

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

To: Sharon van de Burgt (sharon.vandeburgt@calgary.ca)
File Manager
City of Calgary

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

Date: December 21st, 2020

DP2020-7724
36 - 27th Avenue SW
Sunroom addition

We have reviewed this proposal, including the comments from the neighbour on the west side who is most affected and point out that there are a number of issues with compliance and impacts to the adjoining neighbor.

The proposed lot coverage exceeds the 45% specified by Land Use Bylaw 1P2007 Section 432. The parcel coverage rules are intended to provide visual and physical separation from property lines and maintain a consistency in the pattern of site development. This proposal does not appear to adhere to that concept.

The 12' 8-¾" ft tall pergola would be defined as a fence by the Land Use Bylaw 1P2007 as it provides a visual screen, and is yard decor. The fence exceeds the maximum height requirement of 2.0m (6.56ft).

The adjacent neighbor has expressed concern that the pergola/fence would impact their enjoyment of their outdoor amenity space. They have commented that the fence would appear to be a wall and shadow their outdoor amenity space for the first half of the day. This is a discretionary development, and consideration for LUB Section 35(d) should be taken "the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;".

Furthermore, Section 4.3.4 of the Low Density Residential Housing Guidelines for Established Communities states: *'The enjoyment of the neighbour's outdoor rear amenity space should not be unduly diminished by new development.'*

Please provide us with a copy of the Notice of Decision when it's available, and if approved, a set of 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.

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