



The City of Calgary

426831-252-07/26/13-Debit

1169

APPLICATION FOR A DEVELOPMENT PERMIT LAND USE BYLAW NO 1P2007

107325768-001
Taken By: JMG

Application Date: **Jul 26, 2013**

APPLICATION NO: DP2013-3087

Permit Fees

DP Base Fee:	\$923.00
Advertising Fee:	\$28.00
DCP Fee:	\$218.00
Total Fee:	\$1169.00

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

Applicant: **Rudy, Eric**

Address:

City:

Phone: **(403)399-3655**

Parcel Address: **61 30 AV SW**

Legal: **960AM;1;18,19**

Building Address: **61 30 AV SW**

Legal:

Parcel
Owner:

**HAMIDA LALJI
187 PANORAMA HILLS RD NW
CALGARY AB CANADA T3K 5L3**

e-mail:

Not Available

(See title for additional owners.)

L.U.D.: **M-CG d72**

Community: **ERLTON**

Sec. Number: **10C** Ward: **09**

Description: **New: Multi-Residential Development - 1 building, 4 units**

Gross Floor Area: 7029 feet - squared
Dwelling Units: 4

Proposed Development is: **Discretionary**

Proposed Use: **Multi-Residential Development**

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning Development & Assessment to inactivate and cancel incomplete applications. The administrative cancellation of Development Permit Applications is not applicable to applications in the City Centre (Part 10 of Bylaw 1P2007).

Applicant / Agent Signature: _____

Date: July 26/13

DP FOIP STATEMENT - The personal information on this permit application is collected under the authority of the Alberta Municipal Government Act, Section 683, the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c), and the Calgary Land Use Bylaw 1P2007, Part 1 Section 23. It will be used to communicate with the applicant during the permit application review & site inspection processes. As part of the review process it will be circulated as needed to relevant City Business Units, Calgary Police Services, Enmax, pertinent Community Association(s), Business Revitalization Zone(s), adjacent land owners, the property owner if he is not the applicant of record, Alberta Ministry of the Environment and Alberta Health Services. It may also be submitted to the Calgary Planning Commission (CPC) and/or the Subdivision and Development Appeal Board (SDAB). Correspondence received regarding the application may be included in public meeting agendas. The applicant's name and the nature of the permit will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact the FOIP Program Administrator, Development & Building Approvals, P.O. Box 2100, Stn. 'M', Calgary, AB T2P 2M5. Telephone 268-5301.

Track your application on-line with **VISTA**. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) **DP2013-3087-25768** or call Customer Advisory Services at (403)268-5311.



The City of Calgary

DEVELOPMENT & BUILDING APPROVALS
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)

Planning Review Comments – Development Permit

Application Number: DP2013-3087
Application Description: New: Multi-Residential Development (1 building, 4 units)
Land Use District: Multi-Residential - Contextual Grade-Oriented
Use Type: Discretionary
Site Address: 61 30 AV SW
Community: ERLTON
Applicant: Rudy, Eric

September 11, 2013

Erlton Community Association
Bill Fischer

The following comprises the Planning Policy Review for the above stated Development Permit application. Should you have any questions, please contact me at 403-268-1225 or michele.bussiere@calgary.ca.

Yours truly,

Michele Bussiere
Planner 1
Planning Implementation
Development and Building Approvals

Comments on Relevant City Policies	<i>– delete if no applicable policies</i>
<u>Erlton Area Redevelopment Plan</u>	
No comments	

Bylaw Non-Compliances or Discrepancies

Regulation	Standard	Provided
583 Building Setbacks (min.)	(2) Where the contextual multi-residential building setback is 3.0 m or greater, the min. building setback from a property line shared with a street is the greater of: (a) the contextual multi-residential building setback less 1.5 m	Plans indicate the North setback is 3.0m (-1.58m) to the main floor. Plans indicate the North setback is 1.78m (-2.80m) to the 2 nd floor balconies.
583 Building Setbacks (min.)	(5) The min. building setback from a property line shared with another parcel is 1.2 m.	Plans indicate the West setback is 0.61m (-0.59m). Plans do not indicate the setback to the East and West decks.
549 Projections Into Setback Areas (max.) (Applies to all Setbacks)	(5) Eaves and window wells may project a max. of 0.6 m into any setback area.	Plans indicate the West eave projects 1.05m (+0.45m) into the West setback area.
585,13 Building Height and Cross Section (max.) Refer to Diagrams in Bylaw for Clarification	(3) Max building height on a parcel that shares a property line with a parcel that has a building with a height that does not exceed 6.0 metres above grade at that shared property line, and where the other parcel is designated with a low density residential district or M-CG District (a) is 6.0 m measured from grade at the shared property line; and (b) increases proportionately to a max. of 12.0 m measured from grade at a distance of 6.0 m from the shared property line.	Plans indicate the East side of the building is greater than the allowed height.
581 At Grade Orientation of Units	(2) A unit in a Multi-Residential Development that is located on the floor closest to grade must have: (b) an entrance that is visible from the street that the unit faces.	Plans indicate Units C and D are recessed behind Units A and B. Plans indicate a gate between Units C and D and the street.
552 Planting Requirements (**NOTE where Enhanced Landscaping Option is provided refer to Landscape Area Reductions form)	(6) Shrubs must be min height or spread of 0.60m.	Plans indicate minimum shrub height is 45mm (-0.15mm).
557 Amenity Space (may be provided as common amenity space, private	Private amenity space (If Required Amenity Space not provided by Private Use Common Amenity Space)	Plans indicate the 2 nd floor balconies have a width of 1.22m (-0.78m). Plans do not indicate the size of the decks within

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amenity space or a combination of both.) When Calculating A2, A3 must meet all applicable rules to count towards Amenity Space	8 (b) have no min. dimensions of less than 2.0 m..	the East and West setback areas. Plans do not indicate the size of the patios within the East and West setback areas.
557 Amenity Space may be provided as common amenity space, private amenity space or a combination of both.	(4) The req. min. amenity space is 5.0 m2 /unit.	Plans do not indicate an amenity space which meets the required dimensions; therefore 10m2 (-10m2).
563 Accessory Residential Buildings	(3) The max. height, when used/approved as a private garage (a) in the Multi-Residential - Contextual Grade-Oriented District: (i) 4.6 metres, when measured from grade at any point adjacent to the building; and (ii) 3.0 metres to any eaveline, when measured from the finished floor of the building;	Plans do not indicate a cross section; unable to determine building height.
571 Fences	The height of a fence above grade, at any point along a fence line, must not exceed: (c) 2.5 metres to the highest point of a gateway and the gateway does not exceed 2.5 m length.	Plans do not indicate the gate height at the front of the property.
556 Garbage	(1) Garbage containers and waste material must be stored either: (a) inside a building; or (b) in a garbage container enclosure approved by the Development Authority.	Plans do not indicate garbage storage.
567 Recycling Facilities	Recycling facilities must be provided for every Multi-Residential Development.	Plans do not indicate recycling.

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority. Applicants are encouraged to contact the respective team members directly to discuss outstanding issues or alternatively request a meeting with the CPAG Team.

Planning:

1. Submit a total of seven (7) complete sets of amended plans (file folded and collated) to the Planning Generalist that comprehensively address the prior to decision issues of all Departments as specified below.

In order to expedite the review of the amended plans, please include the following in your submission:

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Customer Advisory Services at (403) 268-5311.

- a. Seven (7) plan set(s) shall highlight all of the amendments. Please ensure that all plans affected by the revisions are amended accordingly.
- b. Three (3) detailed written response(s) to the Detailed Team Review (DTR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.

This information must be received, in its entirety, no later than 90 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 90 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice advising of the inactivation. The application may be reactivated subject to a reactivation fee and the resubmission of all outstanding information.

In the event that the application needs to be recirculated, a recirculation fee may be applied.

2. Submit a letter from Enmax Corporation indicating that the following issues have been addressed. Please contact Rijad Tursunovic at 403-514-1507 or rtursunovic@enmax.com to resolve the issue(s). The proposed resolution may necessitate further CPAG review of amended plans.
 - Proposed dwelling and trees (2 Spruce) conflict with the existing overhead primary wires installed along the west property line.
3. Address all of the Bylaw Discrepancies listed above. Provide a written response to how each discrepancy has been addressed and provide rationale for any Bylaw Relaxations that are being sought.
4. Amend the plans to include the Accessory Residential Building (garage) plans and elevations if the garage is to be included in the application. If the garage is not to be included as part of the application, remove the garage from all plans.
5. Amend the plans to include the decks/patios.
6. Amend the plans to indicate the proper scale.
7. Amend the plans to obscure all windows, above the second floor, on the east and west elevations.
8. Amend the plans to indicate the proposed gate as locked. (CPTED Circ, comments)
9. Amended plans shall be submitted in a non bound format and to scale for ease of review.
10. Please refer to the advisory comments from Building Regulations #38 below and submit a letter from Building Regulations indicating that the plans have been amended to address those advisory issue(s). The proposed resolution may necessitate further CPAG review of amended plans.

11. In addition to the full sized plans requested above, please submit one (1) 11 x 17 complete set of plans for the purpose of the Development Completion Permit (DCP) process.

Please ensure that all plans affected by the revisions are amended accordingly.

Urban Development:

12. Amend the plans to:

Waste and Recycling Services – General

- a. No information on waste and recycling collection facilities are indicated on the plans. Provide details of the proposed waste and recycling collection facilities.

Waste and Recycling Services – Residential

- a. Indicate the on-site storage location of the waste and recycling automated collection containers.
- b. Provide a minimum on-site waste & recycling storage area of 0.8m x 1.4m to accommodate two automated collection containers per dwelling unit. Refer to Waste & Recycling Services Requirements: Design Guidelines. Section 1.5, for details.

Please note, WRS doesn't accept garages that are smaller (in depth) than 20' (6m) as with a bin of 0.8m and allowing for 6" (0.15m) of space to be divided between a car and the bin and a car and the overhead door, there would be about 5.05m left for a vehicle. When the garage is only 19' (5.7m), there is only 4.75m for a vehicle and most vehicles are longer than that.

Transportation:

13. Amend the plan to mark the dimensions for parking spaces as per City of Calgary bylaw 1P2007.

Parks:

No comments

No comments