

Erlton Community Association

Planning and Development Committee

65 – 31 Avenue SW

Calgary, Alberta

T2S 2Y7

To: Yuping Wang (403-268-8723)
File Manager
City of Calgary

From: Bill Fischer (403-266-2842)
Chairman, Planning and Development Committee
Erlton Community Association

Date: August 22, 2011

DP2011-2616

18 – 27th Avenue SW

Single family home

Our Planning committee has reviewed this discretionary development, and we believe the overall design, and front façade in particular, to be a real asset to this block and to our community in general. We do, however, have a few minor issues that we would like resolved by amendments to the plan.

- The four windows on the East elevation that project beyond the rear façade of the home on the East adjoining parcel should be made translucent in order to maintain the rear yard privacy of the neighbour. We do not object to the second storey window, provided it and the three on the main floor are translucent. [LUB Section 347(1)(c)] The Low Density Residential Housing Guidelines For Established Communities also reference this window privacy issue in Section 4.5.1.
- LUB Section 347(3)(a) limits the parcel depth to the greatest of 65% or the contextual building depth average. 65% is 24.18 metres, and the contextual average is 20.38 metres. The LUB no longer makes reference to the contextual building depth average plus 4.6 metres. It was amended by Bylaw 3P2010 in February 2010. We do not support a relaxation.
- The setbacks for the homes on this avenue vary greatly. This penalises infill development. In the interest of rectifying this, we would support a relaxation of LUB Section 435(3)(a) to allow the front setback to be 7.4 metres - equal to that of the existing home on the property as well as that of the property to the East.

Please do not hesitate to call or email should you have any concerns or require further information. Also, please provide us with a copy of any final approved plans, as well as the rationale for any bylaw relaxations.