



The City of Calgary

March 30, 2015

Parry Protsch
P L P DESIGN
107 Copperfield Cl SE
Calgary, Alberta T2Z 4L3

Dear Sir/Madam:

RE: Notification of Decision DP2015-0546

Subject: New: Single Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage)

Project:

Address: 23 31 AV SW

This is your notification of the decision by the Development Authority to approve the above noted application on March 27, 2015.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by March 27, 2017 or the development permit shall cease to be valid.

The decision will be advertised once in the Calgary Herald on April 2, 2015, which is the start of the mandatory 14 day appeal period.

For this type of permit both the applicant and any other parties may appeal this decision. You may appeal any of the noted Permanent Conditions of approval within 14 days of receipt of this letter. An appeal along with reasons must be submitted, together with payment of a \$100.00 fee, to the Subdivision and Development Appeal Board (4th floor, 1212 31 Ave N.E., Calgary T2E 7S8). An appeal may also be filed online at www.calgary.ca/sdab/onlineappeal. To obtain an appeal form, for information on appeal submission options or the appeal process, please call 268-5312.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. Once the appeal period has lapsed and no appeal has been filed you will be contacted by telephone to pick up your Development Permit. Should you require clarification of the above or further information, please contact me at (403) 268-5583 or by fax at (403) 537-3024 and assist me by quoting the Development Permit number.

Yours truly,

Alan Cecconi
Senior Planning Technician
Planning Implementation
Attachment(s)

cc: Erlton Community Association
Bill Fischer
65 31 AV SW



The City of Calgary

PLANNING, DEVELOPMENT & ASSESSMENT

Conditions of Approval – Development Permit

Application Number:	DP2015-0546
Application Description:	New: Single Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage)
Land Use District:	Multi-Residential - Contextual Grade-Oriented
Use Type:	Discretionary
Site Address:	23 31 AV SW
Community:	ERLTON
Applicant:	P L P DESIGN
Senior Planning Technician:	ALAN CECCONI - (403) 268-5583 - Alan.Cecconi@calgary.ca

Permanent Conditions

The following permanent conditions shall apply:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
2. No changes to the approved plans shall take place unless authorized by the Development Authority.
3. A Development Completion Permit shall be issued for the development **before the development is occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
4. Upon completion of the main floor, proof of the geodetic elevation of the constructed main floor must be submitted to and approved by the Development Authority prior to any further construction proceeding. Fax confirmation to 403-268-8178 to the attention of 'Bylaw Checker - Geodetics'.
5. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

6. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca or call 311 for more information.
7. There must not be more than one (1) Secondary Suite or Backyard Suite located on the parcel.

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

8. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Subdivision and Development Appeal Board (4th Floor, 1212 31 Avenue NE, Calgary, AB T2E 7S8) [DJ3 Building] **within 14 days of receipt of the decision letter**. An appeal along with reasons must be submitted, together with payment of a \$100.00 fee, to the Subdivision and Development Appeal Board. An appeal may also be filed online at www.calgary.ca/sdab/onlineappeal or mailed to Subdivision and Development Appeals Board (#8110), P.O. Box 2100, Station M, Calgary AB T2P 2M5. To obtain an appeal form, for information on appeal submission options or the appeal process, please visit the website or call 403-268-5312.
9. The approval of this Development Permit does not limit in any way the application of the regulations in the Alberta Building Code, nor does it constitute any permit or permission under the Alberta Building Code.
10. In addition to your Development Permit, you should be aware that Building Permit(s) are required. Once your Development Permit application has been approved, you may apply for Building Permit(s). Please contact Building Regulations at 403-268-5311 for further information.
11. For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.
12. The grades must match the grades indicated on the Development Permit approved plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit.
13. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Urban Development. All work performed on public property shall be done in accordance with City standards.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

14. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit www.calgary.ca and search "protecting trees during construction and development;" alternatively, call 311.
15. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. Individual Public Trees can have values ranging in the thousands of dollars depending on size and species. For example, a 50-cm diameter American Elm can have a value of \$8300.00. For further information on tree value and compensation please call 311 or visit www.calgary.ca/parks. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist. Arborists are found in the telephone directory under 'Tree Service'.



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STREAM 3 AND BYLAW REVIEW
INSPECTIONS AND PERMIT SERVICES

Reasons for Approval for DP2014-0546

The Reasons for Approval document is intended to provide a short summary of the development permit process; response to concerns raised by neighbours, other affected parties and the Community Association; and rationale for any relaxations of the Land Use Bylaw granted by the Development Authority. Only the approved plans and conditions of approval are the subject of an appeal.

Scope and Process

Development Scope:

The application is for a discretionary single-detached dwelling containing a secondary suite in the basement, at 23 31 AV SW in the southwest community of Erlton. The site is surrounded by an empty residential parcels to the west, a surface parking lot to the east, cemetery to the south and semi detached dwellings to the north. Primary vehicle access for adjacent residences along 31 AV SW is via a rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. Erlton Community Association – no objection
2. Ward Alderman – no comments provided
3. As per Land Use Bylaw requirements, the application was notice posted for a 1 week period.

Comments on Relevant City Planning Policies

Erlton Area Redevelopment Plan (ARP):

Policy

2.1.2 Recommended Policies:

2.1.2.1 Reaffirm the policy of conservation for south Erlton. Infill development is encouraged; this should be compatible with the scale of surrounding development and the local streetscape. Infill development should be sensitive to and complement the natural features.

City Comment

The development proposes a two storey single detached dwelling which introduces a built-form similar to the existing style. Quality design and lot size enhance the established residential character of the streetscape and community.



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STREAM 3 AND BYLAW REVIEW INSPECTIONS AND PERMIT SERVICES

Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines):

Policy

4.2 Context.

New development should be designed in a manner which is responsive to the local context.

City Comment

The general pattern of the immediate streetscape has a harmonious traditional design, the development respects this context by its architectural sensitivity and building element proportions. The finish materials complement the broader community.

Land Use Bylaw 1P2007

The existing land use for the site is Multi-Residential - Contextual Grade-Oriented (M-CG). The M-CG district is intended to accommodate Multi- Residential Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings in the Developed Area. A single detached dwelling follows the rules in R-CG.

A bylaw check of the proposed development did not identified any discrepancies. The proposed development meets the intent of the land use district.

Bylaw Discrepancies (Jun 4, 2014)

Regulation	Standard	Provided
A bylaw check of the proposed development identified compliance with the rules for discretionary infill development and secondary suite.		

Planning Review

The Development Authority considered the proposed design with applicable policies and Land Use Bylaw. The review investigated the potential impacts of the proposed development on the existing adjacent dwellings.

The development is compatible with surrounding development in character, mass, height and similar building finishing materials. The design consciously responds to the street and the broader community with a design that will contribute to the quality of the neighbourhood.

In the opinion of the Development Authority, the development respects the intent of applicable policies and Land Use Bylaw. No significant issues were identified in the review and therefore no design change was required.