

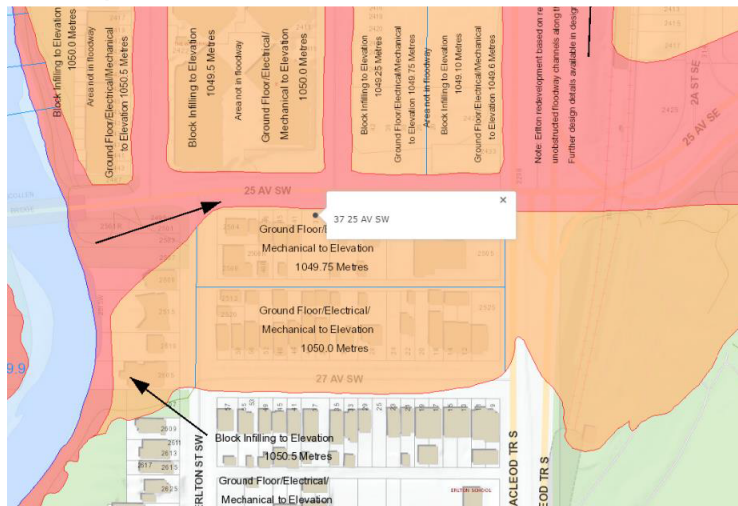
Community Association Response

September 29th, 2021

Dear Melanie Horkan -

Erlton Community Association (ECA) does not support the re-zoning due to the following community impacts:

Flood impact



Erlton was heavily impacted by the 2013 floods resulting in extensive damage to many homes. The 3 lots of the proposed re-zoning lie within the flood fringe and the increased lot coverage of the proposed re-zoning will reduce our flood resiliency. Please see the diagram above. We note that the flood fringe was determined using modeling that includes lot cover, soft landscaping, and drainage. If these lots are allowed to be re-zoned, lot coverage will be increased and a corresponding decrease in natural drainage will occur. The increased building footprint will displace floodwaters to other areas not included in the current flood model. Allowing this re-zoning will erode our community's and our City's ability to withstand future flood events.

Approving the application is in violation of the Erlton ARP updated and approved by council in 2007. We direct the DA to Page 11 of 62 of the Erlton Area Redevelopment Plan which states:

- *All properties within the floodway area north of 27th Avenue S.E. shall retain their current land use designations (i.e. City-initiated redesignations in this area are not being initiated). Applications for Development Permits and Land Use Amendments will be evaluated on the basis of Section 2.4.2. Bylaw 3P91*

Zoning

Members of the ECA do not support the re-zoning of these lots. Calgary City Council designated these 3 lots as R-C2 and it would be an overreach for the DA to circumvent Council's decisions.

Density

The ECA objects to the increased density of the proposed re-zoning. The allowed density of the 3 proposed lots under M-X1 is 25. This would be a density increase of over 4x compared to maximum allowable under R-C2. This increase in density does not represent a natural evolution of the neighborhood and does not constitute good stewardship.

Traffic

Members of the ECA and impacted neighbors are concerned with increased traffic and the safety impacts of additional points of conflict between commercial driveways and parking. It is within the Development Authority's purview to require a traffic study to assess the impacts of this development and the Erlton Community Association requests that they do so.

Neighbor impacts

- Sightlines
- Parking
- Backyard enjoyment

Land Use Bylaw Section 35(d)

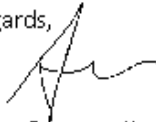
Section 35(d) of the Land Use Bylaw states: "the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood"

The DA has chosen to ignore LUB 35(d) in recent decisions, however, we mention that a M-X1 re-zoning would allow a building that is out of context and disrespectful to the natural development of the Erlton Community.

Erlton Area Redevelopment Plan

Should the DA read and consider the Erlton ARP they will find that the re-zoning is not acceptable. Please refer to sections 2.1.2.1

Best Regards,



The Erlton Community Association Development Committee
Per: Andrew Maxwell
President Erlton Community Association