



**REQUEST FOR COMMENT ON
DEVELOPMENT PERMIT APPLICATION**

Date: **November 29, 2016**

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

Return To: Development Circulation Controller
 Planning & Development #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: DP2016-4802	Parcel Address: 33 31 AV SW
Land Use Bylaw 1P2007	Legal: 960AM;3;6-8
	L.U.D.: M-CG d72
Applicant: JOHN TRINH & ASSOCIATES	
Community: ERLTON	
Sec. Number: 10C	Ward: 09
Description: New: Multi-Residential Development (4 units), Accessory Residential Building (garage)	
	Gross Floor Area: 3666 feet - squared Dwelling Units: 4
Proposed Development is: Discretionary	
Proposed Use: Multi-Residential Development, Accessory Residential Building	
<p>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.</p> <p> <input type="checkbox"/> No Comment <input type="checkbox"/> Comments Attached </p>	
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 Tuesday December 20, 2016** to the above sender.

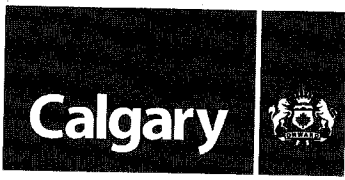
If you want to discuss this application further, please contact the File Manager:

Kate Van Fraassen (403) 268-5947 Kate.vanFraassen@calgary.ca

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

- Circulations and Permits, Enmax Power Corporation,
- Bill Fischer, Erlton Community Association, 65 31 AV SW
- Gian-Carlo Carra, Ward 9 Councillor, #8001A
- Shirin Radmehr, Calgary Police Service Crime Prevention Team, 5111 47 ST NE
- Energy Code Controller, Calgary Building Services
- Commercial Controller, Calgary Building Services

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.



**APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

142133066-001
Taken By: SAM

Application Date: Nov 22, 2016

APPLICATION NO: DP2016-4802

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.

Total Fees: \$1,314.00

Cart #:

Applicant: JOHN TRINH & ASSOCIATES
Address: **112, 2850 107 AV SE**
City: **CALGARY, AB, T2Z 3R7**
Phone: **(403)472-8184**

Contact: TRINH, JOHN
Phone: **(403) 472-8184**
Fax: **(403) 450-9301**
e-mail: **john@johntrinh.ca**

Parcel Address: **33 31 AV SW**
Legal: **960AM;3;6-8**

Parcel Owner: HOMES BY SORENSEN LTD.
2120 UXBRIDGE DR NW
CALGARY AB CANADA T2N 3Z4
e-mail: **Not Available**

L.U.D.: M-CG d72

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

Description: **New: Multi-Residential Development (4 units),
Accessory Residential Building (garage)**

Gross Floor Area: 3666 feet - squared
Dwelling Units: 4

Proposed Development is: **Discretionary**

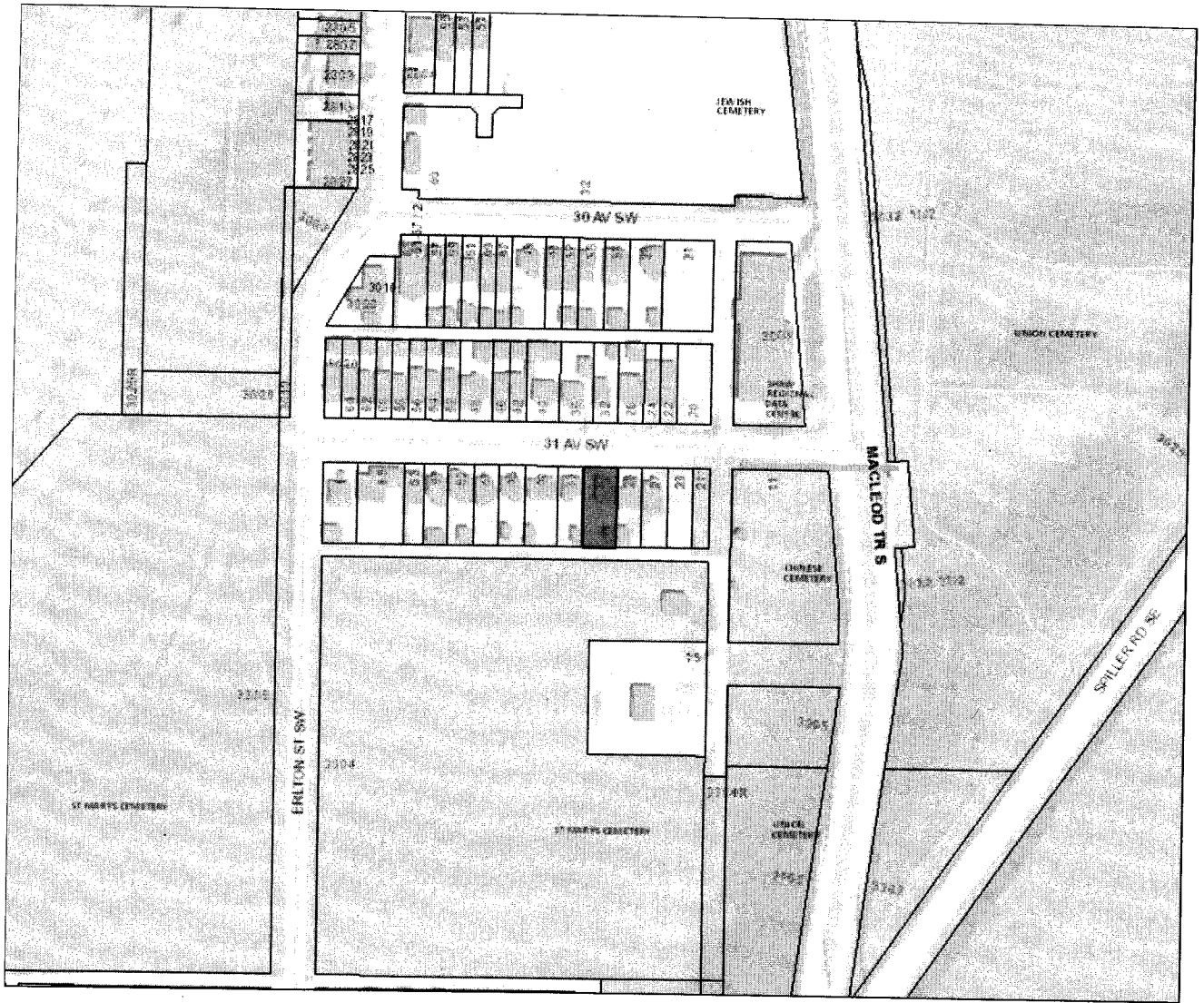
Proposed Use: **Multi-Residential Development
Accessory Residential Building**

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.





Community Association Feedback Form

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.

File Number: _____

Name of Planning Representative/s who completed this form: _____

Community Association: _____

Date returned: _____

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility.

Yes No

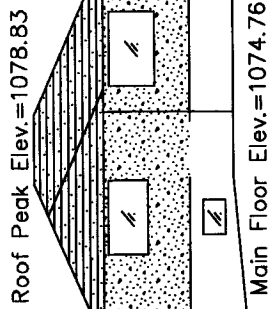
Questions

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

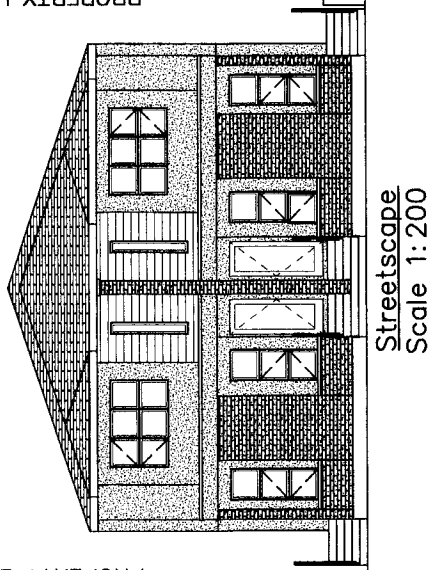
1. What are the strengths and challenges of the proposed development?
2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?
3. Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.
 - a. The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)
 - b. The site design
 - c. The building design
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.

**Take as much space as you need to answer the questions. If mailing, use separate paper.
Please number your responses to correspond to the question being asked**

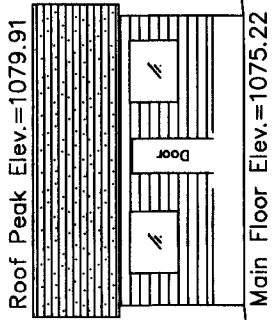
EXISTING SINGLE FAMILY DWELLING
29



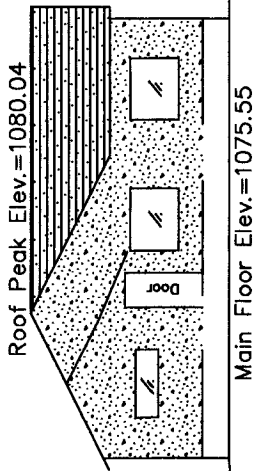
EXISTING SINGLE FAMILY DWELLING
33



EXISTING SINGLE FAMILY DWELLING
39

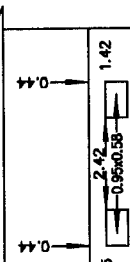


EXISTING SINGLE FAMILY DWELLING
41



FAMILY DWELLING
29

Elev.=1078.83

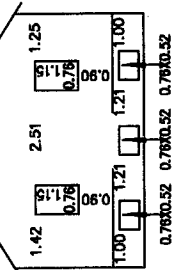


Elev.=1074.76

West Elevation
1:200

EXISTING SINGLE FAMILY DWELLING
39

Roof Peak Elev.=1079.91



Main Floor Elev.=1075.22

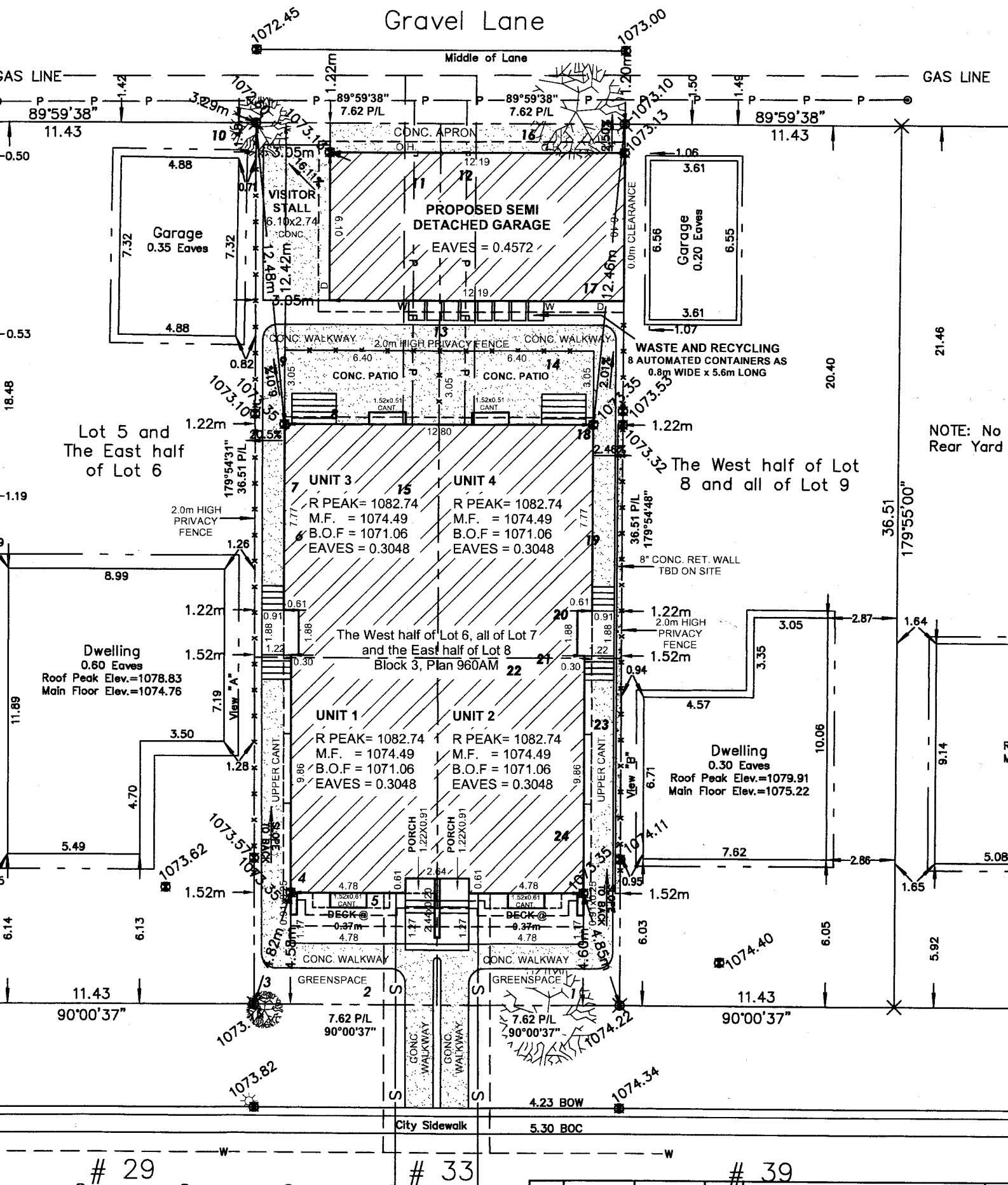
Sideview "B" East Elevation
Scale 1:200

NOTE: No access granted to property.
Windows measurements are approximate.

Tree Schedu

Tree No.	Tree Species	Tree Type	Trunk Dia.	C
1	Willow	Deciduous	---	---
2	Hedge	Deciduous	---	---
3	Hedge	Deciduous	---	---
4	Spruce	Coniferous	0.30	---
5	Spruce	Coniferous	0.30	---
6	Willow	Deciduous	---	---
7	Spruce	Coniferous	0.30	---
8	Spruce	Coniferous	0.40	---
9	Willow	Deciduous	---	---
10	Willow	Deciduous	---	---
11	Willow	Deciduous	---	---
12	Birch	Deciduous	0.20	---
13	Spruce	Coniferous	0.40	---
14	Spruce	Coniferous	0.40	---
15	Lilac Bush	Deciduous	0.30	---
16	Bush	Deciduous	---	---

Gravel Lane



NOTE: No Rear Yard

NO.	DATE (M/Y)	DETAIL	BY
01.	04.11.16	DP SITEPLAN	G.C.
02.	22.11.16	DP SUBMISSION	SL
03.	09.09.16		
04.	09.09.16		

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits

www.johntrinh.ca - 403.472.8184

33 :
THE
LOT
8 B I