

REPORT TO THE SUBDIVISION AND  
DEVELOPMENT APPEAL BOARD

DATE: <del>June 17, 2021</del> ; July 29, 2021	APPEAL NO.: SDAB2021-0039 FILE NO.: DP2021-1459
APPEAL BY: Alexander Tolokonnikov	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a  New: Secondary Suite (basement)  was approved at <u>2105 80 Avenue SE.</u>	LAND USE DESIGNATION: R-C1  Discretionary
COMMUNITY OF: Ogden	DATE OF DECISION: May 7, 2021
APPLICANT: Bill Safehouse, represented by Bill Ma	OWNERS: Kris Chappell and Gillian Triggie

The hearing commenced on June 17, 2021 with consideration of procedural and jurisdictional issues. The Board adjourned the hearing to July 29, 2021.

**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 10377765	Order Number 35046776	Online Form Processed 2021-05-29 1:39:52 PM	
Site Information			
Municipal Address of Site Under Appeal 2105 80 AVE SE, CALGARY		Development Permit/Subdivision Application/File Number DP2021-1459	
Appellant Information			
Name of Appellant ALEXANDER TOLOKONNIKOV		Agent Name (if applicable)	
Street Address (for notification purposes) 2107 80 AVE SE			
City CALGARY	Province ALBERTA	Postal Code T2C1H2	Residential Phone # 403-473-1006
Business Phone #	Email Address alextolok@yahoo.com		

### APPEAL AGAINST

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

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

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

Appeal emailed to info@calgarysdab.ca on May 29, 2021

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

Estimated presentation time (minutes/hours) 30 MINUTES	Will you be using an agent/legal counsel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input 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 06 03</b>	SDAB Appeal Number <b>SDAB2021-0039</b>	Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD <b>2021 06 17</b>	Date Received <b>May 29, 2021</b>

**SDAB2021-0039**

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**From:** Alex Tolokonnikov <alextolok@yahoo.com>  
**Sent:** Saturday, May 29, 2021 1:47 PM  
**To:** Calgary SDAB Info  
**Subject:** [EXT] Appeal DP2021-1459 (2105 80 Ave SE, Calgary) - Order # 35046776

I am a next-door neighbor to 2105 80 Ave SE, effected by the Permit. I am an owner of 2107 house. I do hereby appeal the decision of the Subdivision/Development Authority on DP2021-1459 (2105 80 Ave SE, Calgary) for the following reasons:

1. I do not agree with approved Parking Relaxations. It is not realistic to expect that somebody without a car will be renting a basement in our area. Real life shows that some tenants just rent this kind of basements without parking at the lower price and then park their car on the street. We have a unit with Parking Relaxation around the corner (7838 20A St SE) and people around that house have to park their cars on our 80 Ave SE St from time to time. Our street parking situation on 80 Ave SE between 20A St SE and Olympia Dr SE is already complex with too many cars and people (several houses with rental basements, three households out of 5 have three cars, and we need space to put out carts for garbage collection). The 2105 house is now income property. Tenants already moved in to the main level. They already have two cars parked on the street, adding complications to the street parking situation. They have space only for two in front of the house. Because landlords do not live in the house it will not be even possible for them to control if the basement tenant has the car or not.

2. Shared driveway issue. My neighbors do not have a private access to the back door of the house, where they plan that Secondary Suite entrance. They have to use our Common (shared) driveway to get there. City cannot allow this shared driveway usage without my consent.

a. My wife and I already sue 2105 neighbors for misuse of our shared driveway. They and their guests often park cars at the back of the driveway blocking access to our garage. The claim was filed to The Court of Queen's Bench of Alberta, waiting for hearings to establish an Easement for Shared driveway use.

b. Common driveway is acceptable limitation only for one family per house, not for two. Bringing more people to live in the 2105 house and use a back door, will increase interference with my property and privacy. That will also decrease the value of my property.

c. My property layout is not designed for two units in 2105 house. Back entrance to my neighbors basement suite makes our shared driveway and back of the houses a public space as we do not have a fence on that side (not possible to build because of the shared driveway). Everything at the back of my house designed and built for a backyard, not a public space. With the 2105 Secondary Suite at the back as official living unit and public access to it, it is not just invasion of my privacy with more people (residents, deliveries, guests etc) walking or driving by my side window. More people create a risk for my property as a security issue.

i. My garage at the back has three windows with access from the street through our shared driveway. Not secure. Garages exposed to the

## 4

public access normally do not have windows for security reasons. My 2105 neighbors do not have this problem as they have a fence from the corner of their house to the corner of their garage (not possible in my case because I have a parking space between my garage and the property line).

ii. Also, I have a sliding door at the back (see my survey and city approved plans). It will not be secure with now public access.

b. The City does not allow building of shared driveways anymore because everybody realized it is a problem. But The City still needs to deal with existing shared driveways, like in my case.

3. Owners of the 2105 house Kris and Jill are known for not following rules and create disturbance for others. They were running a business out of their garage at the back using our shared driveway. I complained about it to The City in December 2019 (service request #19-01047009). City contacted them, they promised to stop, they did not. I had to complain again in December 2020 (service request #20-01065691). They stopped it because they moved out to a new house. They also directed water from their garage downspouts to my side of the driveway. After complaints to The City, they directed them towards the street (did not do a good work). Service Requests #20-00297509 and #20-00297677 in April 2020. They are irresponsible people and cannot oversee other people and organize acceptable tenancy.

I heavily invested time and money into my property and the community, making my house and area around it better. I really would like to keep our community nice and comfortable for residents. Please do not create more problems than we already have. And many our neighbors complain about increasing density of population and cars in our area. Let's keep our city comfortable for living.

Best regards,

Alexander Tolokonnikov

On Saturday, May 29, 2021, 01:39:55 PM MDT, <cityonline@calgary.ca> wrote:



Dear Mr Alexander Tolokonnikov,

Thank you for placing your order with CITYonline. The details of your transaction are as follows:

Payment Mode: Credit Card

**Order Number:** 35046776

**Order Date:** 29-05-2021 13:39 PM

Product	Product ID	Price	Quantity	Search Key Value	Total
Appeal to the Subdivision and	0007-10033-14798-00002-P	\$200.00	1		\$200.00



Development  
Appeal Board  
(SDAB)

<b>Sub Total</b>	\$200.00
<b>Shipping and Handling Charges</b>	\$0.00
<b>GST</b>	\$0.00
<b>Order Total</b>	\$200.00

#### Billing Information

Alexander Tolokonnikov  
2107 80 Ave SE  
Calgary AB T2C 1H2

403-473-1006

Please keep this receipt for your records.

Regards,

The CITYonline Team

**This is a system generated e-mail, please do not respond to this message. Please contact 3-1-1 with any inquiries related to this transaction.**

P.O. Box 2100, Stn M #8218, Calgary, AB, Canada T2P 2M5 | [CITYonline@calgary.ca](mailto:CITYonline@calgary.ca) | 3-1-1 | 403-268-CITY (2489) if calling from outside Calgary

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This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then 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.



Appeal Board rec'd: June 9, 2021  
Submitted by: J. Kim, appellant

# Appeal

DP2021-1459

**2105 80 Avenue SE. New:**  
Secondary Suite (basement).

**APPEAL NUMBER:**  
**SDAB2021-0039**

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ALEXANDER TOLOKONNIKOV

# Appeal

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I am a next-door neighbor to 2105 80 Ave SE, directly effected by the Permit, owner of 2107 house.

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

1. Parking and traffic
2. Excessive density in our area
3. Privacy
4. Ongoing Court case

# Parking and traffic

There is a concern that 2105 does not have on-site parking and received Parking Relaxation. Our area is not convenient for using public transport. **It is highly likely that basement suite will own at least one vehicle.** Our street parking situation on 80 Ave SE between 20A St SE and Olympia Dr SE is already complex with too many cars and people (houses with rental basements, 5 households out of 7 have three cars, and we need space to put out carts for garbage collection).

We have a unit with Parking Relaxation around the corner (7838 20A St SE) and people around that house, from time to time, have to park their cars on our 80 Ave SE St.

**We do not have any street space for visitor parking already.**

The 2105 house is now income property. Tenants already moved-in to the main level. They already have two cars parked on the street.

Because landlords do not live in the 2105 house it is not realistic for them to control if the basement tenant has the car or not.



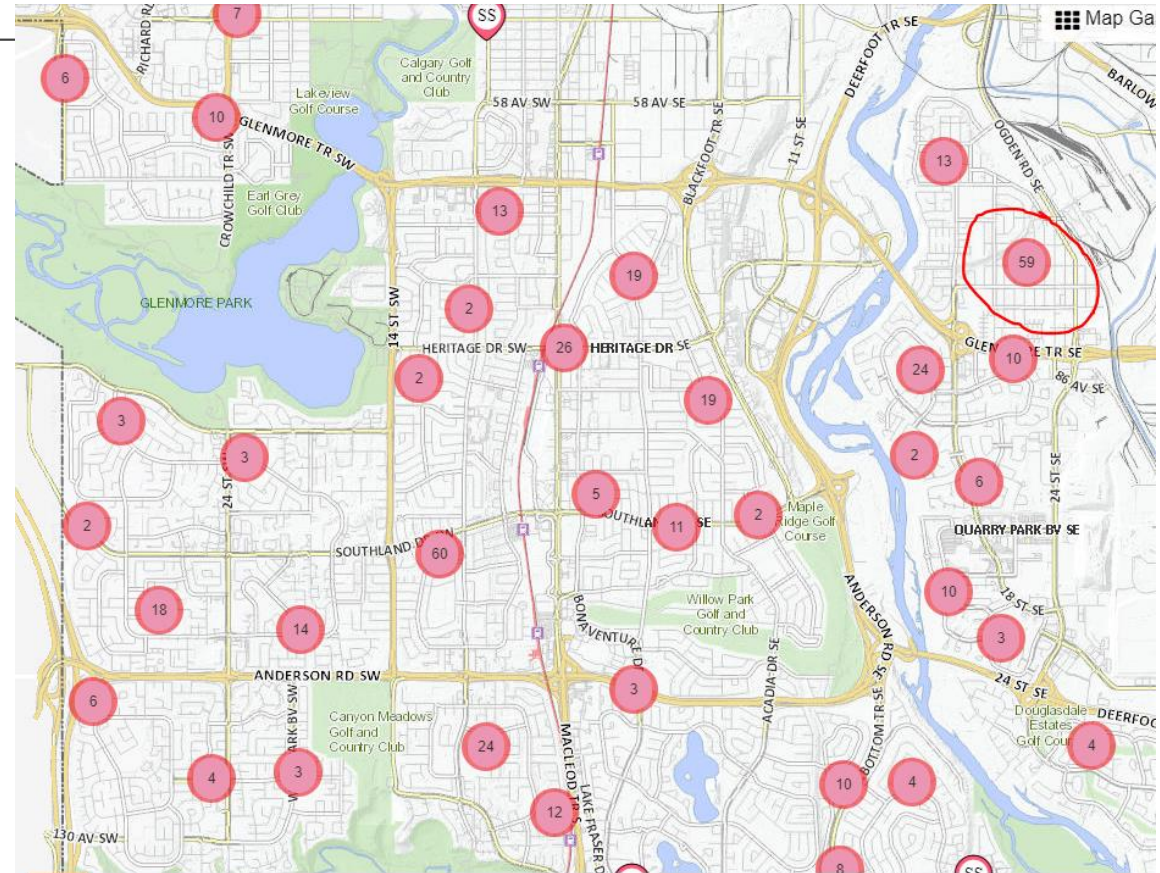


# Excessive density in our area

A Secondary Suite in 2105 will increase already very high density in our area (MDP 3.5.3 c). We already have high number of people and cars on this part of the street and nearest streets, because legal and illegal basement suites.

A number of legal suites in Ogden is much higher comparing to most of other areas. One of the highest in the city.

And many our neighbors complain about increasing density of population and cars in our area.



# Privacy

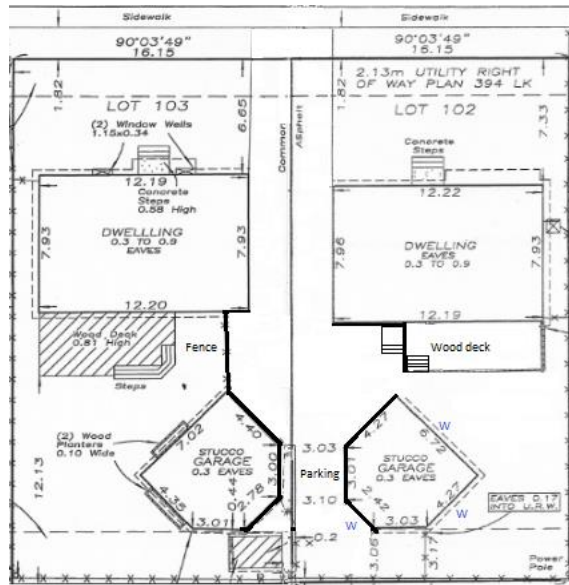
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My neighbors do not have a private access to the back door of the house, where they plan that Secondary Suite entrance. They have to use our Common (shared) driveway to get there. The development will negatively and materially affect the use & enjoyment of my property. Common driveway is acceptable limitation only for one family per house, not for two. Bringing more people to live in the 2105 house and use a back door, will increase interference with my property and privacy. That will also decrease the value of my property.

Back entrance to my neighbor's basement suite, facing my backyard, makes our shared driveway and back of the houses a public space. My property layout is not designed for it. Our lot 2107 does not have a fence on that side, fully open for people. Everything at the back of my house designed and built for a backyard, not a public space. With the 2105 Secondary Suite at the back as official living unit and public access to it, it is invasion of my privacy with more people (residents, guests, deliveries, etc) walking or driving by my side window to my backyard. And more people create a risk for my property as a security issue.

1. My garage at the back has three windows with access from the street through our shared driveway. Not secure. Garages exposed to the public access normally do not have windows for security reasons. My 2105 neighbors do not have this problem as they have a fence from the corner of their house to the corner of their garage (not possible in my case because I have a parking space between my garage and the property line). See pictures on next slide.
2. Also, I have a sliding door to the deck at the back. It will not be secure with now public access.

# Layout



2107



2105





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# My garage windows, access to backyard and back of the house

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# Ongoing Court case

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There is ongoing court case (Court File Number 2101-04505). The claim was filed to The Court of Queen's Bench of Alberta, waiting for hearings to establish an Easement for Shared driveway use. My wife and I sue 2105 neighbors for misuse of our Common/Shared driveway. They and their guests often park cars at the back of the driveway blocking access to our garage and create disturbance.

Owners of the 2105 house Kris and Jill are known for not following rules and creating disturbance for others. They were running a business out of their garage at the back using our shared driveway. I complained about it to The City in December 2019 (service request #19-01047009). City contacted them, they promised to stop, they did not. I had to complain again in December 2020 (service request #20-01065691). They stopped it because they moved out to a new house. They also directed water from their garage downspouts to my side of the driveway. After complaints to The City, they directed them towards the street (did not do a good work). Service Requests #20-00297509 and #20-00297677 in April 2020.

# Conclusion

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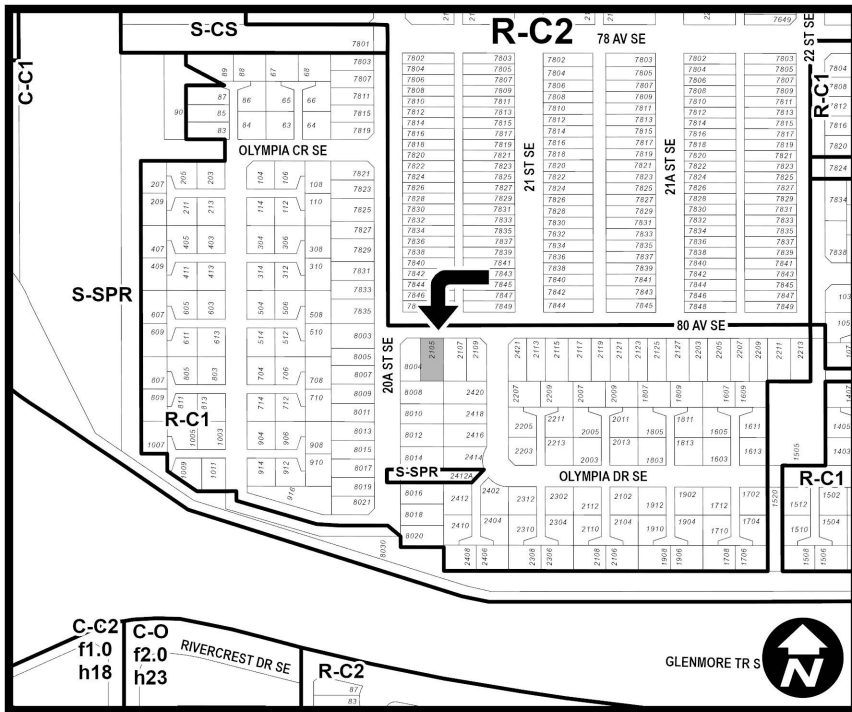
The City does not allow building of shared driveways anymore because everybody realized it is a problem. But The City still needs to deal with existing shared driveways, like in my case.

I heavily invested time and money into my property and the community, making my house and area around it better. I really would like to keep our community nice and comfortable for residents. Please do not create more problems than we already have.



VUGRAPH - ITEM NO. SDAB2021-0039

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**SDAB2021-0039**



May 7, 2021

BILL SAFEHOUSE  
BILL MA



Dear Sir/Madam:

**RE: Notification of Decision: DP2021-1459**  
**Subject: New: Secondary Suite (basement)**  
**Project:**  
**Address: 2105 80 AV SE**

This is your notification of decision by the Development Authority to approve the above noted application on May 7, 2021.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by May 7, 2023 or the development permit shall cease to be valid.

The decision will be advertised beginning May 13, 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 June 3, 2021. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

An appeal along with reasons must be submitted, together with payment of \$200.00 fee, to the Subdivision and Development Appeal Board (4th floor, 1212 31 Avenue N.E., Calgary, AB T2E 7S8) within 21 days of receipt of this letter. An appeal may also be filed online at <http://www.calgarysdab.ca>. To obtain an appeal form, for information on appeal submission options or the appeal process, please call (403) 268-5312.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (403) 333-5565 or by email at [brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca) and assist me by quoting the Development Permit number.

Sincerely,

Brittany Roy  
Senior Planning Technician  
Planning and Development  
Attachment(s)

**ISC: PROTECTED**



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

**DP2021-1459**

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

**2105 80 AV SE**

Community: **Ogden**

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

and legally described as:

**393LK;2;103**

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

**New: Secondary Suite (basement)**

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: **May 7, 2021**

Development Authority **Melanie D Meadows**

File Manager: **Brittany Roy**

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

**This permit will not be valid if development has not commenced by: May 07, 2023**

This Development Permit was advertised on: **May 13, 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: **BILL SAFEHOUSE**

Address: **148 Everhollow St SW**

City: **Calgary, Alberta, T2Y0B1**

Phone: **5877079688**

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**Complete Address and Legal Description listing for Development Permit DP2021-1459**

<b>Address Type</b>	<b>Address</b>	<b>Legal Description</b>
Building	2105 80 AV SE	
Parcel	2105 80 AV SE	<b>393LK;2;103</b>



## Conditions of Approval – Development Permit

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<b>Application Number:</b>	<b>DP2021-1459</b>
<b>Application Description:</b>	New: Secondary Suite (basement)
<b>Land Use District:</b>	Residential - Contextual One Dwelling
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	2105 80 AV SE
<b>Community:</b>	OGDEN
<b>Applicant:</b>	BILL SAFEHOUSE
<b>Senior Planning Technician:</b>	BRITTANY ROY - (403) 333-5565 - <a href="mailto:brittany.roy@calgary.ca">brittany.roy@calgary.ca</a>

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## Permanent Conditions

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The following permanent conditions shall apply:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
2. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
3. Only one (1) Secondary Suite or Backyard Suite can be located on the parcel.
4. Private outdoor amenity space must be provided on the parcel for the exclusive use of the Secondary Suite. The amenity space must be a minimum of 7.5 square metres, with no dimension less than 1.5 metres. Direct access from the Secondary Suite to the private outdoor amenity area is required.
5. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for a development completion permit.



## 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.

6. 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.
7. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
8. 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.
9. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
10. Street parking does not contribute to the amount of parking required for a use, as per Land Use Bylaw 1P2007.
11. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

## Home Improvement - Development Permit

Application Submitted at: 2021 March 08 12:11:40 AM

Permit Type: Development Permit

## Applicant Info and Project Location

Project Location : 2105 80 AV SE

Project Location Full Spell : 2105 80 AVENUE SE

## Applicant Information

I am the property owner : False

I am the licensed contractor : False

## Contact Info

First Name : BILL

Last Name : MA

Phone Number : [REDACTED]

Email : [REDACTED]

## Mailing Address

Address Line 1 : 148 EVERHOLLOW ST, SW

Address Line 2 :

City : CALGARY

Province : Alberta

Country : Canada

Postal Code : T2Y 0B1

## What are you applying for?

Selected Permits : Secondary Suite

## Additional Info

What type of secondary suite do you apply for? : Proposed Suite

Option 1: Avoid delays in your application process by providing the application requirements. A City inspection will not occur prior to appr

Option 2: City Inspection to occur after application and prior to approval of permits. This process requires simplified application requirem

## Development Permit Detail

Are any public trees affected by the project? : No

## Input Data

## Uploaded Document:

Document Type: : ARCHITECTURAL

Document Subtype: : PLANS

Document Name: : Architecture.pdf

Is Optional: : False

Is Personal Document: : False

## Uploaded Document:

Document Type: : SUPPORTING DOCUMENT

Document Subtype: : ABANDONED WELL

Document Name: : Abandoned Well Declaration.pdf

Is Optional: : False

Is Personal Document: : False

## Uploaded Document:

Document Type: : SUPPORTING DOCUMENT

Document Subtype: : PUBLIC TREE DISCLOSURE  
 Document Name: : public\_tree\_disclosure\_statement.pdf  
 Is Optional: : False  
 Is Personal Document: : False

Uploaded Document:  
 \*\*\*\*\*  
 Document Type: : SUPPORTING DOCUMENT  
 Document Subtype: : SITE CONTAMINATION  
 Document Name: : site\_contamination\_statement.pdf  
 Is Optional: : True  
 Is Personal Document: : False

Uploaded Document:  
 \*\*\*\*\*  
 Document Type: : SUPPORTING DOCUMENT  
 Document Subtype: : OTHER  
 Document Name: : site plan.pdf  
 Is Optional: : True  
 Is Personal Document: : False

#### FOIP DISCLAIMER

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The personal information obtained on this form is being collected under the authority of section 33(c) of the [The City of Calgary](https://www.serviceal)

#### Applicant's Declaration

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Terms and Conditions : <b>Online Services Terms of Use</b>

PLEASE REVIEW THESE TERMS OF USE CAREFULLY. BY ACCESSING AND USING THIS ELECTRONIC ONLINE SERVICES WEBSITE, YOU ACCEPT AND AGREE TO THE FOLLOWING:

#### 1. <u>Interpretation</u>

These <b>Online Application Consent and Confirmation of Applicant</b> supplement, and shall be interpreted consistently with, the general Terms and Conditions of the City of Calgary.

#### 2. <u>Accuracy of Information Submitted</u>

You acknowledge and agree that your electronic submission of information to The City of Calgary ("The City") using this Online Application is your responsibility.

#### 3. <u>Consent to Electronic Decision</u>

I agree that The City can issue its formal decision to in electronic form (e.g. electronic mail) to the email address provided through the Online Application.

#### 4. <u>Electronic Submission</u>

Except as may otherwise be required by The City, you must only submit, provide and accept information or records related to your application through the Online Application.

#### 5. <u>Complete Application</u>

I acknowledge that The City may inactivate or cancel incomplete permit applications that do not contain all of the requested information at the time of submission.

#### 6. <u>Changes to Site and Terms of Use</u>

The City reserves the right to make changes to this Online Services Site, the Terms of Use and provide additional terms at any time without notice.

#### 7. <u>Disclaimer of Warranties and Conditions</u>

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#### 8. <u>Privacy Statement and Collection of Personal Information</u>

Any information, including personal information, contained in a permit application submitted by using this site is being collected under the authority of the City of Calgary.

#### 9. <u>Alberta Law</u>

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

#### 10. <u>No Damage or Modification of Site</u>

You agree that you will not take any action to damage, modify, or breach the security of this Online Services Site, or cause the Online Services Site to be unavailable.

#### 11. <u>Site Ownership</u>

The contents of this Online Services Site are owned or licensed by The City. You may not copy, transfer, store, upload, distribute, publish or otherwise use the contents of this Online Services Site without the written permission of The City.

#### 12. <u>Security of Account Information</u>

You are responsible for protecting the confidentiality of any account information, user names, logins, passwords, security questions and answers.

#### 13. <u>Violation of Terms of Use</u>

Any rights you have to use this Online Services Site will terminate immediately upon any violation of these Online Services Terms of Use. Th

14. <u>Copyright</u>

I acknowledge and understand that, as part of The City's process in reviewing, evaluating, and processing the permit application, The City w

15. Condominium Property

I have all authorizations required under the Condominium Property Act, RSA 2000, c C-22, as amended or replaced, the bylaws of the Condomini



## New digital intake process

There is a new digital intake process for large scale developments, land use amendment applications and outline plans. Please contact the Planning Services Centre at (403) 268-5343 to process your application. Allow for up to 45 minutes to process your application over the phone. Files will be transmitted securely via Microsoft OneDrive and reviewed during the call.

Plans submitted must be to a professional drafting standard and digital submission requirements include the following:

- ☐ All Documents must be named as listed on this Requirement List (in any naming convention that makes the document type identifiable)
- ☐ All files must be in PDF format
- ☐ One PDF file per requirement
- ☐ Have all files organized in a folder ready for transmission prior to calling
- **Contain a title block with information such as:**
  - ☐ address and legal description (plan; block; lot)
  - ☐ uses, project name
- **Paper size:**
  - ☐ all plans submitted must be on the same sized paper
  - ☐ drawings are clear and legible
  - ☐ drawings must be contained on each page (one plan should not span two pages)





## Development Permit Complete Application Requirement List

**Addition or New Building:**  
 In a Multi-Residential Land Use District

The following Development Permit Complete Application Requirement List outlines all of the information necessary to evaluate and provide a timely decision on your application. Only applications that are complete will be accepted. Applications and materials submitted must be clear, legible and precise. Plans submitted must be to a professional drafting standard. All plans must be clear of any previous approval stamps and/or notations. Please review the **Processing Times and Deemed Refusal** section.

**NOTE:** Building and Development Permit applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. Failure to follow this requirement may result in an incomplete application. If you consider the information to be personal, do not put it on the plans.

The Development Authority may require additional material considered necessary to properly evaluate the proposed development (as stated in Part 2, Section 26(3) of the Land Use Bylaw 1P2007).

**Processing Times and Deemed Refusals**

Applicants are advised of their option under the Municipal Government Act to treat their application as being refused if the Development Authority fails to make a decision within 40 days of the application being accepted by the Development Authority, or at the expiry of an extended review timeframe specified by a time extension agreement between the Development Authority and Applicant. Time extension agreements must be initiated by the Applicant.

To exercise the "deemed refusal" option, an appeal to the Subdivision and Development Appeal Board must be filed within 14 days of the latest specified date for the review, or the right to an appeal is lost until such time as a decision is rendered on the application by the Development Authority.

**SECTION 1: Project Details**

Project Address:

Cumulative gross floor area:	<input type="checkbox"/> Addition <input checked="" type="checkbox"/> ft <sup>2</sup> <input type="checkbox"/> m <sup>2</sup>	New Building: <u>482.47</u> <input type="checkbox"/> ft <sup>2</sup> <input checked="" type="checkbox"/> m <sup>2</sup>
New dwelling units created:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, number of new dwelling units: <u>3 units</u>

**SECTION 2: Required Items**

- 1 A copy of the current Certificate(s) of Title
- 2 Current copies of any Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats registered on the Title(s)
- 3 A Letter of Authorization\* from the registered owner of the land, their agent, or other persons having legal or equitable interest in the parcel.  
 \*You may use this sample letter of authorization template or you can provide your own letter, but it must contain all information indicated on the sample letter
- 4 Colour Photographs (minimum of four different views, label and identify each photograph)

- Site from front and rear
- Two adjoining parcels on either side
- Unique features and aspects of significance to development of the parcel
- Details of curbs, driveways, sidewalks, waste enclosures and overhead poles
- Indicate on a key plan or the site plan, the direction and location of photos

5 Development Permit fee ([Fee Schedule](#))

6 Completed [Site Contamination Statement](#)

7 Completed [Public Tree Disclosure Statement](#)  
If public trees are identified one additional site plan may be required

8 Completed [Abandoned Well Declaration](#)

9 Completed [Use Questionnaire](#)  
\*This is only required if there is a Commercial Use being proposed within the building or addition

10 Completed [Climate Resilience Inventory](#) form

#### 11 Applicant's Submission Planning Analysis

The purpose of the Planning Analysis is to provide key information about the project; information that cannot be communicated in a set of plans (i.e. the thought process behind the proposal). This information will reduce the number of conditions in the first Detailed Team Review form and speed up the application processing time. Where relevant, the Planning Analysis will be circulated to the Community Association for comment as part of the development permit circulation process.

While this is **not a mandatory requirement**, we strongly encourage applicants to provide this key information.

- Provide an explanation of the proposal/project and how it fits with the surrounding context
- Identify and provide rationale for any variation from the relevant City of Calgary policies
- Identify and provide rationale for any proposed relaxations to the Land Use Bylaw

### Plans

12 One (1) copy of a **Site Plan**, including:  
(preferred scale is Metric 1:100 or Imperial 1/4" = 1'0")

**North arrow**, pointing to top or left of page

**Municipal address** (i.e. street address) and legal address (i.e. plan/block/lot)

All elements of plan labelled as **existing** or **proposed**

#### **Plot and dimension property lines:**

- Label existing and proposed
- Label parcel area in square meters

#### **Easements, Utility Rights-Of-Way:**

- Dimension (width, depth and location)
- Label type of easement and registration number

#### **Utilities on and adjoining the parcel (deep, shallow and overhead):**

- Water, storm and sanitary sewer
- Gas
- Electrical
- Cable, telephone

**If an abandoned gas or oil well is identified on the site**, indicate the necessary setback area for each well

#### **Plot Rights-of-Way setback lines required in Section 53, Table 1:**

- Dimension depth of Rights-of-Way
- Dimension distance from Rights-of-Way to building



<b>Floodway, Flood Fringe and Overland Flow:</b> <ul style="list-style-type: none"> <li>Indicated on the Floodway/Flood Fringe maps [Section 3 (c) &amp; (d)]</li> <li>Dimension distance to buildings and structures</li> </ul>
<b>Adjacent to parcel:</b> <ul style="list-style-type: none"> <li>City streets, label street names</li> <li>Sidewalks, City and public paths (Regional Pathway System)</li> <li>Curb cuts, medians and breaks in medians</li> <li>Existing and proposed pedestrian crosswalks</li> <li>Bus zones and bus shelters (including signage &amp; route number)</li> <li>Light standards, utility poles, street signage, street furniture</li> <li>Paid parking equipment (parking meters, ticket dispensers, Pay-and-Display)</li> </ul>
<b>Dimension to property line:</b> <ul style="list-style-type: none"> <li>Back of sidewalk and curb</li> <li>Lip of gutter</li> <li>Width of sidewalk and public paths (Regional Pathway System)</li> </ul>
<b>Setbacks:</b> <ul style="list-style-type: none"> <li>Dimension front, side and rear building setbacks from property lines</li> <li>Draw, label and dimension required setback areas (as prescribed in the Land Use Bylaw)</li> </ul>
<b>Parcel and building coverage:</b> <ul style="list-style-type: none"> <li>Calculate area of each building (include all covered structures)</li> </ul>
<b>Location of all:</b> <ul style="list-style-type: none"> <li>Catch basins</li> <li>Utility poles</li> <li>Guy wires/pole anchors</li> <li>Hydrants, utility fixtures or boxes</li> </ul>
<b>Corner parcels only:</b> <ul style="list-style-type: none"> <li>Outline and dimension corner visibility triangle</li> </ul>
<b>Geodetic datum points/contours:</b> <ul style="list-style-type: none"> <li>All the corners of the parcel</li> <li>At the back of sidewalk or curb</li> <li>At primary corners of the building</li> <li>geodetic contours at 0.5 metres intervals including berming for site</li> <li>label existing and proposed geodetic datum points</li> </ul>
<b>Outline and dimension buildings:</b> <ul style="list-style-type: none"> <li>Projections and structures (bay windows, cantilevers, deck, window wells)</li> <li>Detached buildings and structures (sheds, garages)</li> <li>Mechanical equipment (parkade vents, air conditioners)</li> <li>Label existing and proposed buildings (or portions of buildings)</li> <li>Location of all openings (windows, doors, overhead doors)</li> <li>Label use area within the building (tenant locations)</li> <li>Label uses to be located in each use area (see uses listed under Use CARLs)</li> </ul>
<b>Gross Floor Areas (GFA is the total area of all above-grade floors) of:</b> <ul style="list-style-type: none"> <li>Proposed and existing buildings</li> <li>Each distinct use area in buildings (tenant location)</li> <li>Calculate Floor Area Ratio (FAR) (GFA divided by Parcel Area)</li> </ul>
<b>Density:</b> <ul style="list-style-type: none"> <li>Calculate number of existing and proposed units</li> <li>Calculate the density in units per hectare (UPH) (Units divided by Parcel Area)</li> </ul>



**Parking areas, drive aisles and circulation roads:**

- Include curbs and sidewalks
- Crosswalks (provide detail if raised)
- Speed bumps (provide detail)
- Label all surface material of areas accessible by motor vehicles
- Dimension widths of all aisles and roads
- Provide details on vehicle circulation (direction of travel, signage and fire lanes)

**Waste and collection and loading areas:**

- Enclosure location
- Enclosure dimensions
- Geodetic elevations at all corners of the enclosure
- Grades of the collection area
- Sweep paths for collection vehicles and dimensions of clearance
- Vehicle weight supported in collection area (minimum 25,000kg)
- Method of collection (e.g. individual pick-up or dumpster pick-up)
- Identification of garbage, recycling, and organics containers for the three streams of waste
- Types of waste containers within the enclosure or on site
- Volume of waste containers
- Refer to the [Development Reviews Design Standards for the Storage and Collection of Waste](#)

**Firefighting Access**

- Sweep paths for the firefighting vehicle access route and dimensions of clearance
- Indication that the fire access route is designed to a 12.0 metre centerline of the roadway turning radius
- Vehicle weight supported in firefighting vehicle access route (minimum 38,556kg (85,000 lbs))
- Grades of the firefighting vehicle access route
- Indication that the access is designed to support the NFPA 1901 point load of 517kPa (75 psi) over a 24" by 24" area which corresponds to the outrigger pad size
- Any lockbox location, firefighting service connection, and alarm panel locations
- Refer to the [Fire Department Access Standard](#)

**Motor vehicle parking stalls:**

- Label as Commercial, Dwelling, Live/Work or Visitor
- Total each type of motor vehicle parking stall by use
- Dimension width and depth
- Dimension overhead clearance
- Dimension column size and distance between columns
- Dimension angle or parking stall (if less than 90 degrees)
- Location and size of wheel stop (provide next to sidewalk)
- Provide calculations for motor vehicle parking stall requirement by use

**Driveways:**

- Label proposed or existing
- Label curb cuts to be removed and rehabilitated
- Dimension length from back of curb or sidewalk
- Dimension width of driveway at throat and flare (adjacent to street)
- Dimension distance to adjoining driveways

**Parking and loading area geodetic grades:**

- Driveways grades and parkade ramp grades
- Detail any areas over 2 per cent slope

	<p><b>Bicycle parking:</b></p> <ul style="list-style-type: none"> <li>▪ Location of bicycle parking stall - class 1 (secure) and class 2 (un-secure)</li> <li>▪ Label surface material of bicycle parking stalls</li> <li>▪ Dimension separation to surrounding structures</li> <li>▪ Dimension separation of devices (bike racks) and rows of devices</li> <li>▪ Dimension of bicycle parking area</li> <li>▪ Location of signage related to bicycle parking</li> <li>▪ Cross reference to a detail drawing (for each type of parking device)</li> <li>▪ Total each type of bicycle parking stall (class 1 or class 2)</li> <li>▪ Calculate bicycle parking stall requirement</li> </ul>
	<p><b>Internal sidewalks:</b></p> <ul style="list-style-type: none"> <li>▪ Label surface material</li> <li>▪ Dimension height from grade or parking areas</li> <li>▪ Dimension width</li> </ul>
	<p><b>Fencing:</b></p> <ul style="list-style-type: none"> <li>▪ Label height (include height of retaining walls)</li> <li>▪ Cross reference to an elevation (for each type of fence)</li> </ul>
	<p><b>Retaining walls:</b></p> <ul style="list-style-type: none"> <li>▪ Label height (provide height of fences on top of wall)</li> <li>▪ Provide geodetic datum points at top and bottom of wall</li> <li>▪ Cross reference to elevation (for each wall)</li> <li>▪ If one metre in height or higher, provide engineered, stamped structural design drawings, including cross-sections</li> <li>▪ Provide geodetic datum points of grade on each side of the wall (<b>NOTE:</b> height of retaining wall measured as the vertical difference between the ground levels on each side of the wall)</li> </ul>
	<p><b>Lighting:</b></p> <ul style="list-style-type: none"> <li>▪ Plot locations of light fixtures and light standards</li> <li>▪ Plot maximum wattage of fixtures</li> <li>▪ Provide detail of light fixtures (drawing or specification)</li> </ul> <p><b>NOTE:</b> Site lighting plan, showing compliance with Part 3, Division 4 of Bylaw 1P2007, may be requested during the review of this application.</p>
	<p><b>Signage:</b></p> <ul style="list-style-type: none"> <li>▪ Outline and label the location of all proposed canopy, fascia and freestanding signage (for all other types of signage, obtain the appropriate requirement list for that sign)</li> <li>▪ Label the source of power for the signage (underground, etc.)</li> <li>▪ Plot location of all existing signage on the parcel</li> <li>▪ Dimension distance from property lines to signage</li> <li>▪ Dimension distance to all freestanding signs on the parcel or within 30 metres of the parcel</li> </ul>
	<p><b>Phasing for multi-building developments must be included:</b></p> <ul style="list-style-type: none"> <li>▪ Outline areas encompassed by each phase</li> <li>▪ Label the sequence of phasing</li> </ul>
13	<p>One (1) copy of a <b>Landscaping Plan(s)</b>, including: (preferred scale is Metric 1:100 or Imperial 1/4" = 1'0", landscaping plan and site plan may be combined if the site plan does not become cluttered)</p>
	<p><b>North arrow</b>, pointing to top or left of page</p>
	<p><b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)</p>
	<p>All elements of plan labelled as <b>existing</b> or <b>proposed</b></p>
	<p><b>Plot and dimension property lines</b></p>
	<p><b>Draw, label and dimension required setbacks</b></p>
	<p><b>Easements, Utility Rights-Of-Way:</b></p> <ul style="list-style-type: none"> <li>▪ Dimension (width, depth and location) on or abutting the parcel</li> <li>▪ Label type of easement and registration number)</li> </ul>

<b>Utilities on and adjoining the parcel (deep, shallow and overhead):</b> <ul style="list-style-type: none"> <li>Water, storm and sanitary sewer</li> <li>Gas</li> <li>Electrical</li> <li>Cable, telephone</li> </ul>
<b>Corner parcels only:</b> <ul style="list-style-type: none"> <li>Outline and dimension corner visibility triangle</li> </ul>
<b>Geodetic datum points/contours:</b> <ul style="list-style-type: none"> <li>All the corners of the parcel</li> <li>At the back of sidewalk or curb</li> <li>At primary corners of the building</li> <li>Geodetic contours at 0.5 metres intervals including berming for site</li> <li>Label existing and proposed geodetic datum points</li> </ul>
<b>Outline and dimension buildings:</b> <ul style="list-style-type: none"> <li>Include projections and structures (bay windows, cantilevers, deck, window wells)</li> <li>Include detached buildings and structures (sheds, garages)</li> <li>Include mechanical equipment (parkade vents, air conditioners)</li> <li>Label existing and proposed buildings (or portions of buildings)</li> </ul>
<b>Plot and label:</b> <ul style="list-style-type: none"> <li>Fencing, retaining walls, sidewalks (dimension width)</li> </ul>
<b>Trees and shrubs</b> <ul style="list-style-type: none"> <li>Plot location of trees by symbol (each symbol should be unique to size and type of tree)</li> <li>Plot shrubbed areas</li> <li>Label number of shrubs in each shrubbed area (only include shrubs greater than 0.6 metres in height or spread)</li> <li>Indicate trees and shrubs to be added, removed or retained</li> </ul>
<b>Landscape legend:</b> <ul style="list-style-type: none"> <li>Label by symbol (each symbol should be unique to size and type of tree and shrub)</li> <li>Provide species</li> <li>Provide caliper of deciduous trees</li> <li>Provide height of coniferous trees</li> <li>Provide height and spread of shrubs (greater than 0.6 metres)</li> <li>Provide total of each type of tree and shrub (by height and size)</li> </ul>
<b>Landscaped area:</b> <ul style="list-style-type: none"> <li>Surface treatment of all soft surfaced landscaped areas (i.e. grass, plant cover)</li> <li>Surface treatment of all hard surfaced landscaped areas (i.e. decorative pavers, brick, stamped concrete)</li> <li>Label surface material of bicycle parking area</li> <li>Curb details to separate landscaping</li> <li>Label new landscaped areas and areas to be retained</li> </ul>
<b>Irrigation:</b> <ul style="list-style-type: none"> <li>Method of irrigation (specify if using Low Water Irrigation System)</li> <li>Label all soft surface landscaping to be irrigated or plot specific areas (zones)</li> </ul>
<b>Provide Land Use Designation of adjacent parcels</b> (Land Use Designation can be found at <a href="http://calgary.ca/myproperty">calgary.ca/myproperty</a> )
<b>If a landscape area reduction, listed in Section 553 of the Bylaw, is being requested, clearly indicate which reduction is being applied for and provide any additional information required by Part 6 of the Bylaw.</b>
<b>If trees are existing on public lands adjacent to the site:</b> <ul style="list-style-type: none"> <li>Specify the species of each tree (e.g. Green Ash, Colorado blue spruce, American Elm). Note that identification of deciduous or coniferous is not sufficient. If you require assistance in identifying the species of a tree, call 311 to obtain additional information.</li> <li>Diameter of each tree, measured at a height of 1.4 metres above the ground</li> <li>Estimated mature height of each tree (e.g. less than 3 metres, 3-6 metres, 6-9 metres, etc.)</li> <li>Location of the centre point of the trunk of each tree</li> <li>Outline of the "drip line" of each tree (i.e. the outline of the outer reach of the branches of the tree)</li> </ul>

14	<b>On M-CG, M-C1 and M-C2 designated parcels, provide one (1) copy of Block Plan(s) including:</b> <i>(preferred scale is Metric 1:100 ; block plan and site plan may be combined if the site plan does not become cluttered)</i>
	<b>North arrow</b> , pointing to top or left of page
	<b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as <b>existing</b> or <b>proposed</b>
	<b>Plot and dimension property lines</b>
	<b>Outline</b> subject parcel
	<b>Draw, label and dimension required setbacks</b>
	<b>Outline and dimension all buildings:</b> <ul style="list-style-type: none"> <li>▪ Eaves, porches, projections and exterior walls</li> <li>▪ Plot location of exterior openings (windows, doors, overhead doors)</li> <li>▪ Label geodetic datum of roof peak of adjacent buildings</li> </ul>
	<b>Adjacent parcels:</b> <ul style="list-style-type: none"> <li>▪ Indicate two parcels on either side of the subject parcel that are located on the same block face (total of four parcels)</li> <li>▪ If there are fewer than two parcels on either side of the subject parcel, provide all the parcels on the block face</li> <li>▪ Where a building is on a corner parcel, the block plan should extend to include the parcels on both streets within the block.</li> <li>▪ If there are no buildings located on the parcels adjoining the subject parcel, plot all parcels to the closest two parcels with buildings contained in the block face (including the parcels containing the buildings)</li> </ul>
15	<b>One (1) copy of Floor Plan(s)</b> <i>(preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")</i>
	<b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as <b>existing</b> or <b>proposed</b>
	<b>Outline and dimension walls:</b> <ul style="list-style-type: none"> <li>▪ Include exterior dimensions (dimension to centre line of common walls)</li> <li>▪ Plot location of interior and exterior openings (windows, doors, overhead doors)</li> <li>▪ Internal motor vehicle and bicycle parking, loading and waste collection facilities (see site plan requirements)</li> <li>▪ Label use in each use area (tenant space)</li> <li>▪ Label the purpose of spaces (e.g. Kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities)</li> <li>▪ Label existing and proposed rooms and portions of the building</li> <li>▪ Label units as dwelling units or live/work units</li> </ul>
16	<b>One (1) copy of Elevation(s)</b> <i>(preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")</i>
	<b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as <b>existing</b> or <b>proposed</b>
	<b>Include elevations for:</b> <ul style="list-style-type: none"> <li>▪ Buildings</li> <li>▪ Fences</li> <li>▪ Retaining walls (over 0.6 metres in height)</li> <li>▪ Waste collection facilities</li> <li>▪ Screening (e.g. Service meters, privacy screens, mechanical equipment)</li> <li>▪ Additional walls or structures (e.g. Exhaust fan shed)</li> <li>▪ Cross reference with other plans, where applicable</li> </ul>

	<p><b>Include on elevations:</b></p> <ul style="list-style-type: none"> <li>▪ Doors, windows, overhead doors</li> <li>▪ Projections, service meters, decorative elements, rooftop equipment</li> <li>▪ Screening (e.g. Service meters, rooftop equipment, privacy screens)</li> <li>▪ Dimension all doors, windows and overhead doors</li> </ul>
	<p><b>Label finishing materials:</b></p> <ul style="list-style-type: none"> <li>▪ Exterior materials (brick, stucco, vinyl siding, metal siding)</li> <li>▪ Roof materials (asphalt, cedar shakes, concrete tile)</li> <li>▪ Colours of all major exterior materials</li> </ul>
	<p><b>Lighting:</b></p> <ul style="list-style-type: none"> <li>▪ Plot location of light fixtures</li> <li>▪ Dimension height of fixtures from grade to bottom of fixture</li> </ul>
	<p><b>Grade:</b></p> <ul style="list-style-type: none"> <li>▪ Plot existing and proposed grade extending to property lines</li> <li>▪ Plot property lines (extending vertically)</li> <li>▪ Plot all geodetic datum points required on site plan</li> </ul>
	<p><b>Building height (indicate on all elevations):</b></p> <ul style="list-style-type: none"> <li>▪ Plot line for main floor</li> <li>▪ Plot line for roof when concealed by parapet</li> <li>▪ Dimension height of building from existing and proposed grade</li> <li>▪ Dimension height of main floor from existing and proposed grade</li> <li>▪ Dimension height of structures (fences, retaining walls) from existing and proposed grade</li> </ul>
	<p><b>Signage (where appropriate, provide separate sign elevation):</b></p> <ul style="list-style-type: none"> <li>▪ Label materials, lettering details, copy and colours</li> <li>▪ Dimension sign and signable area</li> <li>▪ Dimension distance from grade to bottom of sign</li> <li>▪ Label means of supporting sign (structures, guy wires, brackets, bracing)</li> <li>▪ Label physical form of sign (cabinet, box, individual letters)</li> <li>▪ Provide details on exterior lighting, label if internally illuminated</li> </ul>
17	<p>One (1) copy of <b>Cross-sections</b>, including: (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")</p>
	<p>If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.</p>
	<p><b>Label width</b> of any roof structure, mechanical rooms, projections</p>
	<p><b>Dimension</b> to outermost limits of the cross-section</p>
	<p><b>Calculate the area</b> of the cross-section, including all elements of buildings</p>
	<p><b>For landscaped areas with building below (e.g. parkade):</b></p> <ul style="list-style-type: none"> <li>▪ Detail location of underlying slabs and abutting walls</li> <li>▪ Dimension depth of the growing medium for each planting area</li> <li>▪ Detail the waterproofing membranes, protection board, insulation and drainage layer</li> </ul>
	<p><b>Cross-section of sloping driveways and parkade ramps</b></p> <ul style="list-style-type: none"> <li>▪ Indicate slope and include transition lengths</li> <li>▪ Provide geodetic datum points at transition points in ramp (including top and bottom)</li> <li>▪ Dimension overhead clearance</li> </ul>
	<p><b>Cross-sections may be required if there are retaining walls on the parcel that are 1.2 metre or higher, or to provide more information on the impact of the proposed building on the adjacent properties, showing:</b></p> <ul style="list-style-type: none"> <li>▪ Existing and proposed grade of parcel</li> <li>▪ Grade of adjacent parcels and city streets</li> <li>▪ Cross-sectional outline of the building</li> <li>▪ Geodetic datum points</li> </ul>

Supporting Information	
18	If the site is within the Airport Vicinity Protection Area (AVPA), please note that additional copies of plans may be required during the review of this application.
19	When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a <b>written planning rationale</b> in support of such deficiencies.
If the application is being submitted concurrently with an existing Land Use Amendment, a completed <b>Concurrent Submission Declaration Form</b> is required.	
20	<input type="checkbox"/> Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20__ -_____ <input type="checkbox"/> No, this application is not being submitted concurrently with a Land Use Amendment
21	<b>Slope Stability Report where:</b> <ul style="list-style-type: none"> <li>▪ Slope across the property is fifteen (15) per cent or greater; and/or</li> <li>▪ Development is to be located within a zone where an imaginary line, drawn from the toe to the top of an embankment, exceeds a slope of one in three, and</li> <li>▪ Required by city engineer</li> </ul>
22	<p>Where a residential development is adjacent to a major road, expressway, railway, LRT line, or any other transportation and/or utility corridor – information confirming the provision for sound attenuation meets The City’s standards (for information on such standards, contact the Transportation Department)</p> <p><b>Transportation Impact Assessment:</b> where required by the Land Use Bylaw and at the discretion of the approving authority</p>
23	<p>When proposed development is to be phased (e.g. portions are to be occupied prior to the completion of the entire development), include a phasing plan showing the sequence of the phases and the area encompassed by each phase</p> <ul style="list-style-type: none"> <li>▪ include information detailing how the site will function throughout the phasing; details such as access to waste facilities</li> </ul>
24	<p><b>Off-site Levy Bylaw</b></p> <p>Review the Off-site Levy Bylaw at <a href="http://calgary.ca/offsitelevy">calgary.ca/offsitelevy</a> to determine if additional charges are applicable to the application.</p>
25	<p><b>Energy Code Compliance Declaration</b></p> <p>By signing this declaration, the applicant acknowledges that the proposed development will be designed to comply with either NECB or Alberta Building Code Section 9.36 for energy efficiency as required. This compliance will be verified as a condition of Building Permit issuance. At the time of application for the Building Permit, the applicant will declare a compliance path as described on the appropriate Building Permit requirement list.</p> <p>Site Address:</p> <p>Applicant Name: _____ Date: _____</p> <p>Applicant Signature: _____</p>

## Use Application Requirement Lists

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Please check beside all Uses, listed below, that are proposed as part of the Development Permit application. Attach all relevant Use-related requirement lists, indicated in brackets for each use group, to the complete application.

The definitions of these uses are located in Part 4 of the Land Use Bylaw 1P2007, available online at [calgary.ca/landusebylaw](http://calgary.ca/landusebylaw). If required, ask for assistance at time of application.

### CARE AND HEALTH GROUP ([Use CARL - Residential, Care & Health](#))

- |                                              |                                              |
|----------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Addiction Treatment | <input type="checkbox"/> Custodial Care      |
| <input type="checkbox"/> Child Care Services | <input type="checkbox"/> Child Care Services |

### CULTURE AND LEISURE GROUP ([Use CARL – Commercial](#))

- |                                                          |                                                    |
|----------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Community Recreation Facility   | <input type="checkbox"/> Museum                    |
| <input type="checkbox"/> Indoor Recreation Facility      | <input type="checkbox"/> Outdoor Recreation Area   |
| <input type="checkbox"/> Library                         | <input type="checkbox"/> Place of Worship – Medium |
| <input type="checkbox"/> Motion Picture Filming Location | <input type="checkbox"/> Place of Worship – Small  |

### EATING AND DRINKING GROUP ([Use CARL - Eating and Drinking](#))

- |                                                         |                                                                |
|---------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Drinking Establishment – Small | <input type="checkbox"/> Restaurant: Food Service Only – Small |
| <input type="checkbox"/> Food Kiosk                     | <input type="checkbox"/> Restaurant: Licenced – Small          |
|                                                         | <input type="checkbox"/> Take Out Food Service                 |

### INFRASTRUCTURE GROUP

- |                                                                                                      |                                                                                                      |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Park                                                                        | <input type="checkbox"/> Power Generation Facility – Small ( <a href="#">Use CARL – Industrial</a> ) |
| <input type="checkbox"/> Park Maintenance Facility – Large ( <a href="#">Use CARL – Industrial</a> ) | <input type="checkbox"/> Protective and Emergency Service                                            |
| <input type="checkbox"/> Park Maintenance Facility – Small ( <a href="#">Use CARL – Industrial</a> ) | <input type="checkbox"/> Utilities                                                                   |
|                                                                                                      | <input type="checkbox"/> Utility Building                                                            |

### OFFICE GROUP

- |                                 |                                                                                                             |
|---------------------------------|-------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Office | <input type="checkbox"/> Service Organization ( <a href="#">Use CARL - Residential, Care &amp; Health</a> ) |
|---------------------------------|-------------------------------------------------------------------------------------------------------------|

### PERSONAL SERVICE GROUP

- ☐ Print Centre

### RESIDENTIAL GROUP

- |                                                                                                        |                                                                |
|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Assisted Living ( <a href="#">Use CARL - Residential, Care &amp; Health</a> ) | <input type="checkbox"/> Multi-Residential Development         |
| <input type="checkbox"/> Live Work Unit ( <a href="#">Use CARL - Residential, Care &amp; Health</a> )  | <input type="checkbox"/> Multi-Residential Development – Minor |



**SALES GROUP** (Use CARL - Commercial)☐ Financial Institution☐ Temporary Residential Sales Centre☐ Retail and Consumer Service**SIGNS GROUP**☐ Community Entrance Feature☐ Sign Class – C Freestanding Identification☐ Sign Class – A☐ Sign Class – D Canopy, Projecting Identification Sign☐ Sign Class – B Fascia Identification Sign**SUBORDINATE USE GROUP**☐ Bed and Breakfast☐ Special Function Tent – Recreational**TEACHING AND LEARNING GROUP**☐ School – Private (Use CARL - Residential, Care & Health)☐ School Authority – School  
(Use CARL - Residential, Care & Health)☐ School Authority – Major☐ School Authority – Minor

**NOTE:** This application 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's Signature

*[Signature]* (Luda Fedynets Date: March 3/2021)

(confirming that all required information has been provided and is correct)

Screened by

Date:

Planning Services Technician

Date:

Senior Services Technician

Checklists are updated periodically. Please ensure you have the most recent edition.

**Contact Us**

Phone: 403 268 5311

**In Person**3rd floor, Calgary Municipal Building 800  
Macleod Trail SE, Calgary, Alberta**Mail**The City of Calgary  
Planning & Development (#8108)  
800 Macleod Trail SE, Calgary, Alberta T2P 2M5Chat: [Calgary.ca/livechat](https://calgary.ca/livechat)

8:00 a.m. to 4:15 p.m. Monday – Friday

8:00 a.m. to 4:15 p.m. Monday – Friday





## Abandoned Well Declaration

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

Site Address: 2105 80 Ave, SE, CALGARY

Legal Description:

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 BILL SAFEHOUSE Contact Person BILL MA

Address 148 EVERHOLLOW ST, SW, CALGARY, AB

Phone 587-707-9688 Cell Phone 587-707-9688 Email BILLMA88@GMAIL.COM

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

☐ Yes ☒ No

**If you answered 'yes':**

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

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

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

2021-03-06

Date



Applicant Signature

**BILL MA**

Applicant Name (Please Print)

**BILL SAFEHOUSE**

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.

FILE: DP 2021-1459

DATE RECEIVED: March 8, 2021

APPLICATION ADDRESS: 2105 80 AV SE

Bylaw Discrepancies																																			
Regulation		Standard			Provided																														
122 Standards for Motor Vehicle Parking Stalls		(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: (a) hard surfaced; and (b) located wholly on the subject parcel.			Plans do not indicate the surface material for the proposed motor vehicle parking stall for the Secondary Suite.																														
Notes																																			
Parcel Width: 16.15m AVPA: N/A Floodway / Flood fringe: N/A																																			
Relaxation Considerations for Parking																																			
a. The Development Authority may consider a parking relaxation for a Secondary Suite or Backyard Suite based on the proximity of the suite to the Centre City and to frequent transit service. The Development Authority may consider relaxing the minimum parking requirements for a Secondary Suite or Backyard Suite where the suite is located:	i. in Area 1 of the Parking Areas Map		N/A																																
	ii. in Area 2 of the Parking Areas Map and within:	A. 600 metres of a capital funded Light Rail Transit platform;		N/A																															
		B. 400 metres of a Bus Rapid Transit stop; or		N/A																															
		C. 400 metres of a bus service which generally has frequency of at least one bus every 20 minutes on weekdays from 6:30 AM to 6:00 PM and a frequency of at least one bus every 30 minutes on weekday evenings from 6:00 PM to the end of service and on weekends during times of service.		<table><tr><th>#</th><th>Route Name</th><th>AM</th><th>Mid</th><th>PM</th><th>Eve</th><th>Sat Day</th><th>Sat - eve</th><th>Sun</th></tr><tr><td>148</td><td>Great Plains Industrial</td><td>15</td><td>60</td><td>15</td><td>60</td><td>60</td><td>60</td><td>60</td></tr><tr><td>149</td><td>Point Trotter Industrial</td><td>28 / 33</td><td>40</td><td>28</td><td>40 /</td><td>40</td><td>/</td><td>/</td></tr></table>							#	Route Name	AM	Mid	PM	Eve	Sat Day	Sat - eve	Sun	148	Great Plains Industrial	15	60	15	60	60	60	60	149	Point Trotter Industrial	28 / 33	40	28	40 /	40
#	Route Name	AM	Mid	PM	Eve	Sat Day	Sat - eve	Sun																											
148	Great Plains Industrial	15	60	15	60	60	60	60																											
149	Point Trotter Industrial	28 / 33	40	28	40 /	40	/	/																											

<p>b. The Development Authority should consider natural and human-made barriers (e.g. waterbodies, landforms, skeletal and arterial roads) to accessing frequent transit service when considering a parking a relaxation for a Secondary Suite or Backyard Suite.</p>	<p>FM to review</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------

**From:** [brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca)  
**To:** [billma88@gmail.com](mailto:billma88@gmail.com)  
**Cc:** [Roy, Brittany](#)  
**Subject:** INITIAL REVIEW FOR DP2021-1459 - 2105 80 AV SE  
**Date:** Thursday, March 18, 2021 10:28:58 AM

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logo



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**Re: DP2021-1459 INITIAL REVIEW - 2105 80 AV SE**

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Good day,

I am the file manager who will be reviewing your Development Permit application.

The initial review of your application is complete, and a detailed planning review is now underway. This includes consulting with stakeholders to gather planning information relevant to your application. You will be contacted if additional information is needed.

For more information about the Development Permit Process please visit [www.calgary.ca/dpprocess](http://www.calgary.ca/dpprocess).

Please track your application, using your Job Access Code (JAC) DP2021-1459-41891, at [www.calgary.ca/vista](http://www.calgary.ca/vista).

Regards,

BRITTANY ROY  
Senior Planning Technician  
[brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca)  
(403) 333-5565  
[www.calgary.ca/PDMap](http://www.calgary.ca/PDMap)



April 21, 2021

BILL SAFEHOUSE  
[billma88@gmail.com](mailto:billma88@gmail.com)  
(587) 707-9688

Dear Sir/Madam:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2021-1459**

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) 333-5565 or by email at [brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca).

Sincerely,

**BRITTANY ROY**  
Senior Planning Technician

**SDAB2021-0039**



## Detailed Review 1 – Development Permit

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<b>Application Number:</b>	DP2021-1459
<b>Application Description:</b>	New: Secondary Suite (basement)
<b>Land Use District:</b>	Residential - Contextual One Dwelling
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	2105 80 AV SE
<b>Community:</b>	OGDEN
<b>Applicant:</b>	BILL SAFEHOUSE
<b>Date DR Sent:</b>	April 21, 2021
<b>Response Due Date:</b>	<b>May 22, 2021</b>
<b>Senior Planning Technician:</b>	BRITTANY ROY - (403) 333-5565 - <a href="mailto:brittany.roy@calgary.ca">brittany.roy@calgary.ca</a>

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## General Comments

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The proposed parking stall on the front lawn will not be supported. A relaxation for the parking stall for the secondary suite can be supported as per the [Policy to Guide Discretion for Secondary Suites and Backyard Suites](#).

## 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:

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
2. Amend the site plan to remove the propose parking stall at the front of the property.
3. Provide written confirmation from the property owner that they would like to proceed with a relaxation for the parking stall required for the secondary suite.



## Prior to Release Requirements

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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:

4. The Prior to Release conditions will be finalized at the time of Development Authority decision.

## Permanent Conditions

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

5. The permanent conditions will be finalized at the time of Development Authority decision.
6. 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.
7. 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.
8. Only one (1) Secondary Suite or Backyard Suite can be located on the parcel.
9. Private outdoor amenity space must be provided on the parcel for the exclusive use of the Secondary Suite. The amenity space must be a minimum of 7.5 square metres, with no dimension less than 1.5 metres. Direct access from the Secondary Suite to the private outdoor amenity area is required.
10. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for a development completion permit.

## 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.

11. The advisory comments will be finalized at the time of Development Authority decision.

12. 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.
13. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
14. Street parking does not contribute to the amount of parking required for a use, as per Land Use Bylaw 1P2007.
15. 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.
16. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
17. 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.

April 27th 2021

City of Calgary  
In Reference to:  
Secondary Suite application located at  
2105 80th Ave SE Calgary, AB T2C 1H2

## Request for Parking Relaxation.

To whom this may concern,

I confirm that I am seeking approval for a parking relaxation for the purpose of the developmental permit for a secondary suite located at the above mentioned property.

I further confirm that I am the legal owner and resident of the property and retain all rights to the property to make such requests.

Kind Regards,

Kris Chappell  
2105 80th Ave SE  
Calgary, AB T2C 1H2



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

April 7, 2021

**File No: DP2021-1459**  
**Location: 2105 80 AV SE**

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 3/19/2021 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Occupational Health & Safety Act* (Alberta) (OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern.

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

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

If you require any additional information regarding this Development Permit, please contact the Project Administrator at [EPC\\_Permits@enmax.com](mailto:EPC_Permits@enmax.com).

Sincerely,

Younglae Kim, P.Eng  
Permits and Circulations

**SDAB2021-0039**

**From:** [CAWard8 - Zev Klymochko](#)  
**To:** [DP Circ](#)  
**Cc:** [Kiu, Angela](#)  
**Subject:** RE: Electronic Circulation of DP2021-1419 at 1829 27 AV SW  
**Date:** Monday, April 5, 2021 4:08:39 PM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)

Hi Angela,

Councillor Woolley has no objection to this DP.

Regards,

**Zev Klymochko**

Communications & Development Advisor

Ward 8 Councillor Evan Woolley | The City of Calgary

**T** 403-268-2504 | [www.calgary.ca/ward8](http://www.calgary.ca/ward8)

**C** 403-807-3805

Administration Building - 4th Floor, 313 – 7<sup>th</sup> Avenue SE

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

**Want to keep informed? [Join the Ward 8 mailing list.](#)**

**From:** Samnick, Cyrille <Cyrille.Samnick@calgary.ca> **On Behalf Of** DP Circ

**Sent:** Monday, March 15, 2021 11:18 AM

**Cc:** DP Circ <DP.Circ@calgary.ca>; Kiu, Angela <Angela.Kiu@calgary.ca>

**Subject:** Electronic Circulation of DP2021-1419 at 1829 27 AV SW

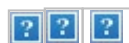
Calgary banner (generic).png



**For more information**

**[CALGARY.CA/PD](#)**

**[DISPATCH ENEWSLETTER](#)**



Good day,

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

Included are the following documents:

1. Circulation Package
  - Guidelines for Electronic Circulation
  - Request for Comment Sheet
  - Complete Set of Plans

Please respond electronically to [DP.Circ@calgary.ca](mailto:DP.Circ@calgary.ca).

Thank you.

*Cyrille*

Applications Processing Representative  
 Calgary Building Services  
 Development, Applications and Licensing Services  
 The City of Calgary | Mail code: #8201  
 (403) 268-5744 [DP.Circ@calgary.ca](mailto:DP.Circ@calgary.ca)  
 Floor 3, Municipal Building - 800 Macleod Trail S.E.  
 P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5



ISC: Unrestricted

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then 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.





March 19, 2021

A new Development Permit application has been submitted at the below noted address(es), and we are sending this information for comments.

If you have questions or concerns related to this application, please contact the file manager directly at any point in the review process.

#### Application Details

**File Number:** DP2021-1459

**File Manager:** BRITTANY ROY

**Phone:** (403) 333-5565

**eMail:** brittany.roy@calgary.ca

**Address:** 2105 80 AV SE

**Legal:** 393LK;2;103

**Land Use Bylaw:** 1P2007

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

**Community:** OGDEN

**Ward:** 09

**Application Description:** New: Secondary Suite (basement)

Thank you for taking the time to respond. Your input is greatly appreciated

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

**Please return your response to:** Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
IMC 8201  
**eMail:** [dp.circ@calgary.ca](mailto:dp.circ@calgary.ca)

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations or comments to be made to the City of Calgary on this permit.

Please check the corresponding box below and forward any comments to the above sender.



No Objection



Comments Attached

**Name:**

Kevin Bickford

**Date:**

Mar 19/21

**Organization:**

MOCA

**Comments Are Due By:**

**April 08, 2021**

**Roy, Brittany**

---

**From:** Roy, Brittany  
**Sent:** Friday, March 26, 2021 5:09 PM  
**To:** [REDACTED]  
**Subject:** RE: [EXT] 2105 80 AV SE - DP2021-1459 - Comment from Development Map - Fri 3/26/2021 7:41:8 AM

Good afternoon James,

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

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

**The application review**

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

**Where to obtain application status updates**

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

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

**How do I view the application plans and available information?**

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

**If you have a Microsoft 365 account, please book your viewing using the email address associated with your account.** You must log in with your Microsoft credentials to view the files. We'll email you to confirm your appointment after we've verified your form and date.

If your preference is to view the permit drawings and documents from a Surface Pro at the Municipal Building (3rd Level, 800 Macleod Trail S.E.) please also email [PropertyResearch@calgary.ca](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](#). The public notice advertisement will identify the body to which an appeal must be filed.

### **How Are Your Comments Used?**

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

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

### **FOIP Statement**

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

Thank you,

**Brittany Roy, A.T.**

Senior Planning Technician

Technical Planning | Community Planning

Planning & Development

**T** 403.333.5565 | **E** [brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca)

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

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**From:** [REDACTED]

**Sent:** Friday, March 26, 2021 7:41 AM

**To:** Roy, Brittany <[Brittany.Roy@calgary.ca](mailto:Brittany.Roy@calgary.ca)>

**Subject:** [EXT] 2105 80 AV SE - DP2021-1459 - Comment from Development Map - Fri 3/26/2021 7:41:8 AM

Application: DP2021-1459

Submitted by: James Logan

Contact Information

Address: 7440 21A ST SE

Phone: [REDACTED]

Email: [REDACTED]

## Feedback:

I walk through this area with my dog regularly and this site is not suitable for another secondary suite. This area of Ogden is already higher density than most of the community. Not only have these people tried to run a retail store out of their house on multiple occasions (they tried to sell me dog food as I walked by) but the street is full of cars, it's like it's a hobby for people living down in this area (collecting cars). Lastly, the shared driveway is too narrow to allow anyone to park on it without impacting the other owner's access (plus, don't they have to provide one parking stall on their own lot for their potential tenant's parking- there is no way they could meet this without impeding the rear entrance of their own house)? Just my two cents.

**Roy, Brittany**

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**From:** Roy, Brittany  
**Sent:** Tuesday, May 4, 2021 2:05 PM  
**To:** 'Alex Tolokonnikov'  
**Subject:** RE: [EXT] Re: Question about DP2021-1459 2105 80 Ave SE

Good afternoon Alex,

Thank you for your additional comments. As with the previous comments, these have been added to the file.

Thanks,

Brittany

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**From:** Alex Tolokonnikov [REDACTED]  
**Sent:** Tuesday, May 4, 2021 12:56 PM  
**To:** Roy, Brittany <Brittany.Roy@calgary.ca>  
**Subject:** Re: [EXT] Re: Question about DP2021-1459 2105 80 Ave SE

Hello Brittany,

I reviewed docs again and saw a Request for Parking Relaxation. Our already complex street parking situation on 80 Ave SE between 20A St SE and Olympia Dr SE (see my previous comments) and busy nearest street 20A SE do not allow that:

1. So many existing cars on our part of 80 Ave SE (and now I have a second car I park in front of my 2107 house).
2. Houses 2105, 2107, 2109 on 80 Ave SE and houses on West side of 20A St SE put out garbage carts on the street taking one parking space per house on Garbage days.
3. Houses on East side of 20A St SE (duplexes) have very narrow lots and in many cases two cars per house they prefer to park on the street in the front.
4. House 7838 20A St SE nearby already has a Parking Relaxation for a Secondary Suite.

Our area is already overcrowded with cars. Having more cars is not acceptable.

Thanks and regards,

Alexander Tolokonnikov

2107 80 Ave SE



On Friday, April 30, 2021, 08:34:13 PM MDT, Roy, Brittany <[brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca)> wrote:

Good afternoon Alex,

Thank you for your e-mail. I have included your comments in the file. Amended plans were received for this application today. I have included the information on how to request to view the plans again for your reference.

**How do I view the application plans and available information?**

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

**If you have a Microsoft 365 account, please book your viewing using the email address associated with your account.** You must log in with your Microsoft credentials to view the files. We'll email you to confirm your appointment after we've verified your form and date.

If your preference is to view the permit drawings and documents from a Surface Pro at the Municipal Building (3rd Level, 800 Macleod Trail S.E.) please also email [PropertyResearch@calgary.ca](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 your date.

Have a nice weekend,

Brittany

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**From:** Alex Tolokonnikov <[REDACTED]>  
**Sent:** Thursday, April 29, 2021 2:28 PM  
**To:** Roy, Brittany <[Brittany.Roy@calgary.ca](mailto:Brittany.Roy@calgary.ca)>  
**Subject:** Re: [EXT] Re: Question about DP2021-1459 2105 80 Ave SE

Hello Brittany,

I saw that my 2105 neighbors and their contractor measured and discussed a parking spot on their front lawn next to the driveway. I wanted to follow up on this to make sure you consider that there is

no way a vehicle can be parked there straight without widening the existing driveway, which should not be acceptable as we already have shortage of street parking spaces. And if they use existing driveway and park diagonal to the driveway, they will block a part of the shared driveway with the back corner of the vehicle. Shared driveway blockage is already our court case because they blocked parts of it. It is dangerous. The driveway is not wide enough. In the past my neighbor Jill hit my side stones when drove in reverse. We can be next.

If you consider updated drawings to be approved, could you please let me know, so, I can request access to see and prepare for appeal?

Thanks and regards,

Alex Tolokonnikov

[REDACTED]

On Thursday, April 1, 2021, 04:55:50 PM MDT, Roy, Brittany <[brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca)> wrote:

Hi Alex,

I have put our phone discussion for Monday, April 12 at 1:30pm in my calendar and will give you a call then.

Enjoy your long weekend,

Brittany

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**From:** Alex Tolokonnikov <[REDACTED]>  
**Sent:** Thursday, April 1, 2021 3:14 PM  
**To:** Roy, Brittany <[Brittany.Roy@calgary.ca](mailto:Brittany.Roy@calgary.ca)>  
**Subject:** Re: [EXT] Re: Question about DP2021-1459 2105 80 Ave SE

Thanks for a quick reply, Brittany. Let's book Monday April 12 1:30pm.

But if something changes on your side I can also be available on Wednesday Apr 14 at 1:30pm or 3pm.

Thanks!

Alex

On Thursday, April 1, 2021, 03:04:41 PM MDT, Roy, Brittany <[brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca)> wrote:

Good afternoon Alex,

Unfortunately, I am not available next week; however, I would be available to discuss your concerns over the phone the following week. Please see my availability for the begin of the week of April 12th below and let me know which day and time works best for you.

Monday, April 12 – 10:30am, 11:00a, or 1:30pm

Tuesday, April 13 – 1:30pm

Wednesday, April 14 – 10:30am, 11:00am, 1:30pm or 3:00pm

Thanks,

Brittany

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**From:** Alex Tolokonnikov [REDACTED] >  
**Sent:** Thursday, April 1, 2021 2:47 PM  
**To:** Roy, Brittany <[Brittany.Roy@calgary.ca](mailto:Brittany.Roy@calgary.ca)>  
**Subject:** Re: [EXT] Re: Question about DP2021-1459 2105 80 Ave SE

Good afternoon, Brittany,

Thanks for a reply and clarifications. I called 311 today morning to inform that they started work on the basement.

## 58

I still would like to have a quick call with you to understand city's approach and clarify the issue.

I will try to call you next week. Or maybe you could suggest a time. Hope you understand my persistence as it is really important for us.

Have a nice long weekend.

Best regards,

Alex Tolokonnikov

On Thursday, April 1, 2021, 02:36:18 PM MDT, Roy, Brittany <[brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca)> wrote:

Good afternoon Alex,

Thank you for your e-mails and voicemails. The Development Permit application is currently under review and no decision has been made on the application. I see that there is a Non-Permit enquiry regarding the construction in our system as of today. A building inspector typically goes to the site to investigate within 1-2 business days (please note that Friday is a Statutory Holiday).

The review process for a Development Permit application is typically 4 to 5 weeks from the date the application is made. Once the review is complete, a Decision will be rendered, or a Detailed Review will be issued if revisions to the proposal are needed. Your comments have been received and your concerns will be taken into consideration during the review of the file. As part of the review we do consider availability of parking, location of parking and the potential impact of the proposed parking. For more information on the Development Permit review process, please review the [Development Permit Process \(calgary.ca\)](#) information on the City Website. Your patience is appreciated as the file is reviewed.

Please see additional comments to your questions in green below.

Have a nice long weekend,

Brittany

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**From:** Alex Tolokonnikov <[REDACTED]>  
**Sent:** Thursday, April 1, 2021 10:28 AM  
**To:** Roy, Brittany <[Brittany.Roy@calgary.ca](mailto:Brittany.Roy@calgary.ca)>  
**Subject:** [EXT] Re: Question about DP2021-1459 2105 80 Ave SE

Hello Brittany,

My 2105 neighbors started work on their basement. Was their DP approved? Is it legal to start work without approval?

Thanks,

Alex Tolokonnikov

On Wednesday, March 31, 2021, 11:13:52 AM MDT, Alex Tolokonnikov <[REDACTED]> wrote:

Brittany,

One more question/comment.

If they build that kind of a second driveway for a second parking spot in front of the house, it means they will lose one street parking spot in front of the house. That is definitely a problem for our busy street.

Thanks,

Alex Tolokonnikov

On Wednesday, March 31, 2021, 10:04:53 AM MDT, Alex Tolokonnikov <[REDACTED]> wrote:

Hello Brittany,



My name is Alexander Tolokonnikov (2107 80 Ave SE). I provided some comments about DP2021-1459. My main concerns are about usage of our shared driveway and parking. I received your reply and got access to drawings. I have a couple of questions and wanted to have a quick discussion with you. Questions:

1. Now I see that they plan to have a tenant parking space in the front of their house. The drawing does not show where tenants walk to the entrance at the back. Will the sidewalk be at the West side of the house to the back door? My concern again that I do not want more people (second family) to use our shared driveway, as we already have too many problems with it.

2. Measurements and Power Pole at the back East corner of the lot (near their garage and shed) are not correct. According to current 2105 and 2107 surveys, The Power Pole is on the property line, a little bit more on my side. And two measurements 2'-0" and 1'-7" should be one inch less. I hope you do not copy this wrong info to the new survey. The reason I wanted to clarify it, we had a big scandal about those measurements when we replaced an old fence between garages. That 45 years old fence was, according to both surveys, on my side. When I was doing renovation of my house and re-building all old fences, I discussed with my neighbors to replace two sections between our garages. They agreed to that and promised to pay their half of those two sections. My contractor, after checking my survey, started building it on the property line. When my neighbors saw it, they were hysterical. Two main reasons: first they did not want any of it on their land (2" – half of the fence). Second, we compared our surveys and realized that we have 1" overlap near Power Pole and 2" overlap at the front corner of the garages. Measurements in two surveys contradict each other. They requested me to re-build the fence on my property as it was before, according to their survey measurements, so my contractor had to move it for 4". They did not pay. Now they increase their measurements on their drawings. Maybe it was an honest mistake of a designer. Please correct to avoid escalation of that conflict. **The submitted site plan is not a survey. The scope of this permit does not include the location of the fence.**

I would appreciate a quick call. I am available today between 11:30 and 2pm and can be available after 3:30pm. Can find time tomorrow. Or please advise time when I can call you.

Thanks,

Alex Tolokonnikov

M: [REDACTED]

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NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then 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.

**Roy, Brittany**

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**From:** Roy, Brittany  
**Sent:** Friday, March 26, 2021 5:05 PM  
**To:** [REDACTED]  
**Subject:** RE: [EXT] 2105 80 AV SE - DP2021-1459 - Comment from Development Map - Wed 3/24/2021 4:00:34 PM

Good afternoon Alexander,

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

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

**The application review**

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

**Where to obtain application status updates**

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

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

**How do I view the application plans and available information?**

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

**If you have a Microsoft 365 account, please book your viewing using the email address associated with your account.** You must log in with your Microsoft credentials to view the files. We'll email you to confirm your appointment after we've verified your form and date.

If your preference is to view the permit drawings and documents from a Surface Pro at the Municipal Building (3rd Level, 800 Macleod Trail S.E.) please also email [PropertyResearch@calgary.ca](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](#). The public notice advertisement will identify the body to which an appeal must be filed.

### **How Are Your Comments Used?**

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

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

### **FOIP Statement**

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

Thanks,

**Brittany Roy, A.T.**

Senior Planning Technician

Technical Planning | Community Planning

Planning & Development

**T** 403.333.5565 | **E** [brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca)

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

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**From:** alextolok@yahoo.com [REDACTED] >

**Sent:** Wednesday, March 24, 2021 4:01 PM

**To:** Roy, Brittany <Brittany.Roy@calgary.ca>

**Subject:** [EXT] 2105 80 AV SE - DP2021-1459 - Comment from Development Map - Wed 3/24/2021 4:00:34 PM

Application: DP2021-1459

Submitted by: Alexander Tolokonnikov

Contact Information

Address: 2107 80 Ave SE

Phone: [REDACTED]

Email: [REDACTED]

## Feedback:

My wife Nina and I, owners of 2107 80Ave SE (next door neighbors), are against this development and ask City not to approve it because of the following reasons:

1. Shared driveway issue. We have a shared driveway between 2105 and 2107 houses.
  - a. My neighbors do not have a private access to the back door of the house, where they plan that Secondary Suite entrance. They have to use my half of the driveway to get there. This is acceptable limitation only for one family. It is already a family of three lives in 2105, creating enough disturbance for us. Bringing more people to live in the house and use a back door, will increase interference with my property and privacy. That will also decrease the value of my property.
  - b. We already sue them for misuse of our shared driveway. They and their guests often park cars at the back of the driveway blocking access to my garage. The driveway is too small to park on it. I asked many times not to park there. My lawyer contacted them and sent them a Demand Letter. They replied that they will continue doing it. My lawyer, at my request, filed a claim to the The Court of Queen's Bench of Alberta.
2. Parking issue. New tenants will not have a parking space.
  - a. My 2105 neighbors do not have a parking space for additional residents. They do not have any parking space at the back and parking of additional cars on the street is problematic. Also, they do not use their garage at the back because of its conditions, so, have to park on the street.
  - b. Parking is already an issue in our area on this part of 80 Ave SE. The location of our houses 2105 and 2107 is unfortunate as our neighbor houses 8004 and 2109 are corner houses, cannot park near corners, and because of that do not have enough street parking space on 20a St SE and Olympia Dr SE. Each family at 8004 and 2109 have three vehicles. 8004 resident parks his car on 80 Ave SE in front of 2105, leaving them space to comfortably park on the street only one car. Same for me, my 2109 neighbors have three vehicles and park one of their cars in the garage, second in front of my house, leaving me a space for only one car to park on the street comfortably. And they park their third car – commercial minivan on 80 Ave SE opposite (North) side, where residents of 7849 already park their three vehicles.
  - c. Our other neighbors from 7848, do not have back line parking space, because they have a power pole there. They have two tenants. Family has two vehicles plus tenants two cars. All those cars are parked on the street 80 Ave SE.
  - d. The only street parking space available is in front of my 2107 house (we park our car in the garage at the back). 2105 neighbors visitors often take it creating inconvenience, as I also have visitors and deliveries to the house. I want this street space in front of our house to be available for us. That is the only space where new tenants will be able to park their car. Will be much worse if they have two cars.
3. We have a legal basement in our house 2107. My wife and I are old people close to retirement and we need some extra income. We downsized and bought this house because it has a garage and a parking space at the back (now used by tenant). Also, enough space for a tenant to have a private patio behind our garage and fence. We were determined from the beginning to create and guarantee a comfortable living for us, our tenant, and neighbors. We planned to have a decent single tenant to minimize impact on neighbors. Now an old man living in our suite is not just a tenant, but also a friend helping to maintain exemplary property and helping our 2105 neighbors to maintain theirs. So, it is only three of us, old quiet people living at 2107, not disturbing others. My 2105 neighbors are not like that. Because I explained my 2105 neighbors my plans before application, they did not oppose my development. But I cannot allow them to increase number of people using my half of the driveway.
4. This part of Ogden around our 2105 and 2107

**Roy, Brittany**

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**From:** Alex Tolokonnikov <[REDACTED]>  
**Sent:** Wednesday, March 31, 2021 10:05 AM  
**To:** Roy, Brittany  
**Subject:** [EXT] Question about DP2021-1459 2105 80 Ave SE

Hello Brittany,

My name is Alexander Tolokonnikov (2107 80 Ave SE). I provided some comments about DP2021-1459. My main concerns are about usage of our shared driveway and parking. I received your reply and got access to drawings. I have a couple of questions and wanted to have a quick discussion with you. Questions:

1. Now I see that they plan to have a tenant parking space in the front of their house. The drawing does not show where tenants walk to the entrance at the back. Will the sidewalk be at the West side of the house to the back door? My concern again that I do not want more people (second family) to use our shared driveway, as we already have too many problems with it.

2. Measurements and Power Pole at the back East corner of the lot (near their garage and shed) are not correct. According to current 2105 and 2107 surveys, The Power Pole is on the property line, a little bit more on my side. And two measurements 2'-0" and 1'-7" should be one inch less. I hope you do not copy this wrong info to the new survey. The reason I wanted to clarify it, we had a big scandal about those measurements when we replaced an old fence between garages. That 45 years old fence was, according to both surveys, on my side. When I was doing renovation of my house and re-building all old fences, I discussed with my neighbors to replace two sections between our garages. They agreed to that and promised to pay their half of those two sections. My contractor, after checking my survey, started building it on the property line. When my neighbors saw it, they were hysterical. Two main reasons: first they did not want any of it on their land (2" – half of the fence). Second, we compared our surveys and realized that we have 1" overlap near Power Pole and 2" overlap at the front corner of the garages. Measurements in two surveys contradict each other. They requested me to re-build the fence on my property as it was before, according to their survey measurements, so my contractor had to move it for 4". They did not pay. Now they increase their measurements on their drawings. Maybe it was an honest mistake of a designer. Please correct to avoid escalation of that conflict.

I would appreciate a quick call. I am available today between 11:30 and 2pm and can be available after 3:30pm. Can find time tomorrow. Or please advise time when I can call you.

Thanks,

Alex Tolokonnikov

[REDACTED]

**Roy, Brittany**

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**From:** Roy, Brittany  
**Sent:** Thursday, April 1, 2021 2:58 PM  
**To:** [REDACTED]  
**Subject:** RE: [EXT] 2105 80 AV SE - DP2021-1459 - Comment from Development Map - Thu 4/1/2021 10:56:36 AM

Good afternoon Alexander,

Thank you for reiterating your concerns through the comments section on the Development Map. This e-mail will be included in the file with your previous comments. Please refer to my reply to your other e-mail from earlier today which addressed the concerns below.

Thanks,

**Brittany Roy, A.T.**

Senior Planning Technician

Technical Planning | Community Planning

Planning & Development

**T** 403.333.5565 | **E** [brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca)

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

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**From:** [REDACTED] >  
**Sent:** Thursday, April 1, 2021 10:57 AM  
**To:** Roy, Brittany <Brittany.Roy@calgary.ca>  
**Subject:** [EXT] 2105 80 AV SE - DP2021-1459 - Comment from Development Map - Thu 4/1/2021 10:56:36 AM

Application: DP2021-1459

Submitted by: Alexander Tolokonnikov

## Contact Information

Address: 2107 80 Ave SE

[REDACTED]

[REDACTED]

## Feedback:

My name is Alexander Tolokonnikov (2107 80 Ave SE). I provided some comments about DP2021-1459 on March 24. I received a reply and got access to DP drawings. I have more comments. My main concerns are still about usage of our shared driveway and parking.

1. Now I see that they plan to have a tenant parking space in the front of their house. The drawing does not show where tenants walk to the entrance at the back. My concern again that I do not want more people (second family) to use our shared driveway, as we already have too many problems with it.
2. They already started construction work today on April 1st without approved DP. And it is already ugly. They blocked our shared driveway with a big container for construction garbage. My neighbors cannot be responsible landlords.
3. If they build that kind of a second driveway for a second parking spot in front of the house, it means they will lose one street



parking spot in front of the hose. That is definitely a problem for our busy street.

4. Measurements and Power Pole at the back East corner of the lot (near their garage and shed) are not correct. According to current 2105 and 2107 surveys, The Power Pole is on the property line, a little bit more on my side. And two measurements 2'-0" and 1'-7" should be one inch less. I hope you do not copy this wrong info to the new survey. The reason I wanted to clarify it, we had a big scandal about those measurements when we replaced an old fence between garages. That 45 years old fence was, according to both surveys, on my side. When I was doing renovation of my house and re-building all old fences, I discussed with my neighbors to replace two sections between our garages. They agreed to that and promised to pay their half of those two sections. My contractor, after checking my survey, started building it on the property line. When my neighbors saw it, they were hysterical. Two main reasons: first they did not want any of it on their land (2" – half of the fence). Second, they brought their survey and we compared them. We realized that we have 1" overlap near Power Pole and 2" overlap at the front corner of the garages. Measurements in two surveys contradict each other. They requested me to re-build the fence on my property as it was before, according to their survey measurements, so my contractor had to move it for 4". They did not pay. And they promised to destroy that fence if it is even one inch into their property. Now they increase their measurements on the drawings. Maybe it was an honest mistake of a designer. Please correct to avoid escalation of that conflict.

**Roy, Brittany**

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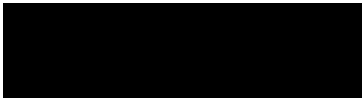
**From:** [REDACTED]  
**Sent:** Thursday, April 8, 2021 8:24 AM  
**To:** Roy, Brittany  
**Subject:** [EXT] 2105 80 AV SE - DP2021-1459 - Comment from Development Map - Thu 4/8/2021 8:23:45 AM

Application: DP2021-1459

Submitted by: Alexander Tolokonnikov

Contact Information

Address: 2107 80 Ave SE



Feedback:

Additional comments:

1. Parking issue.
  - a. Not enough street parking for more cars because three houses (2105, 2107 and 2109) need street space in front of them for garbage carts on the street on garbage days. According to The City guidance for garbage cart placement, two carts (Blue and Green on Friday) take 3 meters (10') next to driveway or 3.5m (10'2") if they stand between two cars. It is one street parking space. We need three on our side of the street for three houses.
  - b. My 2105 neighbor Jill always parks her car in the middle of her street side in front of the house. She does not want anybody else to park there. And it is understandable, as nobody wants that. Her guests always park in the front of my house the same way (in the middle of my street side in front of my house). I have pictures. If you expect those people to become more considerate about other people parking, it is wrong expectation.
2. Shared driveway issue: Existing property layout is not designed for two units homes. Legal back entrance to my neighbors basement suite makes our shared driveway and back of the houses a public space: residents, deliveries, guests etc. I own half of it. City cannot allow this shared driveway usage without my consent. Everything at the back of my house designed and built for a backyard, not a public space. With the 2105 Secondary Suite at the back it is not just invasion of my privacy with more people walking or driving by my side window. More people create a risk for my property.
  - a. My garage at the back has three windows (see my survey) with access from the street through our shared driveway (my 2105 neighbors do not have this problem). Garages exposed to the public access do not have windows for security reasons.
  - b. Also, I have a sliding door at the back (see my survey and city approved plans). It will not be secure with now public access.
3. According to the RentFaster, there is no shortage of affordable apartments and basements (less than \$1500) for rent in Calgary and Ogden. There is no justification for creating more living space.  
 I heavily invested time and money into my property and community, making my house and area around it better. I really would like to keep our community nice and comfortable for residents. And please do not create more conflicts than we already have.

**From:** [Roy, Brittany](#)  
**To:** "Alex Tolokonnikov"  
**Subject:** RE: [EXT] Re: Question about DP2021-1459 2105 80 Ave SE  
**Date:** Monday, May 10, 2021 11:41:00 AM

---

Good morning Alex,

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Thank you,

**Brittany Roy, A.T.**

Senior Planning Technician

Technical Planning | Community Planning

**SDAB2021-0039**

Planning & Development

T 403.333.5565 | E [brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca)

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**From:** Alex Tolokonnikov [REDACTED] >  
**Sent:** Monday, May 10, 2021 10:49 AM  
**To:** Roy, Brittany <[Brittany.Roy@calgary.ca](mailto:Brittany.Roy@calgary.ca)>  
**Subject:** Re: [EXT] Re: Question about DP2021-1459 2105 80 Ave SE

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Some questions:

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 403-473-1006

On Tuesday, May 4, 2021, 02:04:43 PM MDT, Roy, Brittany <[brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca)> wrote:

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**SDAB2021-0039**

**Sent:** Tuesday, May 4, 2021 12:56 PM

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Our area is already overcrowded with cars. Having more cars is not acceptable.

Thanks and regards,

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2107 80 Ave SE

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But if something changes on your side I can also be available on Wednesday Apr 14 at 1:30pm or 3pm.

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I still would like to have a quick call with you to understand city's approach and clarify the issue.

I will try to call you next week. Or maybe you could suggest a time. Hope you understand my persistence as it is really important for us.

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**SDAB2021-0039**

On Wednesday, March 31, 2021, 11:13:52 AM MDT, Alex Tolokonnikov <[REDACTED]> wrote:

Brittany,

One more question/comment.

If they build that kind of a second driveway for a second parking spot in front of the house, it means they will lose one street parking spot in front of the house. That is definitely a problem for our busy street.

Thanks,

Alex Tolokonnikov

On Wednesday, March 31, 2021, 10:04:53 AM MDT, Alex Tolokonnikov <[REDACTED]> wrote:

Hello Brittany,

My name is Alexander Tolokonnikov (2107 80 Ave SE). I provided some comments about DP2021-1459. My main concerns are about usage of our shared driveway and parking. I received your reply and got access to drawings. I have a couple of questions and wanted to have a quick discussion with you. Questions:

1. Now I see that they plan to have a tenant parking space in the front of their house. The drawing does not show where tenants walk to the entrance at the back. Will the sidewalk be at the West side of the house to the back door? My concern again that I do not want more people (second family) to use our shared driveway, as we already have too many problems with it.

2. Measurements and Power Pole at the back East corner of the lot (near their garage and shed) are not correct. According to current 2105 and 2107 surveys, The Power Pole is on the property line, a little bit more on my side. And two measurements 2'-0" and 1'-7" should be one inch less. I hope you do not copy this wrong info to the new survey. The reason I wanted to clarify it, we had a big scandal about those measurements when we replaced an old fence between garages. That 45 years old fence was, according to both surveys, on my side. When I was doing renovation of

**SDAB2021-0039**

my house and re-building all old fences, I discussed with my neighbors to replace two sections between our garages. They agreed to that and promised to pay their half of those two sections. My contractor, after checking my survey, started building it on the property line. When my neighbors saw it, they were hysterical. Two main reasons: first they did not want any of it on their land (2" – half of the fence). Second, we compared our surveys and realized that we have 1" overlap near Power Pole and 2" overlap at the front corner of the garages. Measurements in two surveys contradict each other. They requested me to re-build the fence on my property as it was before, according to their survey measurements, so my contractor had to move it for 4". They did not pay. Now they increase their measurements on their drawings. Maybe it was an honest mistake of a designer. Please correct to avoid escalation of that conflict.

**The submitted site plan is not a survey. The scope of this permit does not include the location of the fence.**

I would appreciate a quick call. I am available today between 11:30 and 2pm and can be available after 3:30pm. Can find time tomorrow. Or please advise time when I can call you.

Thanks,

Alex Tolokonnikov

M: [REDACTED]

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[REDACTED] -  
This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then 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.

**From:** [Roy, Brittany](#)  
**To:** ["Alex Tolokonnikov"](#)  
**Subject:** RE: [EXT] Re: Question about DP2021-1459 2105 80 Ave SE  
**Date:** Wednesday, May 12, 2021 4:22:00 PM  
**Attachments:** [Policy to Guide Discretion for Secondary Suites and Backyard Suites.pdf](#)

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Good afternoon Alex,

I have attached the Council Approved Policy which supports reducing the parking requirement to zero where there is access to frequent transit.

Advisory Comment #10 is acknowledging that on street parking does not satisfy Council's policy or the Land Use Bylaw requirement for parking.

Thank you,

Brittany

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**From:** Alex Tolokonnikov [REDACTED] >  
**Sent:** Wednesday, May 12, 2021 11:59 AM  
**To:** Roy, Brittany <Brittany.Roy@calgary.ca>  
**Subject:** Re: [EXT] Re: Question about DP2021-1459 2105 80 Ave SE

Hello Brittany,

I reviewed DP conditions. Could you please clarify one of them for me?

**#10 Street parking does not contribute to the amount of parking required for use**, as per Land Use Bylaw 1P2007.

Meaning, their tenants cannot have a car because Parking relaxation is based on the proximity to the frequent transit service?

Thanks,  
Alex Tolokonnikov

On Monday, May 10, 2021, 11:41:47 AM MDT, Roy, Brittany <[brittany.roy@calgary.ca](mailto:brittany.roy@calgary.ca)> wrote:

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**SDAB2021-0039**



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My name is Alexander Tolokonnikov (2107 80 Ave SE). I provided some comments about DP2021-1459. My main concerns are about usage of our shared driveway and parking. I received your reply and got access to drawings. I have a couple of questions and wanted to have a quick discussion with you. Questions:

1. Now I see that they plan to have a tenant parking space in the front of their house. The drawing does not show where tenants walk to the entrance at the back. Will the sidewalk be at the West side of the house to the back door? My concern again that I do not want more people (second family) to use our shared driveway, as we already have too many problems with it.

2. Measurements and Power Pole at the back East corner of the lot (near their garage and shed) are not correct. According to current 2105 and 2107 surveys, The Power Pole is on the property line, a little bit more on my side. And two measurements 2'-0" and 1'-7" should be one inch less. I hope you do not copy this wrong info to the new survey. The reason I wanted to clarify it, we had a big scandal about those measurements when we replaced an old fence between garages. That 45 years old fence was, according to both surveys, on my side. When I was doing renovation of my house and re-building all old fences, I discussed with my neighbors to replace two sections between our garages. They agreed to that and promised to pay their half of those two sections. My contractor, after checking my survey, started building it on the



property line. When my neighbors saw it, they were hysterical. Two main reasons: first they did not want any of it on their land (2" – half of the fence). Second, we compared our surveys and realized that we have 1" overlap near Power Pole and 2" overlap at the front corner of the garages. Measurements in two surveys contradict each other. They requested me to re-build the fence on my property as it was before, according to their survey measurements, so my contractor had to move it for 4". They did not pay. Now they increase their measurements on their drawings. Maybe it was an honest mistake of a designer. Please correct to avoid escalation of that conflict.

**The submitted site plan is not a survey. The scope of this permit does not include the location of the fence.**

I would appreciate a quick call. I am available today between 11:30 and 2pm and can be available after 3:30pm. Can find time tomorrow. Or please advise time when I can call you.

Thanks,

Alex Tolokonnikov



---

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# Development Authority Response to Notice of Appeal

---

**Appeal number:** SDAB2021-0039

**Development Permit number:** DP2021-1459

**Address:** 2105 80 AV SE

**Description:** New: Secondary Suite (existing – basement)

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

**Community:** Ogden

**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:** No

**Use:** Discretionary

**Notice Posted:** Yes

**Objections:** Yes

**Support:** No

**Bylaw relaxations:**

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

Bylaw Discrepancies		
Regulation	Standard	Provided
295 Secondary Suite	(c) requires a minimum of 1.0 motor vehicle parking stall.	Plans do not indicate a parking stall (-1) for the Secondary Suite.

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

- Milican Ogden Community Revitalization Plan (ARP) (stat)
- Policy to Guide Discretion or Secondary Suites and Backyard Suites

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

1. The Development Authority accepts Secondary Suite applications in different forms. For new developments, applicants are asked to provide architectural drawings that show a Suite can function on the parcel and these drawings are used to determine compliance with the Land Use Bylaw. For existing suites applicants may choose to provide architectural drawings, or, they may choose to have the suite inspected. The applicant opted to provide drawings outlining the proposal
2. The application proposes to approve an existing Secondary Suite within the basement of an existing Single Detached Dwelling
3. Secondary Suite is listed as a discretionary use in this Land Use District
4. The Development Authority applied sections 35, 36 and 37 of the Land Use Bylaw in making their decision
5. In considering the application it was noted that this is a large parcel which exceeds the parcel dimensions set out in the R-C1 district.
6. The Single Detached Dwelling utilizes the existing rear garage accessed via a shared driveway to accommodate the required motor vehicle parking stall:

- a. During the review the neighbour who shares the driveway made the Development Authority aware of an ongoing dispute between the two property owners over the shared driveway
  - b. The proposed secondary suite is requesting a relaxation of the parking requirement for the use; the proposal does not include use of the driveway or existing garage
  - c. The driveway exists as does the rear garage, the Development Authority gave no further consideration to the issue of the driveway
- 7. The Secondary Suite requires an additional motor vehicle parking stall, two stalls being required in total, meaning a relaxation is required for one motor vehicle parking stall
- 8. The Policy to Guide Discretion or Secondary Suites and Backyard Suites supports parking relaxations where the area is serviced by Frequent Bus Service
- 9. Attachment 1 represents the Development Authority's analysis of the transit availability in the area, and has determined that the site is not serviced by frequent bus service
- 10. Although Frequent Bus Service, as defined in the policy, is not provided, it is the opinion that the area is well serviced by transit and that the parking relaxation is therefore still appropriate
- 11. The private amenity space is clearly demarked within the rear yard.
- 12. Upon careful consideration of the evidence, policy, plans and context, and after the application of sections 35, 36 and 37 of the Land Use Bylaw, the development is approved

**Attachment 1:*****Policy to Guide Discretion for Secondary Suites and Backyard Suites*****Section B. 2. Relaxation Considerations for Parking**

a. The Development Authority may consider a parking relaxation for a Secondary Suite or Backyard Suite based on the proximity of the suite to the Centre City and to frequent transit service. The Development Authority may consider relaxing the minimum parking requirements for a Secondary Suite or Backyard Suite where the suite is located:

ii. in Area 2 of the Parking Areas Map and within:

c. 400 metres of a bus service which generally has frequency of at least one bus every 20 minutes on weekdays from 6:30 AM to 6:00 PM and a frequency of at least one bus every 30 minutes on weekday evenings from 6:00 PM to the end of service and on weekends during times of service.

Route Number	Route Name	AM	Mid	PM	Eve	Sat Day	Sat - eve	Sun
148	Great Plains Industrial	15	60	15	60	60	60	60
149	Point Trotter Industrial	28 33	40	28	40/	40	/	/

**Appeal Board rec'd: June 8, 2021**  
**Submitted by: K. Chappell, neighbour**

DP2021-1459-41891

20-01065691 - Business License Concern

My name is Kris Chappell; I am a born and raised Calgarian. My wife and I moved into Ogden in 2012. At the time we were renting. We quickly fell in love with the community, being especially drawn to Ogden's community engagement and its small town mentality. When it came time for us to purchase our home it was a clear decision that it would be in Ogden. We purchased the property at 2105 80th Ave in 2015. We pride ourselves in our continual participation as active community members of the Ogden community.

Ogden consists of lower income families with a median annual income of \$69,251. With 33.3% being less than \$30,000 annually. It is reasonable to believe that a household income of this level would rely on a strong rental opportunity to be able to afford a place they can call home. This statement is backed with a healthy split of renters vs owners of 40.9% of the populous currently renting. As of July 3rd 2021 there are eleven properties listed for rent on Rentfast.ca. As of the same date there are approximately 38 properties in the community of Ogden with a secondary suite that are registered with the city of Calgary, 2107 80th Ave (The appellant(s) address) is one of these properties. Secondary suite registered as 2107R 80 Ave SE, Sticker Number 2039, Completion date October 25 2019.

The statement of claim listed in the appeal, founded in one person's bias towards my wife and I. The claims are fully denied, they are done to intimidate and dissuade us from obtaining the cities approval for a secondary suite located on the property. They are founded on a malicious intent by the appellant(s) to ensure that they are the only residents on the Ave who are allowed to hold a secondary suite.

In specific:

- 1.) Statement of claim that the parking relaxation will increase parking around the neighborhood.

a.) This statement is false, the property contains a single car garage. 80th Ave is a high traffic road used for both ingress and egress onto the avenue as well as multiple other avenues, roads and streets located around the neighborhood. Street parking is granted as public use and can not be controlled by any one individual nor can it be assigned to one specific property.

i.) As of June 3rd 2021 the appellant's tenant owns two vehicles. In addition the appellant owns a vehicle as well as other family members who reside at the property own a vehicle. Currently there are four vehicles at this property. This nullifies the appellant(s) statement as they too have two vehicles that are parked on the street.

ii.) The grant of approval for the parking relaxation is based on proximity to public transit. The City of Calgary has already deemed the property eligible for the relaxation as outlined in the Condition of approval. There is no stipulation or requirement as street parking does not constitute an acceptable parking stall for secondary suites.

iii.) The decision to proceed with the parking relaxation was determined based on previous encounters between homeowners and was determined as the best interest for all parties to reduce traffic on the Common driveway. This same consideration was not granted by the appellant when applying for their suite.

- 2.) Statement of claim; shared driveway use. The applicant(s) do not have access to a private backdoor for the use by the tenant.

a.) It is not reasonable that consent is required as the backdoor for both properties are in identical locations on private land and does not interfere with the use of the Common Driveway.

i.) The statement of claim is being strictly denied as intimidation, dissuasion and malicious actions to alter title by having an easement registered.

ii.) The appellant(s) falsely states that it is a shared driveway when in fact it is tilted as a Common Driveway with no registered easement.

b.) Statement of claim; "Common driveway is acceptable limitation only for one family per house."

i.) A multi-family home is defined as a classification of housing where multiple family's reside in separate units contained in one dwelling. This statement is nullified as the appellant(s) current property is classified as a Multi-family unit

c.) Statement of claim: "That will also decrease the value of my property".

i.) It is a proven fact in the housing market, a secondary suite in fact increases value in the property. In direct relations in the event that one was to sell the property a direct comparison approach (Standard format of evaluating property in an appraisal report) would render a fair market value of the two properties as they are similar if not identical. I am able to provide a professional opinion based on my profession and would be confident that this statement would be backed by both an appraiser and a realtor.

d.) Statement of claim: "Back entrance to my neighbors basement suite makes our shared driveway and back of the house a public space as we do not have a fence on that side (not possible to build because of the shared driveway.)"

i.) This statement is false, a secondary suite does not render the neighboring property a "public space" as there are clear and identifiable property lines as registered and indicated on title and a Real Property Report (RPR). If this statement was true then the space would have already been deemed a public space based on the Appellant(s) current secondary suite. As identified on the RPR the appellant(s) holds a clear ability to build a fence similar to my property. However they made the decision not to based on personal preference. It is recommended that if a problem continues to exist then the appellant builds a fence to contain their property. In addition the statement claiming that it is not possible because of a parking space between the garage and the property line, which should be noted, is on the Common driveway. The RPR will clearly indicate that the space in reference is on the West side of the garage with clear capability to build a fence between the house and the East side of the garage.

- 3.) Statement of claim; "Owners of the 2105 house Kris and Jill are known for not following rules and creating disturbance for others."

a.) This statement is denied. Please reference the results of each service request

19-01047009 Status: Closed - Completed date: Dec 4th 2019.

We assist with an animal rescue organization on a volunteer basis only. At times individuals would drop off items or pick up pet food that had been donated to the



rescue organization. Fellow neighbors and community members relied on the good nature of this act to provide healthy meals for their animals and as a result we have generated a reputable name for ourselves. This became even more relevant in March of 2020, when many Calgarians were not gainfully employed and would have had to make the heartbreaking decision to surrender their animals or find alternative ways to provide care. The rescue played a crucial role in assisting with such care.

The City of Calgary determined this not to be a business and recommended a limit of three visits per week or applying for a development licence to increase the traffic flow. We adhered to three visits per week.

20-01065691 Status: Closed - Completed date: December 29 2021.

Bylaw advised of the complaint and required that a development permit be obtained, despite still adhering to three visits per week. Bylaw closed the case with no action required as we advised of the situation and advised that we were moving based on the appellants harassment over the years.

20-00297509 and #20-00297677

Both requests were closed with no contact made to me or my wife and no action required from the city.

19-00671676

Original service request that I opened in 2019 to determine if the downspouts were a bylaw infraction. At the time it was advised that they are not.

21-00403823

New service request that I recently opened to obtain more details about the original request to be absolutely confident that no infraction occurred, this is ongoing with the city.

It is unfair and unreasonable to consider the appellant's request for denial of a secondary suite located at 2105 80th Ave, based on the evident bias of the appellant(s) and their malicious intent. It is further unreasonable to disallow the approval of the secondary suite in question based on the attestation of an appellant who themselves have a secondary suite.

Jill and I take pride in the properties that we own as well as the involvement that we have had in the community over the years. We have devoted our time, energy and resources to increasing the property value and making Ogedn a safe, comfortable and enjoyable community to live in. I thank you for your consideration and time.

I submit the evidence to support:

- 1.) PPR
- 2.) Title
- 3.) Photo's



## LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0020 890 729	393LK;2;103	151 147 576

LEGAL DESCRIPTION  
 PLAN 393LK  
 BLOCK 2  
 LOT 103  
 EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 5;1;23;25;SE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 091 007 148

-----				
REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
-----				
151 147 576	15/06/2015	TRANSFER OF LAND	\$340,000	\$340,000

OWNERS

KRIS CHAPPELL

AND

GILLIAN TRIGGLE

BOTH OF:

2105-80 AVENUE SE

CALGARY

ALBERTA T2C 1H2

AS JOINT TENANTS

-----  
 ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
-----		
3836LC .	13/10/1971	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. AS TO PORTION OR PLAN:394LK

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 151 147 576

## REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

"PORTION"

771 147 064      20/10/1977 ZONING REGULATIONS  
SUBJECT TO CALGARY INTERNATIONAL AIRPORT ZONING  
REGULATIONS

151 147 577      15/06/2015 MORTGAGE  
MORTGAGEE - ALBERTA TREASURY BRANCHES.  
48 MCKENZIE TOWNE AVE SE  
CALGARY  
ALBERTA T2Z3S7  
ORIGINAL PRINCIPAL AMOUNT: \$355,900

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 27 DAY OF  
JANUARY, 2021 AT 11:18 A.M.

ORDER NUMBER: 40901487

CUSTOMER FILE NUMBER:

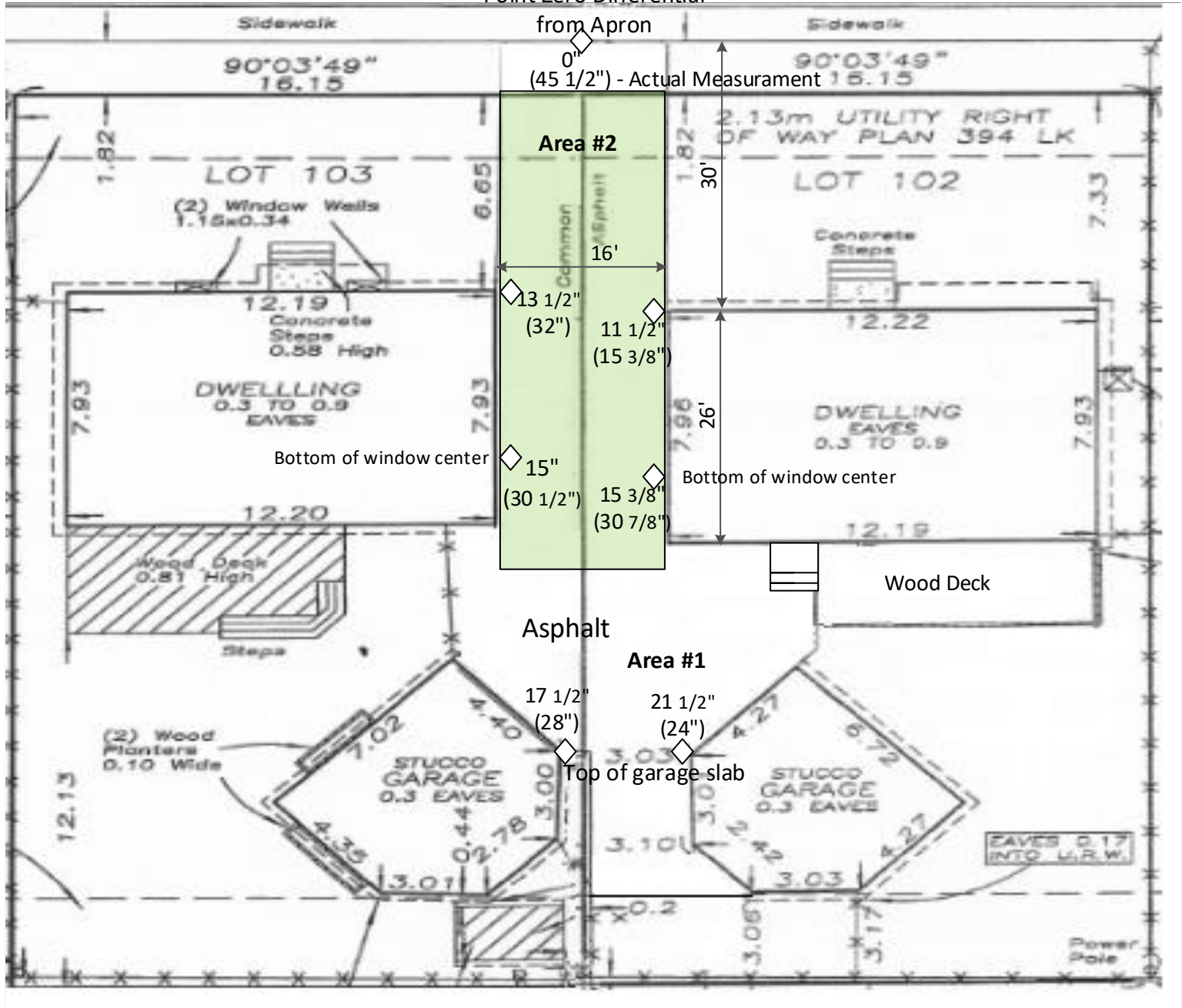


\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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## Point Zero Differential







CLIENT : GRAY/GUNDERSON ( the "Client" )

CIVIC ADDRESS :

Date of Title Search : MAY 15, 2015 ; Title No. 091 007 148

Date of Survey : JUNE 4, 2015.

**CERTIFICATION :**

I hereby certify that this report and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

1. the Plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the property;  
*EXCEPT ASPHALT INTO ROAD AS SHOWN*
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements, or right-of-way affecting the extent of the property.

EXCEPT ASPHALT, EAVES AND SHED INTO U.R.W. AS SHOWN

5. PROPERTY IS SUBJECT TO:  
3836 LC – UTILITY RIGHT OF WAY PLAN 394 LK  
771 147 064 – CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS

**LEGEND :**

All dimensions are in metres and decimals thereof.

Statutory Iron Post found shown thus : ●

Iron Bar found shown thus :

c.s. denotes counter sunk.  denotes break line

Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of the survey.

Fences are within 0.20 metres of property line unless otherwise noted.

Fences shown thus : 

Eaves are dimensioned to the fascia line and shown thus: — — — — —  
Subject property is outlined thus : \_\_\_\_\_

**PURPOSE :**

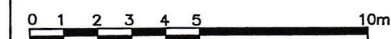
This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents, for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.) Copying is permitted only for the benefit of these parties. Where applicable, registered easements, utility rights-of-way and other legal interests affecting the extent of the property have been shown on this report. Unless shown otherwise, property corner markers have not been placed during the survey for this report. This report should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at Calgary, Alberta  
this 12 day of JUNE 2015.

William Pang, A.L.S.  
(Copyright reserved)

This Report is not valid unless original signature (blue ink),  
and W. Pang Surveys Inc. Permit stamp (red ink).

SCALE = 1:200



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ALBERTA LAND SURVEYORS' ASSOCIATION  
PERMIT NUMBER  
P184  
W. Pang  
Surveys Inc.

**W PANG SURVEYS INC.**  
210, 5940 Macleod Trail S.W.  
Calgary, AB T2H 2G4  
TEL: 242-8040  
FAX: 242-8017  
info@pangsurveys.com  
**FILE: 2015-1696**







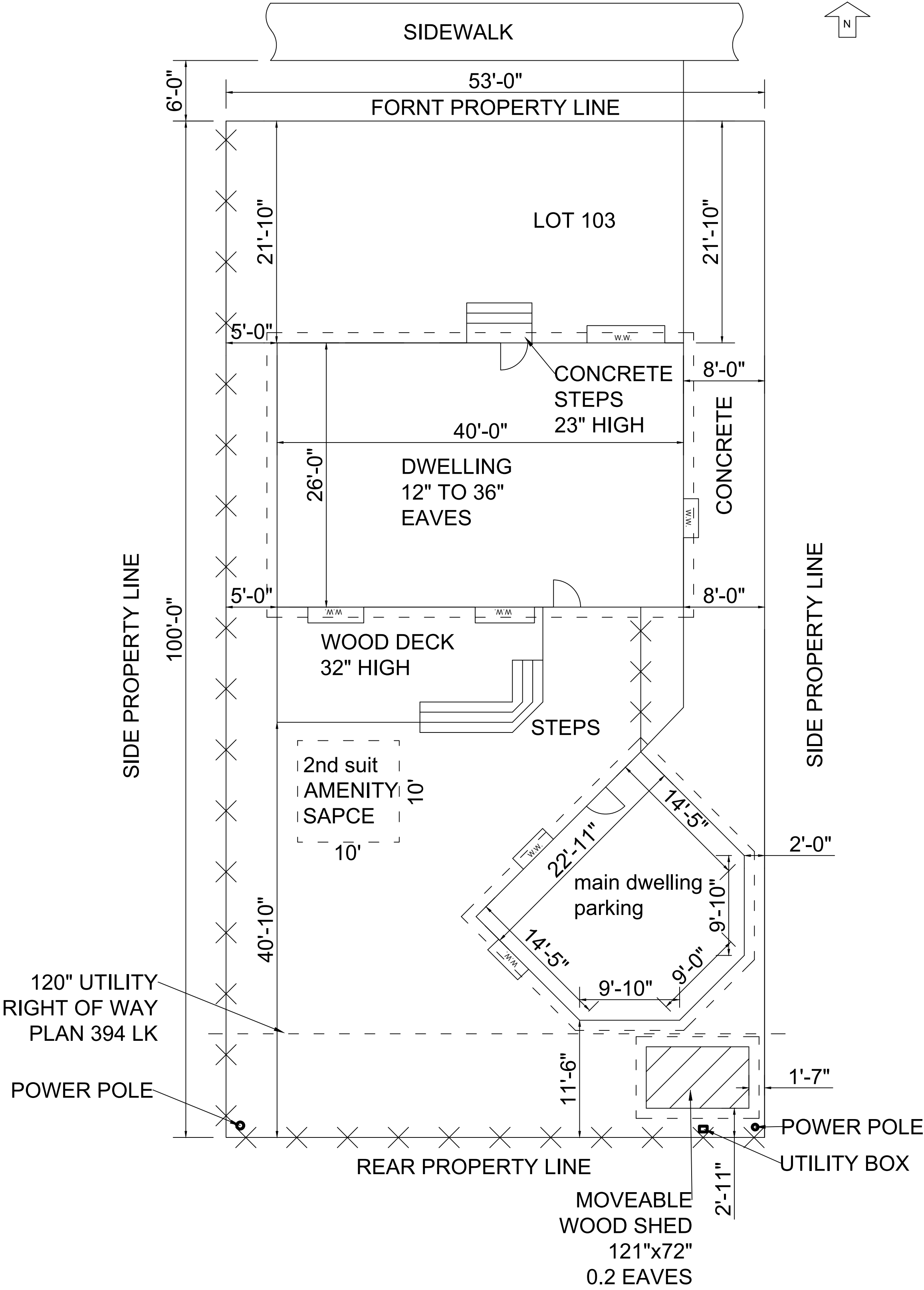


MON., MAY 10 3:40:41 P.M.



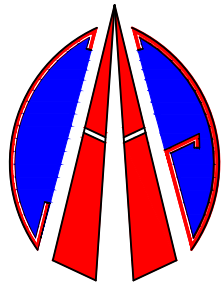






SITE PLAN

SCALE: 1/8"=1'



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SEAL:

PROJECT:

SECOND SUIT

2105 80Ave SE,  
CALGARY, AB

DRAWING:

SITE PLAN

Rev.	Comment	Date
4.		
3.		
2.		
1.	For Permit	

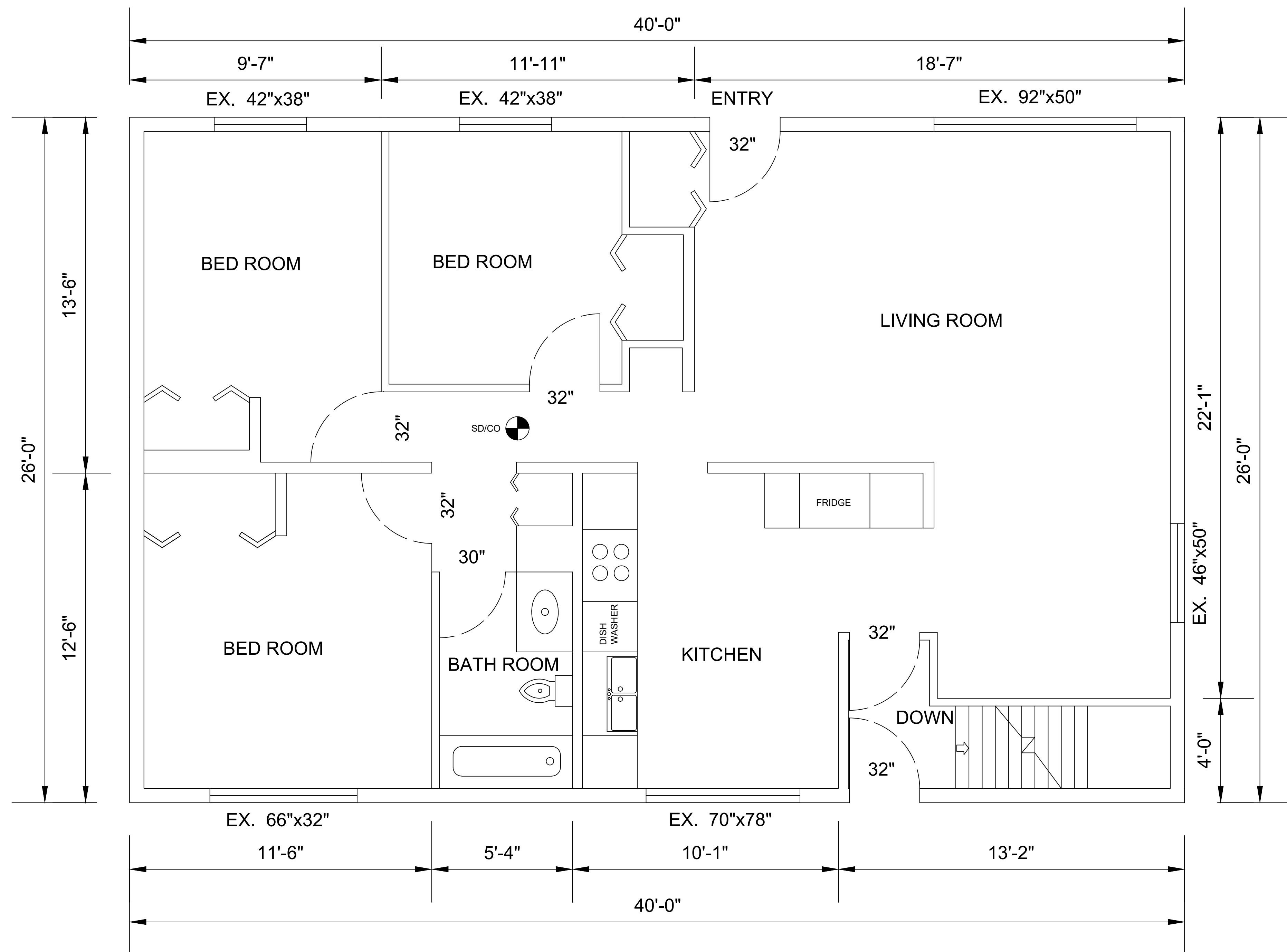
DESIGNED BY:

B.M

CHECKED BY:

DATE:  
2021-02-27

SHEET:  
A1

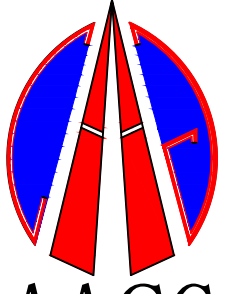


# MAIN FLOOR PLAN

SCALE:  $\frac{3}{8}''=1'$

GENERAL NOTES:

1. THE DIMENSIONS ARE MEASURED ON SITE,THEY MAYBE DIFFERENT FROM THE BLUE DRAWINGS.
2. MUST ABIDE BY THE ABC AND NBC CODES.
3. THE CONTRACTOR/OWNER CAN MINOR CHANGE THE PLAN ACCORDING OWNER REQUIREMENT.



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SEAL:

PROJECT:

## SECOND SUIT

2105 80Ave SE,  
CALGARY, AB

**DRAWING:**

## MAIN FLOOR PLAN

Rev.	Comment	Date
4.		
3.		
2.		
1.	For Permit	

DESIGNED BY:

B.M

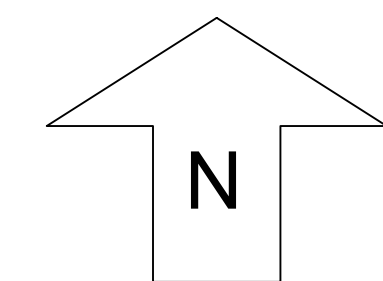
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DATE:

2021-02-27

SHEET:

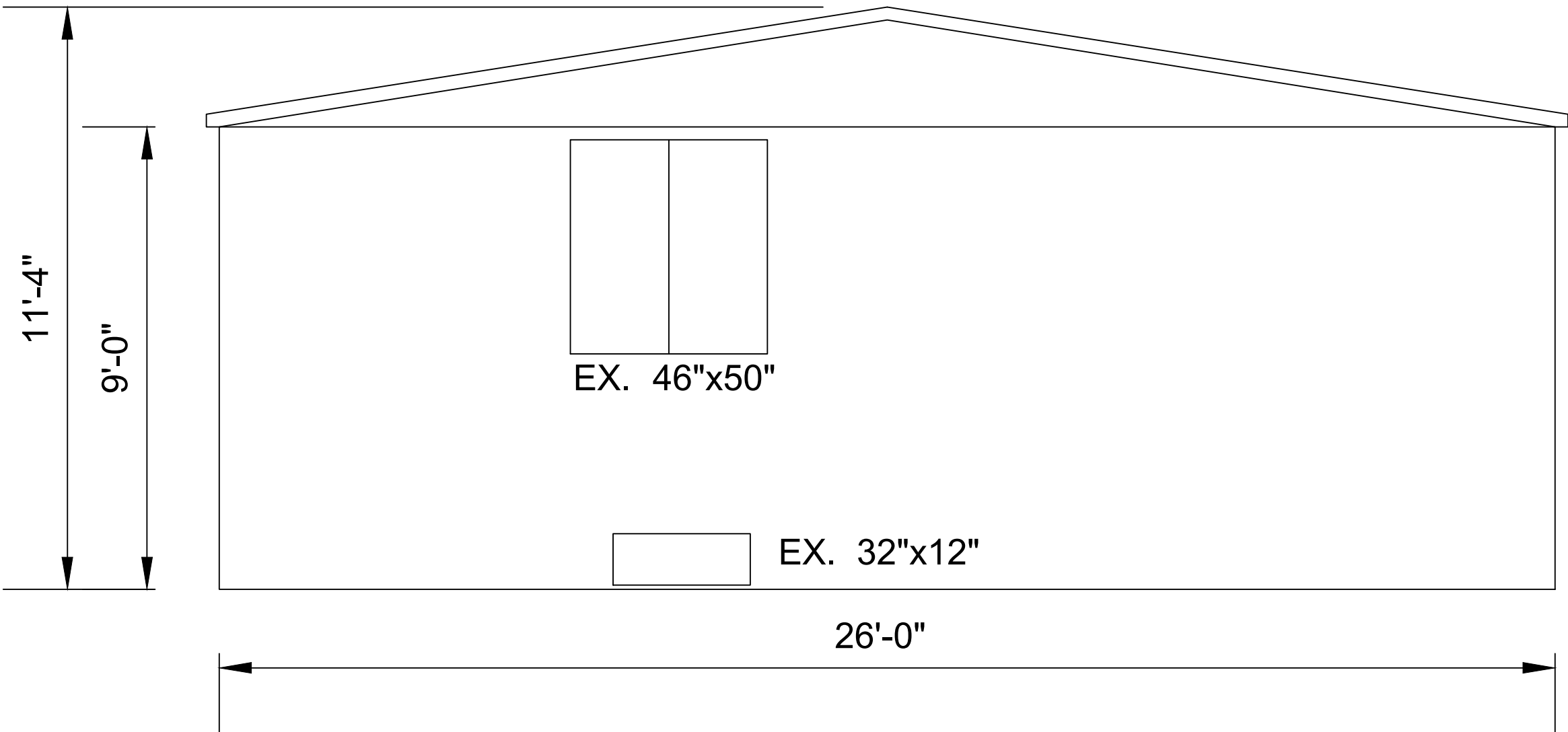
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A3

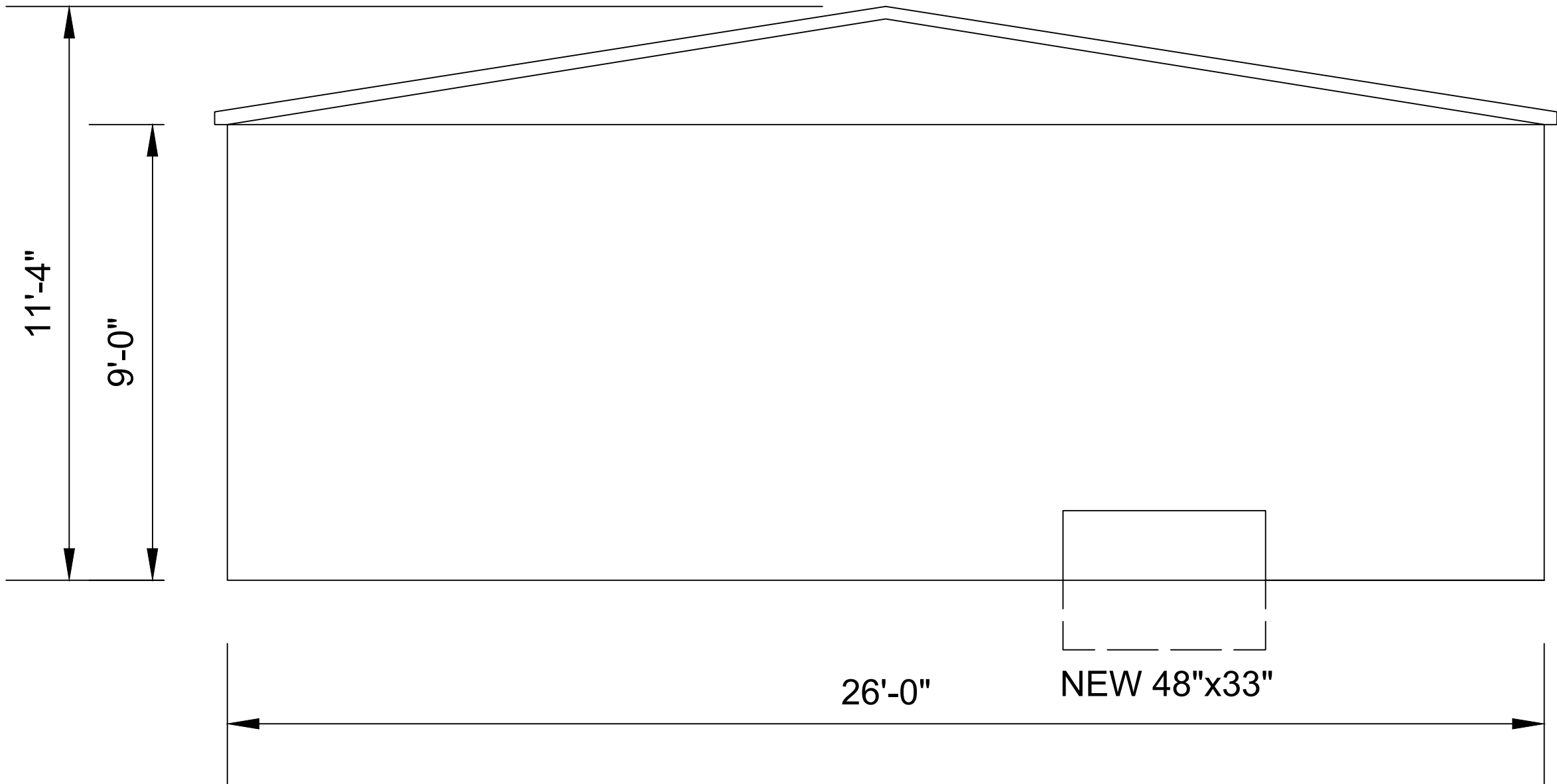
SCALE:  $\frac{3}{8}"=1'$

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2. MUST ABIDE BY THE ABC AND NBC CODES.
3. THE CONTRACTOR/OWNER CAN MINOR CHANGE THE PLAN ACCORDING OWNER REQUIREMENT.



TOTAL WALL AREA = 234 SF  
GLAZING AREA = 18.6 SF  
GLAZING AREA/TOTAL WALL AREA = 8%

EAST ELEVATION

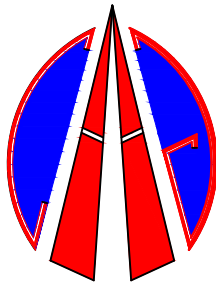


TOTAL WALL AREA = 234 SF  
GLAZING AREA = 5.5 SF  
GLAZING AREA/TOTAL WALL AREA = 2.3%

WEST ELEVATION

SCALE: 3/8"=1'

- GENERAL NOTES:
- 1. THE DIMENSIONS ARE MEASURED ON SITE,THEY MAYBE DIFFERENT FROM THE BLUE DRAWINGS.
  - 2. MUST ABIDE BY THE ABC AND NBC CODES.
  - 3. THE CONTRACTOR/OWNER CAN MINOR CHANGE THE PLAN ACCORDING OWNER REQUIREMENT.



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SEAL:

PROJECT:

SECOND SUIT

2105 80Ave SE,  
CALGARY, AB

DRAWING:

EAST AND WEST  
ELEVATION

Rev.	Comment	Date
4.		
3.		
2.		
1.	For Permit	

DESIGNED BY:

B.M

CHECKED BY:

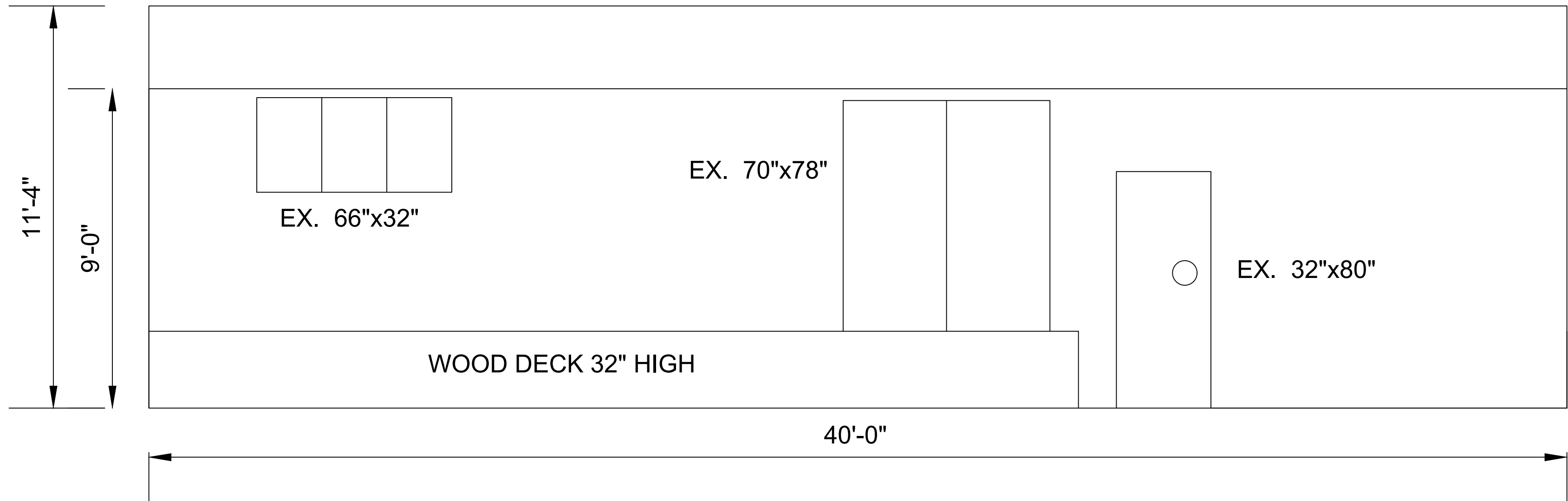
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2021-02-27

SHEET:

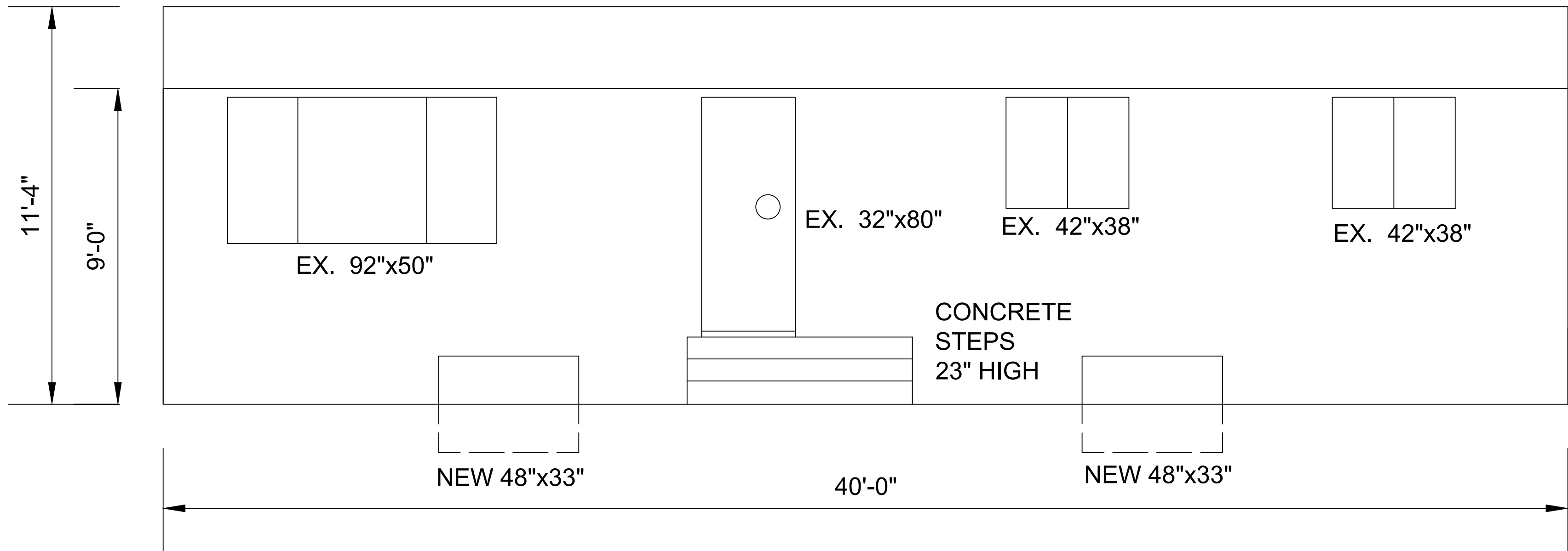
A5





TOTAL WALL AREA = 360 SF  
GLAZING AREA = 52.6 SF  
GLAZING AREA/TOTAL WALL AREA = 14.6%

NORTH ELEVATION

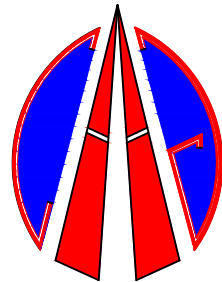


TOTAL WALL AREA = 360 SF  
GLAZING AREA = 65.1 SF  
GLAZING AREA/TOTAL WALL AREA = 18.1%

SOUTH ELEVATION

SCALE: 3/8"=1'

GENERAL NOTES:  
1. THE DIMENSIONS ARE MEASURED ON SITE,THEY MAYBE DIFFERENT FROM THE BLUE DRAWINGS.  
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3. THE CONTRACTOR/OWNER CAN MINOR CHANGE THE PLAN ACCORDING OWNER REQUIREMENT.



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WWW.AACGMB.COM  
Email:billma88@gmail.com  
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**SEAL:**

**PROJECT:**

**SECOND SUIT**

2105 80Ave SE,  
CALGARY, AB

**DRAWING:**

**NORTH AND SOUTH  
ELEVATION**

Rev.	Comment	Date
4.		
3.		
2.		
1.	For Permit	

**DESIGNED BY:**

**B.M**

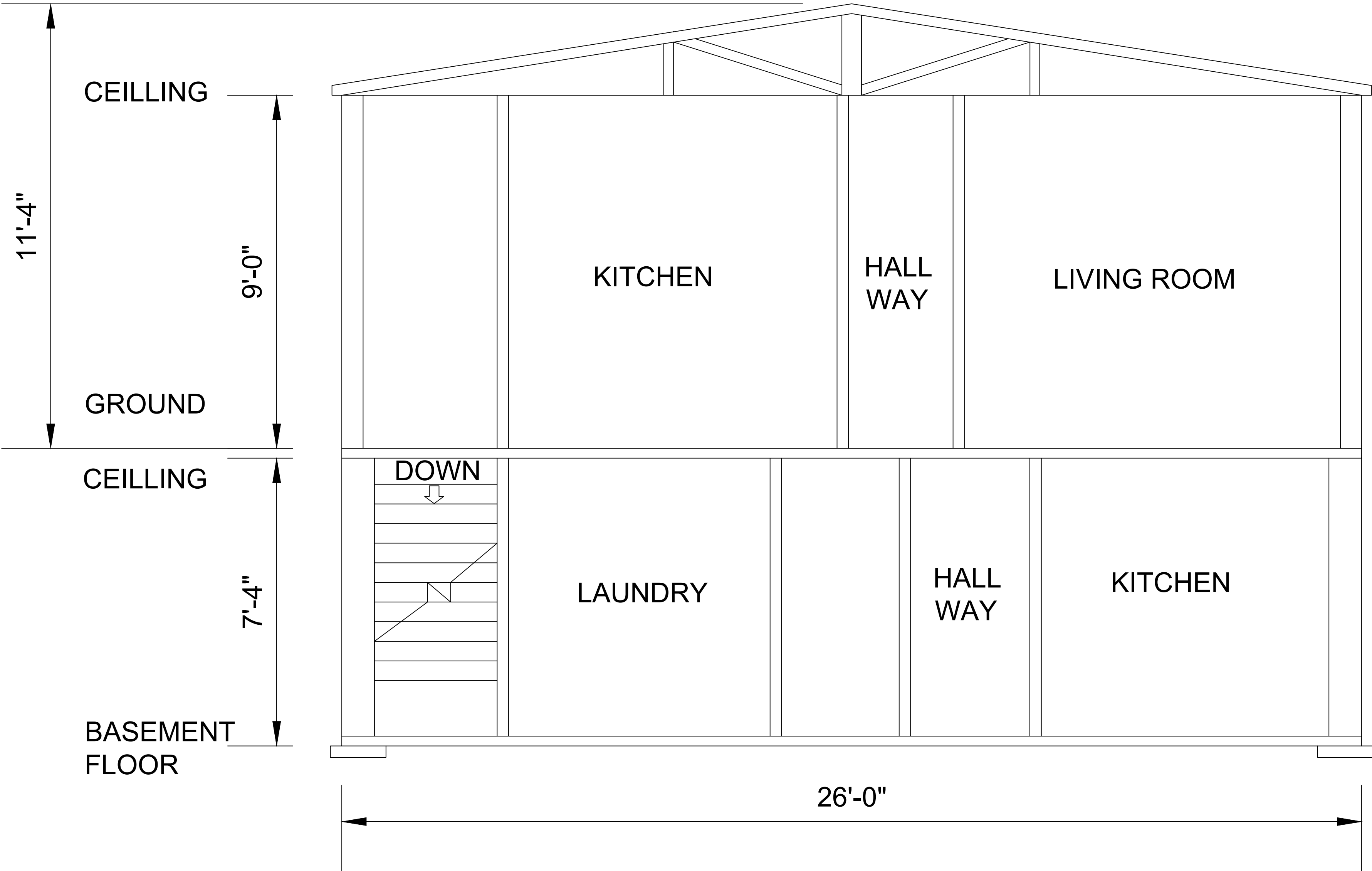
**CHECKED BY:**

DATE:

2021-02-27

SHEET:

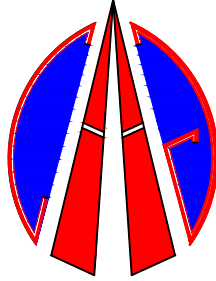
A4



EAST TO WEST CROSS SECTION

SCALE: 1/2"=1'

- GENERAL NOTES:
- 1. THE DIMENSIONS ARE MEASURED ON SITE,THEY MAYBE DIFFERENT FROM THE BLUE DRAWINGS.
  - 2. MUST ABIDE BY THE ABC AND NBC CODES.
  - 3. THE CONTRACTOR/OWNER CAN MINOR CHANGE THE PLAN ACCORDING OWNER REQUIREMENT.



AACG

**BILL SAFEHOUSE**

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**SEAL:**

**PROJECT:**

SECOND SUIT

2105 80Ave SE,  
CALGARY, AB

**DRAWING:**

EAST TO WEST  
CROSS SECTION

Rev.	Comment	Date
4.		
3.		
2.		
1.	For Permit	

**DESIGNED BY:**

B.M

**CHECKED BY:**

DATE:

2021-02-27

SHEET:

A6



**Appeal Board Rec'd: July 5, 2021**  
**Submitted by: A. Tolokonnikov, Appellant**

Existing 2107 privacy issues and 2105 property maintenance



Neighbor docs walking on my backyard.



Neighbor's kids playing on my backyard.

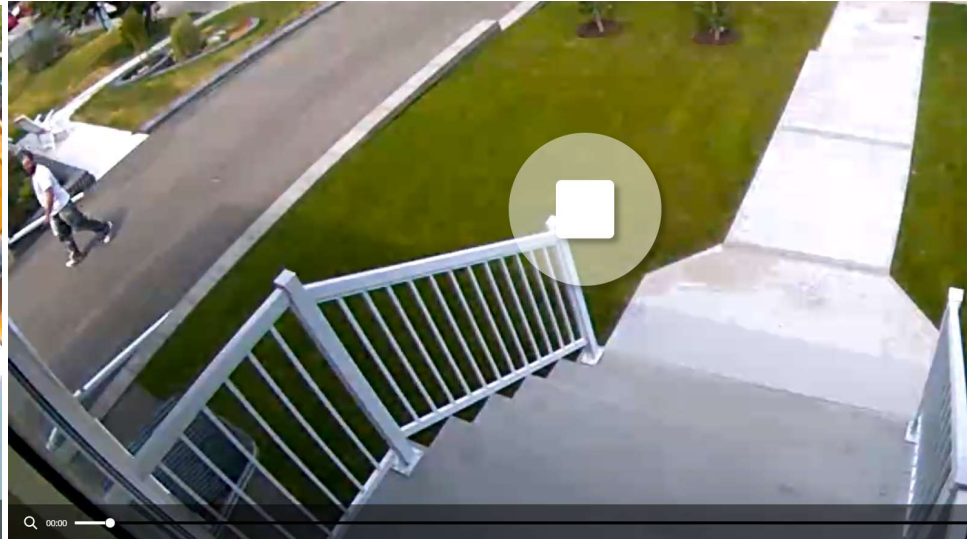
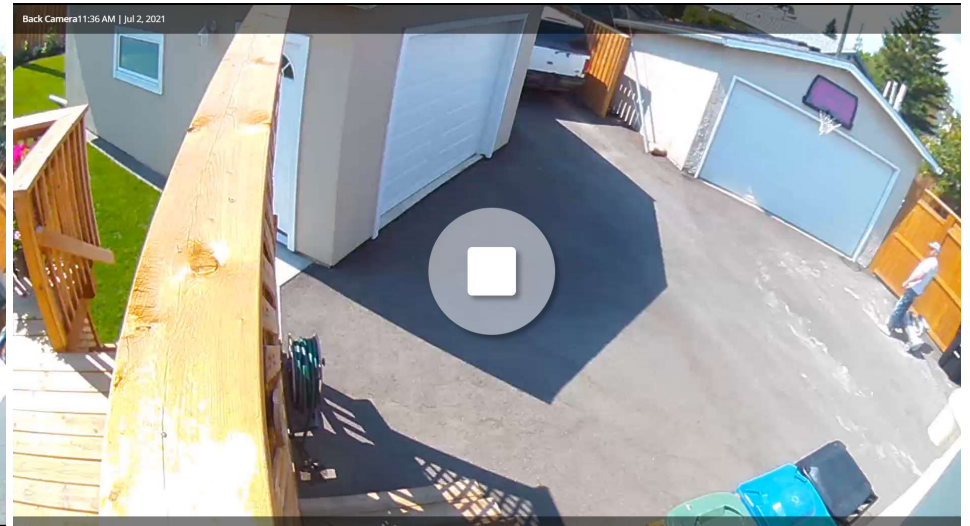
2105 grass not cut and watered for 6 weeks.

**SDAB2021-0039 Additional Submission**



Contractors July 2, 2021

Privacy and security issues: neighbor contractors working without owner supervision, and continuously checking my property.





One of the contractors sitting on my driveway side stones.

110

# Kris Chappell

## 2105 80th Ave SE

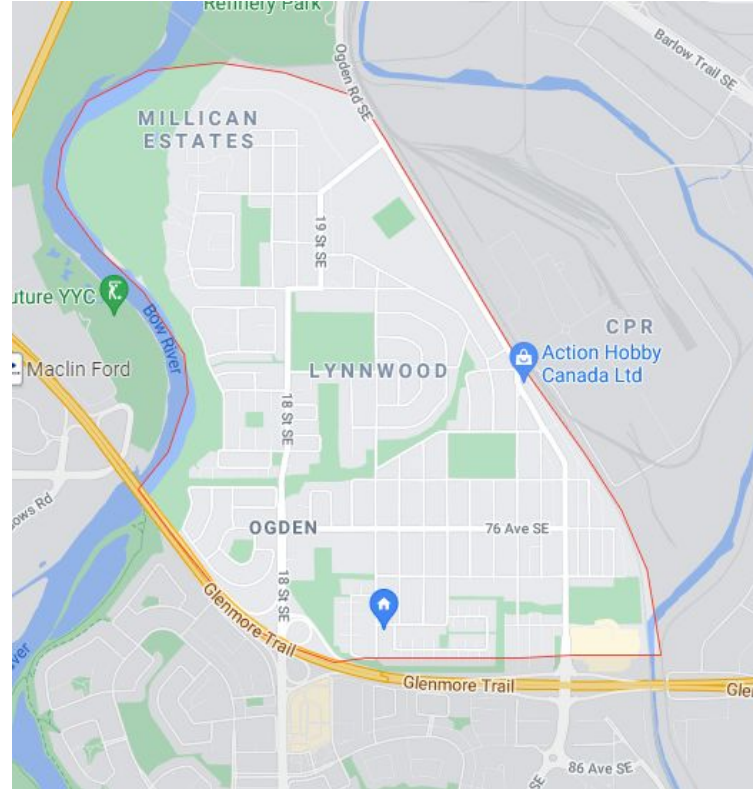
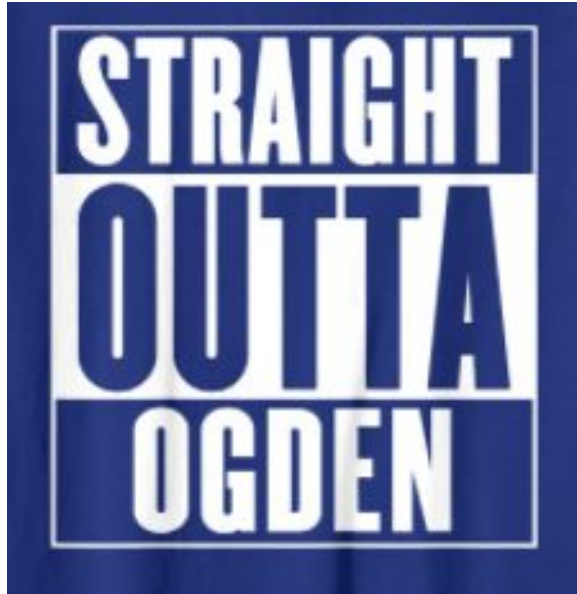
Appeal Board rec'd: July 21, 2021  
Submitted by: K. Chappell, Owner

SDAB2021-0039 Secondary Suite Rebuttal to the appeal



SDAB2021-0039 Additional Submission

## Community of Ogden





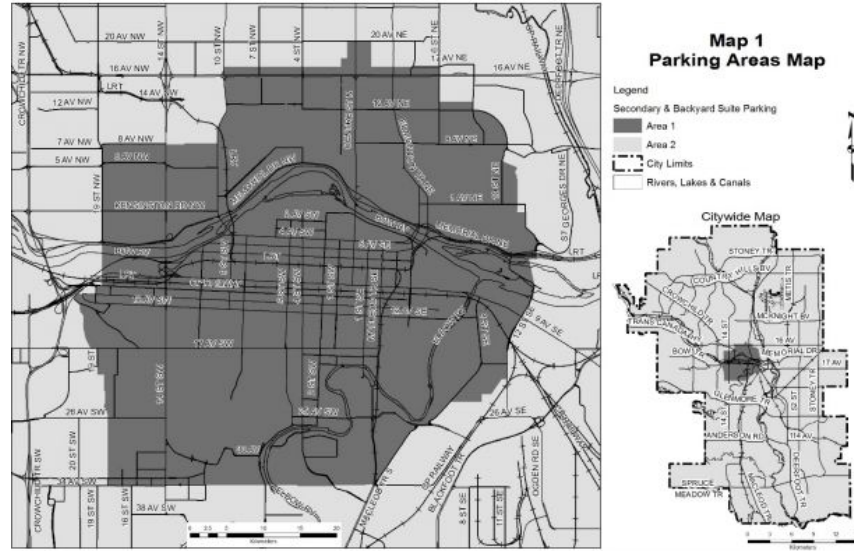
# Parking Relaxation

Development Authority will accept a parking relaxation in Area 2 of the Parking Area Map and within:

400 meters of a bus service which generally has a frequency of at least one bus every 20 minutes on weekdays from 6:30AM to 6:00PM and a frequency of at least one bus every 30 minutes weekday evening from 6:00PM to the end of service and on weekends during times of service.

---

The  
community  
of Ogden is  
located in  
Area 2



**Public Transit  
is an intricate  
part of our  
cities  
infrastructure.**



# Bus Routes that meet the parking relaxation

## Route 43

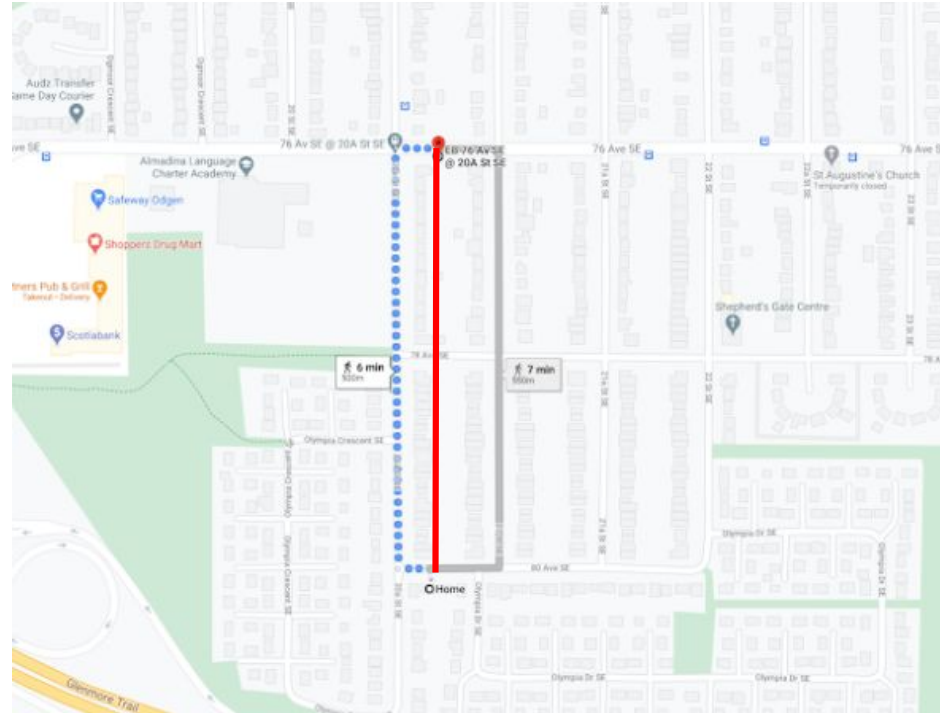
Mcknight Westwinds  
& Chinook Centre

---



116



## Route 43



**SDAB2021-0039 Additional Submission**

# 117

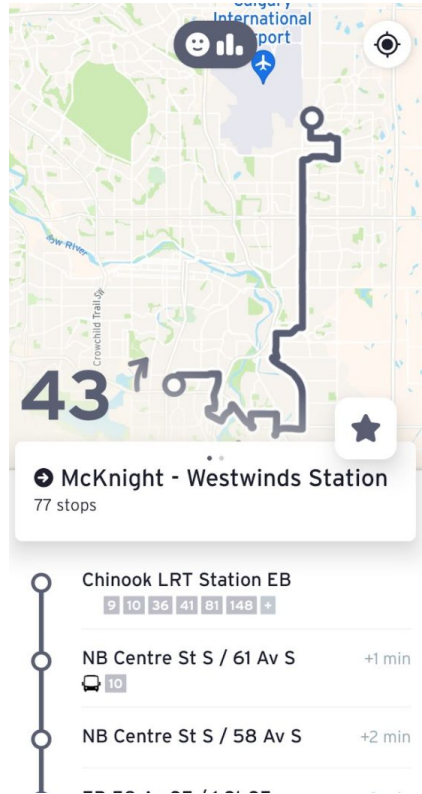
## Weekday Service

43 McKnight - Westwinds Station EB 76 Av SE / 20a St SE	43 McKnight - Westwinds Station EB 76 Av SE / 20a St SE	43 McKnight - Westwinds Station EB 76 Av SE / 20a St SE	43 McKnight - Westwinds Station EB 76 Av SE / 20a St SE
Tomorrow, 4:00 a.m.	7:06 a.m.		8:55 p.m.
4:53 a.m.	7:19 a.m.	4:35 p.m.	9:25 p.m.
5:17 a.m.	7:34 a.m.	4:47 p.m.	9:55 p.m.
5:41 a.m.	7:49 a.m.	4:58 p.m.	10:25 p.m.
6:02 a.m.	8:04 a.m.	5:10 p.m.	10:55 p.m.
6:17 a.m.	8:18 a.m.	5:21 p.m.	11:25 p.m.
6:33 a.m.	8:33 a.m.	5:35 p.m.	11:55 p.m.
6:43 a.m.	8:48 a.m.	5:50 p.m.	12:25 a.m.
6:54 a.m. 	9:03 a.m.	6:05 p.m.	12:55 a.m. 
	9:18 a.m.	6:19 p.m.	

# 118

## Weekend Service

<div>43</div> <div>McKnight - Westwinds Station</div> <div>EB 76 Av SE / 20a St SE</div>		
<div>Sunday, Jul. 25, 5:00 a.m.</div> <div>5:38 a.m.</div> <div>6:08 a.m.</div> <div>6:38 a.m.</div> <div>7:08 a.m.</div> <div>7:38 a.m.</div> <div>8:08 a.m.</div> <div>8:38 a.m.</div> <div>9:08 a.m.</div> <div>9:39 a.m.</div>	<div>10:09 a.m.</div> <div>10:39 a.m.</div> <div>11:09 a.m.</div> <div>11:39 a.m.</div> <div>12:11 p.m.</div> <div>12:33 p.m.</div> <div>12:56 p.m.</div> <div>1:24 p.m.</div> <div>1:52 p.m.</div> <div>2:20 p.m.</div>	<div>6:44 p.m.</div> <div>7:09 p.m.</div> <div>7:34 p.m.</div> <div>8:04 p.m.</div> <div>8:34 p.m.</div> <div>9:04 p.m.</div> <div>9:34 p.m.</div> <div>10:04 p.m.</div> <div>10:34 p.m.</div> <div>11:04 p.m.</div>



Services a large portion  
of Calgary

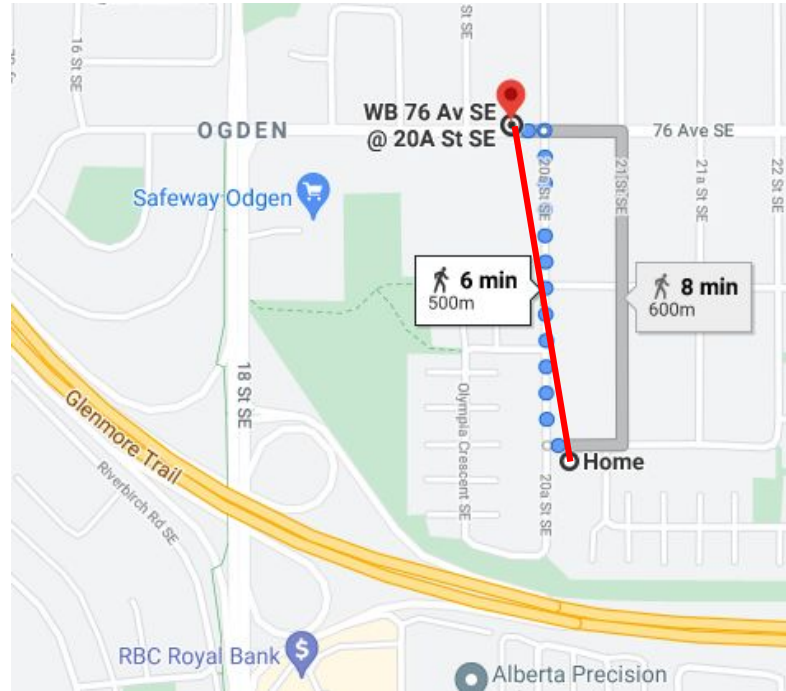
- Chinook Station to
- Westwinds Station

# Supplimentary Routes

- Route 41
- Route 36

121

## Route 41/36



**SDAB2021-0039 Additional Submission**

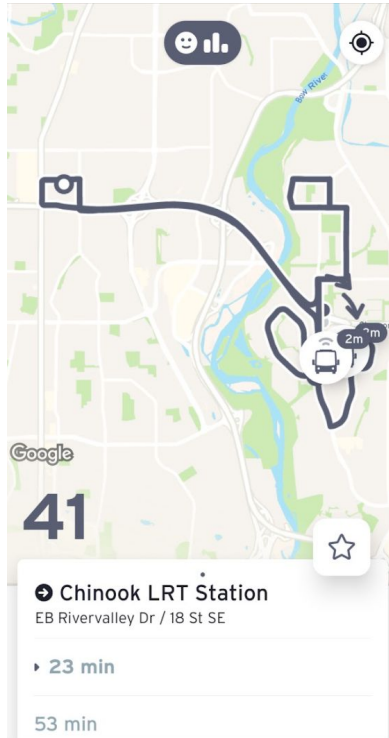
41	
Chinook LRT Station	
NB 20a St SE / 76 Av SE	
► 6:10 a.m.	
6:40 a.m.	
7:10 a.m.	
7:40 a.m.	
8:10 a.m.	
8:40 a.m.	
9:09 a.m.	
9:40 a.m.	
10:10 a.m.	
10:40 a.m.	

41	
Chinook LRT Station	
NB 20a St SE / 76 Av SE	
1:40 p.m.	
2:10 p.m.	
2:40 p.m.	
3:10 p.m.	
3:40 p.m.	
4:10 p.m.	
4:40 p.m.	
5:10 p.m.	
5:40 p.m.	
6:10 p.m.	

123

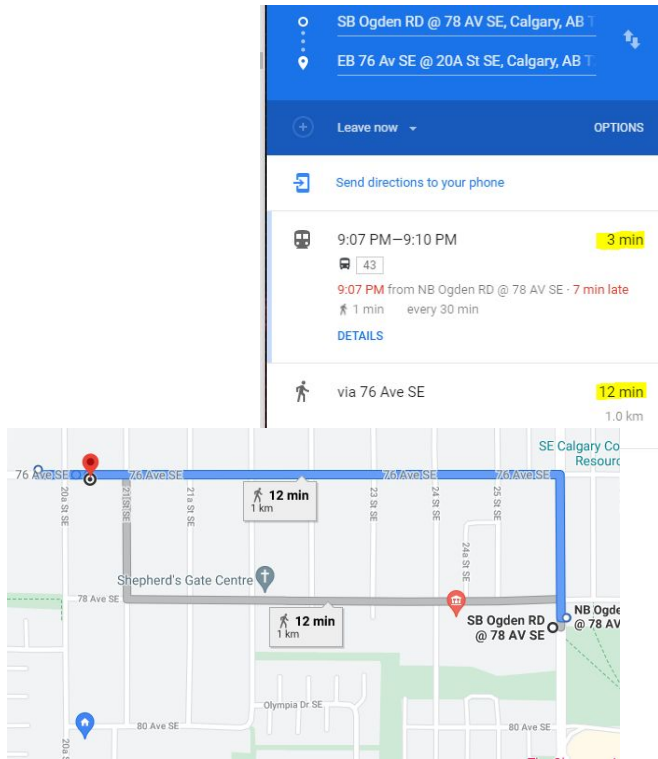
36 Chinook LRT Station Chinook LRT Station EB	36 Chinook LRT Station NB 20a St SE / 76 Av SE	36 Chinook LRT Station NB 20a St SE / 76 Av SE	36 Chinook LRT Station NB 20a St SE / 76 Av SE
Tomorrow, 6:00 a.m.	11:05 a.m.	4:05 p.m.	7:48 p.m.
6:15 a.m.	11:35 a.m.	4:35 p.m.	8:31 p.m.
6:45 a.m.	12:05 p.m.	5:05 p.m.	9:16 p.m.
7:15 a.m.	12:35 p.m.	5:35 p.m.	10:01 p.m.
7:45 a.m.	1:05 p.m.	6:05 p.m.	10:46 p.m.
8:15 a.m.	1:35 p.m.	6:35 p.m.	11:31 p.m.
8:45 a.m.	2:05 p.m.	7:05 p.m.	Wednesday, Jul. 21, 5:00 a.m.
9:15 a.m.	2:35 p.m.	7:48 p.m.	5:26 a.m.
9:45 a.m.	3:05 p.m.	8:31 p.m.	6:35 a.m.
10:15 a.m.	3:35 p.m.	9:16 p.m.	





Services the Ogden,  
Lynwood and Riverbend  
Communities.

- Round trip to Chinook station
- Route 41 and 36 are similar routes running in opposite directions.



## Distance to Ogden Road

- Ogden Road is a access point to many auxiliary buses and is used as a common transfer point
- With in a five stop distance from Route 43 on 20a ST and 76 Ave.
- Under three minutes to Ogden Rd by bus.

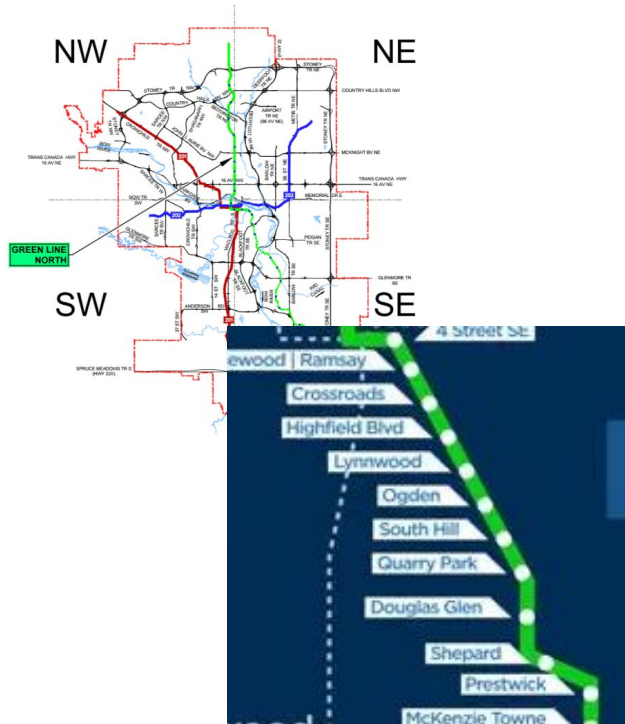
# Auxiliary Buses accessible on Ogden Road

## South

- Route 102
- Route 103
- Route 117
- Route 770
- Route 46
- Route 302

## North

- Route 302
- Route 734
- Route 770
- Route 133
- Route 151
- Route 43



## LRT Green line

- Within walking distance
- Accessible by a number of the bus routes in the area.
- Will further increase access to the entire city.



## Street Parking

- Amble street parking available on 80th Ave
- Tons of room for multiple vehicles for a multi-family home.



## Street Parking

- Monday July 5th 2021
- Identifying parking at different days of the week and different intervals throughout the day to display consistency.



## Street Parking

- Monday July 5th 2021
- Identifying parking at different days of the week and throughout different intervals of the day to display consistency.



## Street Parking

- Monday July 5th 2021
- Identifying parking at different days of the week and different intervals throughout the day to display consistency.





## Street Parking

- Thursday July 8th 2021
- Identifying parking at different days of the week and intervals throughout the day to display consistency.



## Street Parking

- Thursday July 8th 2021
- Identifying parking at different days of the week and intervals throughout the day to display consistency.



## Street Parking

- Thursday July 8th 2021
- Identifying parking at different days of the week and intervals throughout the day to display consistency.



## Street Parking

- Thursday July 8th 2021
- Identifying parking at different days of the week and intervals throughout the day to display consistency.



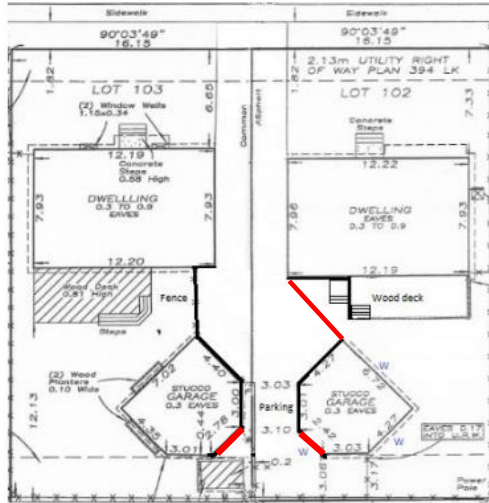
## Carts

- Sufficient space to safely place bins/ carts out for collection
- Ample room to provide egress and ingress into the driveway during this time.
- Clearly not taking up a single parking stall per house.

137

## Privacy Concern

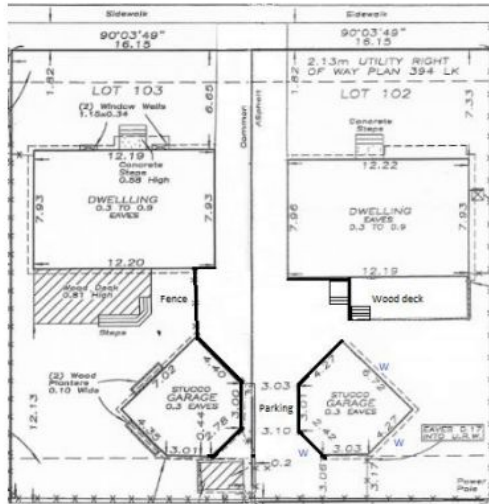
Proposed fence location at 2107 80th Ave SE



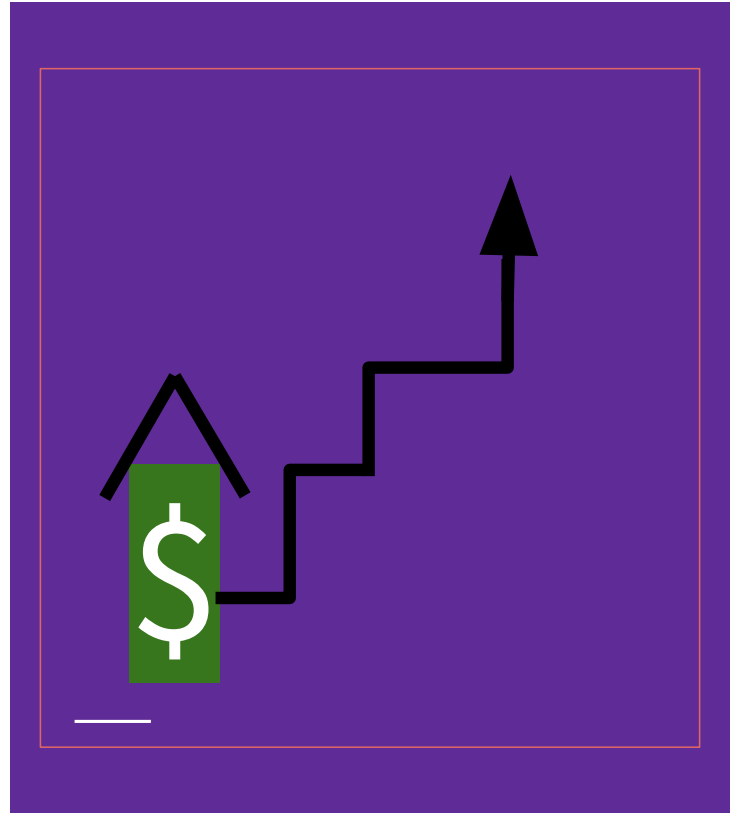
138

## Layout/ Shared Driveway

The two properties are identical



# Increased Property Value!





## Conclusion

*“If we fail to adapt we fail to  
move forward” John Wooden*

**Appeal Board rec'd: July 14, 2021**  
**Submitted by: V. Sangster, neighbour**

**From:** [VINCENT SANGSTER](#)  
**To:** [Calgary SDAB Info](#)  
**Subject:** SDAB2021-0039 (DP2021-1459)  
**Date:** Wednesday, July 14, 2021 8:48:28 PM

---

My name is Vince Sangster I at 8004 20 A St SE Calgary, next door to the house in question. I fully support Chris & Jill putting a secondary suite in their house at 2105 80 Ave SE Calgary.

**Appeal Board rec'd: July 15, 2021**  
**Submitted by: J. Legacy, neighbour**

**From:** [J.Legacy](#)  
**To:** [Calgary SDAB Info](#)  
**Subject:** [EXT] 2105 80 Ave SE Calgary Appeal  
**Date:** Thursday, July 15, 2021 6:58:04 PM

---

This is to inform the City of Calgary that we reside at 2109 80 Ave SE and have no problems with a basement suite in the above noted address.

There were never any problems with parking or neighborhood problems until the new owners of 2107 80 Ave SE moved in.

Please feel free to contact me with any questions or concerns

Judi Legacy  
403-608-8063

Appeal Board rec'd: July 19, 2021  
Submitted by: R. Cobal, Neighbour

**McLean, Lauren E.**

---

**From:** randy Cobal <randycobal@yahoo.ca>  
**Sent:** Monday, July 19, 2021 3:08 PM  
**To:** Calgary SDAB Info  
**Subject:** [EXT] SDAB2021-1459

I am in favor of basement suit at 2105 80th ave s.e.

**Appeal Board rec'd: July 20, 2021**  
**Submitted by: C. Huba, Neighbour**

**McLean, Lauren E.**

---

**From:** Catherine Huba <catherinehuba@yahoo.ca>  
**Sent:** Tuesday, July 20, 2021 1:43 AM  
**To:** Calgary SDAB Info  
**Subject:** [EXT] SDAB2021-1459

AT 2105 80 aveSE

I am a home owner on Olympia dr and 80 Ave since 1971. The homes in our area are aging and some homes have been sold a few times. The house at 2105 80 th has a fresh new look giving the street a new look and welcoming for renters or buyers.

[Sent from Yahoo Mail for iPhone](#) Ms C. Huba

**McLean, Lauren E.**

---

**From:** Alain Bouche <alain.bouche@gmail.com>  
**Sent:** Tuesday, July 20, 2021 8:35 PM  
**To:** Calgary SDAB Info  
**Subject:** [EXT] 2105 80th Ave SE Calgary

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

My name is Alain and I reside at 7807 22nd ST SE Calgary. I am in full support for the approval a secondary suite located at 2105 80th Ave SE Calgary. I see no reason as to why the application should be declined.

Please let me know if you have any questions.

Alain