised by the bay window on the west side of the house. I use the the driveway to access my carport and the bumpout on the proposed house would make that impossible.  
The setback from the easement is insufficient to allow reasonable access to my backyard/carport.



**From:** [terry.fishman.Calgary](#)  
**To:** [DP Circ](#)  
**Subject:** [EXT] 1136 Riverdale Avenue Southwest  
**Date:** Wednesday, June 16, 2021 9:16:56 AM

---


Please be advised that we live at 1310-Riverdale Ave sw and are opposed to the development at the above noted address. It is too high , to close to the sidewalk and appears to be in the flood zone. Also, I was under the impression that you could only build on the existing footprint of the former home. I believe that the property next door had a shared driveway for a rear garage. It looks like the house directly to the west will not have access to his rear garage if this development proceeds. Yours Sincerely, Terry Fishman.



**From:** [terry fishman Calgary](#)  
**To:** [van de Burgt, Sharon](#)  
**Subject:** [EXT] Re: 1136 Riverdale ave SW. Dp20213969  
**Date:** Tuesday, June 15, 2021 8:32:37 PM

---

After reviewing the plans for the above mentioned project I would not be able to support the current development permit. The house is too close to the street and appears to be partially in the flood zone. The roof line looks extremely high. Yours Sincerely Terry Fishman 1310-Riverdale Ave sw

On Tue., Jun. 15, 2021, 6:55 p.m. terry fishman Calgary, < > wrote:  
Good afternoon. Would it be possible for you to send me a link to view the plans of the above mentioned development? I live on Riverdale ave and I am concerned about development in this area. Thanks Terry Fishman.



---

# Development Authority Response to Notice of Appeal

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**Appeal number:** SDAB2021-0074

**Development Permit number:** DP2021-3969

**Address:** 1136 Riverdale AV SW

**Description:** New: Single Detached Dwelling, Accessory Residential Building

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

**Community:** Elbow Park

**Jurisdiction Criteria:**

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

**DA Attendance:** Yes



**Use:** Discretionary

**Notice Posted:** Yes

**Objections:** Yes

**Support:** Yes

**Bylaw relaxations:**

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

<b>Bylaw Discrepancies</b>		
Regulation	Standard	Provided
396 Building Setback from Front Property Line	(1) For a Contextual Single Detached Dwelling and a Single Detached Dwelling, the min. setback is the greater of: (a) the contextual front setback less 1.5m	Plans indicate a front setback of 3.18m (-1.46m) measured to the front balcony.
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.	Plans indicate a front eave projection of 1.8m (+1.2m).
397 Building Setback from Side Property Line	(2) For a laneless parcel, the min. setback is: (a) 1.2m; or	Plans indicate a west side setback of 1.12m (-0.08m) and an east side setback of 1.11m (-0.09m) measured to the brick façade.
340 Balconies	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m <sup>2</sup>	Plans indicate the rear balcony has an area of 18.97m <sup>2</sup> (+8.97m <sup>2</sup> ).
360(2) Building Height on a Sloped Parcel	When the difference between the average building reference point at the front and rear corners of the parcel is greater than or equal to 1.0 metres, the Chamfer applies to the façade at the lower end of the parcel.	Plans indicate portions of the building located in the required chamfer.
58 Alterations to the Floodway and Riverbanks	On those areas of land within the floodway that are subject to municipal jurisdiction, no alterations shall be made to a floodway and no structures including, but not limited to, berms, decks, docks, fences, gates, patios, rip-rap or walls shall be constructed on, in or under a floodway unless	Plans indicate alterations in the floodway.



	those structures are being constructed by, or on behalf of, the City for the purpose of erosion control, where the primary purpose is to protect public infrastructure.	
59 Flood Fringe and Overland Flow Area Regulations	(2) Unless stated in subsection (3), all buildings must be set back 6.0 metres from the edge of the floodway.	Retaining wall, and patios are buildings, plans indicate a setback of -1.1m (-7.11m) from the edge of the floodway.

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

- The Low Density Residential Guidelines for Established Communities (Infill Guidelines)
- Calgary River Valleys Plan

**Additional factors, considerations and rationale for the decision:**

1. Please see the Reasons for Approval
2. The Development Authority will submit a presentation material prior to the merits hearing



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**From:** Sean McCormick <sean@jmdesigngroup.ca>  
**Sent:** Tuesday, October 26, 2021 9:27 AM  
**To:** Calgary SDAB Info  
**Cc:** Rick Grol  
**Subject:** [EXT] 1136 Riverdale Ave SW- SDAB2021-0074

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Our firm is the applicant of development permit DP2021-3969 (1136 Riverdale SW), which has been appealed (SDAB2021-0074). The appeal is scheduled for a Procedural and Jurisdictional hearing on November 4. Please be advised that we have retained Mr. Rick Grol as our agent/representative with respect to the DP application and appeal.

**SEAN McCORMICK** MAAA  
PRINCIPAL

**JACKSON McCORMICK**  
**DESIGN GROUP**

403.520.8018 ext 222 | [jmdesigngroup.ca](http://jmdesigngroup.ca) | 804A 16th Ave SW Calgary AB T2R 0S9



**Appeal Board rec'd: October 27, 2021**  
**Submitted by: M. Coppus, Elbow Park Resident's Association**

---

**From:** Margo Coppus <margo@coppus.ca>  
**Sent:** Wednesday, October 27, 2021 10:25 AM  
**To:** Calgary SDAB Info  
**Cc:** Blake O'Brien; Carol McClary  
**Subject:** [EXT] Appeal documents for SDAB2021-0074  
**Attachments:** EPRA Reasons Appeal 1136 Riverdale ave copy.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attached please find Reasons for Appeal in support of the appeal submitted by Blake O'Brien.  
I will not attend the Procedural Hearing on Nov 4, but I am intending to speak at the actual hearing as representative of the Elbow Park Community.

Regards,  
Margo Coppus

*Margo Coppus*  
[development@elbowpark.com](mailto:development@elbowpark.com)



**Elbow Park Residents Association**

**Reasons for Appeal of DP2021-3969 1136 Riverdale Avenue SW**

**Neighbour's concerns have not been addressed satisfactorily**

- The existing shared easement to the west of this application has not been considered at all in the approval process. This easement consists of 1.2m on either side of the property line and has in the past served as a shared driveway. By disregarding this easement it will make access to the neighbour's garage and rear yard very challenging.
- It appears that the approval process was done rushed and without much consideration of the response letter outlining the concerns of the west neighbour and the community. In the Reasons for Approval there is no mention at all of this easement. There are also some errors as highlighted in the attached.





## Reasons for Approval for DP2021-3969

The Reasons for Approval document is intended to provide a short summary of the development permit process; response to concerns raised by neighbours, other affected parties and the Community Association; and rationale for any relaxations of the Land Use Bylaw granted by the Development Authority. Only the approved plans and conditions of approval are the subject of an appeal.

### Scope and Process

#### Development Scope:

The application is for a discretionary Single-Detached Dwelling at 1136 Riverdale AV in the southwest community of Elbow Park. To the west and east are single detached homes with Riverdale to the south and the Elbow river to north. Vehicular access for adjacent residences is along Riverdale AV as there is no rear lane.

#### Circulation and Notice Posting:

The following referees were circulated:

1. **Parks** – conditions added
2. **Ward Councillor** – no comments received
3. **Elboya Heights - Britannia Community Association** – comments with concerns regarding:
  - Front setback
  - Massing and shadowing
  - Structures in floodway

No mention of the easement concern
4. **Notice Posting** - as per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following comments with concerns were received:
  - Massing
  - Access to rear on adjacent lot to the west
  - Front setback

*The above comments are addressed by following;*

- *The amended drawings have shown a reduction in height and the proposed parcel coverage is under the maximum allowable in the Land Use Bylaw*
- *The main floor cantilever has been removed resulting in improved access for the west neighbour to access the rear yard.*
- *The front setback has been increased on the amended drawings.*
- *The projection into the floodway setback has been reviewed by River Engineering and comments are included in the Conditions of Approval.*





**The City of Calgary**  
**Planning and Development**  
**Technical Planning and Bylaw Review**

*development will have minimal impacts in terms of access to sunlight, privacy, shadowing and overlooking.*

**4.3.5 Parcel coverage**

Parcel coverage for new development should include all proposed and future accessory buildings.

*The proposed parcel coverage is below the Land Use Bylaw maximum of 45%.*

**4.3.6 Parking**

Two on-site parking spaces should be provided for each new dwelling unit.

*The development has a front attached garage that is accessed from Britannia Lane SW. The front attached garage will accommodate parking of two motor vehicles onsite thus reducing the need for, and congestion of, street parking.*

**4.4 Building Mass**

New development should respect the existing scale and massing of its immediate surroundings.

*The development respects the existing scale and massing of its immediate surroundings. A responsive building depth and compliant parcel coverage contribute to the dwelling's fit with the immediate surroundings.*

**4.5 Privacy**

The privacy of adjacent residences should be respected.

*The proposed development respects the privacy of the adjacent dwellings.*

**Land Use Bylaw 1P2007**

The existing land use for the site is Residential – Contextual One Dwelling District (R-C1). The R-C1 district is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area.

A bylaw check of the proposed development identified the following discrepancies which are highlighted in the chart below. These discrepancies do not unduly interfere with the amenities of the neighbourhood or interfere with or affect the use, enjoyment or value of neighbouring parcels of land. The proposed development meets the intent of the land use district.



**Appeal Board Rec'd: October 25, 2021**  
**Submitted by: E. Kothawala, Neighbour**

October 24, 2021

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

To Whom It May Concern:

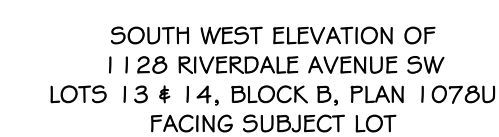
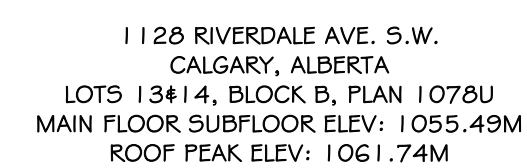
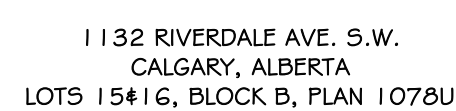
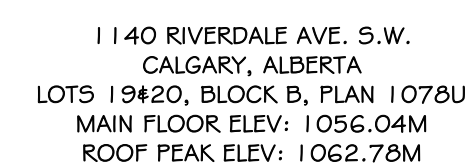
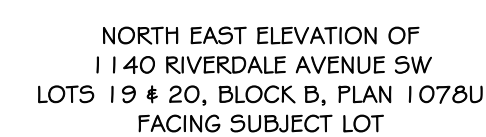
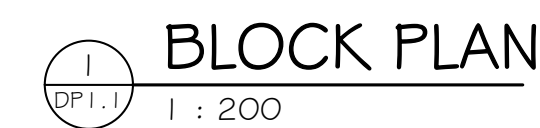
RE: Appeal SDAB 2020-0074/ Development Permit DP2021-3969; new Single Detached Dwelling 1136 Riverdale Avenue SW

We have been provided with a copy of the drawings for the new home to be built at 1136 Riverdale Ave SW and are writing this letter to express our support for this project. We believe having a nice home such as this one built on this lot is a huge improvement to our neighbourhood.

Sincerely,

Elsa and Zubin Kothawala  
1128 Riverdale Ave SW  
Calgary AB  
T2S 0Y8  
403 816-0299





ROOM NAME	INDICATES ROOM NAME AND NUMBER
	INDICATES BUILDING SECTION MARKER
	INDICATES WALL SECTION MARKER
	INDICATES BUILDING DETAIL MARKER
	INDICATES EXISTING ELEVATION ON SITE / BLOCK PLANS
	INDICATES PROPOSED ELEVATION ON SITE / BLOCK PLANS
	INDICATES PROPOSED SPOT ELEVATION
	INDICATES EXISTING TREE TO BE REMOVED
	INDICATES EXISTING TREE TO REMAIN
	INDICATES NEW TREE
	INDICATES INTERIOR DOOR TAG
	INDICATES EXTERIOR DOOR / WINDOW TAG
	INDICATES HEIGHT OF CEILING STRUCTURE ABOVE SUBFLOOR
	INDICATES SUBFLOOR ELEVATION ON FLOOR PLANS
	INDICATES CONSTRUCTION ASSEMBLY TYPE TAG - REFER TO CONSTRUCTION ASSEMBLIES

DP DRAWING INDEX	
DP1.1	BLOCK PLAN
DP1.2	SITE PLAN
DP2.1	LOWER & MAIN FLOOR PLANS
DP2.2	UPPER FLOOR PLAN & ROOF PLAN
DP4.1	ELEVATIONS
DP4.2	ELEVATION / SECTION
DP6.1	WINDOW SCHEDULE
DP6.2	WINDOW SCHEDULE

AF1	ABOVE FINISHED FLOOR	I.D.	INSIDE DIMETER
ASF	ABOVE SUB-FLOOR	L.D.	LOAD
ASF	ABOVE FINISHED SUB	MANUF.	MANUFACTURER
ASD	AS ABOVE	MCH	MECHANICAL
CW	CW COMPLETE WITH	MW	MICROWAVE
CONC	CONCRETE	N.A.	NOT APPLICABLE
CONC	CONCRETE	N.C.	NOT IN CONTRACT
CS	CORNER SUPPLIED	N.T.	NOT TO SCALE
CS	CORNER INSTALLED	OK	OK ON CENTRE
CT	COOTING	OSD	OWNER SUPPLIED
DN	DOWN	OSD	OWNER INSTALLED
DN	DOWN	OSD	OWNER SUPPLIED
DN	DOWN	OSD	CONTRACTOR INSTALLED
EW	EW EACH WAY	O.S.I.	OUTSIDE DIMETER
ELEC.	ELECTRICAL	SPEC.	SPECIFICATION
ENG	ENGINEER	SINK	SINK
EQ.	EQ. EQUAL	T.O.	TOP OF
E.O.S.O.	E.O.S.O. OF SLAB	T.O.P.	TOP OF WALL
F	FREDGE	T&B	TOP AND BOTTOM
FD	FLOOR DRINK	T&G	TONGUE AND GROOVE
FURN	FURNACE	TYP.	TYPICAL
GA	GAUGE	UNDERSIDE	UNDERSIDE
GWS	GWS: GYPSUM WALL BOARD	VERT.	VERTICAL
HW	HW: HOT WATER HEATER	W.D.	WATER DRYER
HW	HW: HOT WATER HEATER	WD	WARMING DRYER
HW	HW: HOT WATER HEATER	WO	WALL OPEN
		WM	WATER METER
		WM	WATER METER

[illegible]

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE ABC, NEC, ELECTRICAL AND PLUMBING CODES.

ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER.

ALL MATERIALS SHALL BE HANDLED AND STORED TO PREVENT DAMAGE.

VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM; REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.

DIMENSIONS PROVIDED ARE RELATIVE TO FACE OF STUDO OR FACE OF CONCRETE.

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ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF THE DESIGNER.

DO NOT SCALE DRAWINGS.

THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

A, 804 16TH AVENUE SW TEL 403 520 8018  
CALGARY AB FAX 403 276 5146  
T2P 0S9

PROJECT:

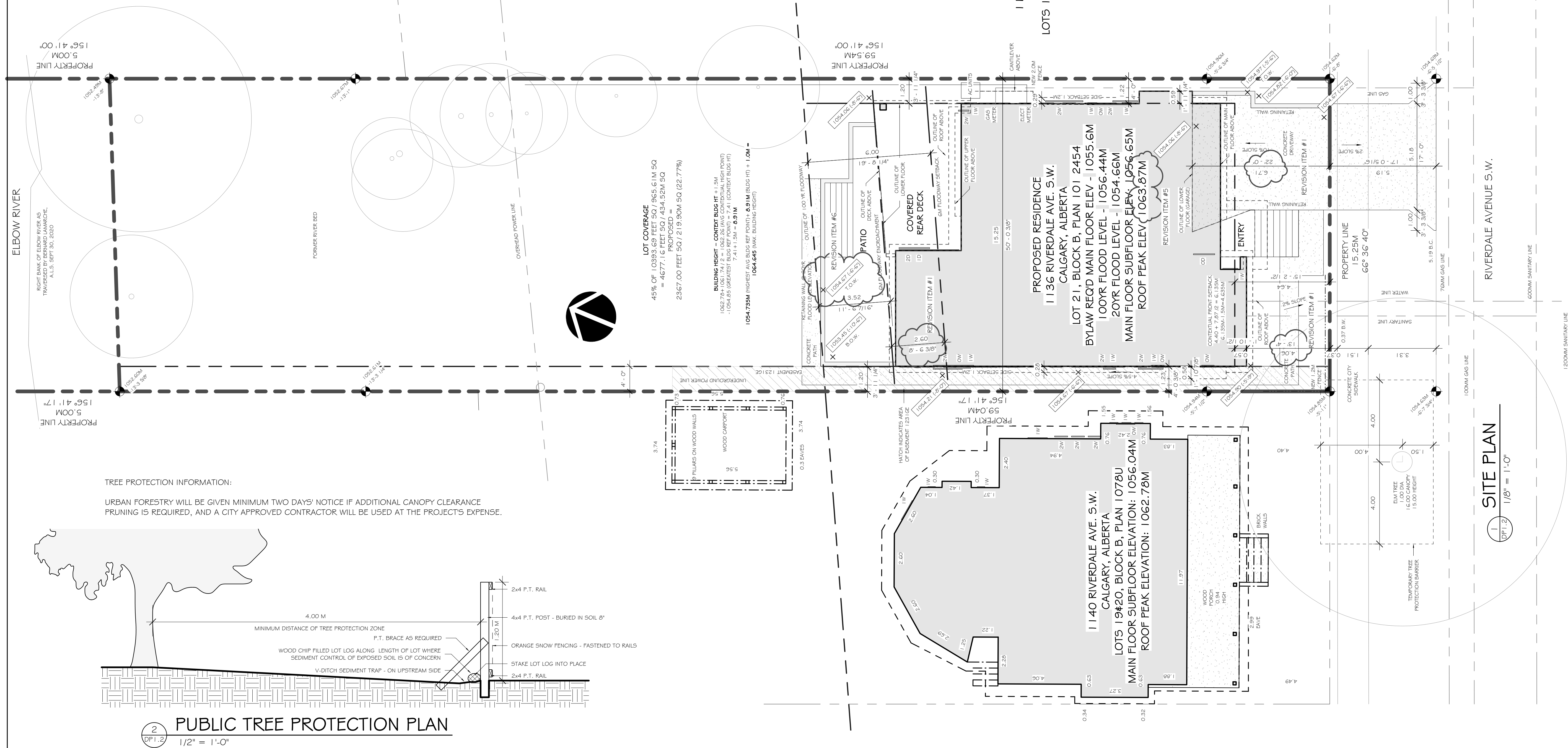
RIVERDALE  
RESIDENCE

1136 RIVERDALE AVE. S.W.  
CALGARY, ALBERTA  
LOT 21, BLOCK B, PLAN 101 2454

PLOT SCALE: AS NOTED	DRAWING NO.:  DP1.1
PROJECT NO.: 2020-20	
CHECKED BY: SM	
DRAWN BY: MTW	PLOT DATE: AUG 17, 2021



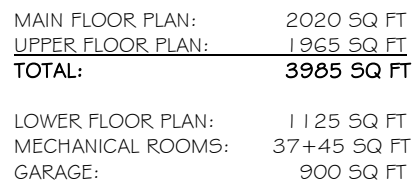
BYLAW REVIEW / DEVELOPMENT DATA		
	REQUIRED	PROVIDED
LEGAL DESCRIPTION:	LOT 21, BLOCK B, PLAN 101 2454	
CIVIC ADDRESS:	1136 RIVERDALE AVE. S.W. CALGARY, ALBERTA	
STREET ZONING:	RC-1	
FRONT SETBACK:	4.635M	4.06M
REAR SETBACK:	1.001R FLOODWAY - 6.0M	1.001R FLOODWAY - 3.52M
SIDE SETBACK:	1.20M	1.22M EAST / 1.23M WEST
BUILDING HEIGHT:	1.064, 645M	1.063, 67M
GARAGE FRONT SETBACK:	NA	NA
GARAGE REAR SETBACK:	NA	NA
GARAGE SIDE SETBACK:	NA	NA
GARAGE BUILDING HEIGHT:	NA	NA
GARAGE EAVELINE HEIGHT:	NA	NA
GARAGE AREA:	NA	6.71 M
MIN. DRIVEWAY LENGTH:	6.0M	6.71 M
MAX. FENCE HEIGHT:	1.2M / 2.0 M	2.0 M @ REAR / SIDE YARDS
PARCEL AREA:	45% ALLOWABLE	10553.40 FEET SQ / 980.44M SQ
MAX. PARCEL COVERAGE:	45% OF 10393.69 FEET SQ / 965.61 M SQ = 4677.16 FEET SQ / 434.52M SQ	2367.00 FEET SQ / 219.90M SQ (22.77%)
MAIN FLOOR ELEVATION:		1.056 GSM
ROOF REAR ELEVATION:		1.063 FPM
MAIN FLOOR AREA:		2020 FEET SQ
UPPER FLOOR AREA:		1965 FEET SQ
TOTAL FLOOR AREA:		3985 FEET SQ
DEVELOPED BSMT AREA:		1125 FEET SQ

[illegible]







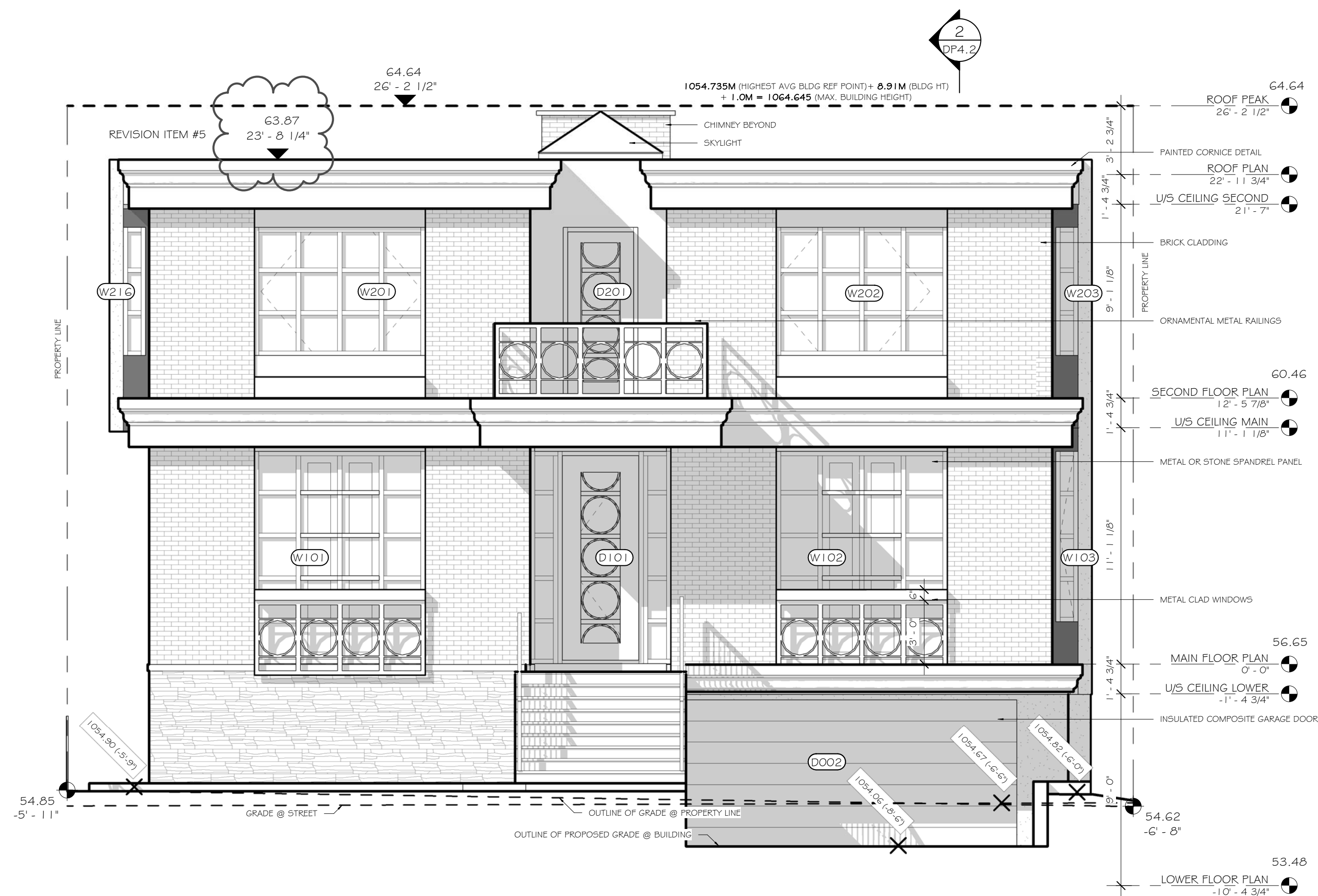


## SECOND FLOOR PLAN

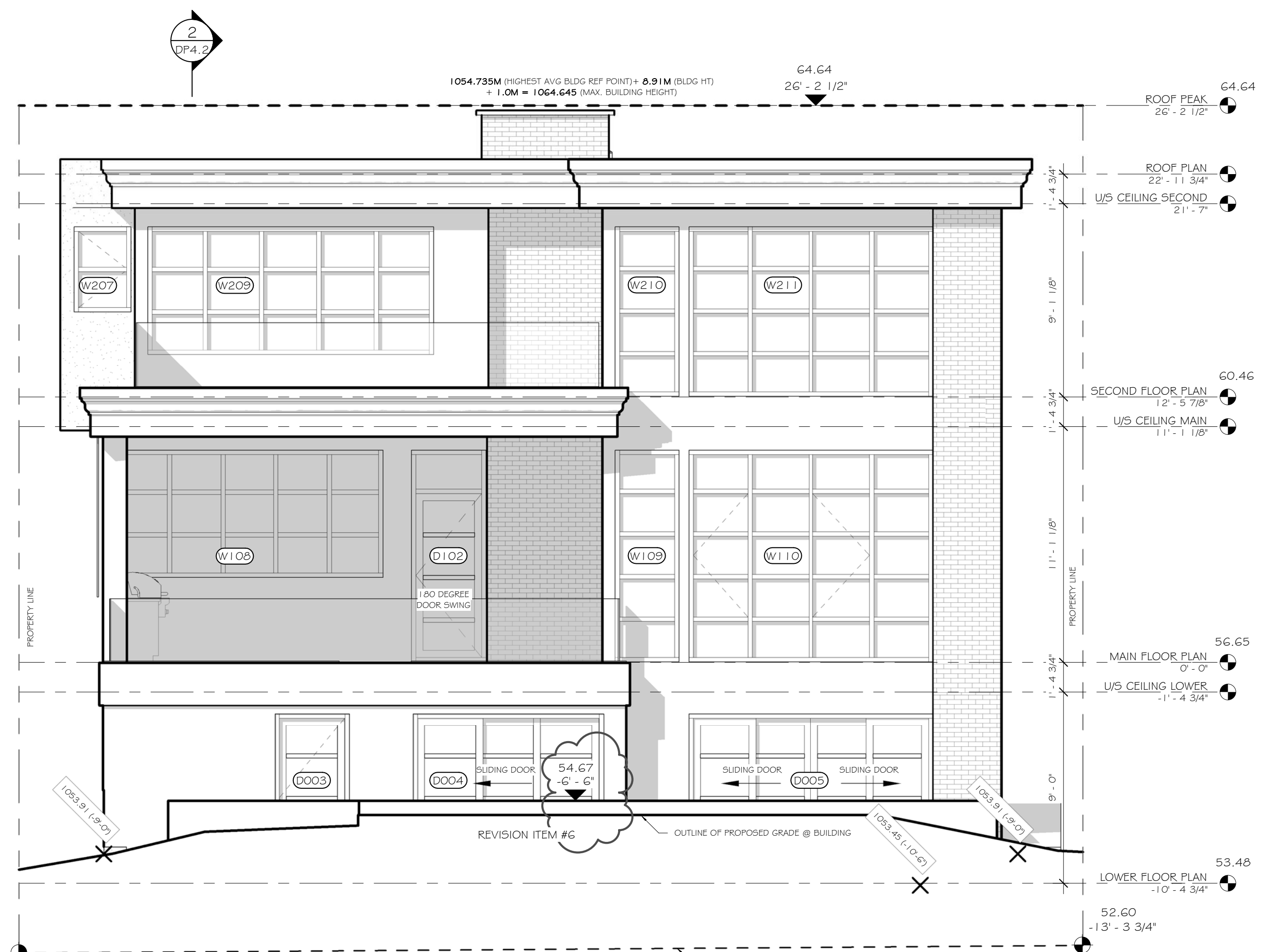
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$$1/4'' = 1'-0''$$
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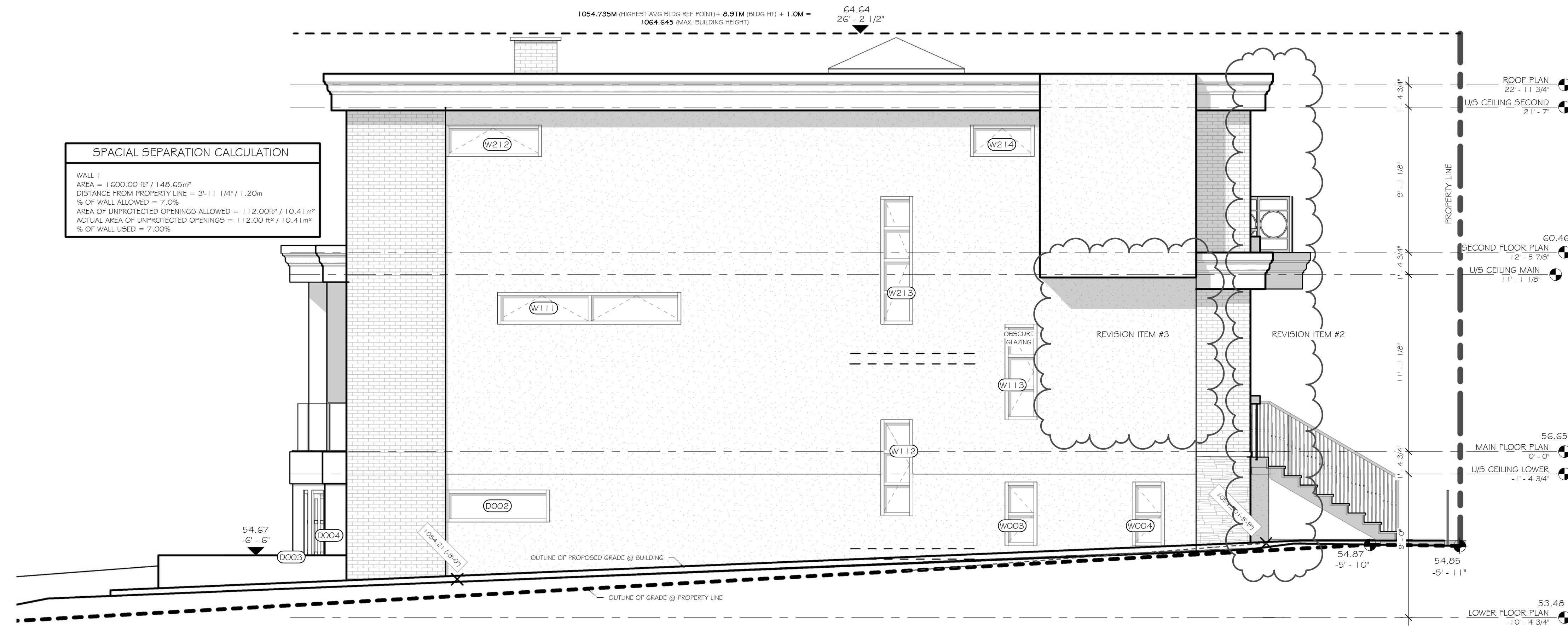




FRONT / NORTH ELEVATION



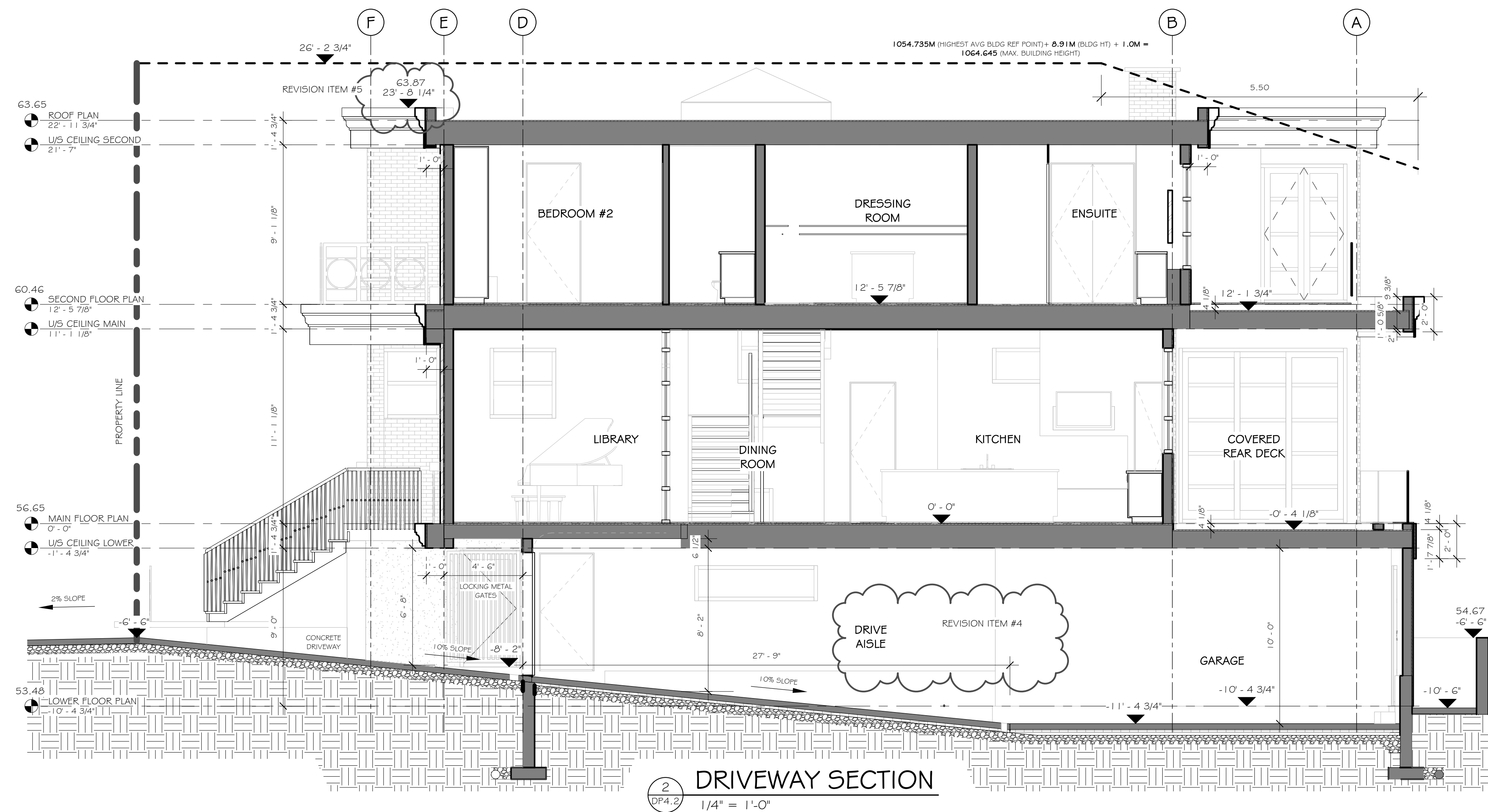
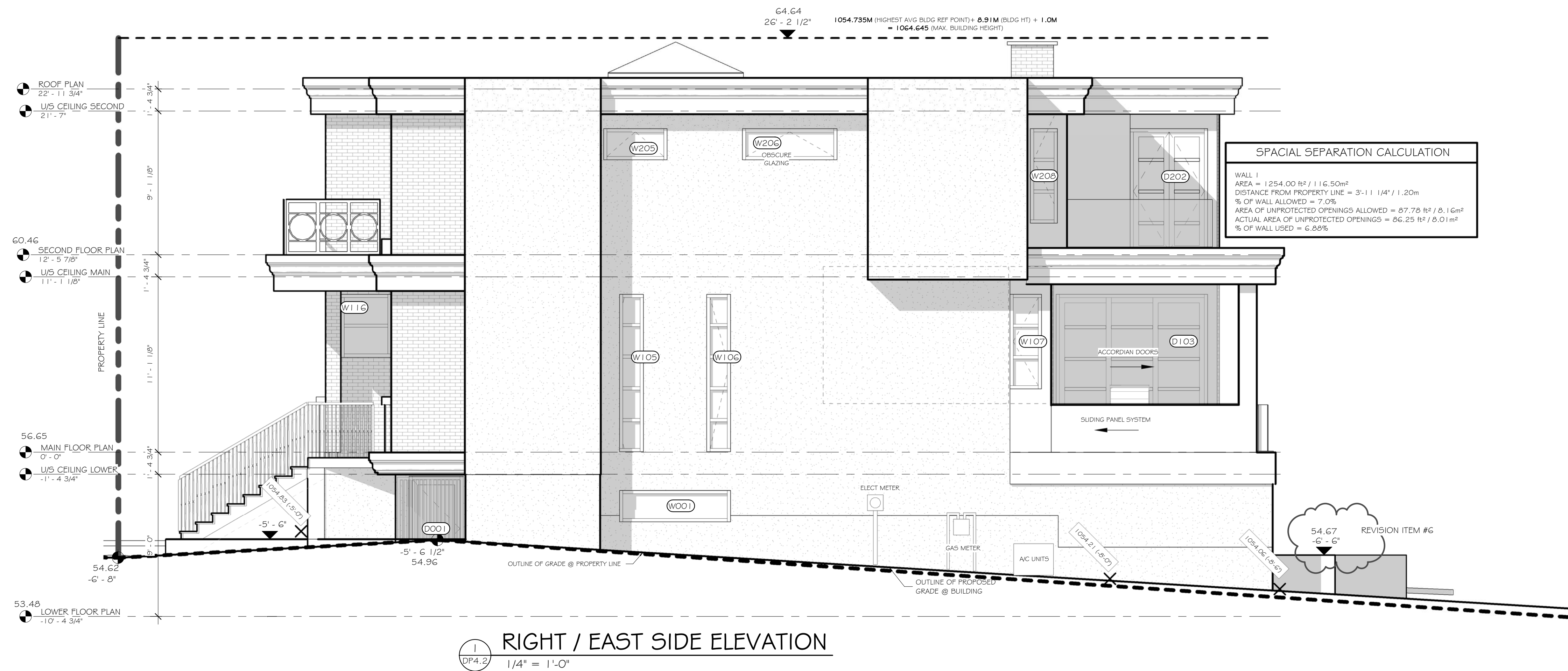
REAR / SOUTH ELEVATION



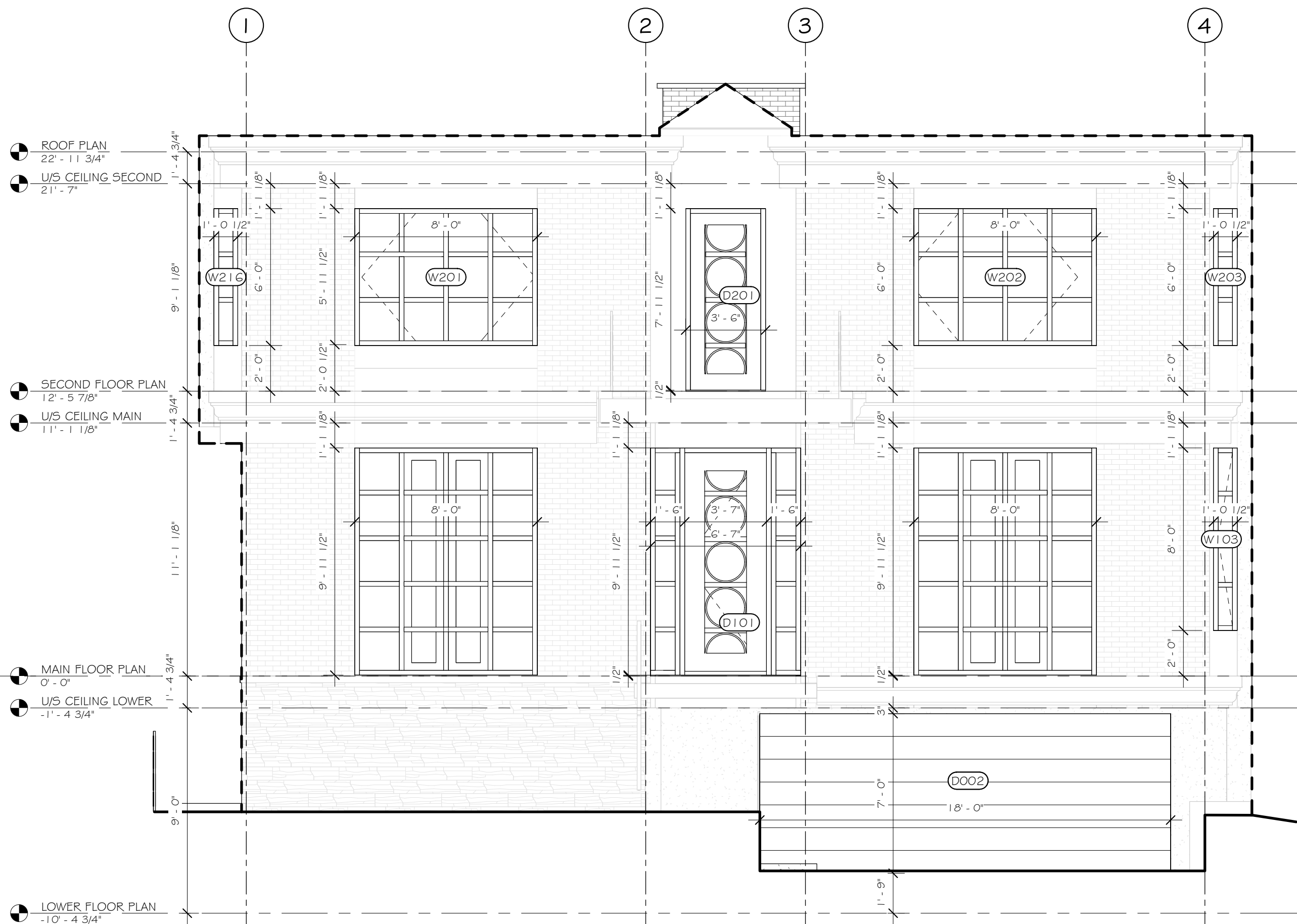
3 LEFT / WEST ELEVATION  
DP4.1 1/4" = 1'-0"

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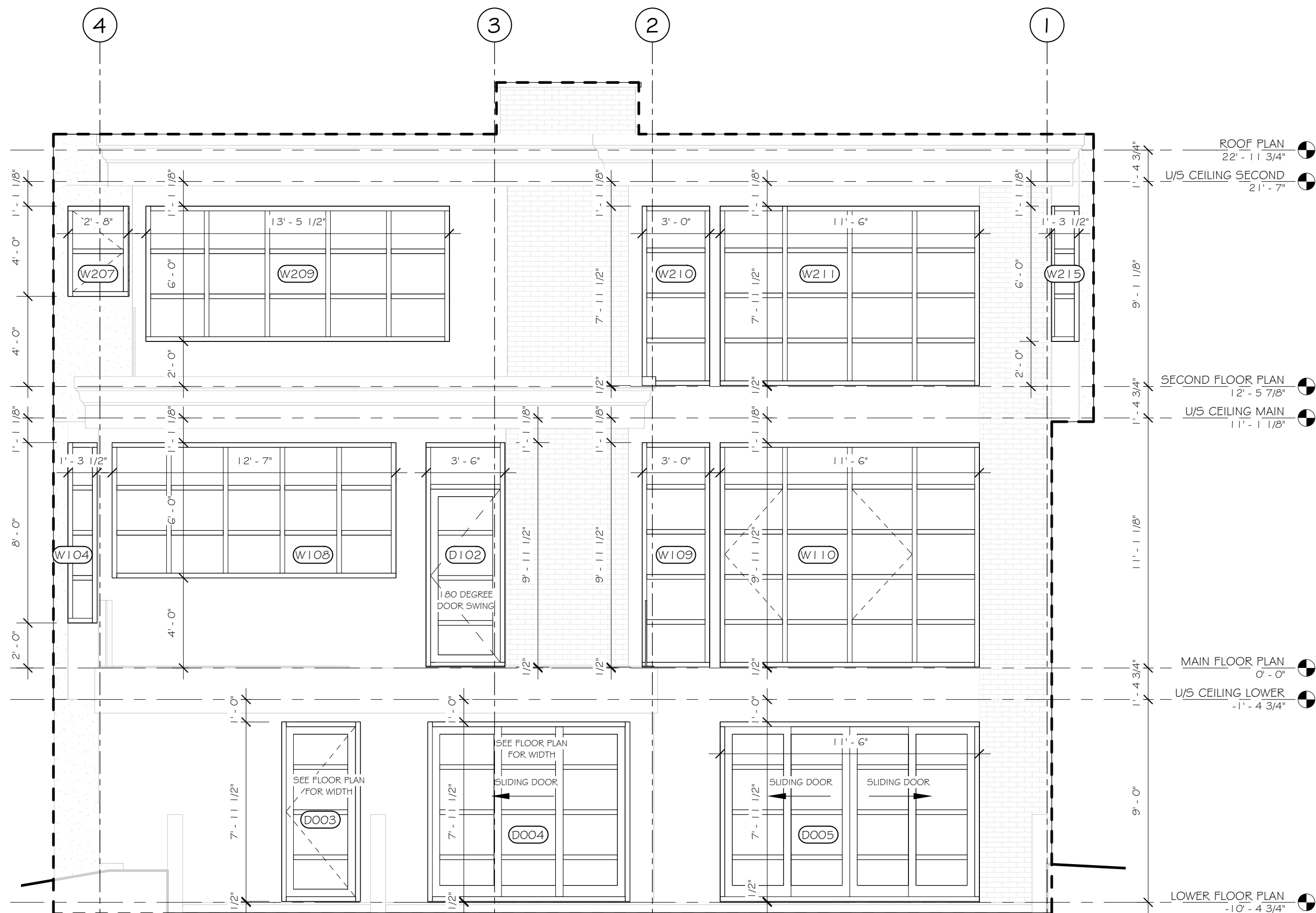


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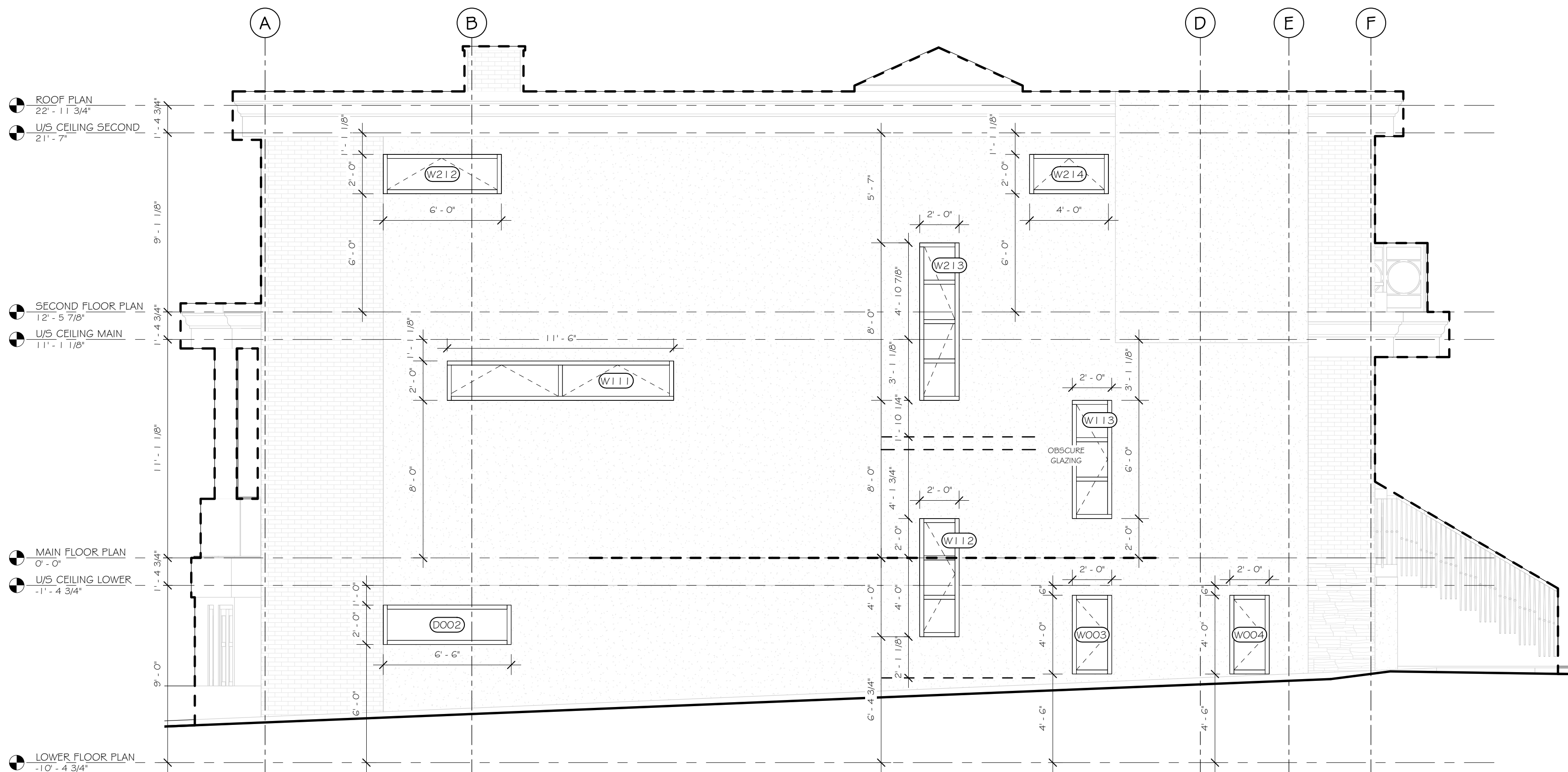




1 FRONT / NORTH ELEVATION  
1/4" = 1'-0"



2 REAR / SOUTH ELEVATION  
1/4" = 1'-0"



3 LEFT / EAST ELEVATION  
1/4" = 1'-0"

RECORD OF ISSUE:		
No.	Description	Date
01	DEVELOPMENT PERMIT	MAY 28/2021
02	DEV. PERMIT RESUBMISSION	AUG.17/2021

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## JACKSON McCORMICK DESIGN GROUP

A. 804 16TH AVENUE SW TEL 403 520 8018  
CALGARY AB FAX 403 276 5146  
T2R 0S9

PROJECT:

**RIVERDALE  
RESIDENCE**

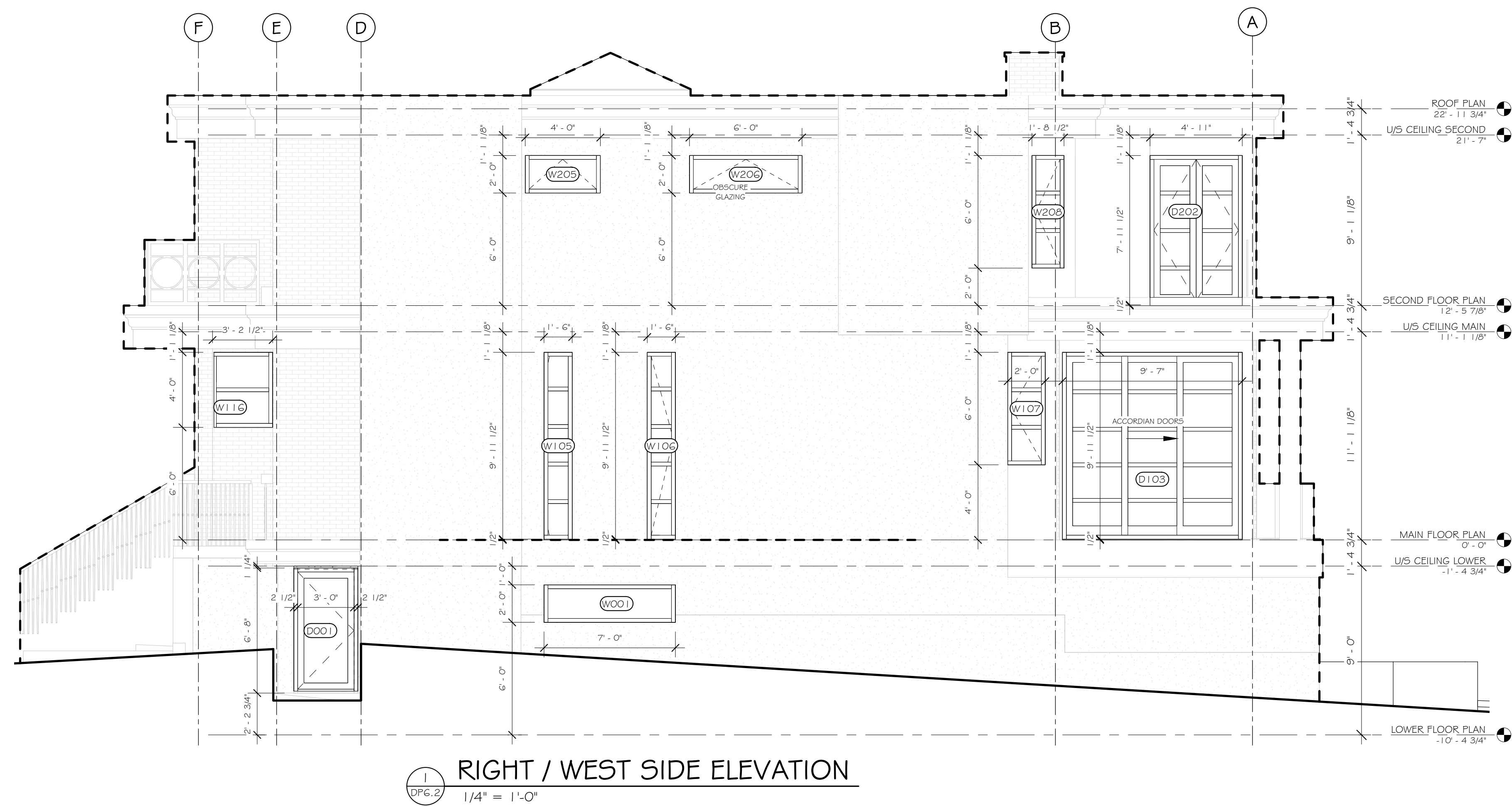
1136 RIVERDALE AVE. S.W.  
CALGARY, ALBERTA  
LOT 21, BLOCK B, PLAN 101 2454

DRAWING DESCRIPTION:

**WINDOW SCHEDULE**

PLOT SCALE:	AS NOTED	DRAWING NO.:
PROJECT NO.:	2020-20	DP6.1
CHECKED BY:	SM	
DRAWN BY:	MTW	PLOT DATE: AUG 17, 2021



[illegible]

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE  
ABC, NRC, ELECTRICAL AND PLUMBING CODES.

ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND  
WORKMANLIKE MANNER.

ALL MATERIALS SHALL BE HANDLED AND STORED TO PREVENT  
DAMAGE.

VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM; REPORT ANY  
ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR  
TO CONSTRUCTION.

DIMENSIONS PROVIDED ARE RELATIVE TO FACE OF STUD OR  
FACE OF CONCRETE.

ONCE SUCCESSIVE SUBGRADE IS REQUIRED TO CONFIRM THE  
LOCATION OF REFERENCE POINTS FOR LOCATING NEW WORK  
WITH THE WALLS / WORK ALREADY IN PLACE.

ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF THE  
DESIGNER AND MAY NOT BE REPRODUCED WITHOUT  
PERMISSION OF THE DESIGNER.

DO NOT SCALE DRAWINGS.

THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

**JACKSON McCORMICK**  
DESIGN GROUP

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T2R 0S9

PROJECT:

RIVERDALE  
RESIDENCE

1136 RIVERDALE AVE. S.W.  
CALGARY, ALBERTA  
LOT 21, BLOCK B, PLAN 101 2454

## DRAWING DESCRIPTION:

### WINDOW SCHEDULE

PLOT SCALE:	AS NOTED	DRAWING NO.:  <b>DP6.2</b>
PROJECT NO.:	2020-20	
CHECKED BY:	SM	
DRAWN BY:	MTW	
		PLOT DATE: AUG 17, 2021