



The City of Calgary

APPLICATION FOR A DEVELOPMENT PERMIT LAND USE BYLAW NO 1P2007

109295867-001
Taken By: JIP

Application Date: **Oct 7, 2013**

APPLICATION NO: DP2013-4201

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

Permit Fees

DP Base Fee:	\$923.00
Advertising Fee:	\$28.00
DCP Fee:	\$218.00
Total Fee:	\$1169.00

Applicant: **SHAX DEVELOPMENTS**
Address: **315 47 AV SW**
City: **Calgary, Alberta, T2S1C1**
Phone: **(403)560-9125**

Contact: **Gardener, Ken**
Phone: **(403) 617-6294**
Fax:
e-mail: **KenGardener@Shaw.ca**

Parcel Address: **60 34 AV SW**
Legal: **960AM;6;45,46**

Parcel Owner: **GERALD L BOYER**
47 HAWKHILL WAY NW
CALGARY AB CANADA T3G 3K1
e-mail: **Not Available**

L.U.D.: **M-CG d72**

Community: **ERLTON**
Sec. Number: **10C** Ward: **09**

Description: **New: Multi-Residential Development (1 building, 4 units), Accessory Residential Building (garage)**

Gross Floor Area: 5574.41 feet - squared
Dwelling Units: 4

Proposed Development is: **Discretionary**

Proposed Use: **Multi-Residential Development**
Accessory Residential Building

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning Development & Assessment to inactivate and cancel incomplete applications. The administrative cancellation of Development Permit Applications is not applicable to applications in the City Centre (Part 10 of Bylaw 1P2007).

Applicant / Agent Signature: _____ Date: _____

DP FOIP STATEMENT ~ The personal information on this permit application is collected under the authority of the Alberta Municipal Government Act, Section 683, the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c), and the Calgary Land Use Bylaw 1P2007, Part 1 Section 23. It will be used to communicate with the applicant during the permit application review & site inspection processes. As part of the review process it will be circulated as needed to relevant City Business Units, Calgary Police Services, Enmax, pertinent Community Association(s), Business Revitalization Zone(s), adjacent land owners, the property owner if he is not the applicant of record, Alberta Ministry of the Environment and Alberta Health Services. It may also be submitted to the Calgary Planning Commission (CPC) and/or the Subdivision and Development Appeal Board (SDAB). Correspondence received regarding the application may be included in public meeting agendas. The applicant's name and the nature of the permit will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact the FOIP Program Administrator, Development & Building Approvals, P.O. Box 2100, Stn. 'M', Calgary, AB T2P 2M5. Telephone 268-5301.

Track your application on-line with **VISTA**. Go to: **www.calgary.ca/vista** and enter your JOB ACCESS CODE (JAC)**DP2013-4201-95867** or call Customer Advisory Services at (403)268-5311.





The City of Calgary

DEVELOPMENT & BUILDING APPROVALS
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)

Planning Review Comments – Development Permit

Application Number: DP2013-4201
Application Description: New: Multi-Residential Development (1 building, 4 units),
Accessory Residential Building (garage)
Land Use District: M-CG d72 (Multi-Residential - Contextual Grade-Oriented District)
Site Address: 60 34 Avenue SW
Community: Erlton
Applicant: Shax Developments (Ken Gardener)

November 14, 2013

Erlton Community Association
Planning Representative

Dear Sir / Madam,

The following comprises the Planning Policy Review for the above stated Development Permit application. If you have questions please call me at 403.268.8858 or send an email to Ian.Bamford@calgary.ca.

Yours truly,

Ian Bamford
Planner, Planning Implementation
Development and Building Approvals

General Comments

The proposed development is for “New: Multi-Residential Development (1 building, 4 units), and accessory building”. According to the Land Use Bylaw (1P2007) the site is designated M-CG d72 (Multi-Residential – Contextual Grade Orientated District). The proposed development is discretionary within M-CG districts.

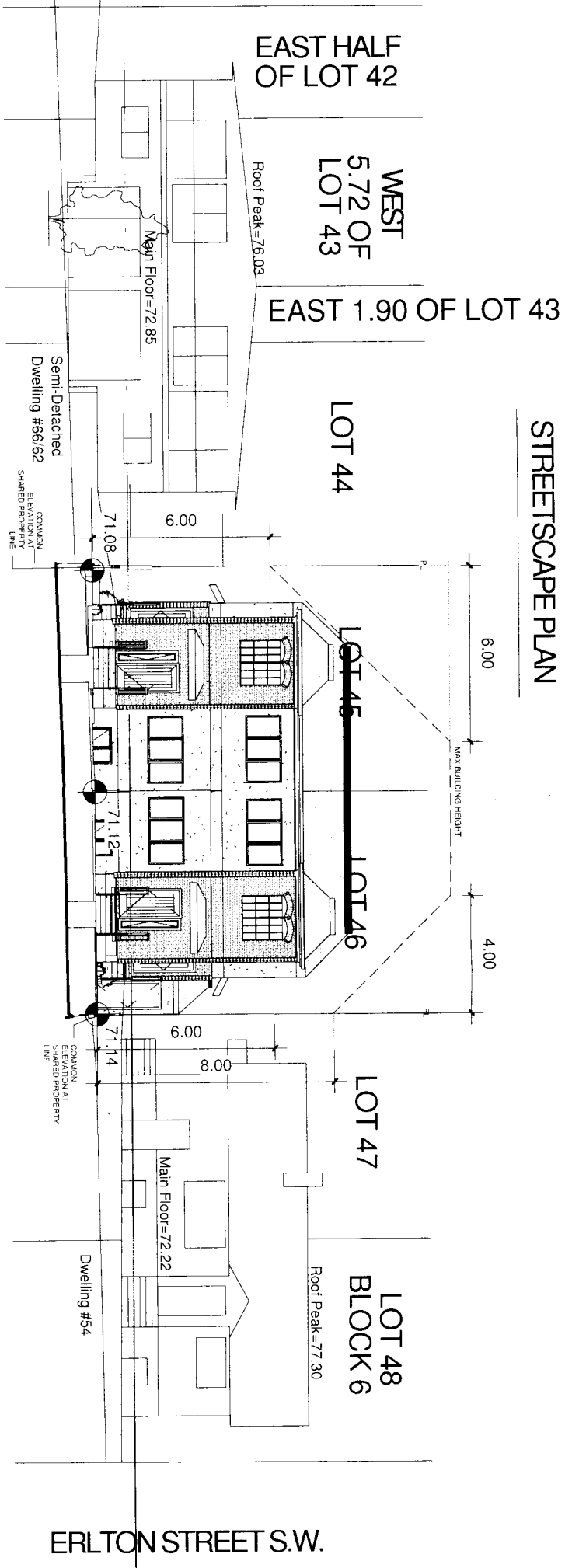
Comments on Relevant City Policies

Erlton Redevelopment Plan

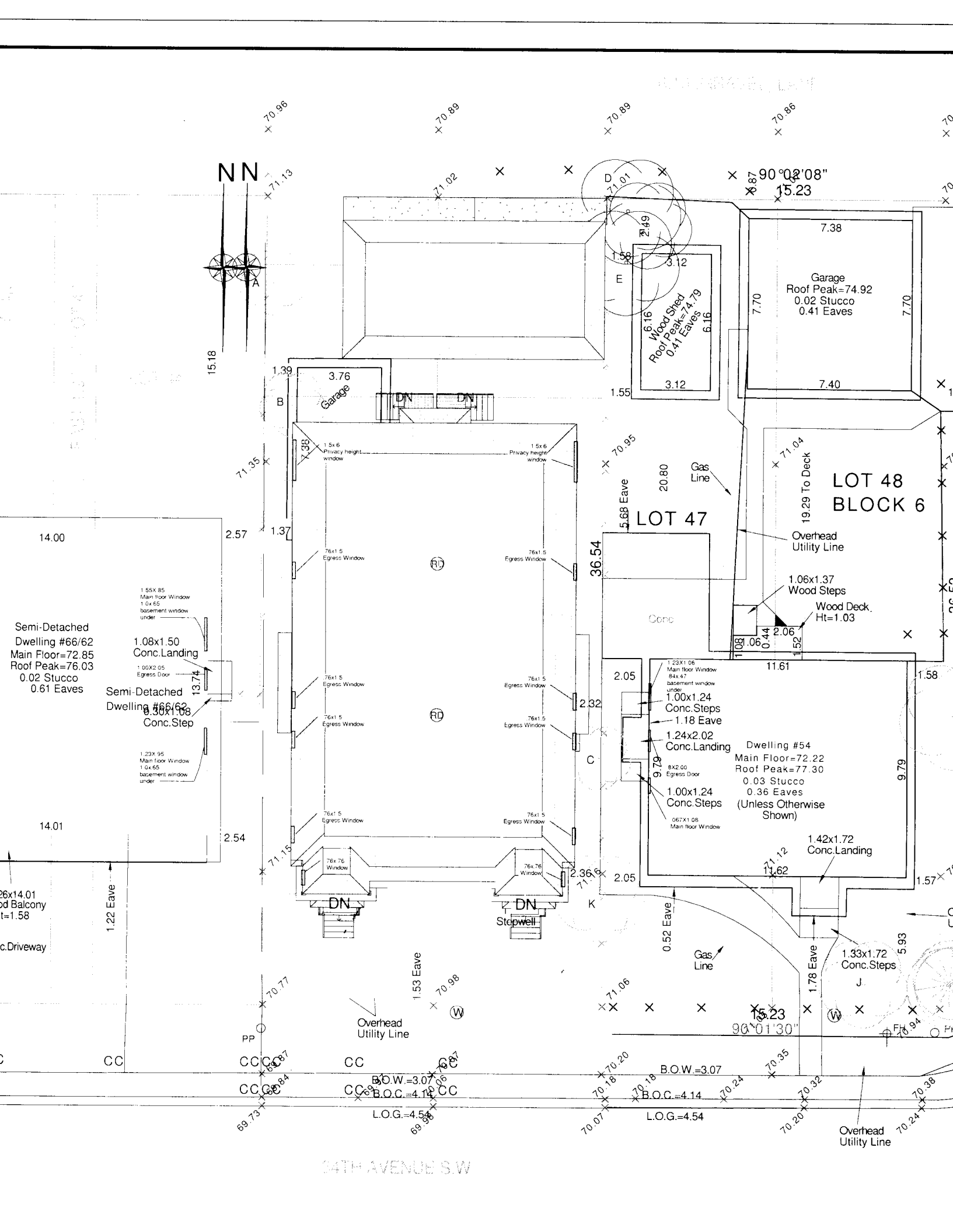
Bylaw Discrepancies

Regulation	Standard	Provided
584 Landscaping and 551 Specific Rules for Landscaped Areas	(2) Unless otherwise referenced in section 553, a min. of 40.0 % of the area of a parcel must be a landscaped area. (except where Landscaped Area Reductions are provided) (584) All of the required landscaped area must be at grade.	Plans indicate the landscaped area as being 196.48m ² (-26.06) or 35.32% (-4.68%)
	(3) The max. hard surfaced landscaped area is: (b) 40.0 % of the required landscaped area, in all other cases.	Plans indicate the hard landscaped area as being 94.92m ² (+5.90m ²) or 42.65% (+2.65%)
552 Planting Requirements	(4) Deciduous trees min. calliper of 50 mm, at least 50.0 % must have min. calliper of 75 mm.	Plans indicate 1 (-1) deciduous trees at 75mm calliper.
557 Amenity Space	Private Amenity Space 8 (a) be in the form of a balcony, deck or patio	Plans do not indicate an amenity space that is a deck, balcony or patio for the south (front) units.
	8 (b) have no min. dimensions of less than 2.0 m.	Plans indicate the north (rear) units decks as having a minimum dimension of 1.25m (-0.75m)
	Total Amenity Space provided (5) (6) Up to a maximum of 5.0 m ² of private amenity space provided per unit will be included to satisfy the Total Amenity Space requirement.)	Plans indicate the total amenity space as being 3.13m ² (-16.87m ²)
558 Visitor Parking	(2)(c)(ii) 0.15 stalls per unit	Plans indicate the proposed visitor stall as being 2.60m (-0.25m), therefore 0 (-1) stalls.

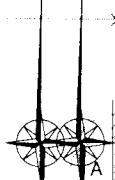
STREETSCAPE PLAN



ERLTON STREET S.W.



NN



PLAN SCALE 1/8" = 1'-0"

70.96
70.89
70.89
70.86

90°02'08"
15.23

71.13

71.02

71.01

70.87

15.18

1.39

3.76

2.49

1.58

6.16

3.12

3.12

7.38

Garage
Roof Peak=74.92
0.02 Stucco
0.41 Eaves

7.70

7.40

7.70

1.38

1.5x6 Privacy height window

1.5x6 Privacy height window

70.95

5.68 Eave

20.80

Gas Line

71.04

19.29 To Deck

LOT 48
BLOCK 6

Overhead Utility Line

1.06x1.37 Wood Steps

Wood Deck
Ht=1.03

14.00

2.57

1.55x8.5 Main floor Window
1.0x6.5 basement window under

1.08x1.50 Conc.Landing

1.00x2.05 Egress Door

Semi-Detached Dwelling #66/62
Main Floor=72.85
Roof Peak=76.03
0.02 Stucco
0.61 Eaves

1.23x1.08 Conc.Step

1.23x9.5 Main floor Window
1.0x6.5 basement window under

14.01

2.54

76x1.5 Egress Window

76x1.5 Egress Window

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76x1.5 Egress Window

36.54

Conc

2.05

1.23x1.06 Main floor Window
84x47 basement window under

1.00x1.24 Conc.Steps

1.18 Eave

1.24x2.02 Conc.Landing

8x2.00 Egress Door

1.00x1.24 Conc.Steps

0.67x1.06 Main floor Window

2.05

2.32

2.05

2.05

0.52 Eave

Gas Line

1.78 Eave

1.33x1.72 Conc.Steps

J

15.23

90°01'30"

71.12

71.06

70.20

70.18

70.24

70.35

70.32

70.38

Overhead Utility Line

B.O.W.=3.07

B.O.C.=4.14

L.O.G.=4.54

B.O.W.=3.07

B.O.C.=4.14

L.O.G.=4.54

Overhead Utility Line

34TH AVENUE S.W