

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

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File Manager
City of Calgary

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

Date: March 10th, 2015

DP2015-0546
23 – 31st Avenue SW
Single family with secondary suite in main building and triple rear garage

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 architectural design of this single family development fits in well with the established single-family and semi-detached redevelopment on this street. Our Community appreciates new single family homes that allow room on the lot for landscaping. All parking is accessed from the lane, including a dedicated garage stall for the secondary suite.

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 development is very compatible with the character of the street and the neighbourhood overall.

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.*

This will be a good fit, in keeping with the other single-family redevelopment on this avenue in our Community. No landscaping is shown.

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.

Yes, the developer presented the proposed development at the Erlton Community Association's meeting on January 13, 2015. Ten community members were present at this meeting.

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 three residents on the street to obtain feedback. There were no significant concerns expressed by individuals notified of the development.

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.