



The City of Calgary

DEVELOPMENT & BUILDING APPROVALS
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)

Planning Review Comments – Development Permit

Application Number: DP2012-3695
Application Description: New: Multi-Residential Development (2 buildings, 3 units)
Land Use District: Multi-Residential - Contextual Grade-Oriented
Use Type: Discretionary
Site Address: 78 34 AV SW
Community: ERLTON
Applicant: INERTIA

November 5, 2012

Erlton Community Association
Planning Representative

The following comprises the Planning Policy Review for the above stated Development Permit application. Should you have any questions, please contact me at 403-268-8994 or joshua.ross@calgary.ca.

Kind regards,

Joshua Ross
Planner 2, Planning Implementation
Development and Building Approvals

Land Use Bylaw Discrepancies		
Regulation	Standard	Provided
583 Building Setback	(2) Where the contextual multi-residential building setback is 3.0 m or greater, the minimum building setback from a property line shared with a street is the greater of: (a) the contextual multi-residential building setback less 1.5 m; thus' $6.10 - 1.5 = 4.60$ meters or (b) 3.0 meters	Plans indicate the setback to the proposed building is only 4.58 (-0.02) meters. Plans also indicate the setback to the covered entry forming the porch is only 3.97 (-0.63) meters.
	(5) The minimum building setback from a property line shared with another parcel is 1.2 meters.	Plans indicate the building setback to the WEST property line is 0.00 (-1.20) meters. Plans indicate the building setback to the EAST property line is 0.91 (-0.29) meters to the 2 nd floor cedar siding buildout.
585 Building Height Chamfer	(2) The maximum building height on a parcel that shares a property line with another parcel that has no buildings or that has a building with a height greater than 6.0 m 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 8.0 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 4.0 m from the shared property line.	To the EAST, the building on the parcel exceeds 6 meters in height at the shared property line adjacent to the building. The chamfer cuts through the eave of the proposed front building making it noncompliant. The proposed rear building complies.
	(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.	To the WEST, the building on the parcel does not exceed 6 meters in height at the shared property line adjacent to the building. Both the front and rear proposed buildings exceed the height chamfer using the geodetics at the shared property line adjacent to the building.
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: (b) an entrance that is visible from the street that the unit faces.	Unlikely that the entrance to unit C can be seen from the street with the entrance off set to where only ½ of the front door is visible on the elevation and with the large grade change on this site, you would be looking way up.
551 Specific Rules for Landscaping	(3) The maximum hard surfaced landscaped area is (b) 40.per cent of the required landscaped area, thus : $222.76 \times 0.40 = 89.10\text{m}^2$.	Plans indicate the hard landscaped areas, which includes the walls around the front amenity spaces, retaining walls, deck on unit C (not shown on the site plan), stairs, landings, porches and sidewalks is 112.57 (+23.47) square meters or 50.53 per cent.

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

552 Planting Requirements	(6) Shrubs must be minimum height or spread of 0.60m.	Plans do not indicate the height or spread of the shrubs.
	(3) 25 per cent of all trees must be coniferous.	Plans indicate there are no coniferous trees proposed.
	(5) Coniferous trees must have a minimum height of 2 meters and at least 50 per cent of the provided coniferous trees must be a minimum of 3 meters in height.	Plans indicate there are no coniferous trees proposed thus no height provided.
557 Amenity Space	(2) A patio may be located in a setback area between a street-oriented multi-residential building and a property line shared with a street.	Since this is not a street-oriented multi-residential building, the two patios (space intended for use as an outdoor amenity space) in the front setback area may not be located here. They do have their amenity space on their balconies so this could be eliminated.
570 Retaining Walls	(1) A retaining wall must be less than 1.0 metres in height, measured from lowest grade at any point next to the retaining wall:	Plans indicate the retaining walls along the side property lines as existing.

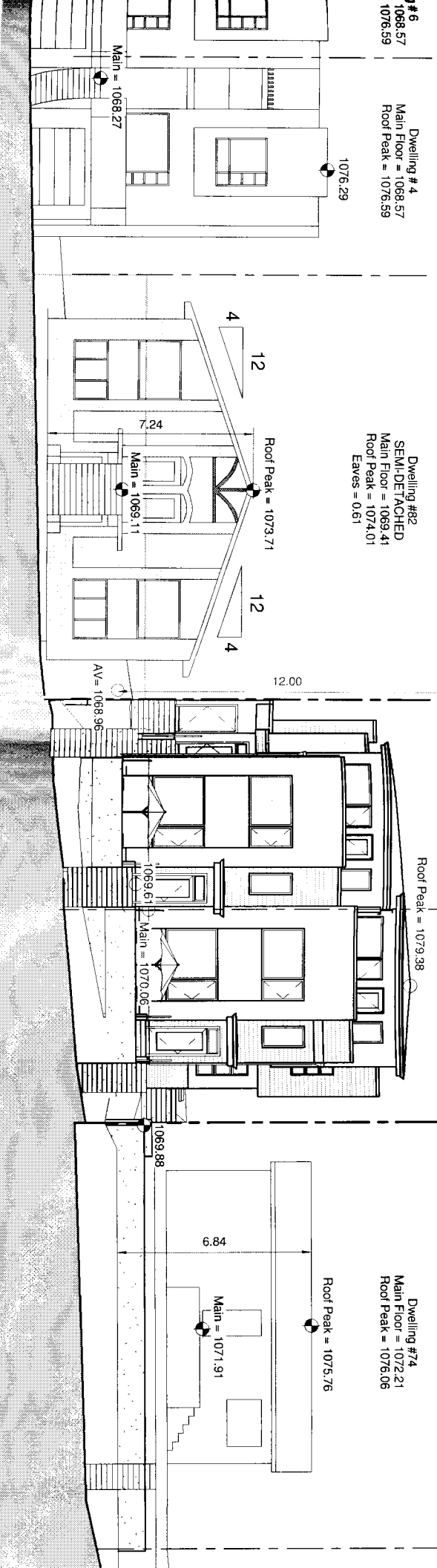
Comments on Relevant City Policies

- **Area Redevelopment Plan (ARP) - Erlton Area Redevelopment Plan**

The site is designated as RM-2 Residential Low Density Multi-Dwelling District in the ARP which encourages the following:

- aesthetic treatment of roof-tops and decks where they will be visible to other development
- wall-face, rooflines and building details reflective of the community character (complementary development within the Conservation Area are with consistent building height and variation of facade treatment),
- sensitive treatment of interfacing areas with adjoining properties (adjacent properties are two storey buildings).

PROPOSED MULTI-DWELLING



#6
1068.57
1076.59
Dwelling #4
Main Floor = 1068.57
Roof Peak = 1076.59

Dwelling #82
SEMI-DETACHED
Main Floor = 1069.41
Roof Peak = 1074.01
Eaves = 0.61

Roof Peak = 1079.38

Dwelling #74
Main Floor = 1072.21
Roof Peak = 1076.06

32 LOT 33

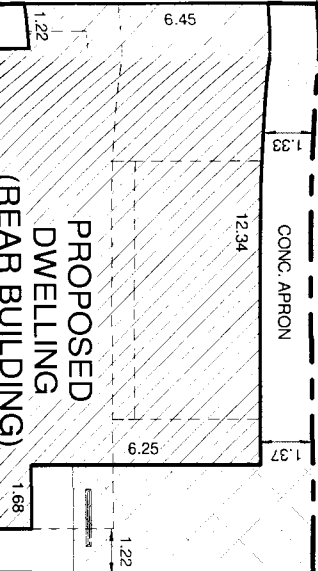
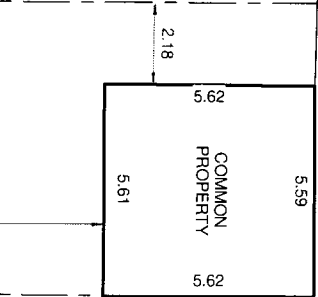
LOT 34 & 35

LOTS 36 & 37
BLOCK 6, PLAN 960 AM

LOT 38 & 39

cape

LANE



CONC. APRON