



# The City of Calgary

## APPLICATION FOR A DEVELOPMENT PERMIT LAND USE BYLAW NO 1P2007

088493256-001

Taken By: CS

Application Date: **Jul 11, 2011**

### APPLICATION NO: DP2011-2616

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

#### Permit Fees

DP Base Fee: \$952.00

Advertising Fee: \$26.00

DCP Fee: \$197.00

Grades Fee: \$ 380.00

**Total Fee: \$1555.00**

Applicant: **RICK BALBI ARCHITECT**  
Address: **5917 1A St SW**  
City: **CALGARY, ALBERTA, T2H 0G4**  
Phone: **(403)253-2853**

Contact: **KOJIMA, APRIL**  
Phone: **(403) 253-2853**  
Fax: **(403) 253-3078**  
e-mail: **aprilk@rbalbi.ca**

Parcel Address: **18 27 AV SW**  
Legal: **2865AC;1;35,36**  
Building Address: **18 27 AV SW**  
Legal:

Parcel Owner: **MARKO GFRERER**  
**18 27 AVE SW**  
**CALGARY AB CANADA T2S 2X8**  
e-mail: **Not Available**

(See title for additional owners.)

L.U.D.: **R-C2**

Community: **ERLTON**  
Sec. Number: **10C** Ward: **09**

Description: **New: Single Detached Dwelling, Accessory Residential Building**

Gross Floor Area: 1826.82 feet - squared  
Dwelling Units: 1

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building**  
**Single Detached Dwelling**

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning Development & Assessment to inactivate and cancel incomplete applications. The administrative cancellation of Development Permit Applications is not applicable to applications in the City Centre (Part 10 of Bylaw 1P2007).

Applicant / Agent Signature: \_\_\_\_\_

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

DP FOIP STATEMENT ~ The personal information on this permit application is collected under the authority of the Alberta Municipal Government Act, Section 683, the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c), and the Calgary Land Use Bylaw 1P2007, Part 1 Section 23. It will be used to communicate with the applicant during the permit application review & site inspection processes. As part of the review process it will be circulated as needed to relevant City Business Units, Calgary Police Services, Enmax, pertinent Community Association(s), Business Revitalization Zone(s), adjacent land owners, the property owner if he is not the applicant of record, Alberta Ministry of the Environment and Calgary Health Region. It may also be submitted to the Calgary Planning Commission (CPC) and/or the Subdivision and Development Appeal Board (SDAB). Correspondence received regarding the application may be included in public meeting agendas. The applicant's name and the nature of the permit 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 the FOIP Program Administrator, Development & Building Approvals, P.O. Box 2100, Stn. 'M', Calgary, AB T2P 2M5. Telephone 268-5301.

Track your application on-line with **VISTA**. Go to: **www.calgary.ca/vista** and enter your JOB ACCESS CODE (JAC) **DP2011-2616-93256**  
or call Customer Advisory Services at (403)268-5311.



# The City of Calgary

DEVELOPMENT & BUILDING APPROVALS  
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)

## Planning Review Comments – Development Permit

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<b>Application Number:</b>	DP2011-2616
<b>Application Description:</b>	New: Single Detached Dwelling, Accessory Residential Building
<b>Land Use District:</b>	Residential - Contextual One/Two Dwelling
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	18 27 AV SW
<b>Community:</b>	ERLTON
<b>Applicant:</b>	RICK BALBI ARCHITECT

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### Comments on Relevant City Policies

#### The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines)

##### Rear Setback – Privacy, Overshadowing and Access to Sunlight

Where a development protrudes into the rear setback area beyond the adjacent structures, privacy, overshadowing and access to sunlight are important design considerations.

## Bylaw Non-Compliances or Discrepancies

Regulation	Standard	Provided
No discretionary rule relaxations.		

## Permitted Contextual Use Rules Relaxations

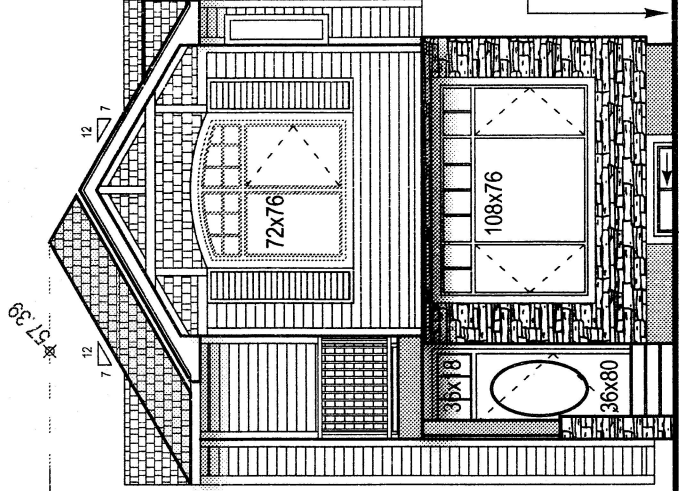
Regulation	Standard	Provided
<b>347 Contextual Single Detached Dwelling</b>	(2) (b) may have a balcony located on a rear façade where: (ii) a privacy wall is provided where the balcony is facing a side property line shared with a parcel; and (iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height	There is no privacy wall indicated on the rear balcony to the east or to the west. This may however be a Romeo and Juliet feature, and you may not actually be able to step out onto it, and therefore not really a balcony.
	(3) Where a contextual Single Detached Dwelling is located on a parcel with a parcel width less than or equal to 10.0m the maximum building depth is the greater of: (a) 65% of the parcel depth (24.18) meters or (b) contextual building depth average plus 4.6 meters (24.98) meters	Plans indicate this lot is being subdivided into 2 parcels, with a new width of 7.62 meters. The proposed building depth is 26.67 (+1.69) meters.

PROPOSED PROPERTY LINE

31'-6" MAX BUILDING HT

PL

PL



49.02

DWELLING NO. 22  
MFJ= 1049.54  
RP= 1054.73

PROPOSED  
HOUSE  
NO. 18  
MFJ= 1049.75  
RP= 1057.39

POINT OF  
EGRESS

HIGHEST AVERAGE BUILDING  
REFERENCE POINT (48.99)

GRADE AT PL  
48.96

GRADE AT FRONT  
OF RESIDENCE

8.6m

SOUTH (FRONT) ELEVATION  
SCALE 1:100