

Richmond/Knob Hill Community Association Development Committee

Development & Subdivision Permit Application List

| Address | Use | Permit No. | Description | File Manager | Applicant | Appln Notice Date | Comment Deadline | Primary Issues Raised | Status/Outcome | Committee Member |
|-------------|--------------|--------------|---|-----------------|-------------------------|-------------------|------------------|--|--|------------------|
| 2505 17 Ave | M-C1, C-COR1 | DP2011-4183 | Change of Use – Take out food service | | Venpro Consulting | Nov 1/11 | | | | |
| 2505 17 Ave | M-C1, C-COR1 | DP2011-4727 | Sign – Class B & D | | Krik Pitaoulis | Dec 8/11 | | | | |
| 2007 20 Ave | R-C2 | SB2012-0015 | Tentative plan -- residential | | Douglas Surveys | Jan 9/12 | | | | |
| 2007 20 Ave | R-C2 | DP2011-3846 | New semi-detached dwelling & garage | Rafal Cichowlas | Rick Balbi Architect | Oct 11/11 | Dec 26/11 | Overlooking Drainage Trees | Comments submitted Dec 28 (Dec 26 & 27 were statutory holidays) | |
| 2415 20 Ave | R-C2 | LOC2011-0102 | Land use amendment – to accommodate additional dwelling units | Martin Beck | Maxwell Westview Realty | Aug 24/10 | Jan 18/12 | Parking Trees | Comments submitted Jan 18 | Doug |
| 2324 21 Ave | R-C2 | DP2011-4241 | New semi-detached dwelling & garage | Benedict Ang | Gerry & Lori Smith | Nov 8/11 | Dec 21/11 | Mass Grade/drainage Overlooking Front entries Rear façade Trees | Pre-consultation meeting Aug 17 Preliminary comments sent Aug 26 Comments and request for copy of missing CPAG comments submitted Dec 21 EM from Applicant received Jan 3 2 nd request for CPAGs submitted Jan 21 CPAG comments received from FM Jan 26 EM comments sent to Applicant Jan 30 Met with Applicant Feb 2 to discuss concerns EM comments to Applicant Feb 21 EM comments to Applicant Mar 4 Notice of Decision published Apr 19 DEADLINE TO APPEAL IS MAY 3 | Doug |
| 2518 21 St | R-C2 | DP2012-1541 | New: Secondary suite & garage | | Richard A Conte | Apr 18/12 | | | | |
| 2206 22 St | R-C2 | SB2012-0040 | Subdivision by instrument | | Terramatic Technologies | Jan 31/12 | | | | |
| 2028 23 Ave | R-C2 | DP2012-0871 | New contextual single detached dwelling | | NEA Designs | Mar 7/12 | n/a | | CONTEXTUAL | |
| 2513 23 Ave | R-C2 | SB2012-0046 | (ePlans) Tentative Plan | | Tronnes Surveys | Feb 3/12 | | | | |
| 2620 24 St | R-C2 | SB2012-0044 | (ePlans) Tentative Plan | | Terramatic Technologies | Feb 2/12 | | | | |
| 2624 24 St | R-C2 | SB2012-0045 | (ePlans) Tentative Plan | | Terramatic Technologies | Feb 2/12 | | | | |
| 2037 24A St | R-C2 | SB2011-0314 | Subdivision by instrument | | Vista Geomatics | Sep 13/11 | | | | |
| 2213 24A St | R-C2 | SB2011-0340 | (ePlans) Tentative Plan | | Terramatic Technologies | Oct 4/11 | | | | |
| 2421 24A St | R-C2 | DP2010-3952 | Relaxation – side setback of single detached dwelling | | James E. Barclay | Oct 18/11 | | | | |
| 2615 24A St | R-C2 | SB2011-0166 | Subdivision by instrument | | Tronnes Surveys | May 31/11 | | | | |

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| 2419 25 St | R-C2 | SB2011-0082 | Subdivision by instrument | | Jones Geomatics | Mar 29/11 | | | | |
| 2610 25 St | R-C2 | DP2012-1466 | New semi-detached dwelling & garage | | QAA Designs | Apr 13/12 | | | | |
| 2620 25 St | R-C2 | SB2012-0052 | Subdivision by instrument | | Kellam Berg Engineering & Surveys Ltd | Feb 8/12 | | | | |
| 3208 25 St | R-C1 | SB2012-0030 | (ePlans) Tentative Plan | Miguela Jacinto | Global Raymac Surveys | Jan 19/12 | Feb 9/12 | Context Non-compliance with CPR restrictive covenant | Contacted by neighbour across street Feb 3 Neighbour distributed copies of application Approximately 60 neighbours submitted comments to DBA – all but 1 opposed EM comments to CPAG Feb 9 Held community meeting Feb 10 EM re mtg to neighbours Feb 13 EM to Applicant Feb 16 EMs with FM Mar 6 – decision made Mar 1 TC with FM Mar 9 – advised that application had been approved TC with Applicant Mar 9 EM to neighbours Mar 9 Held community mtg Mar 11 EM to neighbours Mar 15 | Doug |
| 3212 25 St | R-C1 | DP2012-0321 | New: Single detached dwelling & garage | Melanie Robinson | Tricor Designs | Jan 30/12 | n/a | Non-compliance with contextual rules re 2 nd storey area & side-facing windows Non-compliance with CPR restrictive covenant Trees ** PROPOSED CLEAR CUT ** | Advised by FM on Mar 23 that application had been converted from discretionary use to contextual Courtesy letter and approved plans issued Apr 9 and received Apr 11 Appeal filed Apr 23 re windows and area of 2 nd storey EM correspondence with Owner Apr 23 advising of appeal and concerns re CPR restrictive covenant and trees Mature spruce tree removed Apr 27 EM to Owners Apr 29 requesting that they hold off on development until appeal heard and decision rendered Community mtg scheduled for May 3 Hearing of appeal scheduled for May 17 | |
| 2108 27 Ave | M-CG | DP2011-3691 | New: Semi-detached dwelling & garage | Benedict Ang | Flo Designs | Sep 27/11 | Dec 7/11 | Mass Overlooking Trees | Extension requested Dec 7/11 Comments submitted Dec 9/11 Notice of Decision published Mar 22 Appeal filed Apr 5 re mass / context / overshadowing and trees Written submission filed Apr 24 Hearing of appeal scheduled for May 3 | Dennis |
| 2127 27 Ave | R-C2 | SB2012-0126 | Subdivision by Instrument | | Global Raymac Surveys | Mar 19/12 | | | | |

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| 2130 27 Ave | R-C2 | DP2011-2040 | Addition: semi-detached dwelling (rooftop balcony) | Rafal Cichowlas | Marshall Tittmore Architects | Jun 14/11 | Aug 25/11 | Balcony projection Balcony size Mass | Comments submitted Aug 25 EM from homeowner received Oct 1 EM reply to homeowner sent Oct 10 EM from homeowner received Nov 6 EM reply to homeowner sent Nov 10 EM reply from FM Feb 1 -- DP to be cancelled unless Applicant responds by Feb 3 Notice of cancellation of DP issued Feb 10 Waiting for unauthorized railings to be removed | Doug |
| 2227 27 Ave | R-C2 | DP2012-1276 | New contextual single detached dwelling | | Rectangle Design | Apr 2/12 | n/a | | CONTEXTUAL NOTE: Discretionary DP for 2nd storey addition to existing bungalow was approved in December 2011 (DP2011-3002) | |
| 2127 28 Ave | R-C2 | DP2011-4531 | New semi-detached dwelling & garage | Wallace Leung | JG Design | Nov 23/11 | Jan 11/12 | Mass Shadowing Balcony location Drainage Trees | Comments submitted Jan 11 Apparent water leak in vacant bungalow flooded neighbour's basement Jan 29 Met with Applicant & interested neighbours Feb 2 Applicant to revise plans to address concerns | Dennis |
| 2131 28 Ave | R-C2 | | Inquiry from owner re adding living space above garage | | Ian Kelly | | | | Discussion with owner Dec 22 EM to owner Dec 23 Further EM to owner Dec 29 | |
| 2223 28 Ave | R-C2 | SB2011-0232 | Subdivision by instrument | | D A Watt Consulting Group | Jul 12/11 | | | | |
| 2412 28 Ave | R-C2 | DP2012-1120 | New semi-detached dwelling & garage | Benedict Ang | Rick Balbi Architect | Mar 23/12 | May 8/12 | | | |
| 2420 28 Ave | R-C2 | SB2012-0127 | Subdivision by Instrument | | W Pang Surveys | Mar 19/12 | | | | |
| 2435 28 Ave | R-C2 | SB2012-0097 | Subdivision by instrument | | Lamarche Land Surveyors | Mar 6/12 | | | | |
| 2121 29 Ave | R-C2 | DP2011-4019 | New contextual semi-detached dwelling & garage | Melanie Horkan | Jeda Design | Oct 18/11 | Dec 21/11 | Grade Mass Overlooking Trees | NOTE: Applied as contextual but ended up being circulated as discretionary Comments submitted Dec 19 Notice of Decision published Apr 19 DEADLINE TO APPEAL IS MAY 3 | Doug |
| 2107 30 Ave | R-C2 | DP2012-1191 | New single detached dwelling & garage | Yuping Wang | Flo Designs | Mar 27/12 | May 7/12 | | | |
| 2110 30 Ave | R-C2 | DP2012-0614 | New single detached dwelling & garage | Wallace Leung | Sarina Developments | Feb 16/12 | Apr 23/12 | Widened front driveways Trees Drainage | Comments submitted Apr 24 | Doug |
| 2112 30 Ave | R-C2 | DP2012-0613 | New single detached dwelling & garage | Wallace Leung | Sarina Developments | Feb 16/12 | Apr 23/12 | Widened front driveways Trees Drainage | Comments submitted Apr 24 | Doug |
| 2127 30 Ave | R-C2 | SB2012-0136 | Subdivision by Instrument | | Flo Designs | Mar 27/12 | | | | |

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| 2127 30 Ave | R-C2 | DP2012-1190 | New semi-detached dwelling & garage | Benedict Ang | Flo Designs | Mar 27/12 | May 9/12 | | Preliminary plans received from Applicant Feb 29 Comments provided Mar 15 Revised plans received Mar 19 Further comments provided Mar 23 | |
| 2437 30 Ave | R-C2 | DP2012-1363 | Addition: Single detached dwelling (rear) | Shelagh Giesbrecht | New Century Design | Apr 9/12 | May 10/12 | | | |
| 2448 30 Ave | R-C2 | DP2012-0694 | New contextual semi-detached dwelling | | Katrina Watycha | Feb 24/12 | n/a | | CONTEXTUAL | |
| 2412 31 Ave | R-C2 | DP2012-1441 | New contextual semi-detached dwelling | | Phase One | Apr 12/12 | n/a | | CONTEXTUAL | |
| 2416 31 Ave | R-C2 | DP2011-4362 | New contextual semi-detached dwelling | Rafal Cichowlas | Rez Choudry | Nov 9/11 | Mar 7/12 | Overlooking Drainage Trees | NOTE: Applied as contextual but ended up being circulated as discretionary Comments submitted Mar 7 Notice of Decision published Apr 19 DEADLINE TO APPEAL IS MAY 3 | Doug |
| 2207 32 Ave | R-C2 | DP2012-0234 | New single detached dwelling & garage | Benedict Ang | Zuojian Xiao | Jan 23/12 | Mar 26/12 | Building height Balcony size Overlooking Trees | Comments submitted Mar 26 | Doug |
| 2208 32 Ave | R-C2 | DP2011-4906 | New single detached dwelling & garage | Wallace Leung | Peter Skolaude | Dec 20/11 | Feb 10/12 | Overlooking | Comments submitted Feb 9 | Doug |
| 2424 32 Ave | R-C2 | DP2011-1722 | New contextual single detached dwelling (west lot) | | Millenium Plus Homes Renovation | May 17/11 | n/a | | CONTEXTUAL EM reply from Carol McClary Feb 1 -- waiting for subdivision to be filed at LTO before 2nd dwelling can be approved -- follow up again in April | |
| 2439 32 Ave | R-C2 | DP2011-0915 | Relaxation – window wells – projection into side setback area | Wallace Leung | CityTrend | Mar 22/11 | May 10/11 | Window well | Comments submitted May 10 DP refused Jun 24 EM from FM on Feb 7/12 advising that window wells had not been removed, and that DCP inspector would be following up | Doug |
| 2440 32 Ave | R-C2 | SB2012-0099 | Subdivision by instrument | | Inertia | Mar 6/12 | | | | |
| 2441 32 Ave | R-C2 | DP2011-0915 | Relaxation – window wells – projection into side setback area | Wallace Leung | CityTrend | Mar 22/11 | May 10/11 | Window well | Comments submitted May 10 DP refused Jun 24 EM from FM on Feb 7/12 advising that window wells had not been removed, and that DCP inspector would be following up | Doug |
| 2441 32 Ave | R-C2 | DP2012-1366 | Relaxation – window wells – projection into side setback area | Wallace Leung | Robert John Burns | Apr 9/12 | | | NOTE: Similar application was refused by Development Authority on June 24/11 (DP2011-0915) | |
| 2319 Richmond Road | R-C2 | DP2012-0907 | New semi-detached dwelling & garage | Wallace Leung | Novare Design Ltd | Mar 9/12 | Apr 16/12 | | Mtg with interested neighbours Apr 2 Copied on submissions from various interested neighbours EM from Applicant Apr 10 EM response to Applicant Apr 13 Comments submitted Apr 16 EM response from Applicant Apr 16 Community mtg scheduled for Apr 30 | |

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| 2505 17 Ave | M-C1, C-COR1 | DP2011-3864 | Proposed Use – Liquor store, etc. | Benedict Ang | CityTrend | Oct 11/11 | Nov 25/11 | | No comments submitted Notice of Decision published Apr 5 No appeal | |
| 2007 20 Ave | R-C2 | DP2011-0203 | New semi-detached dwelling & garage | Rafal Cichowlas | Rick Balbi Architect | | Mar 30/11 | Parcel coverage Balcony size Incorrect plans Building depth Mass Overlooking Drainage/ front driveways Trees * CLEAR CUT * | Meeting with developer and concerned neighbours on Mar 21 Submitted comments on Mar 30 TC from developer on Apr 5 advising that substantial changes are being made NOTE: Appears to have been replaced by DP2011-3846 EM reply from FM Feb 1 confirming that this DP has been cancelled | Doug |
| 2313 22 St | R-C2 | DP2012-0009 | New: Contextual semi-detached dwelling | Wallace Leung | MDS TECH | Jan 3/12 | Feb 28/12 | Balcony size Parcel coverage Mass Garage orientation Trees | NOTE: Applied as contextual but ended up being circulated as discretionary EM to FM Feb 13 with questions TC with FM re questions Feb 17 EM comments to FM Feb 28 EMs with Applicant Feb 28/29 Notice of Decision published Mar 22 Appeal filed Apr 3 re mass TC with Applicant Apr 4 Revised plans received from Applicant Apr 5 Appeal heard Apr 19 – agreed upon revised plans accepted by SDAB | Janet/ Doug |
| 2001 22A St | R-C1 | DP2012-0822 | Home Occupation – Class 2 – massage therapist | | Absolute Wellness | Mar 5/12 | Apr 2/12 | | Nil comments submitted Mar 25 Notice of Decision published Apr 12 No appeal filed | |
| 2620 24 St | R-C2 | DP2011-3788 | New semi-detached dwelling & garage | Shelagh Giesbrecht | Rick Balbi Architect | Oct 4/11 | n/a | Parcel coverage Overlooking Trees * CLEAR CUT * | NOT CIRCULATED -- APPROVED AS CONTEXTUAL Courtesy letter (dated Dec 9), conditions & approved plans received Dec 22 Appeal filed Dec 30 Hearing scheduled for Jan 26 Contacted by Applicant – changes made to comply with contextual rules – requested additional changes to address overlooking and tree issues – Applicant agreed Revised plans received Jan 24 Confirmation of acceptance of revised plans received from FM Jan 25 Appeals withdrawn Jan 25 | |

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| 2624 24 St | R-C2 | DP2011-3789 | New semi-detached dwelling & garage | Shelagh Giesbrecht | Rick Balbi Architect | Oct 4/11 | n/a | Parcel coverage Overlooking Trees * CLEAR CUT * | NOT CIRCULATED -- APPROVED AS CONTEXTUAL Courtesy letter (dated Dec 9), conditions & approved plans received Dec 22 Appeal filed Dec 30 Hearing scheduled for Jan 26 Contacted by Applicant – changes made to comply with contextual rules – requested additional changes to address overlooking and tree issues – Applicant agreed Revised plans received Jan 24 Confirmation of acceptance of revised plans received from FM Jan 25 Appeals withdrawn Jan 25 | |
| 2628 24A St | M-C1 | DP2011-1460 | New: Multi-residential development (4 units) & garage | Rafal Cichowlas | Homerun Equities II Inc. | May 3/11 | Jul 7/11 | Building setback Landscaped areas * CLEAR CUT * | Comments submitted Jul 7 Notice of decision published Dec 15 Sent EM to FM Dec 29 requesting that copy be rush-couriered Approved plans received Dec 29 No appeal filed | Dennis |
| 2241 25 St | R-C2 | DP2011-4781 | New contextual single detached dwelling | | Treehouse Developments | Dec 13/11 | n/a | | CONTEXTUAL Courtesy letter dated Feb 13 received Feb 17 No appeal filed | Janet |
| 2415 25 St | R-C2 | DP2011-2971 | New: Semi-detached dwelling & garage | Melanie Robinson | Lighthouse Studios | Aug 9/11 | N/A | * CLEAR CUT * | CONTEXTUAL Parcel coverage calc. confirmed Nov 14 No appeal filed | |
| 2415 25 St | R-C2 | DP2012-0530 | Relaxation – garage wall height | | Lighthouse Studios | Feb 10/12 | | | Not circulated NOTE: RELAXATION RELATING TO CONTEXTUAL DEVELOPMENT Notice of Decision published Mar 8 No appeal filed | |
| 2636 25 St | R-C2 | DP2011-2931 | Relaxation – window wells – projection into side setback area | | Calgary Construction | Aug 9/11 | n/a | | Not circulated Notice of decision published Sep 1 No appeal filed | |
| 2638 25 St | R-C2 | DP2011-2930 | Relaxation – window wells – projection into side setback area | | Calgary Construction | Aug 9/11 | | | Not circulated Notice of Decision published Jan 26 No appeal filed | |
| 2807 25 St | DC | DP2011-4921 | New: Semi-detached dwelling & garage | Benedict Ang | Richard John Robert Sordi | Dec 21/11 | Feb 10/12 | Overlooking Drainage Trees | Comments submitted Feb 9 Notice of Decision published Apr 12 – window obscured, grading changed & new trees upsized No appeal | Doug |
| 2032 25A St | DC | DP2011-4443 | New single detached dwelling & garage | Yuping Wang | Mohamed Assef | Nov 16/11 | Dec 29/11 | Overlooking Trees | Comments submitted Dec 28 Notice of Decision published Jan 26 Appeal filed Feb 9 TC with Applicant Feb 13 Appeal heard Mar 8 -- agreed upon changes to retain 1 existing tree and upsize 1 new tree approved | Doug |
| 2227 26 Ave | R-C2 | SB2012-0022 | Subdivision by instrument | | Vista Geomatics | Jan 10/12 | | | | |
| 2120 29 Ave | R-C2 | DP2012-0810 | Relaxation A/C equipment (existing) – projection into side setback area | | Mark D Lewis | Mar 2/12 | | | Not circulated Notice of Decision published Mar 29 No appeal | |

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| 2131 30 Ave | R-C2 | DP2011-3663 | New single detached dwelling & garage | Benedict Ang | Edward Gallagher Design | Sep 27/11 | Nov 1/11 | Overlooking Safety Trees | Comments submitted Nov 1 EM reply from FM Feb 1 advising on 2 nd set of amended plans – no decision yet Notice of Decision published Feb 23 Appeal filed Mar 8 Met with Applicant and owners Mar 22 Revised plans received and accepted Mar 27 Revised plans submitted to SDAB Mar 28 Appeal heard Apr 5 – revised plans accepted and conditions added restricting access to garden portion of green roof for maintenance purposes only and requiring dead plants to be replaced | Doug |
| 2104 32 Ave | R-C2 | DP2011-3783 | Relaxation: driveway – increasing width | Benedict Ang | Karagic, Sasa | Oct 4/11 | Dec 21/11 | Street-accessing driveway | Comments submitted Dec 18 Notice of Decision published Mar 29 – conditions include requirement that boulevard portion of new driveway be narrowed Appeal filed Apr 3 Applicant also appealing conditions Appeal heard Apr 19 -- Applicant appeal denied -- CA Appeal allowed in part – driveway width to be reduced to 3.28m right up to garage door and planting beds to be added on both sides to prevent use thereof as additional driveway space | Doug |
| 2104 32 Ave | R-C2 | DP2010-4928 | Relaxation: driveway – increasing width | Benedict Ang | Karagic, Sasa | Dec 28/10 | Aug 5/11 | Driveway accessing 20 th St | Request for Comments issued Jan 20 but sent to wrong CA Comments submitted Jul 5 New Request for Comments received Jul 25 Comments submitted Aug 5 opposing requested relaxation Follow up email sent Aug 16 T/C from FM Aug 31 advising DP application cancelled – no relaxation required as curb cut not being widened or relocated Appeal to SDAB filed Sep 6 Written submission submitted Sep 14 T/C from DBA Sep 15 advising no relaxation required as block face considered to be 20 St and therefore 50% test met On Sep 21 DBA rescinded cancellation of DP application, now takes position that DP is required and will initiate new DP application Appeal to SDAB struck on Sep 22 for lack of jurisdiction | Doug |
| 2132 32 Ave | R-C2 | DP2011-4247 | New single detached dwelling & garage (east lot) | Yuping Wang | Maillot Homes | Nov 8/11 | Dec 22/11 | Overlooking | Comments submitted Dec 22 (jointly with other 2 adjacent proposed developments) Notice of Decision published Feb 2 No appeal filed | Doug |
| 2132 32 Ave | R-C2 | DP2011-4249 | New single detached dwelling & garage (middle lot) | Yuping Wang | Maillot Homes | Nov 8/11 | Dec 21/11 | None | Comments submitted Dec 22 (jointly with other 2 adjacent proposed developments) Notice of Decision published Feb 2 No appeal filed | Doug |

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| 2136 32 Ave | R-C2 | DP2011-4248 | New single detached dwelling & garage (west lot) | Yuping Wang | Maillot Homes | Nov 8/11 | Dec 22/11 | Overlooking | Comments submitted Dec 22 (jointly with other 2 adjacent proposed developments) Notice of Decision published Feb 2 No appeal filed | Doug |
| 2140 32 Ave | R-C2 | DP2012-0215 | New semi-detached dwelling & garage | Yuping Wang | Foothills Renovation Services | Jan 20/12 | Mar 2/12 | Parcel coverage Fence/pad on blvd Blvd trees | Comments submitted Mar 2 Notice of Decision published Mar 22 EM to FM re bsmt window wells Mar 25 No appeal filed | Doug |
| 2223 32 Ave | R-C2 | SB2011-0412 | Subdivision by instrument | | Inertia | Nov 24/11 | | | | |
| 2223 32 Ave | R-C2 | DP2011-4561 | New semi-detached dwelling & garage | Wallace Leung | Inertia | Nov 24/11 | Jan 11/12 | Balcony depth Mass Overlooking Trees Drainage | Comments submitted Jan 11 Notice of Decision published Feb 9 No appeal filed | Doug |
| 2120 33 Ave | C-COR2 | DP2011-2435 | Drinking establishment – medium | Michele Bussiere | Abugov Kaspar | Jul 5/11 | Aug 10/11 | Family dining | Comments submitted Aug 10 NOTE: Appears to have been superceded by DP2012-0069 | Doug |
| 2120 33 Ave | C-COR2 | DP2012-0069 | Change of use: drinking estab. - small: restaurant licensed – medium: addition – outdoor café | Michele Bussiere | Union Station Taphouse and Grill | Jan 9/12 | Feb 16/12 | | Nil comments submitted Feb 19 Notice of Decision published Mar 8 No appeal filed | Doug |
| 2519 Richmond Rd | RC-1 | DP2011-4684 | Change of Use: Child Care Service | Marie K Rupert | Calgary Board of Education | Dec 6/11 | Jan 9/12 | | Nil comments submitted Jan 9 Notice of Decision published Jan 26 | Doug |
| | | | | | | | | | | |