

Erlton Community Association

Planning and Development Committee
65 – 31 Avenue SW, Calgary, Alberta, T2S 2Y7
<http://www.erltoncommunity.com/>

To: Kelly Schmalz (403-268-6270) (kelly.schmalz@calgary.ca)
File Manager
City of Calgary

From: Kirt van der Woude (403-585-9392) (president@erltoncommunity.com)
President
Erlton Community Association

Date: August 20th, 2013

DP2013-2892
69 – 31st Avenue SW
Multi-Residential (2 buildings, 4 units)

Our community has reviewed this discretionary development and is unable to support it. The proposed development is not compatible with adjacent development, nor the neighbourhood, and will have a negative impact on nearby homes. It is similar to the recent DP2012-2727 which was rejected.

Both the Municipal Development Plan and the Erlton ARP provide guidance with respect to context, scale, and development pattern. The land use designation is also contextual. This over-massed proposal fails to meet any of those objectives. It is too much building on too little land. The over-massing is amplified by the failure to conform to LUB Section 583(3) with respect to the Erlton Street setback. Furthermore, the 31st Avenue block face orients homes in a north/south direction. This proposal orients the units east/west – a conflict in development pattern. We believe that this is like the reverse corner lot subdivision, commonly approved in the past, and now considered bad planning. In addition, there is a fully functional lane capable of providing access to all required parking. Front drive garages on 31st Avenue are definitely not supported.

This lack of conformance has a severe negative impact on the use and enjoyment of the adjacent property. The height, mass, and building projection along the depth of the lot shadows the home and yard to the east from the afternoon sun. This clearly violates LUB Sections 35(d) and 36(a).

A DTR, a cross-section showing the relationship with the east neighbour, a shadow study, and a 31st Avenue streetscape view - all of which are missing - will confirm the above comments. We're laypersons and community volunteers and do not have the means to create these. LUB 26(3) provides you with the authority to request these drawings. Please let us know when they are available so that we may review them.

The proposal is clearly out of context with every home in the surrounding area. A slightly lower density could result in a more compact built form. It would be in keeping with the previous build-out of single family in-fills and semi-detached homes on all the surrounding lots, and would maintain the existing context and development pattern.

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.