

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

To: Brittany Roy (403-268-3502) ( [brittany.roy@calgary.ca](mailto:brittany.roy@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: 20 July, 2014

DP2014-2800  
27 – 31st Avenue SW  
Single Family home

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, when provided, will be of 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?*

Our Community appreciates new single family homes that allow room on the lot for landscaping. 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)?*

This will be a good fit, in keeping with the other single-family re-development on this avenue in our Community.

The roofline of the garage is not visually appealing and it differs considerably from the rest of the alleyway. The garage also appears to be over-height.

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.*

The building extends well beyond the back of the neighbour's house. Please provide us with a copy of the DTR to satisfy our concern. With the additional 3.05 metre deep deck the design allows for very little green space in the rear yard.

The rear deck is 14 feet above grade. Screening must be provided on the sides to provide privacy for the neighbours.

The second storey window on the West elevation should be translucent to prevent overlooking of the neighbour's rear yard.

No landscaping is shown other than to retain the tree on the front boulevard. The tree at the back by the garage is to be removed. The legend refers to the garage as "future garage". If the garage is not to be built at the same time as the house, the neighbour to the west would like the tree removed as soon as possible. It is covering half the width of his lot and is also interfering with the power line to his home.

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, we were never contacted.

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. Attached to the email was the request for comments as well as a streetscape view. We also had in-person discussions with six residents on the street to obtain feedback. All supported a single family home at this location, however did identify the concerns noted above.

Please provide us with a copy of the DTR when it is 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.