



THE CITY OF
CALGARY

June 30, 2014

Erlton Community Association
Bill Fischer
65 31 AV SW
Calgary Alberta T2S 2Y7

**RE: DP2014-2800
27 31 AV SW
New: Single Detached Dwelling, Accessory Residential Building (garage)**

Please find enclosed circulation material for the above noted Development Permit application.

A notice advising neighbouring residents of the proposal has been issued concurrently with this circulation and will remain posted on the site for a one week period.

Circulations have also been sent to the ward Councillor's office. Please feel free to contact me if you have any further questions with respect to this development. You may reach me by phone at 268-3502, fax at 268-3287 or e-mail at brittany.roy@calgary.ca.

Sincerely,

Brittany Roy
Senior Planning Technician
Planning, Development & Assessment #8108

cc: Councillor Ward 9



The City of Calgary

PLANNING, DEVELOPMENT & ASSESSMENT

REQUEST FOR COMMENT ON DEVELOPMENT PERMIT APPLICATION

Date: **July 2, 2014**

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

Return To: Development Circulation Controller
Planning, Development Assessment #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5
Phone: 268-5744 Fax 268-1997
EMail: 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: DP2014-2800 Land Use Bylaw 1P2007	27 31 AV SW
New: Single Detached Dwelling, Accessory Residential Building (garage)	

Please check the corresponding box below and forward any comments to the above sender. For Community Associations, please fill in the attached Community Context Questionnaire and forward to the above sender.

No Objection

 Comments Attached

NAME	DATE

Attached are the proposed plans and application material for this Development Permit. If you have any comments, please forward them by **DUE DATE** Wednesday July 23, 2014 **to the above sender.**

If you want to discuss this application further, please contact the File Manager:
Brittany Roy (403) 268-3502 brittany.roy@calgary.ca

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

- Gian-Carlo Carra, Ward 9 Councillor, #8001A
- Bill Fischer, Erlton 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

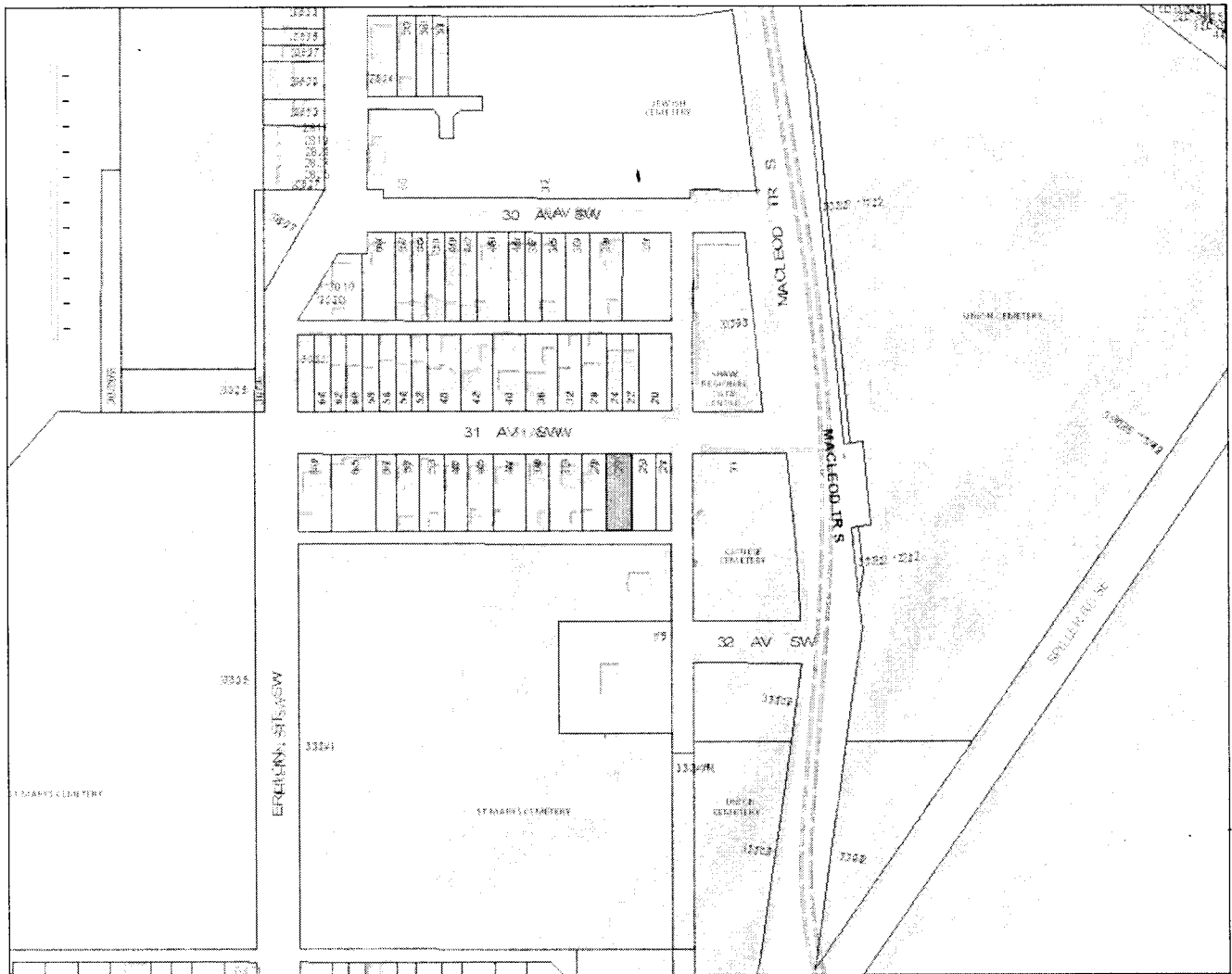
No Comment

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

116332905-001

Taken By:

Application Date: **Jun 16, 2014**

Permit Fees

DP Base Fee: \$1109.00

Advertising Fee: \$30.00

DCP Fee: \$230.00

Grades Fee: \$ 442.00

Total Fee: \$1811.00

APPLICATION NO: DP2014-2800

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.

Applicant: **P L P DESIGN**

Address: **107 Copperfield CI SE**

City: **Calgary, Alberta, T2Z 4L3**

Phone: **(403)601-0812**

Contact: **Protsch, Parry**

Phone: **(403) 601-0812**

Fax: **() -**

e-mail: **plpdesign@shaw.ca**

Parcel Address: **27 31 AV SW**

Legal: **960AM;3;3,4**

Parcel Owner: **STACIE E M COX**

200-125 9 AVE SW

CALGARY AB CANADA T2G 0P6

e-mail: **Not Available**

(See title for additional owners.)

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

Community: **ERLTON**

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

Description: **New: Single Detached Dwelling, Accessory Residential Building (garage)**

Gross Floor Area: 2333 feet - squared

Dwelling Units: 1

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building**

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.

Applicant / Agent Signature: _____

Date: _____

The personal information on this form is being collected under the authority of The Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) and amendments thereto. It will be used for the permit review and inspection processes. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. The name of the applicant and the nature of the permit will be available to the public. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Track your application on-line with **VISTA**. Go to: **www.calgary.ca/vista** and enter your JOB ACCESS CODE (JAC) **DP2014-2800-32905** or call our Planning Support Centre at (403)268-5311.