



# REQUEST FOR COMMENT ON DEVELOPMENT PERMIT APPLICATION

Date: **September 28, 2018**

To: Erlton Community Association  
Bill Fischer  
65 31 AV SW  
Calgary, Alberta  
T2S 2Y7

**Return To:** **Development Circulation Controller**  
Planning & Development #8201  
P.O. Box 2100 Station M  
Calgary AB T2P 2M5  
Phone: 268-5744 Fax 268-2468  
Email: DP.Circ@calgary.ca

*NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Circulation Controller at the address to the right.*

D.P. NUMBER: DP2018-4518 Land Use Bylaw 1P2007	Parcel Address: 2625 ERLTON ST SW Legal: <b>2865AC;5;21,22</b> L.U.D.: <b>M-CG d72</b>
Applicant: <b>MARRE DESIGN GROUP</b> Community: <b>ERLTON</b> Sec. Number: <b>10C</b> Ward: <b>11</b>	
Description: <b>New: Single Detached Dwelling</b>  Proposed Development is: <b>Discretionary</b> Proposed Use: <b>Single Detached Dwelling</b>	
Gross Floor Area: 3329 feet - squared Dwelling Units: 1	
<b>Please check the corresponding box below and forward any comments to the above sender. For Community Associations, please fill in the attached Community Context Questionnaire and forward to the above sender.</b>	
<input type="checkbox"/> <b>No Comment</b>	<input type="checkbox"/> <b>Comments Attached</b>
NAME _____	DATE _____

Attached are the proposed plans and application material for this Development Permit. If you have any comments, please forward them by **DUE DATE** **Friday October 19, 2018** **to the above sender.**

If you want to discuss this application further, please contact the File Manager:

Tiffany Hughes      (403) 268-1418      Tiffany.Hughes@calgary.ca

This Development Permit Application has been circulated to the following parties:

- Bill Fischer, Erlton Community Association, 65 31 AV SW
- Jeromy Farkas, Ward 11 Councillor, #8001A
- Circulations and Permits, Enmax Power Corporation,

Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.



## Guidelines for Electronic Circulation of Planning & Development Applications

This document is intended to provide guidelines on the proper use of electronic materials that are circulated as part of the application review process.

- The information included in the circulation package may be subject to copyright and must only be used for the review of the submitted application.
- Application materials are provided to you for the specific and sole purpose of allowing (i) members of the Community Association Planning Committee and/or Board of Directors and (ii) members of the public who would be directly affected by the application's approval (collectively, the "Identified Recipients") to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution beyond the Identified Recipients is strictly prohibited and may constitute an offense under the Copyright Act (Canada). Accordingly, any distribution of the materials to the Identified Recipients must be accompanied with the following instructions in writing:

"Application materials are provided to you for the specific and sole purpose of allowing you to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution of them is strictly prohibited and may constitute an offense under the Copyright Act (Canada)."

The City will not be responsible or liable for any claim that may arise as a result of any misuse or unauthorized reproduction or distribution of the application materials by you or any Identified Recipients.

- Citizens who wish to view the plans can do so at the Municipal Building (800 Macleod Trail S.E.) by contacting either the File Manager or the Circulation Department at 403.268.5744 or [dp.circ@calgary.ca](mailto:dp.circ@calgary.ca)
- The information provided must not be made available on the internet.

Should anyone wish to obtain additional information regarding the application, please contact the File Manger directly.



## Applicant's Planning Overview

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. **The information is not verified or endorsed by The City of Calgary.** The responses are intended to assist the Community Association, and The City, in reviewing the development.

Site Address: 2625 Erlton Street SW | Calgary

Type of Application:  Single Detached  Semi-detached  Duplex Dwelling  Backyard Suite

- 1) Please provide information related to site constraints associated with the subject parcel, which were considered in the design (e.g. topography, lot configuration, floodway/fringe area, existing landscaping).

This was a challenging site in terms of grades and rear yard access. There are existing retaining walls on both sides of the property, of which the walls on the south side are failing and leaning in. From the south to north sides of the rear property line there is over 2m of slope, and from south to north on the front property line just under 1m. When considering the average front and back grades, the rear yard is 2.69m higher than the front.

- 2) Please explain how the development meets any applicable City policies and how it fits with the context of the community. (Refer to [calgary.ca/myproperty](http://calgary.ca/myproperty) for a list of the policies that apply to your site).

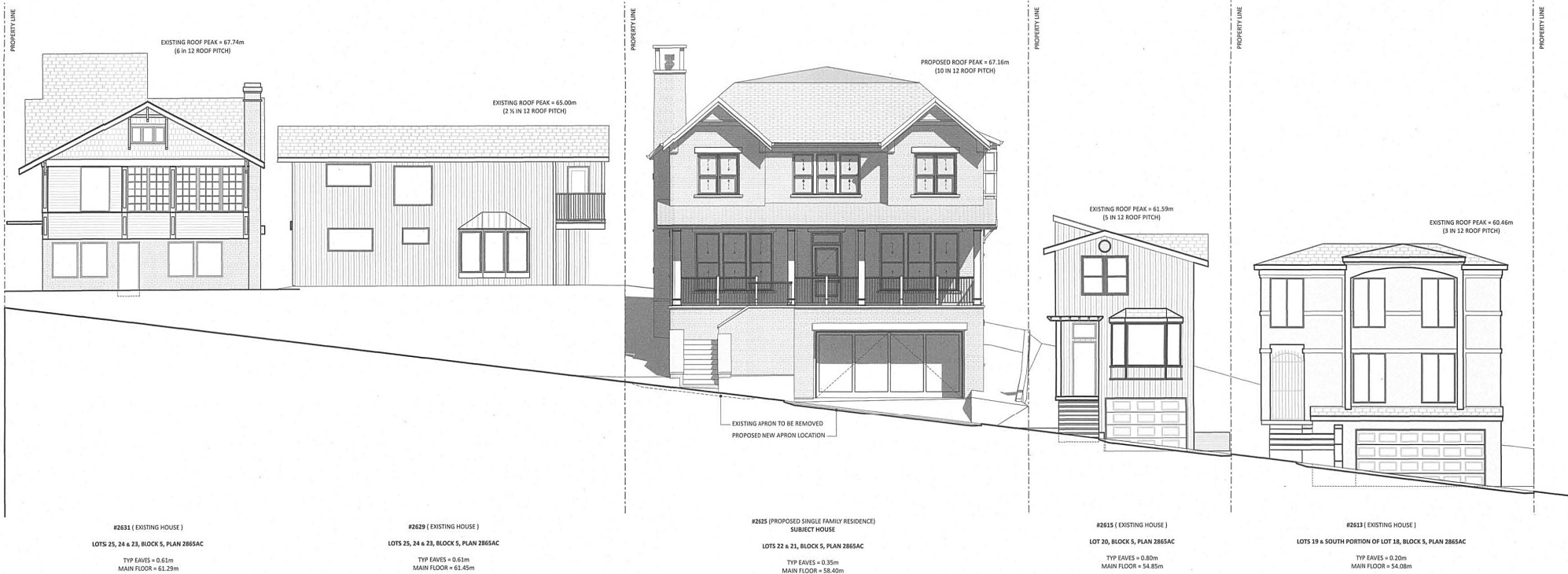
The intent of our project was to design a home that was of a very traditional style, with exterior finishing materials comparable to a historic home in Calgary, and that would be built to last for many years. Driveways on the neighboring properties all slope down from the street to the front garage. On our project we preferred to have our driveway slope to the street to avoid drainage issues. Consequently, the proposed home appears much taller than the northern neighbors. However, consistent with the contextual height guidelines in the bylaw, the proposed home is actually lower than allowed by several feet. We tried to align our upper floor eaves with the south neighbor, and our main floor eaves with the north neighbor. We also deliberately provided 6 feet side yard setbacks to provide a little extra separation between homes, and to allow room for retaining walls and landscape screening.

- 3) Of the known relaxations, please elaborate on why the relaxations are requested. (A bylaw check has not yet been undertaken on this application. Further relaxations may be identified once the bylaw check is complete.)

To my knowledge no relaxations are currently requested. The proposed home is under height by several feet (just over 1m at the roof peak, and about .3m at the front gable), and the lot coverage is only 41.9% (about 150 sq.ft. smaller footprint than allowed). All setbacks are respected; only the rear patio / deck extends into the rear setback. The north neighbors home extends about 7 feet farther into the rear yard than the proposed home, eliminating virtually all privacy issues looking into the rear yard. The proposed main floor elevation is actually just below existing grade in the SW corner, creating the need for some small landscaping retaining walls in that area. Because of that, it would be difficult to have the home pushed any lower into the ground without incurring unreasonable retaining costs. However, because of the slope of the lot, this is a discretionary application, rather than contextual.

- 4) Is there anything else we should know about your development that may assist the review of your application?

As the neighbors have done, in order to work with the grades as best as we can, we needed to move the driveway to the north side of the property, creating the need for a new curb cut to be installed. We've tried to have the keep the proposed driveway as flat as possible while still providing adequate drainage; it has a slope of 2.5% on the south side, and about 14.2% on the north side. While the proposed front foundation wall is only setback .16m compared to the nearest neighbor, the proposed main floor walls were further setback from the front property line by adding a full width veranda to soften the impact of the massing from the street. To try and make the garage overhead door in the basement seem somewhat less prominent, it was set back .6m into masonry. All rear yard trees possible will be maintained, as the rear "park" feeling, coupled with the proximity to downtown, is what attracted the home owners to this property (which is actually only just across the street from their current home).



#2631 ( EXISTING HOUSE )  
 LOTS 25, 24 & 23, BLOCK 5, PLAN 2865AC  
 TYP EAVES = 0.61m  
 MAIN FLOOR = 61.29m

#2629 ( EXISTING HOUSE )  
 LOTS 25, 24 & 23, BLOCK 5, PLAN 2865AC  
 TYP EAVES = 0.61m  
 MAIN FLOOR = 61.45m

#2625 ( PROPOSED SINGLE FAMILY RESIDENCE )  
 SUBJECT HOUSE  
 LOTS 22 & 21, BLOCK 5, PLAN 2865AC  
 TYP EAVES = 0.35m  
 MAIN FLOOR = 58.40m

#2615 ( EXISTING HOUSE )  
 LOT 20, BLOCK 5, PLAN 2865AC  
 TYP EAVES = 0.80m  
 MAIN FLOOR = 54.85m

#2613 ( EXISTING HOUSE )  
 LOTS 19 & SOUTH PORTION OF LOT 18, BLOCK 5, PLAN 2865AC  
 TYP EAVES = 0.90m  
 MAIN FLOOR = 54.08m

# ERLTON STREET S.W.