

Community Association Response

PARKHILL STANLEY PARK COMMUNITY

4013 Stanley Road SW Calgary, AB T2S 2P5

Sarah Nielsen, RPP, MCIP
Senior Planner | South Team | Community Planning
T 587-226-0567 | E sarah.nielsen@calgary.ca

February 14, 2024

Re: LOC2023-0394

Dear Sarah Nielsen,

I am writing on behalf of the Parkhill Stanley Park Community Association, as the Board Member looking after Development issues in our community. Regarding the Application LOC 2023-0394, the rezoning of 3615, 3623 and 3627 Erlton Court SW from R-C2 to M-C2, the Applicant hosted an open house at our Hall which the Community Association facilitated, and a few Board Members attended. The Applicant and Owner were present and engaged in actively responding to questions and concerns by those who attended with the use of several boards depicting the proposed development and shadow studies.

The Community Association acknowledges that the owner/developer, the Heninger family is a long-time resident of the Parkhill Community and respected business owner. They have communicated a strong desire to see the best quality development and intend to follow through with this when applying for development permit. Currently, we are only able to comment on the land-use application, as it significantly increases density and scale of development and would have a dramatic affect upon the immediate neighbourhood. To that end, we are in receipt of numerous emails from affected residents, regardless of whether they live in Erlton or Parkhill, and we have attached these. We acknowledge that there are some serious concerns expressed by those who live in the immediate vicinity. Generally, the issues breakdown perhaps into four main areas:

- **Traffic** - 34 Ave SW and Erlton Court SW are not through streets and will be significantly impacted with increase density.
- **Parking** - On street parking is another concern expressed given the proposed increased density as it will introduce increased visitor and resident demand alike. The application does indicate how parking at a rate of 1 stall per resident and 10 total for visitors is achievable on site, however we are not able to verify if this is adequate.
- **Density and Scale** – The size, height and coverage of the potential building (it is noted as the ‘proposed building’ in the Applicant’s information) is substantially different and out-of-character with those in the immediate vicinity. There is a valid concern that current infrastructure (sewer, roads, water, etc.) may not be able to support the proposed increase in density.
- **Open Space** – Affected residents indicated the landscaping proposed and limited open space of the development would have a negative impact upon the quality of life of affected residents as it differs dramatically from the current pattern of development in the area.

We acknowledge the valid and serious concerns of affected residents regarding the dramatic impact of this development upon parking, traffic and quality of life. We ask that the applicant engage a Traffic Engineering Consultant and undertake a parking/traffic study to address those concerns and ensure the results are made publicly available. We suggest the applicant review the detailed comments and concerns expressed by affected residents and consider how to address them.

Sincerely,

Christopher Babits
Parkhill Stanley Park Community Association

Cc: Parkhill Stanley Park Community Association President
Parkhill Stanley Park Community Association Treasurer
Erlton Community Association Planning Chair

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