



January 17, 2024

JOHN TRINH & ASSOCIATES  
TRINH, JOHN  
[info@johntrinh.ca](mailto:info@johntrinh.ca)  
(403) 472-8184

Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2023-08687**

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.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than February 16, 2024. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5594 or by email at [karen.heatherington@calgary.ca](mailto:karen.heatherington@calgary.ca).

Sincerely,

**KAREN HEATHERINGTON**  
Senior Planning Technician



## Detailed Review 1 – Development Permit

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<b>Application Number:</b>	<b>DP2023-08687</b>
<b>Application Description:</b>	New: Semi-detached Dwelling (2 buildings), Secondary Suite (basement - 4), Accessory Residential Building (garage)
<b>Land Use District:</b>	Multi-Residential - Contextual Low Profile
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	1614 3 ST NW
<b>Community:</b>	CRESCENT HEIGHTS
<b>Applicant:</b>	JOHN TRINH & ASSOCIATES
<b>Date DR Sent:</b>	January 17, 2024
<b>Response Due Date:</b>	February 16, 2024
<b>Planning:</b>	KAREN HEATHERINGTON 403-333-5594 karen.heatherington@calgary.ca
<b>Utility Engineering:</b>	DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca
<b>Mobility Engineering:</b>	MARC BASTIAAN 587-216-7193 Marc.Bastiaan@calgary.ca

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## General Comments

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The application is for 2 discretionary Semi-Detached Dwellings located at 1614 & 1616 3 ST SW in the community of Crescent Heights and is designated M-C1

The site is a laned lot located at the north end of a typical residential blockface, and is adjacent to other low density residential to the South, East and across the street to the West. The site flanks an alley, adjacent to a commercial site, and parking lot.

Primary vehicular access to parcels along the blockface is via the lane.

## Comments from Ward Councillor

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Plans for DP2023-08687 were circulated to the Ward Councillors office and the following comments (verbatim) were received:

No comments were provided in response to circulation

## Comments from Community Association

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Plans for DP2023-08687 were circulated to the local Community Association and the following comments (verbatim) were received: