

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

To: James McLaren (403-268-1279) (James.McLaren@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: February 6th, 2018

DP2018-0089
2519 Erlton Street 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?*

The strength is modern redevelopment of an existing property.

The challenge of the proposed development is the excessive front set back, proximity to the floodway, and above-grade construction in the south-side setback.

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

Yes, it should be located more forward on the lot to better fit in with the adjacent homes and maintain the rhythm of the streetscape. This would also correct the too-close-to-the floodway issue. The retaining walls/planters should not extend into the 1.2 meter side set back, and should not exceed 1 meter in height.

3. *Provide comments on:*

a. *The use:*

Good

b. *The site design:*

The planter/retaining walls are built into the side set back to the south. In a flood event this would cause an increase in flood water force into the neighbourhood. The attached photos

show the aftermath of flood flow between the existing home at 2519 Erlton Street, and the south neighbour.

c. *The building design:*

Good.

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

We initiated contacted the architect, who provided the following rationale for the large setback from the front property line:

'The proposal to set the house back was based on the following considerations: As a result of locating the main floor at the 1051.00 geodetic elevation to meet flood fringe bylaw requirements and a desire to provide the elevational transitions outside of the residence, it was appropriate to locate the residence further away to allow for a softer transition from the elevation of the sidewalk up to the 1051.00 main floor elevation. It is important to note that the drastic difference in elevation (approx. 1.6m) between the sidewalk and the required main floor elevation means that the top landing and surrounding partial height wall would be visually imposing if located closer to the sidewalk. The tall landscaping elements, including the partial height wall, steps, and tiered planters instead are located in reference to the contextual setback line. We believe that the current proposal provides a less imposing design and a better pedestrian scale, while meeting the demands of the flood fringe bylaw.'

The architectural drawings of the development have been reviewed.

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

The adjacent property owners to the South and North have submitted their individual responses to the City, and our review supports their comments and concerns.

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

Finally, please provide us with 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.

(This community comment was researched and provided by Mona Hayes, a committee member)



