



Guidelines for Electronic Circulation of Planning & Development Applications

This document is intended to provide guidelines on the proper use of electronic materials that are circulated as part of the application review process.

- The information included in the circulation package may be subject to copyright and must only be used for the review of the submitted application.
- Application materials are provided to you for the specific and sole purpose of allowing (i) members of the Community Association Planning Committee and/or Board of Directors and (ii) members of the public who would be directly affected by the application's approval (collectively, the "Identified Recipients") to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution beyond the Identified Recipients is strictly prohibited and may constitute an offense under the Copyright Act (Canada). Accordingly, any distribution of the materials to the Identified Recipients must be accompanied with the following instructions in writing:

"Application materials are provided to you for the specific and sole purpose of allowing you to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution of them is strictly prohibited and may constitute an offense under the Copyright Act (Canada)."

The City will not be responsible or liable for any claim that may arise as a result of any misuse or unauthorized reproduction or distribution of the application materials by you or any Identified Recipients.

- Citizens who wish to view the plans can do so at the Municipal Building (800 Macleod Trail S.E.) by contacting either the File Manager or the Circulation Department at 403.268.5744 or dp.circ@calgary.ca
- The information provided must not be made available on the internet.

Should anyone wish to obtain additional information regarding the application, please contact the File Manager directly.



Application Notice DP2022-01526

April 5, 2022

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 process.

Application Details

File Number: DP2022-01526

File Manager: DANIEL JOHNSON

Phone: 403-333-5929

eMail: Daniel.Johnson@calgary.ca

Address: 809 1 AV NE

Legal: 4647V;107;4-6

Land Use Bylaw: 1P2007

L.U.D.: MU-2 f3.0h16

Community: BRIDGELAND/RIVERSIDE

Ward: 09

Application Description: Change of Use: Office

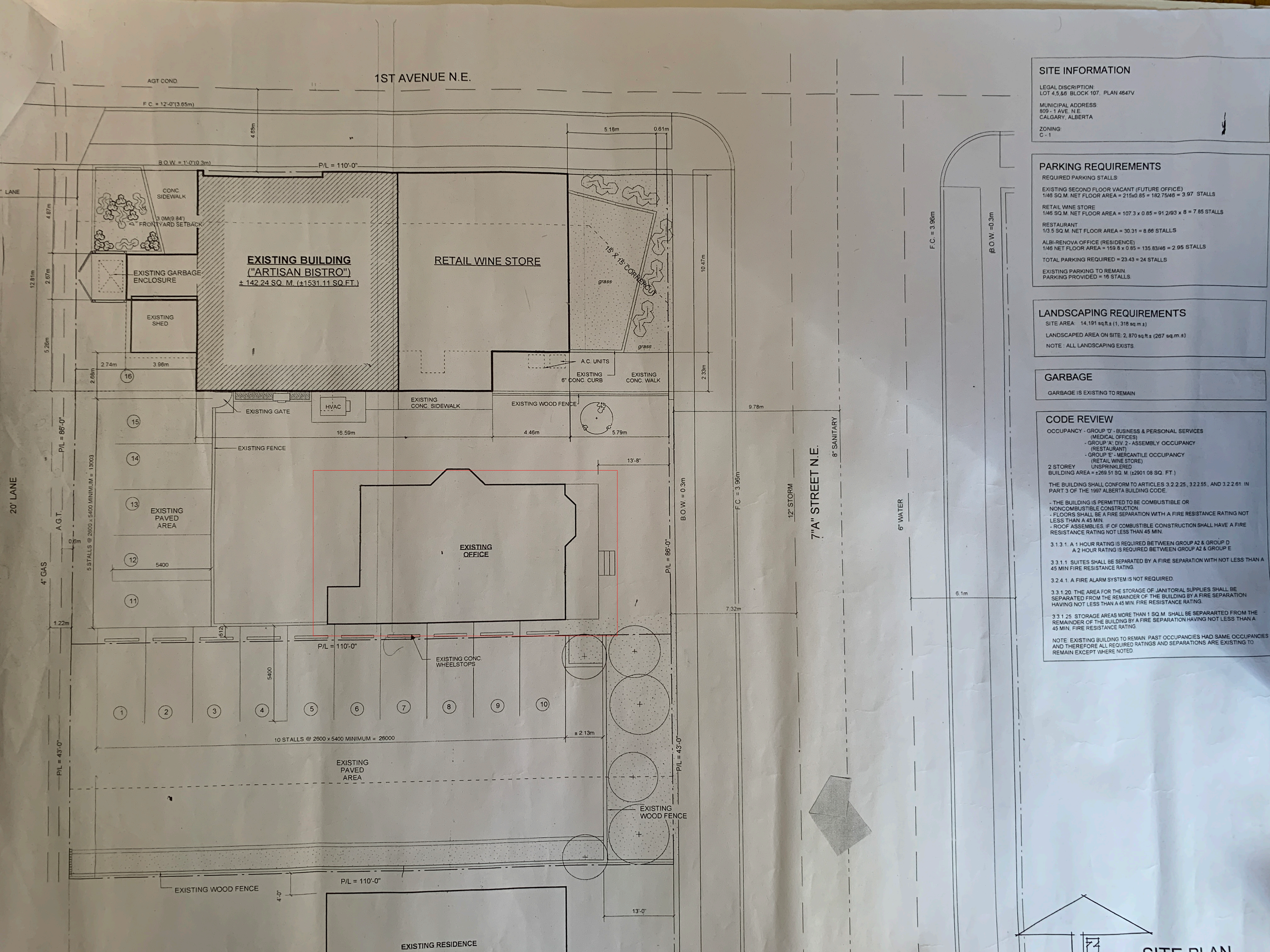
Thank you for taking the time to respond. Your input is greatly appreciated.

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 submit your response through the [Development Map link](#).

Comments are due by: April 26, 2022

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



SITE INFORMATION

LEGAL DESCRIPTION
 LOT 4,5,66 BLOCK 107, PLAN 4647V
 MUNICIPAL ADDRESS
 809 - 1 AVE. N.E.
 CALGARY, ALBERTA
 ZONING
 C - 1

PARKING REQUIREMENTS

REQUIRED PARKING STALLS
 EXISTING SECOND FLOOR VACANT (FUTURE OFFICE)
 1/46 SQ.M. NET FLOOR AREA = 215x0.85 = 182.75/46 = 3.97 STALLS
 RETAIL WINE STORE
 1/46 SQ.M. NET FLOOR AREA = 107.3 x 0.85 = 91.2/46 = 7.85 STALLS
 RESTAURANT
 1/3.5 SQ.M. NET FLOOR AREA = 30.31 = 8.66 STALLS
 ALBI-RENOVA OFFICE (RESIDENCE)
 1/46 NET FLOOR AREA = 159.8 x 0.85 = 135.83/46 = 2.95 STALLS
 TOTAL PARKING REQUIRED = 23.43 = 24 STALLS
 EXISTING PARKING TO REMAIN
 PARKING PROVIDED = 16 STALLS

LANDSCAPING REQUIREMENTS

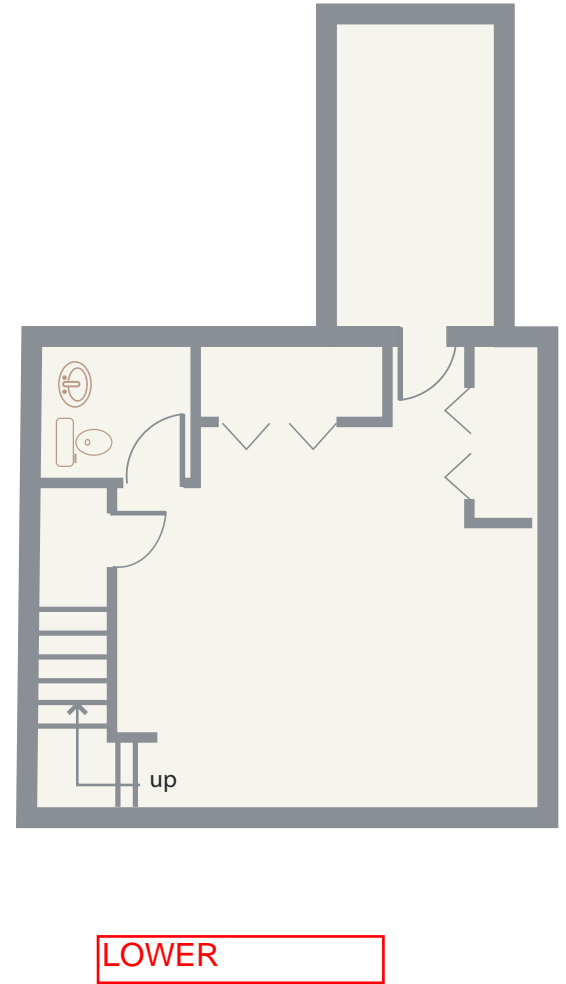
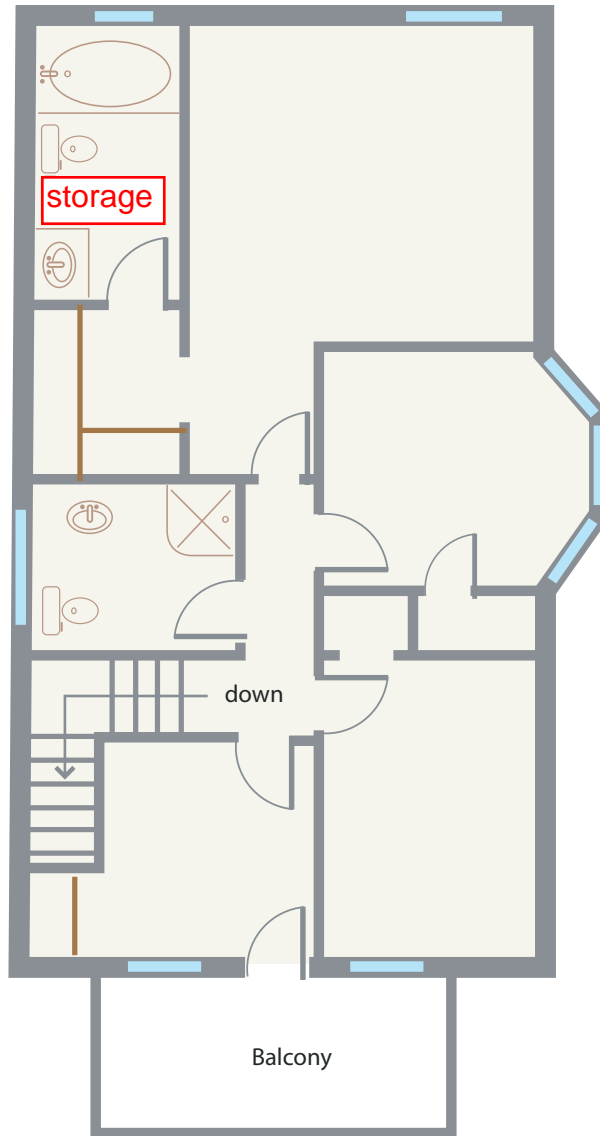
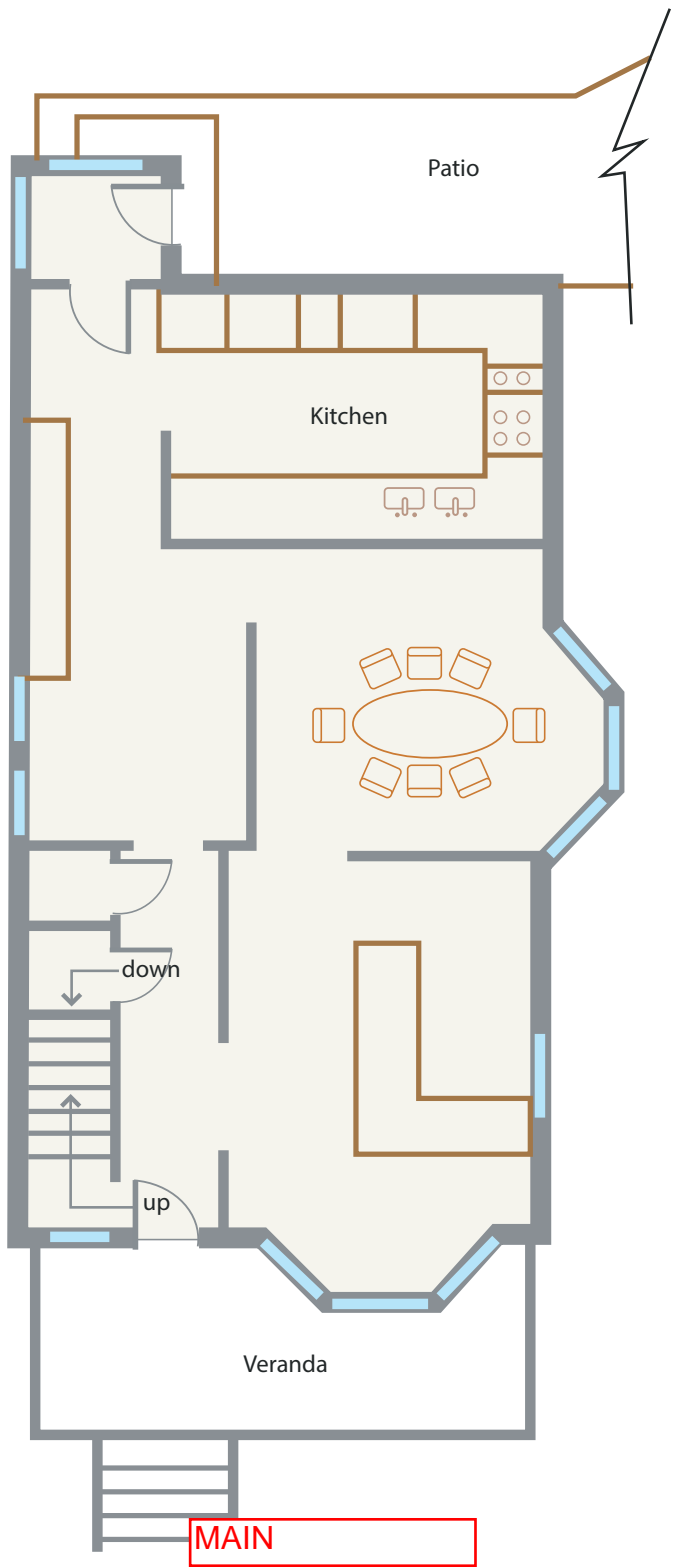
SITE AREA 14,191 sq.ft ± (1,318 sq.m ±)
 LANDSCAPED AREA ON SITE 2,870 sq.ft ± (267 sq.m ±)
 NOTE: ALL LANDSCAPING EXISTS

GARBAGE

GARBAGE IS EXISTING TO REMAIN

CODE REVIEW

OCCUPANCY - GROUP 'D' - BUSINESS & PERSONAL SERVICES (MEDICAL OFFICES)
 - GROUP 'A' DIV 2 - ASSEMBLY OCCUPANCY (RESTAURANT)
 - GROUP 'E' - MERCANTILE OCCUPANCY (RETAIL WINE STORE)
 2 STOREY UNSPRINKLERED
 BUILDING AREA = ±269.51 SQ. M. (±2901.08 SQ. FT.)
 THE BUILDING SHALL CONFORM TO ARTICLES 3.2.2.25, 3.2.2.55, AND 3.2.2.61 IN PART 3 OF THE 1997 ALBERTA BUILDING CODE.
 - THE BUILDING IS PERMITTED TO BE COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION.
 - FLOORS SHALL BE A FIRE SEPARATION WITH A FIRE RESISTANCE RATING NOT LESS THAN A 45 MIN.
 - ROOF ASSEMBLIES, IF OF COMBUSTIBLE CONSTRUCTION SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45 MIN.
 3.1.3.1 A 1 HOUR RATING IS REQUIRED BETWEEN GROUP A2 & GROUP D
 A 2 HOUR RATING IS REQUIRED BETWEEN GROUP A2 & GROUP E
 3.3.1.1 SUITES SHALL BE SEPARATED BY A FIRE SEPARATION WITH NOT LESS THAN A 45 MIN FIRE RESISTANCE RATING.
 3.2.4.1 A FIRE ALARM SYSTEM IS NOT REQUIRED.
 3.3.1.20 THE AREA FOR THE STORAGE OF JANITORIAL SUPPLIES SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE SEPARATION HAVING NOT LESS THAN A 45 MIN. FIRE RESISTANCE RATING.
 3.3.1.25 STORAGE AREAS MORE THAN 1 SQ.M. SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE SEPARATION HAVING NOT LESS THAN A 45 MIN. FIRE RESISTANCE RATING.
 NOTE EXISTING BUILDING TO REMAIN. PAST OCCUPANCIES HAD SAME OCCUPANCIES AND THEREFORE ALL REQUIRED RATINGS AND SEPARATIONS ARE EXISTING TO REMAIN EXCEPT WHERE NOTED



MAIN

SECOND

LOWER