

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

To: Geoff Walker (403-268-2195) ( [geoff.walker@calgary.ca](mailto:geoff.walker@calgary.ca) )  
File Manager  
City of Calgary

From: Bill Fischer (403-266-2842) ( [erlton@shaw.ca](mailto:erlton@shaw.ca) )  
Chairman, Planning and Development Committee  
Erlton Community Association

Date: June 10<sup>th</sup>, 2014

DP2014-2269  
48 – 27<sup>th</sup> 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 June 2013 flood home destroyed the previous home and the reconstruction help bring long-time residents back to the neighbourhood. 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)?*

From the plans received, it is difficult to determine the contextual front setbacks of the home. Attempting to determine the compatibility with the existing neighbouring homes is difficult, as the footprint is not available. This home is 16m in length whereas the neighbouring homes are 10.00m and 12.59m on the west and east sides respectively so will extend past neighbouring homes at one or both ends with potential shadowing.

Street (permit) parking is available and there is a back lane to access parking at the back of the property, however there is no garage or parking pad included with these plans. No landscaping has been included for the development.

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 elevation of this development is 1057.89m and the maximum contextual height is 1056.47m therefore it exceeds the maximum by 1.42m.

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. The main level appears to be slightly lower than the recommended elevation leaving concerns for future water damage to the main floor. Even with the mechanical room on the main level, it might be reasonable to lift the furnace and hot water tank on blocks to ensure that they are above 1050.0m.

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 homes and we cannot determine the front setback relationship relative to the neighbouring dwellings. No landscaping plans have been included so we are unable to determine or comment on the final amount of greenspace to be included.

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 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 five residents on the street to obtain feedback. They are generally supportive.

Please provide us with a copy of the DTR when it's available, footprint of the development relative to the neighbouring homes, landscaping plans, 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.