



The City of Calgary

DEVELOPMENT & BUILDING APPROVALS
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)

Planning Review Comments – Development Permit

Application Number: DP2012-3655
Application Description: Change of Use: Multi-Residential Development
Land Use District: Multi-Residential - Contextual Grade-Oriented
Use Type: Discretionary
Site Address: 3020 ERLTON ST SW
Community: ERLTON
Applicant: CITYTREND

TO: Erlton Community Association – Planning Committee

Please find attached the plans and policy reviews for the above noted development permit application. Also attached are the results of the bylaw check of the initial application and any deficiencies found on the initial plans. Please note that as part of the review of this application, there will be discussions and amended plans for the application which should resolve many of these comments.

It should also be noted that the applicant may request a relaxation(s) of any of these deficiencies. If a request is made, they will need to provide planning rationale to support the proposed request(s).

Your comments will form part of the file and be part of the review. Your comments are welcome and appreciated. If you have any questions, please contact me.

Sincerely,

Kenneth M. Melanson, BA, MCIP, RPP
Planner II, Planning Implementation
Phone: (403) 454-1539 Email: Ken.Melanson@calgary.ca

Comments on Relevant City Policies

Area Redevelopment Plans (Erlton)

- Site is located in the 'residential conservation' land use area.

General Comments

This application is a change of use to convert an existing single detached dwelling to a multi-residential development consisting of 4 units.

The proposed conversion provides the minimum required parking stalls both for residents and visitors. Existing driveway access is provided off the lane and from 30 Av SE, while a visitor stall has been provided off the lane.

Landscaping is provided that meets the minimum land use bylaw requirements for the M-CG district and the proposed density conforms to the maximum density indicated in the district (d72).

As a change of use application, the applicant is seeking to reuse the existing building which may not conform to the land use bylaw standards for the M-CG district. As a result, a number of the discrepancies provided in the attached table are as a result of retaining the existing building. However, for continuity of the community streetscape, retaining the existing dwelling may positively contribute as there would be minimal visual impact to the streetscape.

Bylaw Discrepancies		
Regulation	Standard	Provided
41 contextual multi-residential setback means:	(b) where there is only one other building on the same block face, the building setback of such building from a property line shared with a street; and	Plans do not indicate the building or setback to the adjacent building South of the proposed development.
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 do not indicate adjacent building to the South of the proposed development, unable to determine compliance for the West setback.
	(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).
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.
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.	The grade and East property line have not been indicated on the elevations, unable to determine compliance.

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 C 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 and C are not visible from the street.
550 General Landscaped Area Rules	(6) Unless otherwise referenced in subsections (7) and (8), all areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	Plans do not indicate the landscape finished adjacent to the porch in the East setback.
	(7) All setback areas adjacent to a street or another parcel, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans do not indicate the landscape finished adjacent to the porch in the East setback.
	(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.
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: (b) the delivery of the irrigated water is confined to trees and shrubs;	Plans do not indicate that the delivery of irrigated water is confined to trees and shrubs.
557 Amenity Space	Private amenity space 8 (b) have no min. dimensions of less than 2.0 m.	Plans indicate the deck on Unit A has dimensions less than 2.0m.
557 Amenity Space	Total Amenity Space provided/ required	Plans indicate 10m ² (-10m ²) of private amenity space provided.

565 Driveway Length and Parking Areas	(3) A driveway connecting to a lane must: (a) be a min. of 0.60 m. in length,	Plans indicate the driveway length to the visitor stall is 0.50m (-0.10m).
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The City of Calgary

APPLICATION FOR A DEVELOPMENT PERMIT LAND USE BYLAW NO 1P2007

098990026-001

Taken By: JJS

Application Date: **Aug 27, 2012**

APPLICATION NO: DP2012-3655

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: \$525.00

Advertising Fee: \$27.00

Total Fee: \$552.00

Applicant: **CITYTREND**

Address: **#310 239 10 AV SE**

City: **CALGARY, AB, T2G 0V9**

Phone: **(403)475-2044**

Contact: **Meyers, Erin**

Phone: **(403) 475-2044**

Fax:

e-mail: **erin@permitmasters.ca**

Parcel Address: **3020 ERLTON ST SW**

Legal: **960AM;1;20-23**

Building Address: **3020 ERLTON ST SW**

Legal:

Parcel

Owner:

e-mail:

GORDON H CROOKS

3020 ERLTON ST SW

CALGARY AB CANADA T2S 2Y6

Not Available

(See attached for complete list of addresses.)

(See title for additional owners.)

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

Community: **ERLTON**

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

Description: **Change of Use: Multi-Residential Development
4 Plex Conversion**

Proposed Development is: **Discretionary**

Proposed Use: **Multi-Residential Development**

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: *E. Meyers*

Date: *Aug 27/12*

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.

VITS
R UNIT

NTS
LED AS REQ.D

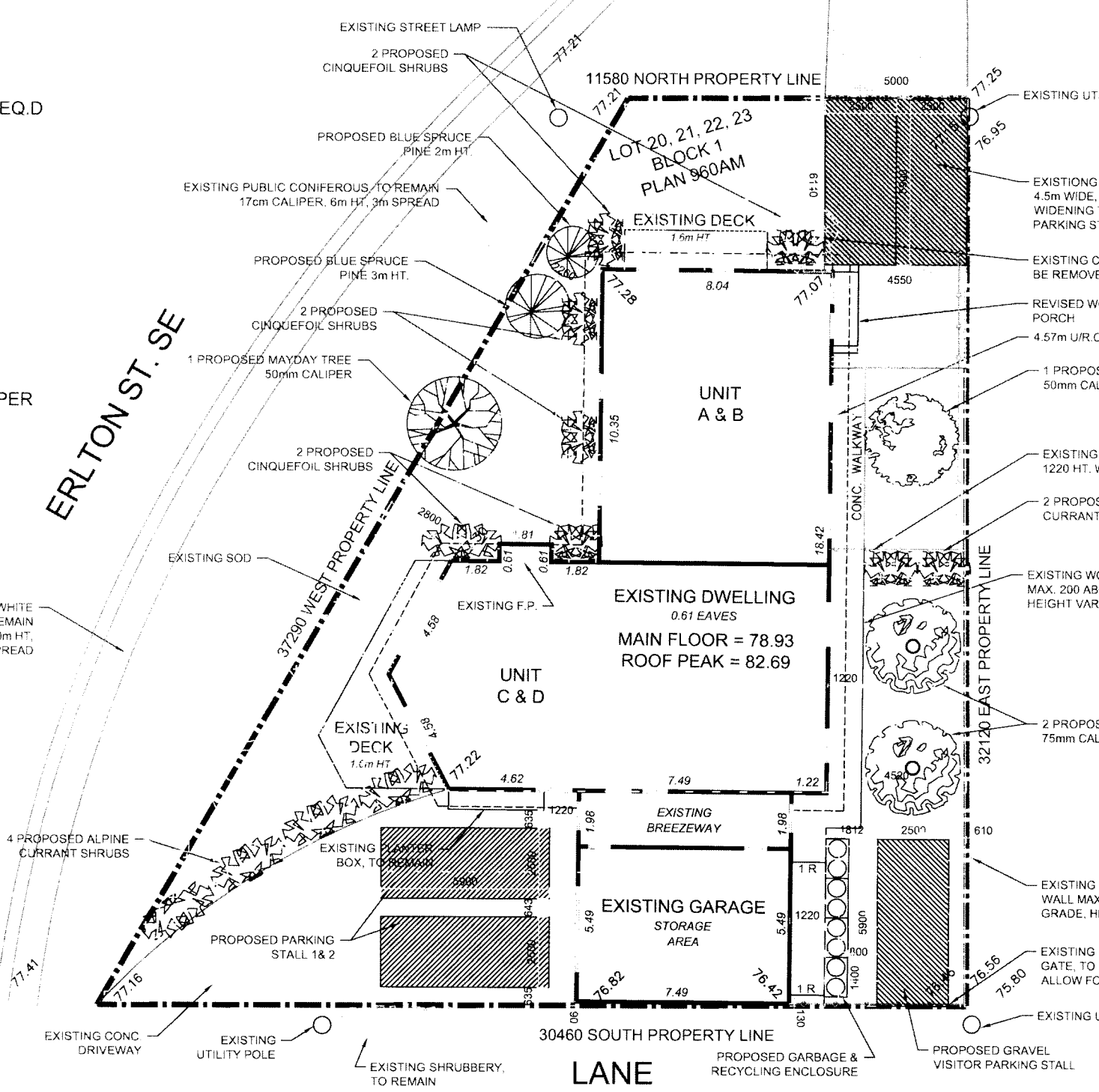
CE REQ.D
L AREA

.2m HT.
5mm CALIPER

m HT.

ISTING PUBLIC WHITE
SPRUCE, TO REMAIN
3cm CALIPER, 10m HT,
8m SPREAD

ERLTON ST. SE



30460 SOUTH PROPERTY LINE

LANE

PROPOSED GARBAGE & RECYCLING ENCLOSURE

PROPOSED GRAVEL VISITOR PARKING STALL

EXISTING UTI

EXISTING 4.5m WIDE, 1.5m WIDENING TO 6.0m PARKING STALL

EXISTING CONC. WALKWAY TO BE REMOVED

REVISED WOODEN PORCH

4.57m U/R.O.

1 PROPOSED 50mm CALIPER

EXISTING 1220 HT. WALL

2 PROPOSED CURRANT

EXISTING WALL MAX. 200 ABOVE GRADE, HEIGHT VARI

2 PROPOSED 75mm CALIPER

EXISTING WALL MAX. GRADE, HEIGHT

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