



Erlton Community Association  
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July 16, 2019

The City of Calgary  
Planning & Development  
Attention: Insia Hassonjee                      by email: insia.hassonjee@calgary.ca

File number:    DP2019-3190  
Address:        54 28 Ave SW – four units

Erlton Community Association comments as filled out on the online form:  
<https://www.calgary.ca/PDA/pd/Pages/Permits/Development-permits/Community-Association-Feedback-Development-Permit.aspx>

What are the strengths and challenges of the proposed development?

The positives of the proposal is that the massing of the proposed development is modest, and parking is off the lane. Building four units next to a small house on the same sized lot presents challenges in achieving the compatibility required in the Erlton Area Redevelopment Plan.

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

Yes, see below

The use

The four units are allowed under the land use, and generally well configured, below the maximum envelope.

The site design

The building is sited well with modifications preferred as noted in the following comments:

- The accessory building protrudes into the Erlton St setback past the main building, and this does not present an attractive streetscape. There is no visitor parking, which we do not support. One possibility is having only a 2-car garage with 3 surface stalls, which would accommodate an additional stall which would provide visitor parking.
- We do not support relaxation of required landscaping area.
- We do not support using public trees of questionable health and quality as part of the required number of trees. These trees are very old, and a lot of them are falling in storms, eg. two have had to be removed in Forrest Park close to these trees that are of the same age, and many in Roxboro Park have had to be removed. We would be in favour of removing the existing trees and planting new ones

The building design

The design has many positives, with the modest scale and sloping roof towards the east to reduce impact on the neighbour to the east. We have some suggestions to further improve compatibility:

- We do not support a relaxation of the 28<sup>th</sup> Ave setback. All the houses along 28<sup>th</sup> Ave have approximately 6 m setbacks and the required contextual setback should be respected.

- East windows of middle units overlook neighbouring yards. Second floor windows of the middle units should be obscured glass, and the fence should be high enough to maintain privacy of the neighbour from the main floor windows and the landings facing east.

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

We would like to see a shadow study for the spring to see how much impact this development would have on the neighbour's garden.

The above comments were prepared by Heesung Kim, Chair, ECA Planning and Development Committee and approved by a majority of the ECA Planning and Development Committee and a majority of the ECA Board.

Additional comments from area residents and ECA board members submitted to the ECA Planning Chair and not to the file manager are included below, verbatim:

Patrick Bruton (ECA Traffic)

As I am directly impacted by this development as it is across the street from me, I would like to provide my support for it as it takes into consideration the streetscape of the community and is a wonderful addition in comparison to what is there. I have little concern relating to parking as we are in a high walkability neighbourhood. I have no concerns relating to shadows. I look forward to having new neighbours who can appreciate the area and are willing to invest and move to Erlton.

Karen McLeod (ECA Parks)

I see Erlton turning into more multi family dwellings with towers/townhomes/four-plexes etc, which I think we already have enough of. I would like to see more single family dwellings, so I'm sorry, I do not support this DP. The developer could easily build single family homes in this lot that would fit into the community.

I also do not agree with cutting down trees in Forest Park that people think are old and are going to fall down. That rarely happens and I think trees (especially mature trees) adds beauty and increases property value. Look at Mount Royal, there are a number of very old mature trees everywhere in that community. If they cut them all down it wouldn't be half as beautiful as it is. Besides I think we need to start thinking more green and helping out the planet by planting more trees and cutting down less. I also think the more natural the better as old trees serve a purpose for many birds and animals as it's their food and shelter in the winter.

I am not effected by this and therefore have no objections.

Henry Dunfield

Hello, my comment are. Why do the City Planners always over build on small properties? I suggest approval only be given for side-by-side town house at the most. Will there be consideration given surrounding street parking and safety on Erlton Street. Particularly in the Winter months.

Kelly Nadeau