

# Applicant Submission



**CITY OF CALGARY**  
Planning and Development  
800 Macleod Trail S.E.  
Calgary Alberta T2G 5E6

April 4, 2022

**Attention: Teresa Goldstein & John Hall**

**Dear Madam/ Sir:**

**Re: Development Permit #2021-1502**

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Further to your email correspondence dated March 31, 2022 regarding the captioned Development Permit, please accept this letter as the Applicant's response.

**Elevator and Upper Floor Set back**

1. Regarding the elevator location, we have tried a number of locations, and nothing works other than its current proposed location.

For example, it cannot be placed on either the north or south side of the property because there is not enough space. It cannot be placed on the east side of the property in the back-alley area because that area is required for the garage. Also, there are safety reasons given the narrow, and very busy, lane way and for accessibility as an elderly person cannot be expected to travel down a narrow, and very busy, lane way to access their residence from an elevator at the rear of the property. Recall this development is for a multigeneration residence. Hence, accessibility for the elderly is a required feature.

We also looked at placing the elevator on the south-west area of the property but that causes safety issues because it is beside the narrow, and very busy, lane way. Over the years, the home has been hit a number of times by large vehicles that use the lane way for deliveries to commercial businesses on 10<sup>th</sup> st that has resulted damage to the current home. Also, placing the elevator on the south-west area of the property causes the development to be economically unfeasible, as the house would be required to be significantly retrofitted and that would kill the project.

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Also, the current proposed location for the elevator causes no shading issues on the neighbor's property and allows for accessibility and safety for everyone accessing this multi-generational residence.

2. Regarding the upper floor set back, an "A" frame structure as requested under the MCG district upper floor chamfer cannot provide for a green roof public area as has been designed for this development. Furthermore, the local area plan at page 89, enclosed, shows that flat roofs are called for under the local ARP. In fact, on the same street as this development at 321-10a ST NW there is a flat roof development without upper floor chamfer, see enclosed photo. It would also be appropriate to actually use the landuse that was granted as an "A" frame structure will prohibit use of the 3rd upper floor unit. Hence, to align with the local area ARP, other local area homes already constructed with flat roofs, the approved landuse, and the City of Calgary Climate Resilience Strategy as a green roof is a supportive feature of the said policy, the upper floor set back under the MCG district is requested to be relaxed.

As regards privacy concerns for the neighbors to the north, this is a *red herring* because currently the Norfolk housing complex adjacent to this development, at 16 meters in height, oversees this development and the neighboring homes to the north. Furthermore, once 10<sup>th</sup> street is built out to its prescribed height under the local area ARP, this development and the neighboring homes to the north will have limited privacy as the buildings will be overseeing these properties. The green roof on this development also has hedges on the north side that creates a distancing of at least 6 feet to prevent overlooking and to support privacy. It should also be noted that once the buildings on 10<sup>th</sup> street are built out they will be shadowing the properties on 10a ST NW.

In any event, to support privacy, this development will install roof screening on the north side to prevent privacy/overlooking issues of latticework or similar structure on the north side to assist with screening.

Sincerely yours,  
Mike Terrigno MBA/JD, REM(Harvard), CICA(tax)

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