

November 23, 2017

Heather Sorensen
HOMES BY SORENSEN

Dear Sir/Madam:

RE: Notification of Decision DP2017-4352

Subject: New: Semi-Detached Dwelling, Accessory Residential Building (garage)

Project:

Address: 33 31 AV SW

This is your notification of the decision by the Development Authority to approve the above noted application on November 23, 2017.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. The Prior to Release Requirements must be met to the satisfaction of the Development Authority before your Development Permit will be released to you. The Permanent Conditions 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 November 23, 2019 or the development permit shall cease to be valid.

The decision will be advertised once in the Calgary Herald on November 30, 2017, which is the start of the mandatory 21 day appeal period.

For this type of permit both the applicant and any other parties may appeal this decision. You may choose to appeal any of the Prior to Release Requirements and the Permanent Conditions of approval within 21 days of the decision date. 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.calgarysdab.ca. 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 required to meet the Prior to Release Requirements after which 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) 268-8043 or by fax at (403) 537-3024 and assist me by quoting the Development Permit number.

Yours
truly,

Suzanne Faber
Senior Planning Technician
Planning Implementation
Attachment(s)

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



Reasons for Approval for DP2017-4352

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 Semi-detached Dwelling and Accessory Residential Building (garage) at 33 31 AV SW in the community of Erlton. The site is surrounded by Single or Semi-detached Dwellings to the north, east and west. To the south is St. Mary's Cemetery. Primary access for adjacent residences along 31 AV SW is via a gravel rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. Ward Councillor – no comments provided.
2. Community Association – comments provided:
 - Satisfied with the less intense use of Semi-detached Dwelling, rather than the previously proposed 4 plex.
 - Good site and building design.
 - Applicant has discussed project extensively with Community Association and has taken the advice to heart.
 - Community Association indicates that there is a concern by the adjacent neighbour about maintaining the integrity of the adjoining fence.
3. Enmax – no objection.
4. Parks – no objection.
5. As per Land Use Bylaw requirements, the application was notice posted for a 1 week period.

The following concerns were identified:

 - Blockage of sunlight, privacy concerns with the balcony, concerns with environmental consciousness.
 - Expectation of respecting the property line and not damaging private property.
 - Concerns with the fences remaining intact and specifically an Art Installation on private property.



The above comments were addressed by:

- a) Discussing the concerns with the applicant with regards to the fences and art on private property. The applicant discussed the concerns with the adjacent neighbour and has clarified the issue and discussed mitigating measures.
- b) The applicant is advised to maintain a clean and safe worksite. Complaints regarding unclean or unsafe sites are directed to 311 for investigation.

Comments on Relevant City Planning Policies

Erlton Area Redevelopment Plan (ARP):

- **2.0 The Plan**

- **2.1.1 Objective**

To preserve and enhance the established residential character in south Erlton and to encourage L.R.T.-supportive development in north Erlton.

- **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 associated with the riverbank and escarpment.

The proposed development is compatible in scale with surrounding development. The street is comprised of a mixture of bungalows, 1 ½ storey and 2 storey dwellings.

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

- **4.2 Context**

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

The proposed development respects the local context by way of siting, height and massing.

The proposed dwelling is sited on the parcel as to respect the front setbacks of adjacent properties. The height does not require a relaxation and respects the streetscape along 31 AV SW.

- **4.3 Parcel Layout**

The setbacks of new development should respect the established street pattern.

The proposed development has a similar front setback to the homes on the street. The dwelling ties in well with the streetscape with regards to the setbacks and massing.

One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

Both side setback areas are free and clear of projections. This meets the bylaw regulations and policy by providing access from the front to the rear of the dwellings.

The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

The proposed development has provided adequate distance to the rear detached garage and is in line with the others along the street which will allow for ample at grade amenity area.



Parcel coverage for new development should include all proposed and future accessory buildings.

The proposed development has included an Accessory Residential Building for the purpose of a garage. There is no expectation of other significant additional accessory buildings. The coverage calculated is reasonable for the area, not overbuilt and complies with the bylaw rules.

Two on-site parking spaces should be provided to each new dwelling unit.

The proposal allows for 2 parking stalls per dwelling unit. This meets the bylaw and policy requirements.

- **4.4 Building Mass**

New development should respect the existing scale and massing of its immediate surroundings.

The proposed structure respects the local context with regards to its immediate surroundings. There is a mix of bungalow, 1 ½ storey and 2 storey dwellings existing in the area with the majority of the redeveloping homes being 2 storeys. There are no height relaxations requested for the dwelling.

- **4.5 Privacy**

The privacy of adjacent residences should be respected.

The principal entry should be clearly identifiable from the street and located in a manner which respects the privacy of the neighbours.

The proposed development respects the privacy of adjacent properties by keeping the dwelling positioned similarly to those around it. The front entry is prominently featured towards the street. As well, there are no balconies proposed that would cause overlook concerns.

Land Use Bylaw 1P2007

The existing land use for the site is Multi-Residential – Contextual Grade-Oriented District (M-CG). The M-CG district refers to the Residential – Grade Oriented Infill (R-CG) rules for Semi-detached Dwellings and the R-CG rules were applied. The R-CG district is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single and Semi Detached Dwellings as well as Rowhouse Buildings and Cottage Housing Clusters in the Developed Area.

A bylaw check of the proposed development identified no bylaw discrepancies. The proposed development meets the intent of the land use district.

Planning Review

During the review, the Development Authority considered the Land Use Bylaw rules and the appropriateness of the proposed development in the context of the neighbourhood.

The Development Authority has determined that the proposal is in keeping with the character of the surrounding area. With no relaxations required, the proposed development respects the intent of the Land Use Bylaw 1P2007. As well, the proposed development respects the Low Density Residential Housing Guidelines and the Community Area Redevelopment Plan.