

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

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File Manager, City of Calgary

From: Bill Fischer, Planning Committee Chair (erlton@shaw.ca) (403-233-0644)
Erlton Community Association Planning Committee

Date: April 1, 2021

DP2021-1384
55 & 57, 27 Ave SW (6-plex “Proposed Development”)

The Erlton Community Association Planning Committee (“**ECA PC**”) has reviewed the plans for the Proposed Development and respectfully submits the following comments in accordance with the City of Calgary’s Community Association Feedback Form.

File Number: DP2021-1384

Name of Planning Representative(s): Erlton Community Association Planning Committee

Community Association: Erlton

Date Returned: April 1, 2021

The Erlton Community Association Planning Committee commits to the Planning System core values of innovation, collaboration, transparency, accountability, trust and responsibility.

In response to your community context questionnaire:

1. *What are the strengths and challenges of the proposed development?*

The Proposed Development appears to be an attractive design by including, for example, mixed materials on the facades. In addition, the development provides 2 off-street parking stalls for the 4 bedroom units, and one off-street stall for the 2 bedroom units.

Members of the Erlton Community Association and the ECA PC have identified a number of challenges with the Proposed Development, which are as follows:

- Excessive massing:

No other lot on either block face of 27th Avenue displays this level of massing and lot penetration.

Associated concerns regarding the Proposed Development’s compliance with the Municipal Development Plan (“**MDP**”) sections 2.2.5 and 2.3.2(c), the Erlton Area Redevelopment Plan section 2.1.2.1, and the Land Use Bylaw (“**LUB**”) sections 35(a), (c) and (d).

- Building height:

The height of the Proposed Development has a significant adverse impact on the east neighbour having regard to the fact that land slopes down to the east. As such, the Proposed Development will appear/feel 4 storeys tall when viewed from east neighbour's backyard.

- There is no side yard chamfer as required per height regulations (LUB sections 585.2 and 585.4).
- No visitor parking stalls are evident.
- Lack of garbage staging areas indicated on the plans.
- Entrances to Units 3 & 5 don't appear to comply with LUB section 581(2) as the doors/doorways are not visible.
- Significant adverse impacts to east neighbour.

Shadowing of the east backyard

Privacy concerns due to:

Overlooking from Unit 3 terrace/balcony.

Overlooking from Unit 5 entrance/landing, glazed door, multiple windows, etc.

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

Some community members have suggested that the significant adverse impacts on the east neighbour could be addressed by moving the entire building away from the east property line toward the west property line (i.e. reducing the building's setback from Erlton Street).

However, this would not address the privacy concerns associated with the east balcony overlooking the neighbour's home and backyard. Further, this approach would not comply with the minimum 3.0m setback expressed by LUB section 583(2)(b).

3. Provide comments on:

a. The use:

No comment

b. The site design:

A number of community members are concerned that the proposed site design significantly alters the established lot pattern on 27 Avenue.

c. The building design:

The ECA PC recognizes that the developer is trying to do something different and unusual with building design. The community has expressed significant concerns with the height and massing of the building, particularly relative to the east neighbour.

4. Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?

The developer has not undertaken any consultation with the Community Association.

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

Please refer to the challenges identified in response to Question 1.

In addition, concerns have been expressed regarding the fate of old growth coniferous trees on the property. To the extent such trees are City-owned, the ECA PC urges the City to ensure they are managed in an environmentally responsible manner (i.e. maintained or replaced).

Please provide the Detailed Team Review when it is available.

Please provide a Notice of Decision, and if approved, a set of the approved plans, a complete list of relaxations, and the justification for them. We need this in order to discuss and determine their impact on our community and the neighbouring homes.

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