

Erlton Community Association

Planning and Development Committee

65 – 31 Avenue SW

Calgary, Alberta

T2S 2Y7

To: Ian Bamford (403-268-8858) (ian.bamford@calgary.ca)
File Manager
City of Calgary

From: Bill Fischer (403-266-2842) (erlton@shaw.ca)
Chairman, Planning and Development Committee
Erlton Community Association

Date: August 27th, 2013

DP2013-2865

33 – 30th Avenue SW

Single family home

We have reviewed this discretionary development. It is modest in size and of a design that both complements and respects the neighbouring homes and streetscape. We particularly like the roof design that moves the height to the middle of the home and garage, and away from the neighbours and the street / lane. We support this development with one condition:

The rear deck is raised approximately 1.2m above grade, parallels the 1.2m east side-yard setback, and overlooks the east neighbour's rear yard. The deck should be screened on the east side to respect the rear yard privacy of that neighbour. We suggest that a 1.8m translucent tempered glass or solid side-wall would accomplish this.

Please provide us with a copy of any final approved plans, along with a complete list of relaxations and the justification for them. We need this in order to discuss and determine their impact on the neighbouring homes and our community.

Finally, please do not hesitate to call or email should you have any concerns or require further information.