



# The City of Calgary

DEVELOPMENT & BUILDING APPROVALS  
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)

## Planning Review Comments – Development Permit

---

**Application Number:** DP2012-5266  
**Application Description:** Change of Use: Multi-Residential Development (triplex)  
**Land Use District:** Multi-Residential - Contextual Grade-Oriented  
**Use Type:** Discretionary  
**Site Address:** 26 31 AV SW  
**Community:** ERLTON  
**Applicant:** HAYSOM, RICHARD PLATT

---

January 22, 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](mailto:Joshua.ross@calgary.ca).

Kind regards,

Joshua Ross  
Planner 2  
Planning Implementation  
Development and Building Approvals

## General Comments

- This application is for a Change of Use from a Duplex to a Triplex (multi-residential development) within the Multi-Residential – Contextual Grade-Oriented (M-CG) District.
- There are no alterations being made to the existing site plan or building exterior. All renovations for the additional unit are interior only.
- **Building Regulations does not support the proposed development due to major alterations required to bring the proposed development into compliance with the 2006 Alberta Building Code.**

It is advised that prior to submitting a response to the detailed team review, the applicant meet with a safety codes officer to discuss the proposal and noted deficiencies.

## Bylaw Discrepancies

Regulation	Standard	Provided
<b>41 Contextual Multi-Residential Setback</b>	(a) where there are at least two other buildings on the same block face, the average building setback from the property line shared with a street of the contextual adjacent buildings;	Plans do not indicate the building setback for buildings on either side of this project. This is required only for rule 557 (2) where a patio cannot be located in the front setback area.
<b>557 Amenity Space</b>	(2) A patio may be located in a setback area between a <b>street-oriented multi-residential building</b> and a property line shared with a street.	This building is <u>not</u> a <b>street oriented multi-residential building</b> thus the patio cannot be located in the front setback area. Applicant needs to move all amenity areas to the back of the dwelling and have a separate amenity area for all three of the units.
	(4) The required minimum amenity space is 5 square meters. This can be comprised of private or common amenity area.	This can be comprised of private or common amenity area that meets all the rules. The <b>private amenity area</b> (rear deck) qualifies but the <b>common amenity area</b> in front has several deficiencies.
	(7) Where a patio is located within 4.0 m of a lane or another parcel, it must be screened.	Plans do not indicate screening to the EAST or WEST adjacent properties.
	(9) (c) <b>Common amenity area</b> must be a contiguous area of not less than 50 square meters.	The sunken patio at the front of the building has been measured at 47.88 (-2.12) square meters.
	(9) (c) <b>Common amenity area</b> must not be located in a required setback area.	The sunken patio at the front of the building is located in the front setback area.
	13 (a) <b>Common amenity area</b> must provide a balcony, deck or patio and at least <u>one</u> of the following as permanent features: (i) a barbeque (ii) seating	The sunken patio at the front of the building does not indicate any barbeque or seating area.
<b>570 Retaining Wall</b>	(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 a retaining wall at the front of the building. No height is indicated. Maybe existing?
<b>556 Garbage</b>	(1) Garbage containers and waste material must be stored either: (a) inside a building or (b) in a garbage container	No indication regarding garbage bin location.
<b>567 Recycling</b>	Recycling facilities must be provided for every Multi-Residential Development.	No indication regarding recycling bin location
<b>558 Visitor Parking</b>	(2) (c) (ii) requires 0.15 visitor stall per dwelling unit	0 (-1) visitor stalls provided

