



The City of Calgary

PLANNING, DEVELOPMENT & ASSESSMENT

REQUEST FOR COMMENT ON DEVELOPMENT PERMIT APPLICATION

Date: **February 26, 2015**

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: DP2015-0546 Land Use Bylaw 1P2007	23 31 AV SW
New: Single Detached Dwelling, Secondary Suite (basement), 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 Comment

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 Thursday March 19, 2015** to the above sender.

If you want to discuss this application further, please contact the File Manager:

Alan Cecconi (403) 268-5583 Alan.Cecconi@calgary.ca

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

Bill Fischer, Erlton Community Association, 65 31 AV SW

Gian-Carlo Carra, Ward 9 Councillor, #8001A

Circulations and Permits, Enmax Power Corporation,

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.



THE CITY OF
CALGARY
PLANNING, DEVELOPMENT & ASSESSMENT

Dear Community Association Planning Representative/Committee,

A new development has been proposed in your community and we are sending you this information about it so you can tell us what you think. In addition to the information about the proposed development, you will also find a **Community Context Questionnaire**.

The Community Context Questionnaire is the way we learn about impacts this development may have on your community. We send it to Community Associations early in our development permit process so that your input can be discussed with the applicant proposing this development and so it can be considered by City staff as they review the development permit.

Please complete the enclosed questionnaire and return it within the next three weeks. An electronic version of this form is also available on our website at www.calgary.ca/development_permit_forms. The completed questionnaire can either be mailed to the file manager or emailed to dp.circ@calgary.ca.

Thank you for taking the time to complete the Community Context Questionnaire. Your input is greatly appreciated. If you have questions or concerns related to this development permit, please contact the file manager directly at any point in the review process.

Best Regards,

Planning, Development & Assessment
The City of Calgary



Community Context Questionnaire – Development Permit

Development Permit Number: _____

By providing feedback on the proposed development that is enclosed in this package, you are providing your community association's perspective as the "eyes of the community." This helps City staff better understand what is important to your community as we work with the applicant who has proposed this development, and it enables us to make an informed decision about whether to issue this development permit. In the course of this development permit evaluation, the planning department will review all relevant statutory plans including the Municipal Development Plan, Area Redevelopment or Area Structure Plans as well as the Land Use Bylaw.

Please provide your Community Association perspective and respond to the following questions:

1. What are the strengths and challenges of the proposed development?

2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?

3. Provide comments on
 - a. The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)

 - b. The site design

 - c. The building design

You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to question #3.

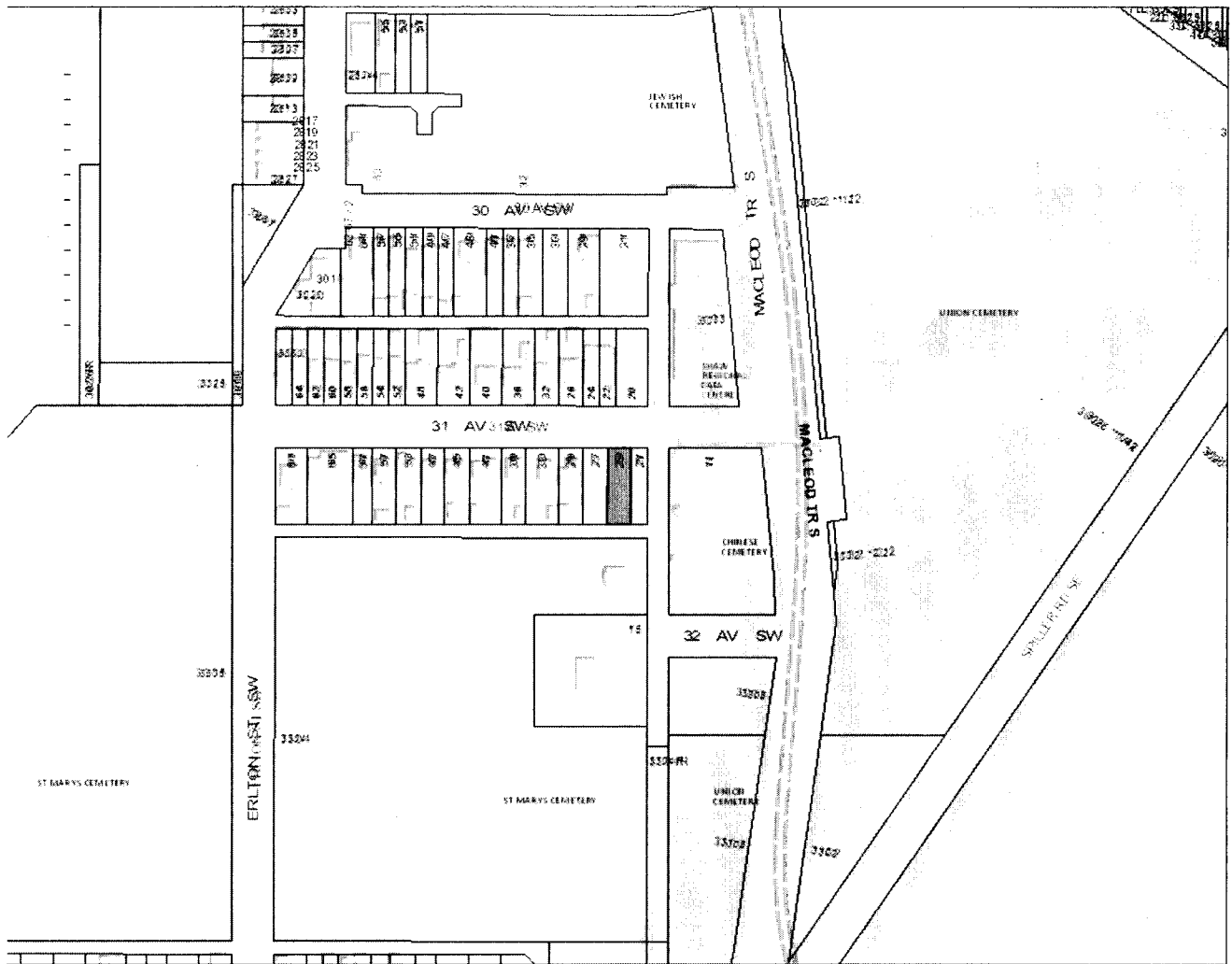
4. Has the applicant discussed the development permit application with the Community Association?
If yes, what information was provided?

5. Please provide any additional comments or concerns regarding the proposed development.

Name of Planning Representative/s who completed this form:

Community Association:

Date:





The City of Calgary

APPLICATION FOR A DEVELOPMENT PERMIT LAND USE BYLAW NO 1P2007

123678351-001
Taken By: LJZ

Application Date: **Feb 13, 2015**

APPLICATION NO: DP2015-0546

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.

Permit Fees

DP Base Fee:	\$1146.00
Advertising Fee:	\$31.00
DCP Fee:	\$238.00
Grades Fee:	\$ 457.00
Total Fee:	\$1872.00

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: **23 31 AV SW**
Legal: **960AM;3;2,3**

Parcel Owner: **SOHAIL ASLAM**
42 PANAMOUNT ST NW
CALGARY AB CANADA T3K 0C6
e-mail: **saslam@suncor.com**

(See title for additional owners.)

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

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

Description: **New: Single Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage)** Gross Floor Area: 200.77 metres - squared
Dwelling Units: 2
Proposed Development is: **Discretionary**
Proposed Use: **Accessory Residential Building**
Single Detached Dwelling
Secondary Suite

I agree to receive correspondence via electronic message related to this application.

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) **DP2015-0546-78351**
or call our Planning Support Centre at (403)268-5311.