



# The City of Calgary

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October 9, 2014

CYNDI SLOBODIAN  
PRAIRIE DRAWING ROOM  
#24 2526 BATTLEFORD AV SW  
CALGARY, AB T3E7J4

Dear Sir/Madam:

**RE: Notification of Decision DP2014-1883**  
**Subject: New: Single Detached Dwelling, Accessory Residential Building (garage)**  
**Project:**  
**Address: 60 27 AV SW**

This is your notification of the decision by the Development Authority to approve the above noted application on October 9, 2014.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by October 9, 2016 or the development permit shall cease to be valid.

The decision will be advertised once in the Calgary Herald on October 16, 2014, which is the start of the mandatory 14 day appeal period.

For this type of permit both the applicant and any other parties may appeal this decision. You may appeal any of the noted Permanent Conditions of approval within 14 days of receipt of this letter. An appeal along with reasons must be submitted, together with payment of a \$100.00 fee, to the Subdivision and Development Appeal Board (4th floor, 1212 31 Ave N.E., Calgary T2E 7S8). An appeal may also be filed online at [www.calgary.ca/sdab/onlineappeal](http://www.calgary.ca/sdab/onlineappeal). To obtain an appeal form, for information on appeal submission options or the appeal process, please call 268-5312.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. Once the appeal period has lapsed and no appeal has been filed you will be contacted by telephone to pick up your Development Permit. Should you require clarification of the above or further information, please contact me at (403) 268-4691 or by fax at (403) 268 - 3636 and assist me by quoting the Development Permit number.

Yours truly,

Chris Mcmillan  
Senior Planning Technician  
Planning Implementation  
Attachment(s)

CC. ERLTON C.A.  
65, 31 AV SW  
T2S-2Y7



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## DEVELOPMENT & BUILDING APPROVALS

### Conditions of Approval – Development Permit

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<b>Application Number:</b>	<b>DP2014-1883</b>
<b>Application Description:</b>	New: Single Detached Dwelling, Accessory Residential Building (garage)
<b>Land Use District:</b>	Residential - Contextual One/Two Dwelling
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	60 27 AV SW
<b>Community:</b>	ERLTON
<b>Applicant:</b>	PRAIRIE DRAWING ROOM
<b>Senior Planning Technician:</b>	CHRIS MCMILLAN - (403) 268-4691 - chris.mcmillan@calgary.ca

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### Permanent Conditions

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The following permanent conditions shall apply:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
2. No changes to the approved plans shall take place unless authorized by the Development Authority.
3. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
4. Upon completion of the main floor, proof of the geodetic elevation of the constructed main floor must be submitted to and approved by the Development Authority prior to any further construction proceeding. Fax confirmation to 403-268-8178 to the attention of 'Bylaw Checker - Geodetics'.
5. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

Track your application on-line with VISTA. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) from the application form or call Customer Advisory Services at (403) 268-5311.

## Advisory Comments

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The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

6. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Subdivision and Development Appeal Board (4th Floor, 1212 31 Avenue NE, Calgary, AB T2E 7S8) [DJ3 Building] **within 14 days of receipt of the decision letter**. An appeal along with reasons must be submitted, together with payment of a \$100.00 fee, to the Subdivision and Development Appeal Board. An appeal may also be filed online at [www.calgary.ca/sdab/onlineappeal](http://www.calgary.ca/sdab/onlineappeal) or mailed to Subdivision and Development Appeals Board (#8110), P.O. Box 2100, Station M, Calgary AB T2P 2M5. To obtain an appeal form, for information on appeal submission options or the appeal process, please visit the website or call 403-268-5312.
7. The approval of this Development Permit does not limit in any way the application of the regulations in the Alberta Building Code, nor does it constitute any permit or permission under the Alberta Building Code.
8. In addition to your Development Permit, you should be aware that Building Permit(s) are required. Once your Development Permit application has been approved, you may apply for Building Permit(s). Please contact Building Regulations at 403-268-5311 for further information.
9. For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.
10. The grades must match the grades indicated on the Development Permit approved plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit.
11. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Urban Development. All work performed on public property shall be done in accordance with City standards.



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## Reasons for Approval for DP2014- 1883

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The Reasons for Approval document is intended to provide a short summary of the development permit process; response to concerns raised by neighbours, other affected parties and the Community Association; and rationale for any relaxations of the Land Use Bylaw granted by the Development Authority. Only the approved plans and conditions of approval are the subject of an appeal.

### Scope and Process

#### Development Scope:

The application is for a discretionary Single-detached dwelling at 60 27 Av SW in the southwest community of Erlton. The site is surrounded by low density residential development to the north, east, south and west. Primary access to the proposed dwelling and to the detached garage will be from the side street as there is no lane access.

#### Circulation and Notice Posting:

The following referees were circulated:

1. Erlton Community Association – provided comments  
The Community Association's concerns included:
  - Request architectural features be added to south side facing facade to make it more visually interesting and keeping with appearances of adjacent homes which are oriented towards 27 av.
  - Height
  - Main floor level with regards to the flood fringe area
2. Ward Alderman – supports application
3. As per Land Use Bylaw requirements, the application was notice posted for a 1 week period. No Comments were received.

These comments were addressed by requesting the applicant to submit amended drawings that:

- i. Added an architectural build out on the south elevation to added visual interest.
- ii. Altered the roof pitch and reduce the 2<sup>nd</sup> and 3<sup>rd</sup> floor ceiling heights to reduced the overall height.
- iii. Confirmed that the main floor elevation complies with the flood level requirements.



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## Comments on Relevant City Planning Policies

### The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines)

**4.2 Context.** *New development should be designed in a manner which is responsive to the local context.*

Amended plans have added an architectural build out on the south facade to add visual interest and which keeps the pattern of appearance from the adjacent houses which front onto 27 av.

**4.4 Building Mass.** *New development should respect the existing scale and massing of its immediate surroundings. The massing of a building is a key factor in the successful integration of a new infill development into its setting. Massing refers to the visual impact of a house in relation to the adjacent buildings.*

The applicant has amended the design with greater restrictions in order to be sensitive to the adjacent dwellings. The roof pitch has been lowered and the ceiling height has been reduce on both the 2<sup>nd</sup> and 4<sup>rd</sup> floors, thus reducing the massing when viewed from the front and side sidewalks.

### Land Use Bylaw 1P2007

The existing land use for the site is Residential – Contextual Two Dwelling District (R-C2). The R-C2 district is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached and Semi-detached Dwellings in the Developed Area. The Development Authority considers the scale of relaxations negligible and having no negative impact on the use and enjoyment of adjacent dwellings.

## Bylaw Discrepancies

Regulation	Standard	Provided
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, must not be located closer than 0.9 m from the nearest front façade.	Plans indicate the West cantilever is 0.76m from the nearest front facade. -Does not increase massing as house faces sideyard.
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the facade	Plans indicate the following:  West Setback: Main Floor:total projection length of 6.10m (+0.69m) or 45.12% (+5.12%) Second Floor:total projection length of 6.10m (+0.86m) or 46.53% (+6.53%) East Setback: Upper floor total projection length of 5.36m(+0.24m) or 41.88% (+1.88%)



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		-Faces side street which acts as front. No impact on adjacent.
438 Building Height	(1) For Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling, the maximum building height is the greater of: (b) the contextual height plus 1.5 m, to a max. of 10.0 m.	Plans indicate the building exceeds the maximum allowable height by 0.62m. -Roof pitch and ceiling height lowered to reduce massing.
361 Building Height on a Corner Parcel	In addition to the rules of sections 360(2) and (3), for a corner parcel, no portion of a building facing a street may exceed the maximum building height for the District when measured vertically adjacent to the building	Plans indicate the building measures 10.67m (+1.68m) from grade to roof peak when measured on the street side elevation. -Roof pitch and ceiling height lowered to reduce massing.
341 Driveways	(2) A driveway connecting a street to a private garage must: (a) be a min of 6.0 m in length along the intended direction of travel for vehicles measured from: (i) the back of the public sidewalk to the door of the private garage;	Plans indicate a driveway length of 1.82m (-4.18m) from the back of the public sidewalk to the private garage. -Site layout cannot accommodate a compliant driveway.
	(b) contain a rectangular area measuring 6.0 m in length and 3.0 m in width.	Plans indicate a maximum driveway length of 5.93m (-0.07m) when measured from the back of curb to the private garage.
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is: (a) 1.2 m from a side or rear property line shared with a street	Plans indicate the West building setback is 0.85m (-0.35m) when measured from the side property line shared with a street to the private garage. --Site layout cannot accommodate a compliant setback.
	(6) The height of an Accessory Residential Building must not exceed: (b) 3.0 m at any eaveline, when measured from the finished floor of the building;	Plans indicate a maximum wall height of 3.66m (+0.66m) measured from the finished floor to the height of where the gable wall meets the roof. -No external visual impact.



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## Planning Review

The Development Authority considered the proposed design with applicable policies and Land Use Bylaw. The review investigated the potential impacts of the proposed development on the existing adjacent dwellings. The design consciously responds to the street and the broader community with a design that is compatible and that will contribute to the quality of the neighbourhood.

The applicant, in considering the impact on adjacent properties, has designed the roof pitch and exterior finishes to meet the context of the existing original stock houses in the area.

The design elements noted above respect the intentions of development encouraged by the Infill Guidelines and the Area Development Plan while the Land Use Bylaw relaxations required are minor and in keeping with the character of the surrounding area.