

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

To: Jeff Martin (403-268-5586) ( [Jeff.Martin@calgary.ca](mailto:Jeff.Martin@calgary.ca) )  
File Manager  
City of Calgary

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

Date: February 7th, 2018

DP2018-0156  
30 - 29<sup>th</sup> Avenue SW (Duplex)

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?*

It is a modern redevelopment on an empty lot in a street scape of an eclectic mix of housing spanning the more than 100 year age of the community.

The extreme north / south slope of the lot poses a challenge but also an opportunity for creative development. The current proposal has met this challenge well.

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

Yes, the height of the building and other design elements should be amended to conform to the rules of the Land Use Bylaw. Also, to respect the privacy of the neighbours, the sides of the balconies should be screened to minimise over-looking into the adjacent rear yards.

3. *Provide comments on:*

a. *The use:*

Good

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?*

No.

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

None.

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 Kasper Lund, a committee member)