

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

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File Manager
City of Calgary

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

Date: March 30th, 2021

DP2020-7724
36 - 27th Avenue SW
Sunroom addition

We have reviewed version two of this proposal, including the very detailed March 16th comments from the neighbour on the west side who is most affected, and also comments from neighbours nearby. We cannot support this proposal for a number of reasons. We have repeated our previous comments below, and would add that this proposed addition does not appear to comply with LUB 60(1)(b) since the building is located in the flood fringe.

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 violates that concept.

The addition, coupled with the nearly 13-foot tall pergola extending almost to the garage, presents as a wall-like building mass that looms over the adjacent neighbour's outdoor amenity space. It would have an adverse impact their use and enjoyment of it. Since this is a discretionary development, LUB Section 35(d) is activated. It is clear that the proposed addition and pergola is not compatible with respect to adjacent development.

Furthermore, Section 4.3.4 of the Low Density Residential Housing Guidelines for Established Communities specifically 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.