2026-11-19

File Manager, Development Approvals
City of Calgary (example addressee)

Re: DP2026-EXAMPLE · Lot 7 Mixed-Use, Example Avenue · Response to the Detailed Team Review of 2026-11-16

Thank you for the Detailed Team Review of our development permit application. This letter answers all 27 comments. Each answer names the sheet where the change appears; the revised set (Issue C) is uploaded with this letter.

Summary of the changes:

- Residential entrance: a distinct canopy, a 1.2 m recess and address signage on Example Avenue (comment 5).
- CRU 3 corner: entrance at the corner and storefront wrapping 5.4 m onto the east face (comment 12).
- West facade: Stair 2 expressed in mid-grey panel and a vertical wood-look band on the bar (comment 19).
- Wing height kept at six storeys, supported by Section B and the shadow study (comment 24).
- Added information: setback, ramp, height and stepback dimensions; amenity, density, locker and bin counts; services and transformer.

Attached: arborist report for the five boulevard trees (comment 4), colour and materials board (comment 18), revised drawings A-000, A-001, A-100, A-200, A-201, A-202, A-203, A-300, A-301, A-400, A-500.

Please contact our office with any questions.



Architect of Record
Example Architects Ltd. · signed 2026-11-19

How this letter was prepared. The review arrived on 2026-11-16 with 27 comments. An Alpha Seed agent matched every comment to its sheet and drafted 23 answers the same day. 4 comments needed a design decision; the agent laid out the options with their cost in suites and area, and the architect decided. The architect reviewed every answer and signed. Sent 2026-11-19: three days.

#	CITY COMMENT	RESPONSE	SHEETS
1	**Planning · A-100** Dimension the front setback from the property line to the building face at grade, and the canopy projection and clearance.	DRAFTED · REVIEWED Dimensions added: 3.00 m from the property line to the building face; canopy projects 1.50 m into the setback with 3.65 m clearance.	A-100, A-201
2	**Transportation · A-100** Show the ramp profile at the lane, including the slope for the first 4.5 m inside the property line and the clear height.	DRAFTED · REVIEWED Profile added: 5 % for the first 4.5 m inside the property line, then max. 15 % with 7.5 % transitions; 2.10 m clear height at the property line.	A-100, A-400
3	**Waste & Recycling · A-100** Confirm the collection location and the number and size of bins for waste, recycling and organics.	DRAFTED · REVIEWED Collection from the 3.0 × 6.0 m lane staging pad. Bins stored in the Level 1 waste room: 4 × 3 yd^3 waste, 4 × 3 yd^3 recycling, 6 × 360 L organics; private hauler, two pickups a week (to confirm with the hauler).	A-100, A-201
4	**Parks · A-100** Protect the five existing boulevard trees on Example Avenue. Show tree protection zones and provide an arborist report.	DRAFTED · REVIEWED Tree protection zones shown. Arborist report attached to this response.	A-100
5	**Urban Design · A-100** The residential entrance is not clearly expressed on Example Avenue. Strengthen its identity, for example with a recessed double-height entry or a distinct canopy.	ARCHITECT DECISION Architect decision: a distinct canopy, a 1.2 m recess at the entry doors and address signage. The double-height option was not taken because it removes suite 205 above. Options laid out by the agent: Recessed double-height entry – Strongest identity; removes suite 205 directly above the lobby (−1 suite); **Distinct canopy + 1.2 m recess + address signage** (chosen) – Clear entrance, no suites lost; small loss of lobby area (3 m^2).	A-201, A-300
6	**Mobility · A-100** Provide Class 2 bicycle stalls near the retail entrances.	DRAFTED · REVIEWED 10 Class 2 stalls added in the front setback, clear of the sidewalk (9 required, example rate).	A-100
7	**Utilities · A-100** Show the water, sanitary and storm service connections and the transformer location with required clearances.	DRAFTED · REVIEWED Services shown from the civil engineer's C-100. Transformer pad at the north-east corner with 3.0 m clearance in front of the doors.	A-100

#	CITY COMMENT	RESPONSE	SHEETS
8	**Fire · A-200** Confirm the fire department connection location relative to the principal entrance and the nearest hydrant.	DRAFTED · REVIEWED Fire department connection beside the principal entrance; existing hydrant 8.5 m away on Example Avenue.	A-100, A-001
9	**Planning · A-200** Provide the amenity space calculation, common and private.	DRAFTED · REVIEWED Added to A-000: 121 m^2 indoor common amenity plus the 382 m^2 courtyard (170 m^2 required, example rate). Every suite has a balcony of at least 4.0 m^2 or a terrace.	A-000
10	**Planning · A-200** Provide the density in units per hectare and the unit mix on the project data table.	DRAFTED · REVIEWED Added to A-000: 68 units, 283 units/ha. Mix: 18 one-bedroom, 46 two-bedroom (including 4 terrace suites), 4 three-bedroom.	A-000
11	**Transportation · A-200** Visitor stalls must be accessible to visitors and signed. Show the security gate location.	DRAFTED · REVIEWED 7 visitor stalls signed "V" in row S, ahead of the security gate at the ramp foot.	A-200
12	**Urban Design · A-200** CRU 3 sits at the corner. Provide an entrance and glazing on the east elevation to activate the corner.	ARCHITECT DECISION Architect decision: the CRU 3 entrance moves to the corner and the storefront wraps 5.4 m along the east face. Options laid out by the agent: **Corner entrance + east storefront 5.4 m** (chosen) – Activates the corner; small loss of shelving wall in CRU 3; East storefront only, entrance stays south – Cheaper; the corner stays closed at street level.	A-201, A-301
13	**Accessibility · A-200** Show the barrier-free path from the barrier-free stalls to the elevators.	DRAFTED · REVIEWED Barrier-free stalls 26 and 27 sit beside the elevator vestibule with a shared 1.5 m access aisle; no ramps or steps on the path.	A-200
14	**Waste & Recycling · A-200** Show the chute room on each floor and the chute termination room.	DRAFTED · REVIEWED Chute room on Levels 2 to 6; termination room on Level 1 with a 3-stream sorter. Bins move through the service corridor to the waste room on the lane.	A-202, A-203
15	**Planning · A-200** Indicate the number of storage lockers.	DRAFTED · REVIEWED 68 lockers in P1, one per suite: 27 along the locker strip and 41 in the locker room.	A-200

#	CITY COMMENT	RESPONSE	SHEETS
16	**Fire · A-200** Confirm the maximum travel distance to an exit on the typical floor.	DRAFTED · REVIEWED 29.4 m from the farthest suite door to an exit stair (45 m permitted in a sprinklered building).	A-202
17	**Planning · A-200** Label all rooms on Level 1, including the service corridor.	DRAFTED · REVIEWED Room names and areas added.	A-201
18	**Urban Design · A-300** Provide a material legend with colours and a materials board.	DRAFTED · REVIEWED Legend M1 to M6 on A-300 and A-301; colour board attached to this response.	A-300, A-301
19	**Urban Design · A-300** The west facade presents a long blank wall to the neighbour. Provide articulation or a change of material.	ARCHITECT DECISION Architect decision: Stair 2 clad in mid-grey panel as a vertical element, and a wood-look panel band added on the bar's west face. Window area stays limited by spatial separation. Options laid out by the agent: **Material change: Stair 2 in mid-grey panel + wood-look band** (chosen) – No change to spatial separation; low cost; Add windows on the west face – Limited by the 4.2 m limiting distance; needs the BP calculation first.	A-301
20	**Planning · A-300** Dimension the building height to the highest point, measured from average grade.	DRAFTED · REVIEWED Highest point: elevator overrun at 21.90 m above average grade 1048.50 (limit 22.00 m, example district).	A-300, A-400
21	**Urban Design · A-300** Show the signage zone for the commercial units.	DRAFTED · REVIEWED Signage zone shown above the canopy on the south elevation.	A-300
22	**Planning · A-300** Dimension the Level 6 stepback.	DRAFTED · REVIEWED Stepback of 2.00 m from the Level 5 face, dimensioned on A-203 and A-400.	A-203, A-400
23	**Fire · A-300** Spatial separation of the east and west faces will be reviewed at building permit. Please acknowledge.	DRAFTED · REVIEWED Acknowledged. Preliminary review on A-001; the calculation follows at building permit.	A-001

#	CITY COMMENT	RESPONSE	SHEETS
24	**Urban Design · A-400** Provide a section through the courtyard and the wing showing the relationship to the houses across the lane. Consider reducing the wing to five storeys.	ARCHITECT DECISION Architect decision: the wing stays at six storeys. The shadow study (A-500) shows no new shadow on the lane-side houses at the times studied; the wing is 12 m from the nearest house. Section B added. Options laid out by the agent: **Keep 6 storeys, add Section B and cite the shadow study** (chosen) – No suites lost; relies on A-500 showing no new shadow on the houses; Reduce the wing to 5 storeys – Loses 4 suites (605 to 608: 3 two-bedroom, 1 one-bedroom); lower massing on the lane.	A-400, A-500
25	**Planning · A-400** Show how average grade was calculated.	DRAFTED · REVIEWED Average of the four surveyed corners: (1048.62 + 1048.71 + 1048.28 + 1048.39) ÷ 4 = 1048.50.	A-100, A-400
26	**Transportation · A-400** Show the ramp clear height and slope in section.	DRAFTED · REVIEWED Ramp profile and 2.10 m clear height at the property line added.	A-400
27	**Utilities · A-400** Confirm basement flood protection (backwater valve) and the P1 floor elevation relative to the sanitary main.	DRAFTED · REVIEWED Backwater valve on the sanitary service; P1 floor at 1044.90, above the main invert (to be confirmed by the civil engineer).	A-400

Transmittal

SHEET	TITLE	ISSUE	DATE
A-000	Cover sheet & project data	C	2026-11-19
A-001	Code summary & building classification	C	2026-11-19
A-100	Site plan	C	2026-11-19
A-200	Parkade plan P1	C	2026-11-19
A-201	Level 1 plan	C	2026-11-19
A-202	Levels 2–5 plan	C	2026-11-19
A-203	Level 6 plan	C	2026-11-19
A-300	South & north elevations	C	2026-11-19
A-301	East & west elevations	C	2026-11-19
A-400	Building sections	C	2026-11-19
A-500	Shadow study	C	2026-11-19
—	Arborist report, five boulevard trees (by others)	1	2026-11-18
—	Colour and materials board	1	2026-11-19