



REQUEST FOR COMMENT ON DEVELOPMENT PERMIT APPLICATION

Date: **January 19, 2018**

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 268-2468
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: DP2018-0156		Parcel Address: 30 29 AV SW	
Land Use Bylaw 1P2007		Legal: 2865AC;3;34,35	
		L.U.D.: M-CG d72	
Applicant: KIM, HEESUNG			
Community: ERLTON			
Sec. Number: 10C		Ward: 11	
Description: New: Duplex Dwelling, Accessory Residential Building (garage)		Gross Floor Area: 4157 feet - squared	
		Dwelling Units: 2	
Proposed Development is: Discretionary			
Proposed Use: Duplex Dwelling, Accessory Residential Building			
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.			
<input type="checkbox"/> No Comment		<input type="checkbox"/> Comments Attached	
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** **Friday February 9, 2018** **to the above sender.**

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

Jeff Martin (403) 268-5586 jeff.martin@calgary.ca

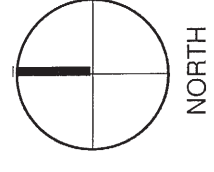
This Development Permit Application has been circulated to the following parties:

Bill Fischer, Erlton Community Association, 65 31 AV SW

Jeromy Farkas, Ward 11 Councillor, #8001A

Circulations and Permits, Enmax Power Corporation,

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.



HEESUNG KIM ARCHITECT
2525 Macleod Trail SW
Calgary, Alberta T2G 5J4
email: heesung@telus.net
Phone: (403) 630-6810

Revisions		
#	Description	Date

30 - 29 AVE SW CALGARY AB
DEVELOPMENT PERMIT

DUPLEX

Project Number 17-01

SITE PLAN

SITE PLAN
SCALE: 1" = 100'

SCALE:1:100

AO.1



0156

Applicant's Planning Overview

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. **The information is not verified or endorsed by The City of Calgary.** The responses are intended to assist the Community Association, and The City, in reviewing the development.

Site Address: 30 29 Ave SW Calgary AB T2S 2Y3

Type of Application: ☐ Single Detached ☐ Semi-detached ☒ Duplex Dwelling ☐ Backyard Suite

- 1) Please provide information related to site constraints associated with the subject parcel, which were considered in the design (e.g. topography, lot configuration, floodway/fringe area, existing landscaping).

Steep slope from street to lane, existing houses on both sides, house on west side with unknown foundation design

- 2) Please explain how the development meets any applicable City policies and how it fits with the context of the community. (Refer to calgary.ca/myproperty for a list of the policies that apply to your site).

Duplex dwelling on east half of site to allow for future development on west side to allow for increased density

- 3) Of the known relaxations, please elaborate on why the relaxations are requested. (A bylaw check has not yet been undertaken on this application. Further relaxations may be identified once the bylaw check is complete.)

N/A

- 4) Is there anything else we should know about your development that may assist the review of your application?