

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

To: Suzanne Faber (403-268-8043) (Suzanne.Faber@calgary.ca)
File Manager
City of Calgary

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

Date: October 23rd, 2017

DP2017-4352
Semi-detached @ 33 - 31 Ave SW

Yes, we commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility, and thank you for providing us with the results of the Bylaw Check.

In response to your community context questionnaire:

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

Encouraged by the Erlton Community Association, the Applicant has chosen to propose a duplex development rather than a 4plex development. This less intensive use of the site lessens the impact (visual / shadow) on the small neighbouring single story residences. The integration with the streetscape is much improved also.

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

No.

3. *Provide comments on:*

a. *The use:*

Excellent.

b. *The site design:*

Good.

c. *The building design:*

Good.

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

Yes, there has been extensive consultation between the Applicant, and Bill Fischer of ECA. Emphasis was placed on the desirability of less intensive development, respecting the privacy of neighbours, fit to the streetscape and staying within the limits set by the City Bylaws. The Applicant has taken this advice to heart in his proposed development application.

Architectural drawings of the development have been reviewed.

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

The adjacent property owner to the east has submitted her own response to the City. In essence, she knows that the development has been designed to fit within the City Bylaws and therefore it can be expected to be approved and built. She sees the current proposal as the lesser evil as compared to the prior 4plex proposal.

She is quite concerned about maintaining the integrity of her fence adjoining the proposed development. This fence was put up and artistically decorated by her now deceased husband.

Finally, please do not hesitate to call or email should you have any concerns or require further information.

(This community comment was researched and provided by Kasper Lund, a committee member)