

October 10, 2018

Serena Lee
MCKINLEY BURKART
550, 110 9 AV SW
CALGARY, AB T2P 0T1

Dear Sir/Madam:

RE: Notification of Decision DP2018-0089
Subject: New: Single Detached Dwelling
Project:
Address: 2519 ERLTON ST SW

This is your notification of the decision by the Development Authority to approve the above noted application on October 10, 2018.

Read all of the Permanent Conditions of approval carefully as they 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 October 10, 2020 or the development permit shall cease to be valid.

The decision will be advertised once in the Calgary Herald on October 18, 2018, 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 appeal any of the noted Permanent Conditions of approval within 21 days after the date on which the decision is made. 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 contacted by telephone to pick up your Development Permit. Should you require clarification of the above or further information, please contact me at (403) 268-1279 or by fax at (403) 268-3636 and assist me by quoting the Development Permit number.

Sincerely,

James McLaren
Senior Planning Technician
Planning Implementation
Attachment(s)



Reasons for Approval for DP2018-0089

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 Single Detached Dwelling at 2519 Erlton St SW in the southwest community of Erlton. The site is adjacent to Single Detached Dwellings to the north, east and south and the Elbow River to the west. Primary access for adjacent residences along Erlton St SW is via the street.

Circulation and Notice Posting:

The following referees were circulated:

1. Enmax – no objection
2. Parks – no objection
3. Transportation – no objection
4. Development Engineering – no objection
5. Public Infrastructure – no objection
6. Ward Councillor – no comment received
7. Building Regulations – no objection
8. Erlton Community Association – provided comments

The Community Association's concerns included:

“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. [The Development] 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. 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.”

9. As per Land Use Bylaw requirements, the application was notice posted for a 1 week period. Comments were received indicating concerns which included:

Concerns with obstruction of flow in the overland flow area, impingement into the floodway setback, missing or incorrect information on the plans, elevation of the lot, impacting views and blocking



sunlight, large setback from the street, relaxations to the land use bylaw.

The above comments were addressed by the applicant on amended drawings that indicated:

- a) Obstructions in the side yards removed; removal of the building from the floodway setback; clarification of information on the plans; building shifted forward toward the street as per the Detailed Review requirement.

Comments on Relevant City Planning Policies

Erlton Area Redevelopment Plan (ARP):

- 2.1.2.1 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.
Height, form, massing, orientation, high quality materials and design, and setbacks are compatible with the surrounding streetscape.

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

Section 4.2 Context

- New development should be designed in a manner which is responsive to the local context.
The proposed development is sensitive to the constraints placed on the parcel by the river and fits in with the surrounding environment.

Section 4.3.1 Building Setback from Front Property Line (Front Setback)

- The setbacks of new development should respect the established street pattern.
The front setback is within an allowable range compared with the adjacent building and further establishes a varied pattern along the street.

Section 4.4.2 Building Depth

- The building depth of a new development should respect the building depth of the existing adjacent developments.
Building depth of the proposed building is at a reasonable dimension between the building depths of the adjacent buildings as well as within the calculation used for contextual applications in the land use bylaw.

Land Use Bylaw 1P2007

The existing land use for the site is Residential - Contextual One/Two Dwelling (R-C2). The Residential – Contextual One / Two Dwelling District is intended to accommodate existing residential development



and contextually sensitive redevelopment in the form of Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwellings in the Developed Area.
 A bylaw check of the proposed development identified a discrepancy which is highlighted in the chart below. This discrepancy does not unduly interfere with the amenities of the neighbourhood or interfere with or affect the use, enjoyment or value of neighbouring parcels of land. The proposed development meets the intent of the land use district.

Bylaw Discrepancies		
Regulation	Standard	Provided
339 Decks	(2) The height of a deck in the Developed Area must not exceed: (a) 1.5 m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement	-Plans indicate a deck height of 1.95 (+0.45m). Relaxation granted.

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.

A height relaxation for the rear deck is granted due to the higher ground floor elevation requirement which is based on the designated flood level.

The Development Authority determined that the proposed house respects and enhances the overall quality and character of the surrounding area. The height, coverage and setbacks are consistent with the adjacent developments.