

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

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Chairman, Planning and Development Committee
Erlton Community Association

Date: June 10th, 2014

DP2014-1883
60 – 27th Avenue SW
Single Detached Dwelling

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 previous home was destroyed by the June 2013 flood and the reconstruction of this home will help bring residents back to the neighbourhood. The homeowners were new to the community and had only occupied their home for approximately 4 months prior to the flood. The architectural design of this single family home generally fits in with the housing styles in its vicinity.

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)?*

The plans indicate that the front entrance is facing Erlton Street. Given this design and the current street address we recommend re-addressing the property to Erlton Street to align with the main entry to avoid confusion and for improved emergency response capability.

The south side of the home faces 27th Ave SW. All other homes on 27th Ave SW have their main entries facing the avenue. An attempt should be made to ensure that the south facing side of the home has additional architectural features to make the 27th Avenue-facing side more interesting and in keeping with the appearance of the other 27th Avenue facing homes.

For a Contextual Single Detached Dwelling the maximum building height is the greater of: (a) 8.6 metres; or (b) the contextual height plus 1.5 metres, to a maximum of 10.0 metres. The height of this proposed development is 10.98 m and the maximum contextual height is 9.09m therefore it exceeds the maximum by 1.89 m.

This home lies in the proposed flood fringe area and the plans include having the mechanical room installed on the main level. It is recommended that the elevation of the main level be 1050.0m and the plans indicate the main level to be lower than the recommended elevation (1049.75m) leaving concerns for future water damage to the main floor, including the mechanical room. The Province has made recommendations for rebuilding in the flood affected areas and similarly, this was discussed in a Calgary Council meeting on June 9, 2014 (Agenda item 6.1: Land Use Bylaw Amendments pertaining to the Floodway, Flood Fringe and Overland Flow Bylaws). The new home should comply with the amendments approved by City Council to meet the minimum standards for new construction in a flood zone.

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 home fits with our neighbourhood's eclectic mix of housing styles however the height exceeds the contextual height maximum relative to existing neighbouring. The property has a mature lilac tree that is to be removed but effort has been made to retain some of the existing trees.

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.

The community is aware that the homeowner is attempting to re-build following the 2013 June flood City and is supportive of ensuring they are able to return to living in the community.

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 six residents on the street to obtain feedback. They are generally supportive. It was noted that the pitch of the roof is steep and in future might make re-roofing more dangerous or difficult.

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.