



The City of Calgary

DEVELOPMENT & BUILDING APPROVALS
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)

Planning Review Comments – Development Permit

Application Number: DP2011-4594
Application Description: New: Semi-detached Dwelling, Accessory Residential Building (garage)
Land Use District: R-C2 (Residential – Contextual One / Two Dwelling District)
Site Address: 14 27 Avenue SW
Community: Erlton
Applicant: Design House of Calgary (Brian Pogany)

January 6, 2012

Erlton Community Association
Planning Representative

Dear Sir / Madam,

The following comprises the Planning Policy Review for the above stated Development Permit application. Should you have any questions, please contact me at 403.268.8858 or Ian.Bamford@calgary.ca.

Yours truly,

Ian Bamford, Planning Implementation
Development and Building Approvals

Comments on Relevant City Policies

Municipal Development Plan

“3.5 Developed Residential Area

Developed Residential Areas include those communities that have been built out and are at various stages of their life cycle, either as stable residential communities or those experiencing moderate redevelopment activity.

3.5.1 General – Developed Residential Area Policies

a) Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of the housing stock or moderate intensification in the form and nature that respects the scale and character of the neighbourhood.

c) Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.3 Established Areas

The Established Area comprises residential communities that were planned and developed between the 1950's and 1990's. They are primarily residential communities containing a mix of low and medium density housing with support retail in relatively close proximity.

Land Use Policies

a) Encourage modest redevelopment of Established areas.

The proposed development meets the intention of the Municipal Development Plan for this site.

Erlton Area Development Plan

According to this policy document the site is designated “Low Density Residential”.

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

The guidelines have been developed to establish high standards of design and development and to encourage new development and redevelopment which respects and enhances the overall quality and character of the community in which it takes place,

4.5 Privacy

4.5.1 Placement of Windows / Second Storey Balconies

Guideline: The privacy of adjacent residence should be respected,

It is important to respect the privacy of adjacent residences and their access to sunlight. Windows should be carefully placed and orientated to face away from neighbouring yards to help protect their privacy.

The windows on the east and west elevations may be privacy issue for the adjacent dwellings.

Bylaw Discrepancies

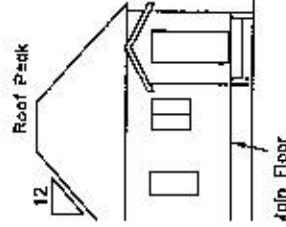
Regulation	Standard	Provided
343 Fences	The height of a fence above grade at any point along a fence line must not exceed: (a) 1.2 m for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	Plans indicate the portion of the fence along the East property line that extends beyond the foremost front facade is 1.83m (+0.63m) in height.

Permitted Contextual Use Rules

COMPLIES

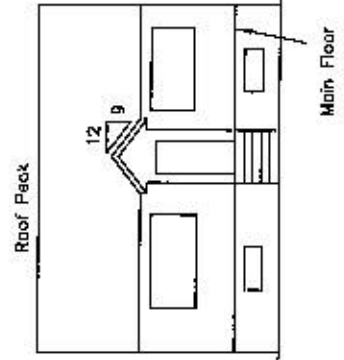
P/L

LOT 34



DWELLING #22 - SOUTH
Main Floor=49.53
Roof Peak=54.88

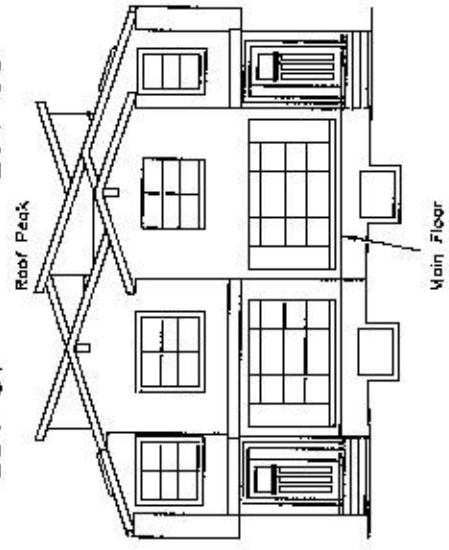
LOT 35 LOT 36



DWELLING #18 - SOUTH
Main Floor=50.12
Roof Peak=54.91

P/L

LOT 37

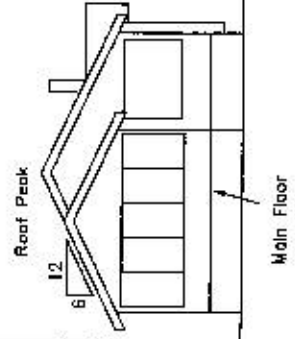


DWELLING #14 - SOUTH
Main Floor=49.72
Roof Peak=57.86

BLOCK 1

LOT 38

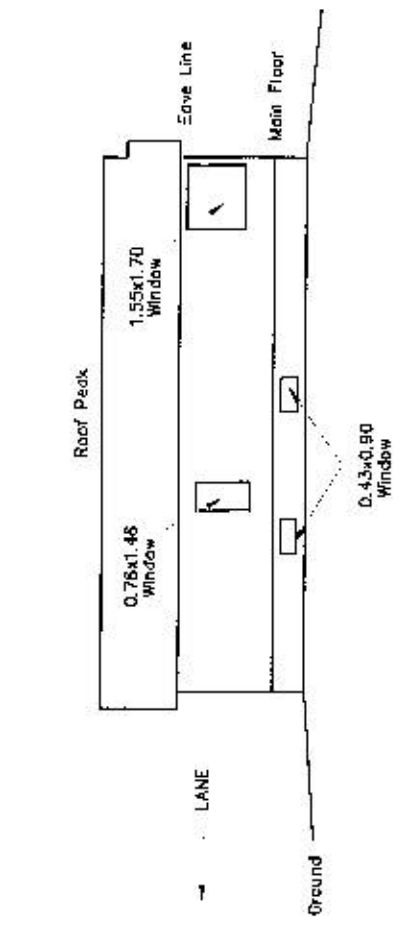
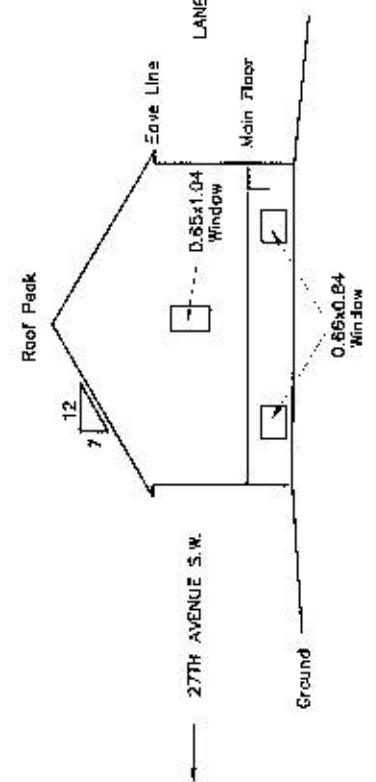
LOT 39 LOT 40



DWELLING #2525 - SOUTH
Main Floor=49.60
Roof Peak=54.10

P/L

P/L





The City of Calgary

APPLICATION FOR A DEVELOPMENT PERMIT LAND USE BYLAW NO 1P2007

092570444-001
Taken By: AK

Application Date: Nov 28, 2011

APPLICATION NO: DP2011-4594

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

313008-252-11/28/11-Vista 1555.00

Applicant: DESIGN HOUSE OF CALGARY
Address: 320, 999 8 ST sw
City: CALGARY, AB, T2R 1J5
Phone: (403)451-9595

Contact: POGANY, BRIAN
Phone: (403) 451-9595
Fax: (403) 451-9249
e-mail: design.house@shaw.ca

Parcel Address: 14 27 AV SW
Legal: 2865AC;1;37,38
Building Address: 14 27 AV SW
Legal:

Parcel Owner: **TANVEER GREWAL**
14 27 AVE SW
CALGARY AB CANADA T2S 2X8
e-mail: Not Available

L.U.D.: R-C2

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

Description: **New: Semi-detached Dwelling, Accessory Residential Building**

Gross Floor Area: 182.08 metres - squared
Dwelling Units: 2

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building**
Semi-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: Nov 28/11

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)DP2011-4594-70444 or call Customer Advisory Services at (403)268-5311.