

April 19, 2010

City of Calgary
Planning & Building Department
P.O. Box 2100
Calgary, Alberta
T2P 2M5

Dear Ms Ho:

RE: Single Detached Dwelling

DP2010-0866

2823

7th

Ave

NW

The West Hillhurst Community Association Planning Committee has the following comments on the proposed development:

- 1) The Committee met with neighbours living on either side of the proposed development and it was identified that the house to the West is incorrectly represented. There is also a conflict in the drawings: the floor plan shows a West entry window on the main floor, while this window is not shown on the West side elevation plan. The window on the West side of the proposed development for the front entry causes privacy issues with the neighbouring house. The Committee recommends that this window be frosted;
- 2) Front setback: the Committee does not have any comments with respect to the front setback;
- 3) The rear most large main floor windows on the East and West sides look into the rear yards of adjacent properties. Therefore, these should be frosted to maintain privacy of the neighbouring yards;
- 4) The Committee recommends that the light at the side entry be down-pointing to minimize the impact on the neighboring house;
- 5) The air-conditioning unit should be installed on the middle of the East side, if possible, to minimize impacts on neighbours to the East where the bedroom windows are located at the front and the back of the house.

Should you wish to discuss this further, please contact me at 403-283-9737.

Yours truly,
WEST HILLHURST COMMUNITY ASSOCIATION

Sylvie Tran
Chairman of the Planning Committee