



The City of Calgary

DEVELOPMENT AND BUILDING APPROVALS #8108

REQUEST FOR COMMENT ON DEVELOPMENT PERMIT APPLICATION

Date: **May 12, 2014**

To: Ertlon Community Association
Bill Fischer
65 31 AV SW
Calgary, Alberta
T2S 2Y7

Return To: **Development Circulation Controller**
Development and Building Approvals #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5
Phone: 268-5744 Fax 268-1997
E-Mail: DP.Circ@calgary.ca

NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Circulation Controller at the address to the right.

D.P. NUMBER: DP2014-1910 Land Use Bylaw 1P2007	Address of Development: 42 31 AV SW
New: Semi-detached Dwelling, Accessory Residential Building (garage)	

Please complete the enclosed 'Community Context Questionnaire' and return to the sender above. Thank you.

NAME	DATE		
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Attached are the proposed plans and application material for this Development Permit. If you have any comments, please forward them by **DUE DATE** Monday June 2, 2014 **to the above sender.**

If you want to discuss this application further, please contact the File Manager:

Maurie Loewen (403) 268-5946 Maurie.Loewen@calgary.ca

This Development Permit Application has been circulated to the following parties:

Gian-Carlo Carra, Ward 9 Councillor, #8001A

Bill Fischer, Ertlon Community Association, 65 31 AV SW

Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Community Context Questionnaire

Community Association's Role

The role is to provide Community perspective as the "eyes of the community" and to help enable the best informed planning decision by the Development Authority.

- * Provide the local context that the Community Association feels the Development Authority should be aware of.
- Provide planning related comments in support of or objection to the proposal.
- Identify any important issues the Community Association thinks should be addressed.
- Provide Community perspective as regards the implementation of local planning policy such as local Community Plans, Area Redevelopments Plans, and Area Structure Plans.

Please provide the Community response to the following questions

Permit Number

Address of Development

No Comment

1. From a Community perspective what are the merits of the proposed development?
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)?
3. How will the proposed development impact the neighbours and the community regarding such things as:
 - The "fit" of the development with its surroundings; generally this refers to height, massing, setbacks, streetscape, privacy, parking, vehicle or pedestrian access, landscaping – including the retention of mature vegetations, etc.

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.

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

Please note, do not include a "community decision" in the written response. City staff does not consider whether a community has voted to "accept", "support", or "reject" an application.



The City of Calgary

APPLICATION FOR A DEVELOPMENT PERMIT LAND USE BYLAW NO 1P2007

114864898-001

Taken By: IM

Application Date: **Apr 29, 2014**

APPLICATION NO: DP2014-1910

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: \$1109.00

Advertising Fee: \$30.00

DCP Fee: \$230.00

Grades Fee: \$ 442.00

Total Fee: \$1811.00

Applicant: **RICK BALBI ARCHITECT**
Address: **#106 5917 1A St SW**
City: **CALGARY, AB, T2H 0G4**
Phone: **(403)253-2853**

Contact: **KOJIMA, APRIL**
Phone: **(403) 253-2853**
Fax: **(403) 253-3078**
e-mail: **aprilk@rbalbi.ca**

Parcel Address: **42 31 AV SW**
Legal: **960AM;1;34,35**

Parcel Owner: **LEADER DEVELOPMENTS CALGARY LTD.**
121 FORTRESS MANOR SW
CALGARY AB CANADA T3H 4Z2
e-mail: **Not Available**

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

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

Description: **New: Semi-detached Dwelling, Accessory Residential Building (garage)**

Gross Floor Area: 5550 feet - squared
Dwelling Units: 2

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building**
Semi-Detached Dwelling

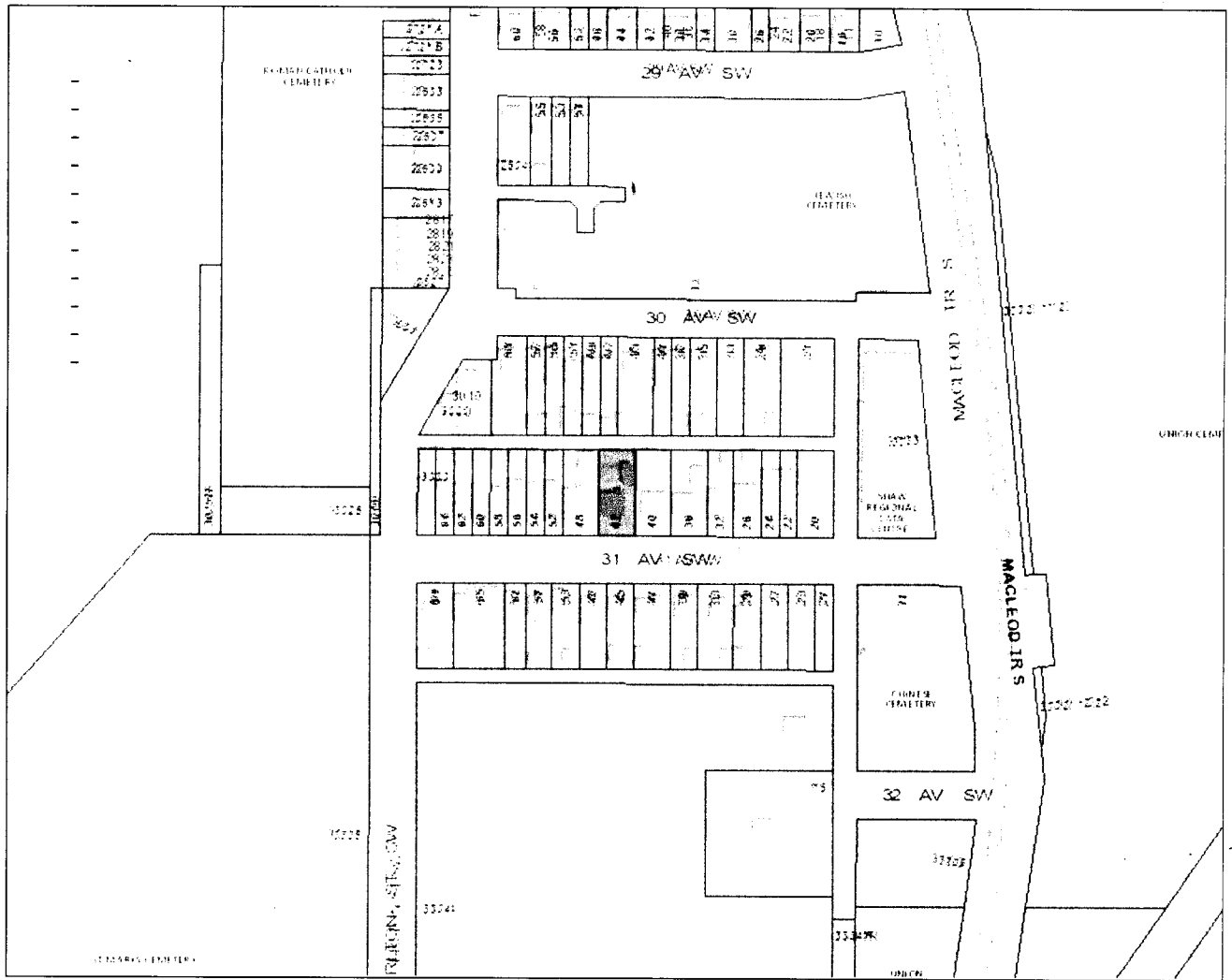
By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning Development & Assessment to inactivate and cancel incomplete applications. The administrative cancellation of Development Permit Applications is not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

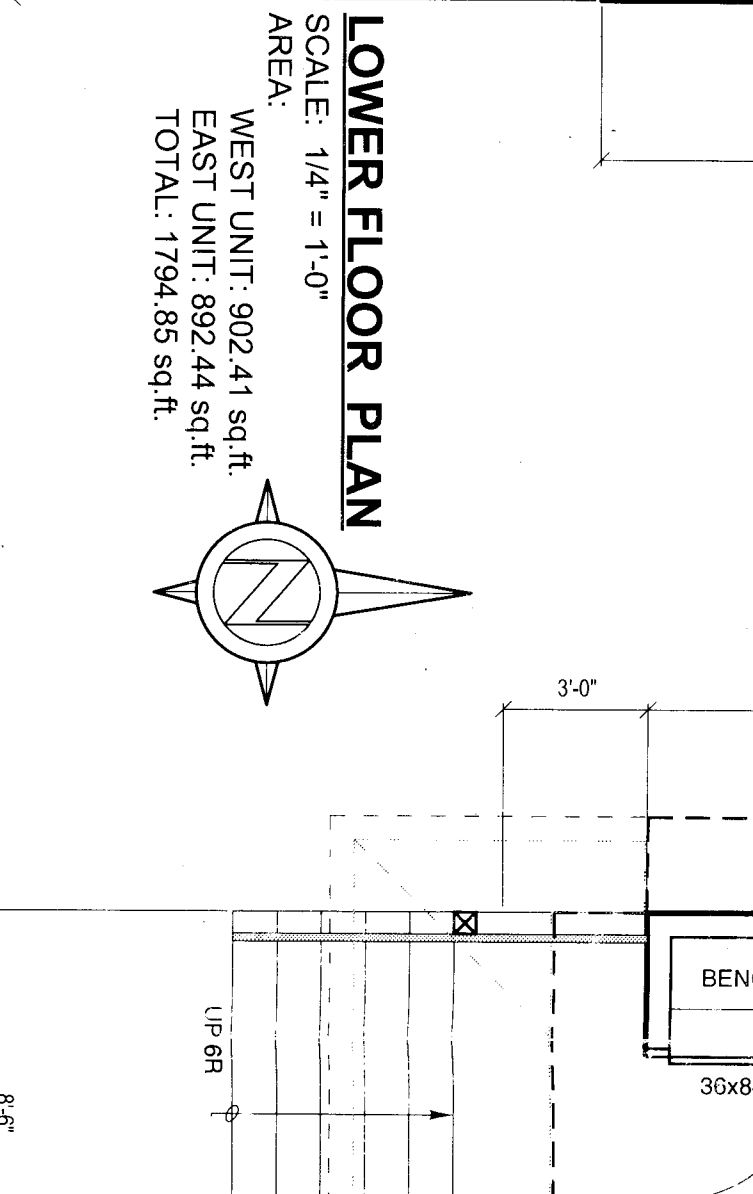
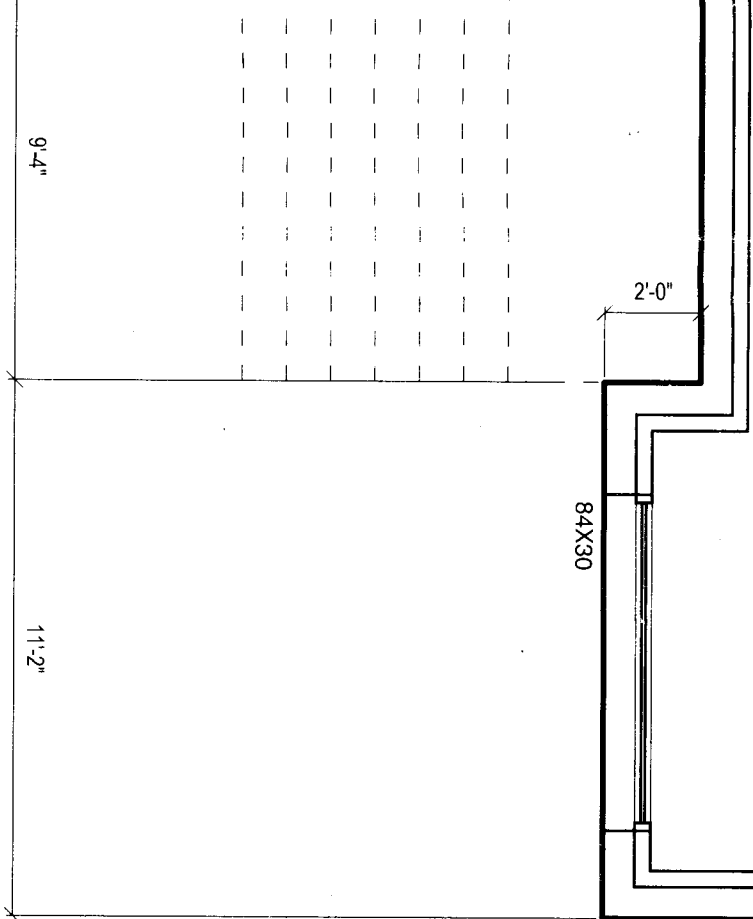
Applicant / Agent Signature: _____

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)**DP2014-1910-64898**
or call Customer Advisory Services at (403)268-5311.





LOWER FLOOR PLAN

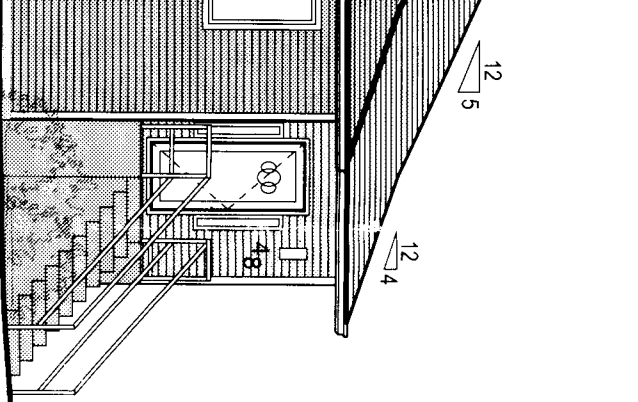
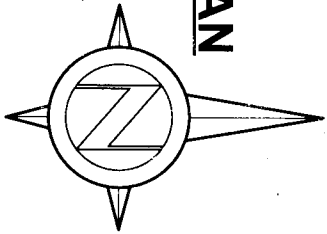
SCALE: 1/4" = 1'-0"

AREA:

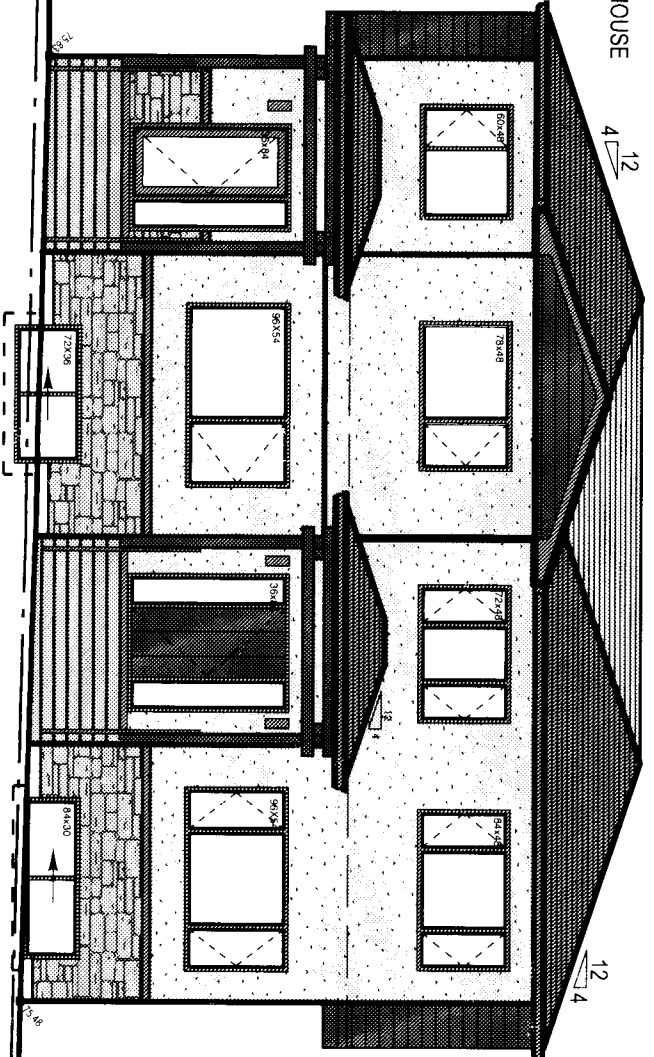
WEST UNIT: 902.41 sq.ft.

EAST UNIT: 892.44 sq.ft.

TOTAL: 1794.85 sq.ft.



#46
PROPOSED HOUSE
MF = 76.91
ROOF = 83.70
0.6 EAVES
P.L.



#42
PROPOSED HOUSE
MF = 76.91
ROOF = 83.70
0.6 EAVES
P.L.

#40
MF = 76.36
RP = 78.68
0.41 EAVES

