



December 31, 2012

TO: Erlton Community Association

Subject: Approval of DP2012-3655 – 3020 Erlton St SW; Change of Use: Multi-Residential Development

To whom it may concern:

This is to advise you that the Development Authority has **approved** this development permit. Attached to this letter is a copy of the plans approved with the Development Permit.

Since the initial submission, the applicant has been working to reduce the number of issues and comply with the land use bylaw regulations, wherever possible. The M-CG District of the Land Use Bylaw provides regulation for all types of development. However, these regulations are geared towards the typical pattern of development in Calgary which is to tear down and rebuild. The district regulations do not deal well with the conversion of existing buildings, which is not typical but does happen from time to time. As a result, a number of bylaw relaxations were granted because of the existing building condition. Since moving the building is unrealistic, these relaxations were considered appropriate.

There are also some relaxations which were granted due to the manner in which the lot or building is configured. The relaxations were necessary because requirements for unit visibility could not be fully achieved, although an alternative has been approved with the project (signage) but still necessitates the relaxation. Parking has also been facilitated on the parcel through the use of tandem stalls.

Attached on pages 2 and 3 of this letter are the bylaw relaxations approved with this development. Where a relaxation was because of the existing building condition, it has been noted. Notification letters have been mailed to all residents who have provided comments for this application. The Development Permit will be advertised starting January 3, 2013 and the appeal deadline is January 17, 2013.

Sincerely,

A handwritten signature in black ink that reads "Kenneth M. Melanson" with a long, sweeping horizontal line extending to the right.

Kenneth M. Melanson, BA, MCIP, RPP  
Planner II – Planning Implementation  
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<b>Bylaw Relaxations</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
583 Building Setbacks	(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 the greater of:	Plans indicate the North setback to the deck is 4.14m (-0.33m) and 1.9m (-2.57m) to the deck on the west setback. <b>EXISTING CONDITION DUE TO BUILDING AND EXISTING DECK</b>
	(4) The min. building setback from a property line shared with a lane is 1.2 m.	Plans indicate the South setback is 0.13m (-1.07m). <b>EXISTING CONDITION DUE TO BUILDING</b>
549 Projections Into Setback Areas	(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 portions of the building project into the required South setback area. <b>EXISTING CONDITION DUE TO BUILDING</b>
	549 Projections Into Setback Areas (max.) (5) Eaves and window wells may project a max. of 0.6 m into any setback area.	eaves are projecting to a max of 0.60m. (eaves are 0.61m) <b>EXISTING CONDITION DUE TO BUILDING</b>
581 At Grade Orientation of Units	(2) A unit in a Multi-Residential Development that is located on the floor closest to grade must have:	Plans indicate units Unit's A& B (3020) is accessed through a shared entrance.
	(a) an individual, separate, direct access to grade; and	
	(b) an entrance that is visible from the street that the unit faces.	Plans indicate the entrances to units A 3010 and Unit A 3020 are not visible from the street.
550 General Landscaped Area Rules	(8) All setback areas adjacent to a lane, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls or garbage facilities must be a landscaped area.	Plans indicate portions of the building project into the required South setback area. <b>EXISTING CONDITION DUE TO BUILDING</b>

<p>556 Low Water Landscaping Option</p>	<p>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: (d) a maximum of 30.0 % of the required landscaped area is planted with sod and the remainder is covered with plantings, mulch or hard surfaces;</p>	<p>Plans indicate 96.24% (+66.24%), 242.15m<sup>2</sup>(+166.67m<sup>2</sup>) of area planted with sod. Amended plans (post check) show that with changes to plantings, the total sod area would be 84.48%. A relaxation to allow up to 84.48% sod plantings has been granted.</p>
<p>Parking</p>	<p>See comprehensive Checksheet</p>	<p>Plans indicate 3(-1.0) parking stalls. Section 122 (14) does not allow tandem parking – this requirement has been relaxed.</p>