

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: June 1st, 2014

DP2014-1910
42 – 31st Avenue SW
Semi-detached

The Development Authority has yet to provide the DTR and policies impacting this development. Without this information, we are unable to ascertain the accuracy, quality, and thoroughness of any review. This information, if provided, would be of a great help to us in carrying out our community assessment.

In response to your community context questionnaire:

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

The architectural design of this duplex development generally fits in with the housing styles in its vicinity. 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, the building extends farther in depth than the easterly neighbour; as a result, a shadow study would help us ascertain the effect of shadowing on this property. Although the street is currently composed of primarily single family homes, the two other duplex's on the street feature differing setbacks and varying finishing styles to ensure the two attached homes are distinctly different. From the plans received, it is hard to ascertain any attempt made to differentiate the two homes. As presented, the two attached homes appear homogenous; this contrasts with our neighbourhood's eclectic mix of housing styles.

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.*

As presented, the two attached homes appear homogenous; this contrasts with our neighbourhood's eclectic mix of housing styles. There are also several mature trees on the property that will need to be removed to facilitate development (particularly in the rear yard). It is hoped that the mature tree in the front yard, which lies in close proximity to the boulevard, will be protected and maintained.

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, the developer did not contact us.

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

Yes, an email was sent to affected neighbours to notify them of the intended development and solicit feedback. We had in-person discussions with four residents on the street to obtain feedback. They are generally supportive, but are concerned about the aesthetic homogeneity between the two units, potential shadowing, and loss of mature vegetation (particularly along the boulevard).

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.