



The City of Calgary

APPLICATION FOR A DEVELOPMENT PERMIT LAND USE BYLAW NO 1P2007

096352237-001
Taken By: AT

Application Date: **May 14, 2012**

APPLICATION NO: DP2012-1942

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:	\$879.00
Advertising Fee:	\$27.00
DCP Fee:	\$207.00
Total Fee:	\$1113.00

Applicant: **DA VINCI ESTATE HOMES**
Address: **1912 26A ST SW**
City: **CALGARY, AB, T3E 2B7**
Phone: **(403)245-6669**

Contact: **ZAIDI, NASREEN**
Phone: **(403) 685-6583**
Fax:
e-mail: **NASREEN@DAVINCIHOMES.COM**

Parcel Address: **9 27 AV SW**
Legal: **2865AC;2;1,2**

Parcel Owner: **NAHEED KAZMI**
1912 26A ST SW
CALGARY AB CANADA T3E 2B7
e-mail: **Not Available**

L.U.D.: **M-CG d72**

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

Description: **New: Multi-Residential Development (4 units),
Accessory Residential Building (garage)**

Gross Floor Area: 5498.21 feet - squared
Dwelling Units: 4

Proposed Development is: **Discretionary**

Proposed Use: **Multi-Residential Development
Accessory Residential Building**

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 Alberta Health Services. 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) **DP2012-1942-52237**
or call Customer Advisory Services at (403)268-5311.

Comments on Relevant City Policies

Erlton Area Redevelopment Plan

No comment.

Bylaw Discrepancies

Regulation	Standard	Provided
583 Building Setbacks (min.)	(2) Where the contextual multi-residential building setback is 3.0 m or greater, the min. building setback from a property line shared with a street is: (a) the contextual multi-residential building setback less 1.5 m;	Plans indicate the north setback, when measured to the porch, as being 3.92m
	(3) Where the contextual multi-residential building setback is 0.0 m, the min. building setback from a property line shared with a street is 3.0 m.	Plans indicate the east setback as being 1.20m (-1.80m) when measured to the cantilever and 1.81m (-1.19m) when measured to the building.
549 Projections Into Setback Areas (max.)	(1) Unless otherwise referenced in subsections (2), (3), (4), (5), (6), and (7), a building or air conditioning units must not be located in any setback area.	Plans indicate the east side of the proposed building as projecting into the setback area.
549 Projections Into Setback Areas (max.)	(5) Eaves and window wells may project a max. of 0.6 m into any setback area.	Plans indicate the east eaves as projecting into the setback by 2.26m (+1.66m). Note: Actual eave depth is 0.46m
585,13 Building Height and Cross Section (max.)	(3) Max building height on a parcel that shares a property line with a parcel that has a building with a height that does not exceed 6.0 metres above grade at that shared property line, and where the other parcel is designated with a low density residential district or M-CG District (a) is 6.0 m measured from grade at the shared property line; and (b) increases proportionately to a max. of 12.0 m measured from grade at a distance of 6.0 m from the shared property line.	Plans indicate portions of the east side of the building as being within the allowable height plane.

584 Landscaping and 551 Specific Rules for Landscaped Areas	(3) The max. hard surfaced landscaped area is: (b) 40.0 % of the required landscaped area, in all other cases.	Plans indicate the hard surface landscaping as being 83.04m ² (+6.44m ²) or 43.36% (+3.36%)
556 Low Water Landscaping Option	For the Low Water Landscaping Option, the required 40.0% landscaped area may be reduced by 3.0% of the area of the parcel where: (a) a low water irrigation system is provided; (b) the delivery of the irrigated water is confined to trees and shrubs;	Plans do not indicate the irrigation system provided as being a "low water" irrigation and does not indicate the irrigation system being confined to trees and shrubs only.
557 Amenity Space	Private amenity space 8 (a) be in the form of a balcony, deck or patio; and 8 (b) have no min. dimensions of less than 2.0 m (5)(6)Up to a maximum of 5.0 m ² of private amenity space provided per unit will be included to satisfy the Total Amenity Space requirement.	Plans do not indicate any amenity space being provided.