

Erlton Community Association
Planning and Development Committee
65 – 31 Avenue SW
Calgary, Alberta
T2S 2Y7

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File Manager
City of Calgary

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

Date: May 10th, 2014

DP2014-1557
55 - 28th Avenue SW
Triplex

The Development Authority has yet to provide the DTR and policies impacting this development. There is no 28th Avenue streetscape view, nor a March 21, 4PM shadow study, nor a cross section showing the relationship with the east home. LUB Section 26(3) is your authority to compel the production of these in order to fulfil your due diligence requirements. In the absence of these facts, we are unable to ascertain the accuracy, quality, and thoroughness of any review.

In response to your community context questionnaire:

1. *From a Community perspective what are the merits of the proposed development?*

It's a new building on a vacant lot; it extends very little in depth past the east neighbour's home; it provides some open space between the building and garages to allow sunlight into the east neighbour's rear yard; and all parking is accessed from the lane.

2. *From a community perspective, could the proposed development be improved to make it more compatible or beneficial to meet your community's need(s)?*

Yes, review the MDP and our ARP and provide a 28th Avenue streetscape view, a March 21st @ 4PM shadow study, and a cross section relative to the east neighbour at 51 - 28th Avenue SW. This will enable us to confirm that this design is actually compatible with the newer single family infills to the east of the property.

3. *How will the proposed development impact the neighbours and the community regarding such things as:*

- *The 'fit' of the development with its surrounding; generally this refers to height, massing, setbacks, streetscape, privacy, parking, vehicle or pedestrian access, landscaping - including the retention of mature vegetations, etc.*

It's massive, but we're unable to quantify it since there is no 28th Avenue streetscape view showing the neighbour at #51. The building is over-height on the NE corner, there is no visitor parking, and it appears the large mature tree on Erlton Street will be cut down.

4. *Has the community discussed the proposed development with the applicant and/or landowner? If so, please provide details including comments or outcomes from the engagement.*

Dave Turner, the east neighbour, and I met with Steve Baldwin, the property owner, on January 3rd. We suggested exactly the concept proposed here - a building that did not project past Mr. Turner's home, and stacked parking, since Mr. Baldwin was adamant that the project would fail without parking for two vehicles per unit. In mid-April, the architect asked to meet with the neighbours to discuss the project. We asked for a cross-section showing the proposed building and the neighbour's home at #51, along with a shadow study, prior to the meeting, so we can accurately assess the impact of the building and garage on his rear amenity space. No plans have been received and no meeting has yet been held.

5. *Were adjacent neighbours or owners of the subject site present and/or involved in the Community review of this application?*

Yes, we discussed it via telephone with two neighbours, plus held separate meetings with two groups of affected neighbours on April 28th & 29th to obtain their feedback. They are somewhat supportive, however want the 28th Avenue streetscape view, the cross section relative to the neighbour at #51, and shadow study to confirm their understanding of the design and its effects.

Please provide us with a copy of the DTR when it's available, plus a set 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.