

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

To: Joshua Ross (403-268-8994) (joshua.ross@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: May 10th, 2014

DP2014-1598
23 - 31 Avenue SW
Triplex

The Development Authority has yet to provide the DTR and policies impacting this development. In the absence of these facts, we are unable to ascertain the accuracy, quality, and thoroughness of your 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, and all resident 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 design a semi-detached, or a more compact 2-storey triplex to minimise the depth of the building and mass, and ensure compatibility with the single family homes to the West of the property - all of which have substantial rear yards. Provide visitor parking.

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. Too much building for too little lot, covering nearly all of the lot. The lot is 120 feet deep and the building and garage occupy 105 feet of it. It intrudes on the front setback, the front entrance to unit 3 is not visible from the street, and there is no visitor parking.

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.

No, this is the first we heard of this development.

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

Yes, we circulated a notice and partial plans to the affected neighbours, responded to one email, and reviewed the full set of plans with a nearby neighbour.

Please provide us with a copy of the DTR as soon as it's available. Then, please provide 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.