

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] **Rebecca**

Last name [required] **MacLeod**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Sep 10, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Land use redesignation - parkhill - LOC2023-0394 bylaw 247D2024**

Are you in favour or opposition of the issue? [required] **In opposition**

Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As the owner of an adjacent property, I am strongly opposed to the rezoning request of this property in parkhill. The street has not been designed to accommodate this increase in traffic. The current population has already maxed out the available street parking as well. This neighborhood also already has two multi residential buildings currently under construction. Calgary is a large city with many other areas available to build such a unit, I'm sure the developers will find another location without much trouble.

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First name [required]

Janie

Last name [required]

Olsen

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Sep 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Redevelopment Concerns Ward 8 - Erlton Court LOC 2023-0394

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

Erlton court sreet view .png

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello,

The anticipation of Erlton court changing to major thorough fair with traffic. And the magnitude of the proposed development of these sites that this land use change will bring makes me a bit anxious. Please see the attached street view of Erlton court, the highest buildings are three levels.

I cannot think of a good planning reason to locate this much density on the dead-end interior area of this neighborhood when there is plenty of develop-able land on Mission Road. And for a fact has already started, with one having broken ground already on Mission Road directly down the hill from Erlton court and soon another directly across from it on Mission Road, just below the gravel lane parallel to Mission Road. Additionally, the almost completed "Mission Landing" development at the corner of McLeod trail and Mission Road. We welcome redevelopment in keeping with the existing zoning of M-CGd72. Side by side homes, Row houses or Town homes would be in keeping with current redevelopment of the direct area and a welcomed addition.

1. Access/Traffic: Turning off Mission Road onto 34th Avenue results in a very steep, sharp turn, and in the winter, icy, roadway. Residents Park on both sides of the Avenue creating a narrow, one-way passage. Erlton Court ends on a small cul-de-sac. There is barely room to turn around now to exit. Using the narrow gravel lane on the south side of the proposed development to access or leave the property is unacceptable and is unsafe. Currently emergency vehicles and garbage trucks etc. must back out of Erlton court to exit as it is too tight to navigate a turn around. One City Garbage truck driver commented he does not feel comfortable doing this route as he feels it is very unsafe to exit the lane parallel to 34 Ave. Currently there is heavy through traffic from non-residents "cutting through" the community via the corner of 34 Ave and Erlton street, and down to 25 Ave to McLeod trail. Causing many near misses on that exceedingly small T intersection with cars parked on all sides making for poor visibility .
Water: Do we know 100% that the water system in this older community can manage that much density on 34 Ave and Erlton court? Not to mention Mission Road where there is going to be a LARGE amount densification by the end of 2024 and on? I encourage you to please visit the site and get a sense of the magnitude the Land Use Change Application - LOC-2023-0394 Erlton Court will impact this small street of Erlton Court and 34

Deadland of Erilton court that
also narrows



Proposed rezoning sites



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First name [required] **Cassandra**

Last name [required] **Paul**

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What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Sep 10, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Land Use Designation - ParkHill LOC2023-0394 BYLAW 247D2024**

Are you in favour or opposition of the issue? [required] **In opposition**



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LandUse_Comments.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see attached document.

Hello!

I reside in a multi-residential unit on 34 Ave SW, directly North of the proposal and I would like to submit comments of opposition to the following development (Parkhill LOC2023-0394). I watched the Calgary Planning Commission session from July 18 and thought Councillors brought up a number of points that accurately echo the concerns of the community. Ultimately, I was surprised to see that despite those concerns there was still support for the project to go forward with faith that the developer will address these concerns in the Development Permit phase. I appreciated Carlo-Carra sharing the context of the Mission Road revitalization and how this proposal could align or connect (via the stairs) to that project. I am in support of high density on Mission Road and am excited about that road being activated by small businesses and larger multi-residential units. I feel strongly that a 48 unit building in its proposed location, on a quiet cul-de-sac, on the top of a hill, with limited roads in and out is going to create significant parking and traffic issues for existing residents as well as light shadowing and blocking views both to the south and west.

I've outlined my main concerns below for consideration:

1) **Height of the building.** The proposal is significantly higher (16m) than existing structures in this community and will have impacts on privacy and cause significant shade cover for neighbouring properties. Even though it's on a slight downward south slope, we reviewed their sun studies, and the height of the building will cause significant shading to neighbouring properties, particularly to the direct North and West.

2) **Traffic issues** - we already have significant traffic congestion at 34 Ave and Mission Rd, as well as 34 Ave and Erlton St SW. These are residential streets with parking on both sides which makes the roads really narrow and visibility extremely limited. Despite the Traffic Impact Study assuming that the majority of incoming residents will take transit, adding 48 units to the end of this block will significantly increase the number of cars with impacts to parking, traffic (including an increase of delivery vehicles) and pedestrian safety. I heard the argument that there are "numerous" access roads to the proposed location but in reality there is one road (34 Ave) that leads into the proposed property. I live on the corner of 34 Ave and Erlton St and consistently see delivery trucks, service and pedestrian vehicles hit the end of Erlton Court, realize there are no other roads and then attempt to turn around into oncoming traffic. Even if the back lane were to be paved (as stated by the developer) that lane would be primarily used by residents of the new building to access their underground parking, and is not equivalent to a road used by people travelling in and out of this area. It was also mentioned there is another lane between Erlton Court and Macleod Trail that provides access to the apartment building to the East of the proposed development. This lane (behind the COOP gas station) only provides access from Mission Road to the parking garage of the apartment, there is no access to Erlton Court (in or out) from this lane.

3) **Parking** is already congested on this block. Vehicles currently park on both sides of 34 Ave and Erlton Court. I understand that the proximity to 39 Ave would make the proposed development attractive to those taking transit but the reality is that 48 units will come with a number of personal vehicles and visitors vehicles. I appreciate they are providing underground parking but my experience is that the smaller apartment building directly East of this one that also has underground parking and a number of their residents park second vehicles and have guests use the street parking. With the increased plans for density on Mission Road we also risk the possibility of

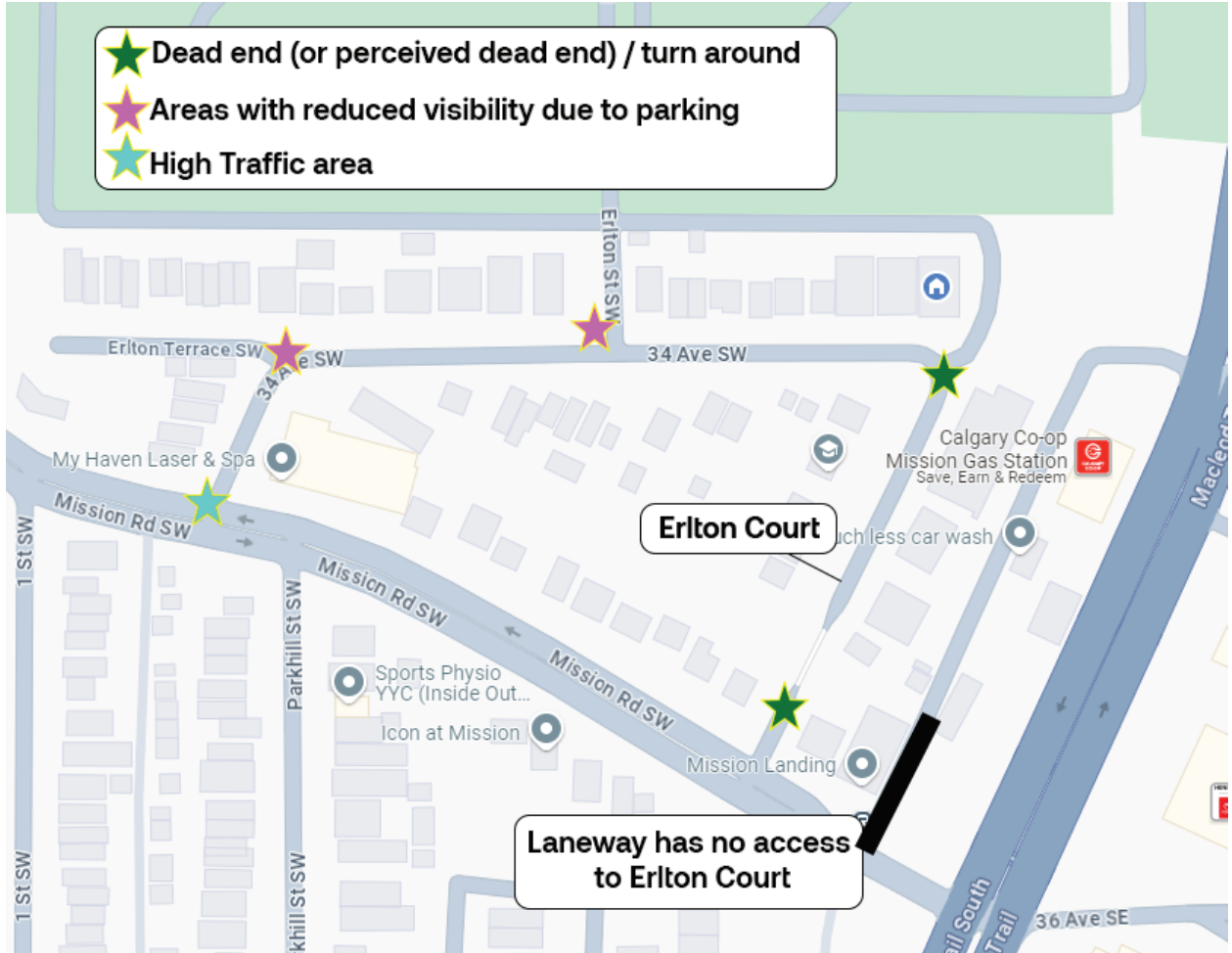
overflow parking to businesses in this community. The real issue with so many cars parked on the street is that it essentially makes the road a one way because its so narrow with parked cars on either side. It also significantly limits visibility at the intersection of Erlton Street and 34 Ave SW, as well as Mission Rd and 34 Ave SW. The curve on 34 Ave towards Mission Rd has become dangerous as it has become busier, as cars cannot see coming around the bend (from both directions) and parked cars make it really narrow and hard for two cars to pass one another. Add in cyclists connecting to the bike lanes on Mission Road and in Parkhill and it's a high-risk area for collisions.

4) **Engagement.** We attended the feedback session for this development earlier in the year, which was scheduled, if I recall correctly at 7-9pm on a weeknight. We arrived around 8pm to find the organizers packing up and all the drawings off their easels. We were eager to review the plans and ask questions but felt like they were already done and leaving. The few questions we did ask were not met with any genuine interest or care in our concerns, instead I was flipped a business card for the developer. In the Calgary Planning Commission session from July 18 the developer once again dismisses the 29 oppositions by stating there aren't even 29 properties affected by this development. He's correct that this is a very small corner of Erlton with a small number of neighbouring properties and I think it's even more significant that almost all of them are in opposition to this development. I think this statement shows a lack of regard for residents concerns and again highlights the developers ignorance or lack of care for potential issues being brought up for every development they bring forward. They haven't earned the trust of the community and a large part of that is due to their bare minimum consultation. I think the only reason they have proposed a unit this large is because, as they have clearly stated, it's a difficult property to develop and therefore isn't financially viable unless it has this many units. It's not because it fits the neighbourhood or contributes to any larger plan of revitalizing the Erlton/Parkhill neighbourhood.

I *am* in support of multi-unit buildings (similar to 3371-3379 Erlton St SW) and am too excited about the development and activation of Mission Road SW. However, this proposed unit is too large (height and units) and wrongly placed. It's construction will negatively impact existing residents and amplify challenges of an already dense inner city neighbourhood.

I hope that Council will consider the above concerns that are shared with many of my neighbours when revisiting this proposed development at the Public Hearing Meeting on September 10.

Thank you.



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First name [required] **Brian**

Last name [required] **Medlow**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Sep 10, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Parkhill Development at 1:36:41**

Are you in favour or opposition of the issue? [required] **In opposition**



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

LandUse Comments.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello!

I reside in a multi-residential unit on 34 Ave SW, directly North of the proposal and I would like to submit comments of opposition to the following development (Parkhill LOC2023-0394). I watched the Calgary Planning Commission session from July 18 and thought Councillors brought up a number of points that accurately echo the concerns of the community. Ultimately, I was surprised to see that despite those concerns there was still support for the project to go forward with faith that the developer will address these concerns in the Development Permit phase. I appreciated Carlo-Carra sharing the context of the Mission Road revitalization and how this proposal could align or connect (via the stairs) to that project. I am in support of high density on Mission Road and am excited about that road being activated by small businesses and larger multi-residential units. I feel strongly that a 48 unit building in its proposed location, on a quiet cul-de-sac, on the top of a hill, with limited roads in and out is going to create significant parking and traffic issues for existing residents as well as light shadowing and blocking views both to the south and west.

I've outlined my main concerns below for consideration:

1) **Height of the building.** The proposal is significantly higher (16m) than existing structures in this community and will have impacts on privacy and cause significant shade cover for neighbouring properties. Even though it's on a slight downward south slope, we reviewed their sun studies, and the height of the building will cause significant shading to neighbouring properties, particularly to the direct North and West.

2) **Traffic issues** - we already have significant traffic congestion at 34 Ave and Mission Rd, as well as 34 Ave and Erlton St SW. These are residential streets with parking on both sides which makes the roads really narrow and visibility extremely limited. Despite the Traffic Impact Study assuming that the majority of incoming residents will take transit, adding 48 units to the end of this block will significantly increase the number of cars with impacts to parking, traffic (including an increase of delivery vehicles) and pedestrian safety. I heard the argument that there are "numerous" access roads to the proposed location but in reality there is one road (34 Ave) that leads into the proposed property. I live on the corner of 34 Ave and Erlton St and consistently see delivery trucks, service and pedestrian vehicles hit the end of Erlton Court, realize there are no other roads and then attempt to turn around into oncoming traffic. Even if the back lane were to be paved (as stated by the developer) that lane would be primarily used by residents of the new building to access their underground parking, and is not equivalent to a road used by people traveling in and out of this area. It was also mentioned there is another lane between Erlton Court and Macleod Trail that provides access to the apartment building to the East of the proposed development. This lane (behind the COOP gas station) only provides access from Mission Road to the parking garage of the apartment, there is no access to Erlton Court (in or out) from this lane.

3) **Parking** is already congested on this block. Vehicles currently park on both sides of 34 Ave and Erlton Court. I understand that the proximity to 39 Ave would make the proposed development attractive to those taking transit but the reality is that 48 units will come with a number of personal vehicles and visitors vehicles. I appreciate they are providing underground parking but my experience is that the smaller apartment building directly East of this one that also has underground parking and a number of their residents park second vehicles and have guests use the street parking. With the increased plans for density on Mission Road we also risk the possibility of overflow parking to businesses in this community. The real issue with so many cars parked on the street is that it essentially makes the road a one way because its so narrow with parked cars on either side. It also significantly limits visibility at the intersection of Erlton Street and 34 Ave SW, as well as Mission Rd and 34 Ave SW. The curve on 34 Ave towards Mission Rd has

become dangerous as it has become busier, as cars cannot see coming around the bend (from both directions) and parked cars make it really narrow and hard for two cars to pass one another. Add in cyclists connecting to the bike lanes on Mission Road and in Parkhill and it's a high-risk area for collisions.

4) **Engagement.** I am confused to the fact that this property resides in community of Parkhill. I was always under the impression that Park hill and Erlton were separated by Mission road. I just learned that the north side of 34th is Erlton and the south is Park Hill. It is frustrating to hear that residents of Park Hill are in favor of the build when they are not impacted by it whatsoever. I *am* in support of multi-unit buildings (similar to 3371-3379 Erlton St SW) and am too excited about the development and activation of Mission Road SW. However, this proposed unit is too large (height and units) and wrongly placed. It's construction will negatively impact existing residents and amplify challenges of an already dense inner city neighborhood.

In conclusion it is apparent by the conversations I have had with my fellow neighbors that no one in the vicinity of the build thinks it is appropriate to build a building of this scale. If council truly believes in being advocates for its constituents and not pandering to developers this build should be declined. I understand and appreciate the need for more housing and higher density but completely ignoring what type of property makes logical sense is needed.

Thank you.

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First name [required] Cameron

Last name [required] Armstrong

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Sep 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land Use Redesignation Parkhill LOC2023-0394 Bylaw 247D2024

Are you in favour or opposition of the issue? [required] In opposition

Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please do not redesignate this lot to build a multi-residential complex. This is a dead end street that already has very limited street parking due to existing multi-residential complexes. This proposal would build the street beyond its liveable capacity and compromise our historic ascetic.

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First name [required] Kendal

Last name [required] Jasienski

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation. Parkhill LOC2023-0394 BYLAW 247D2024

Are you in favour or opposition of the issue? [required] In opposition

Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please take into consideration the impact that this land redesignation will have on the current residents, local community, and ecosystem.

I understand there is a housing shortage in Calgary, but please keep expansions sustainable. If approved, I kindly ask that the building be limited to no more than three stories. This shift would add a significant number of residents to the area where street parking is already limited. There is another apartment building around the corner that is finishing construction and has yet to have residents move in, which will already greatly disrupt the current status quo. Additionally, please be mindful of the natural land distribution and if approved, I would ask that a consideration is made to keep a portion of the lots open for natural land (not having the building go immediately to the street). As cities develop and residents are packed into smaller and smaller spaces, we lose the opportunity to have yards and all natural spaces kept as is are more important than ever. Not only for the quality of life of the residents, but to try and maintain some form of balance for the local ecosystem (birds, plants, insects, etc).

I am highly opposed to these lots becoming yet another apartment building which will lower affordable housing in the city, but if approved, I ask that the above points are taken into consideration. Thank you.

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First name [required]	Norma
Last name [required]	Brown
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Sep 10, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Application LOC 2023-0394, the rezoning of 3615, 3623 and 3627 Erlton Court
Are you in favour or opposition of the issue? [required]	In opposition

Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

my concerns are, will our ageing infrastructure support this major increase from 3 single family dwellings to the planned 46 to 50 unit high rise (5 stories)
Traffic and parking issues are also a concern

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First name [required]	Tyron
Last name [required]	Hartley
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Sep 10, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0394
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

LOC 2023-0394 Tyron Hartley.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

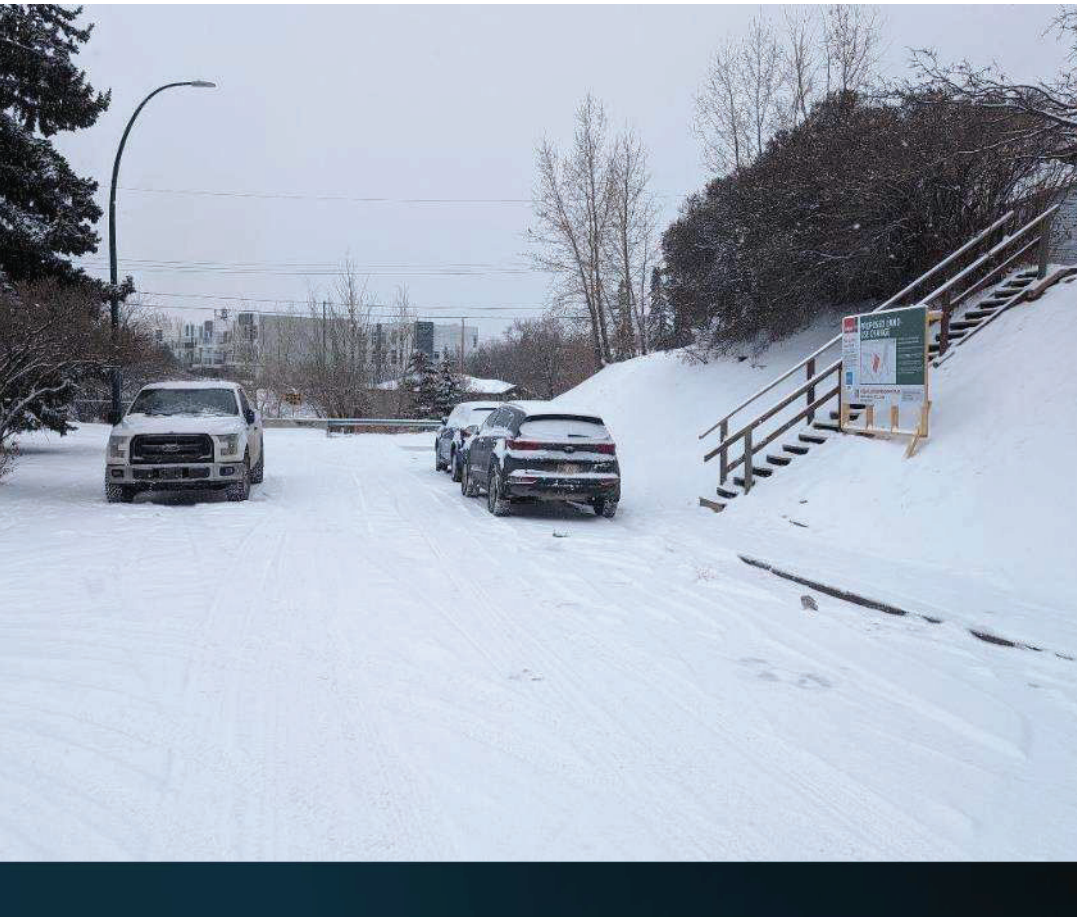
Erlton Court SW is in fact not part of the Urban Main Street area as defined in the MDP This type of density is better suited to Macleod Trail and Mission Rd, where many projects are already underway



Land use redesignation - LOC 2023-0394

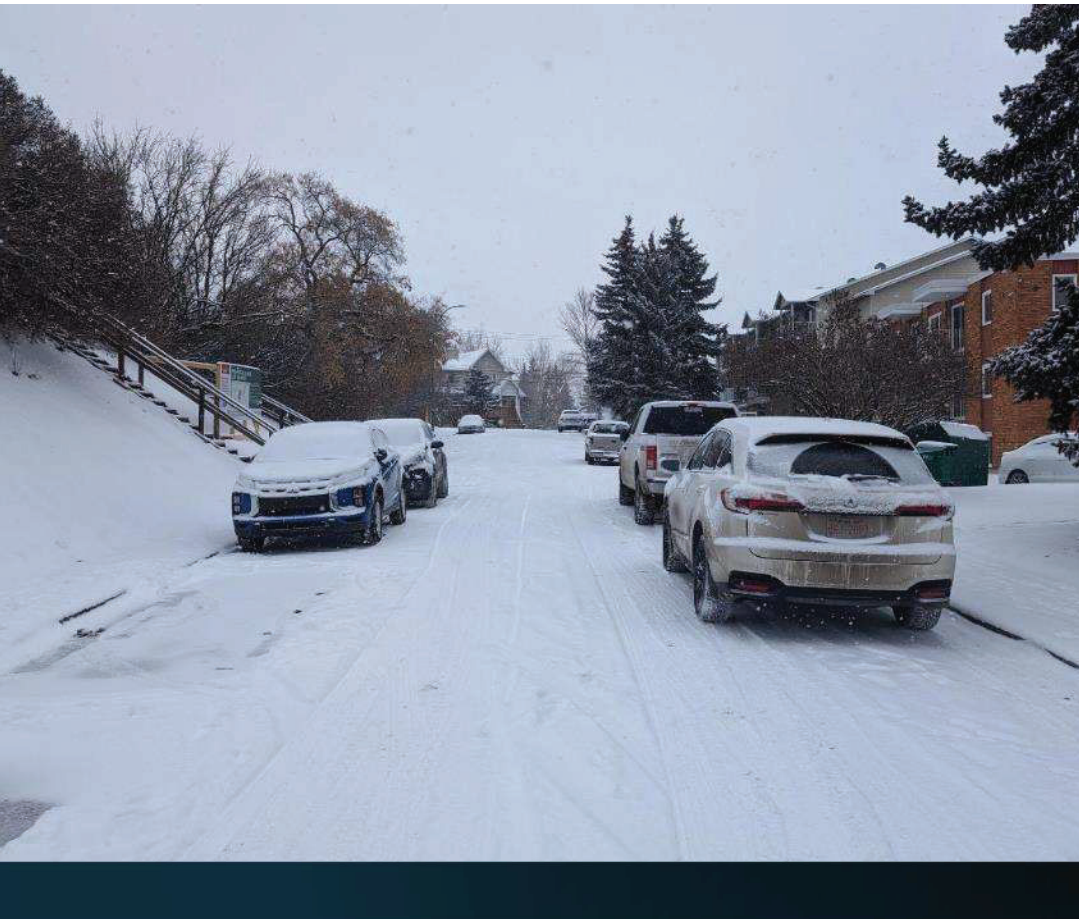
3615 Erlton Ct. SW
3623 Erlton Ct. SW
3627 Erlton Ct. SW





Erlton Court SW

- Very narrow, dead end street looking south to the steep drop off
- Not a part of Macleod Trail S Urban Main Street area



Erlton Ct. SW

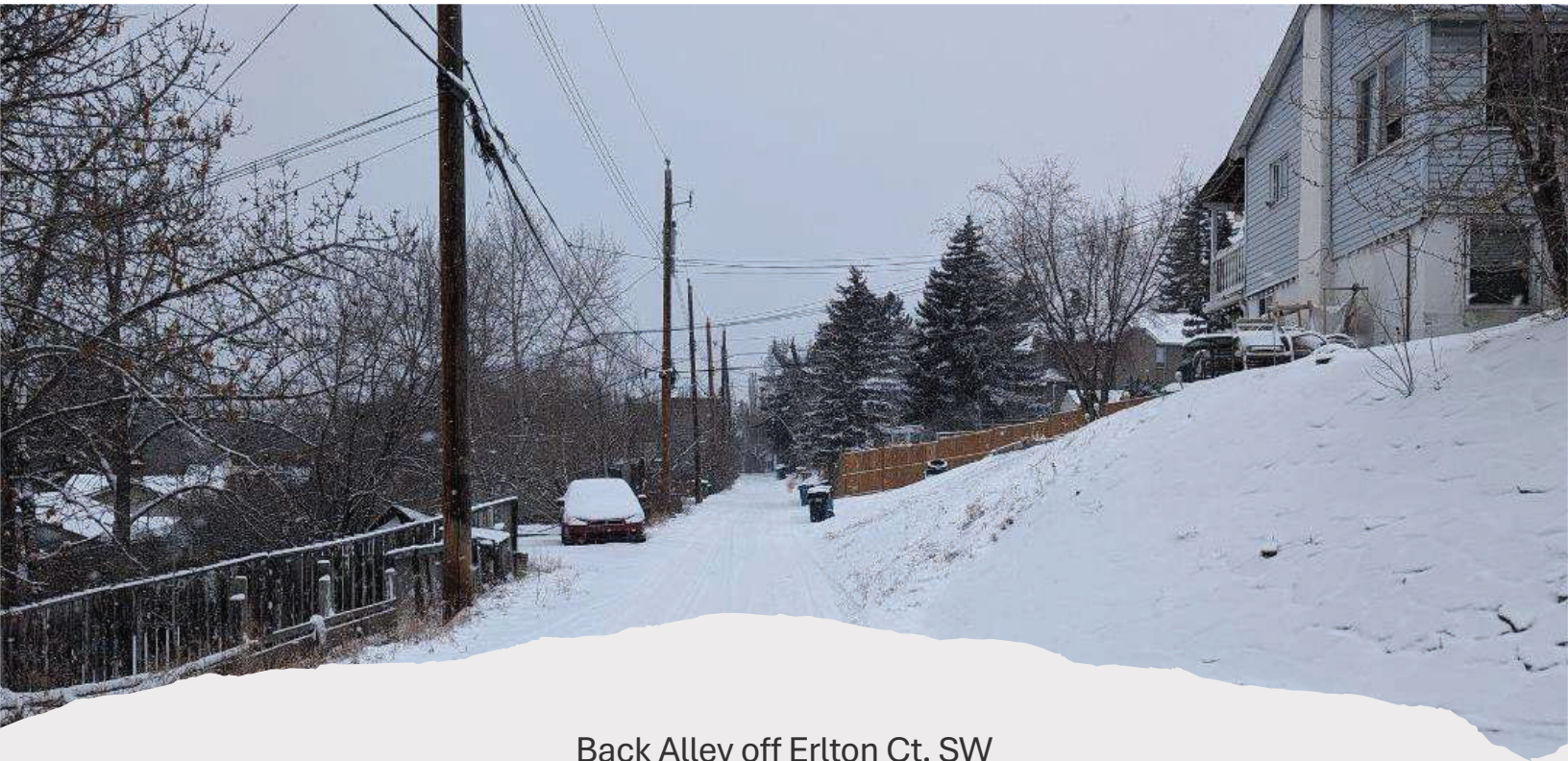
- Already busy with parked cars and difficult to navigate
- Looking north on Erlton Ct. SW



Erlton Ct. SW

Where will construction vehicles turn around?

ISC: UNRESTRICTED



Back Alley off Erlton Ct. SW

Very narrow, looking west

ISC: UNRESTRICTED



Back alley

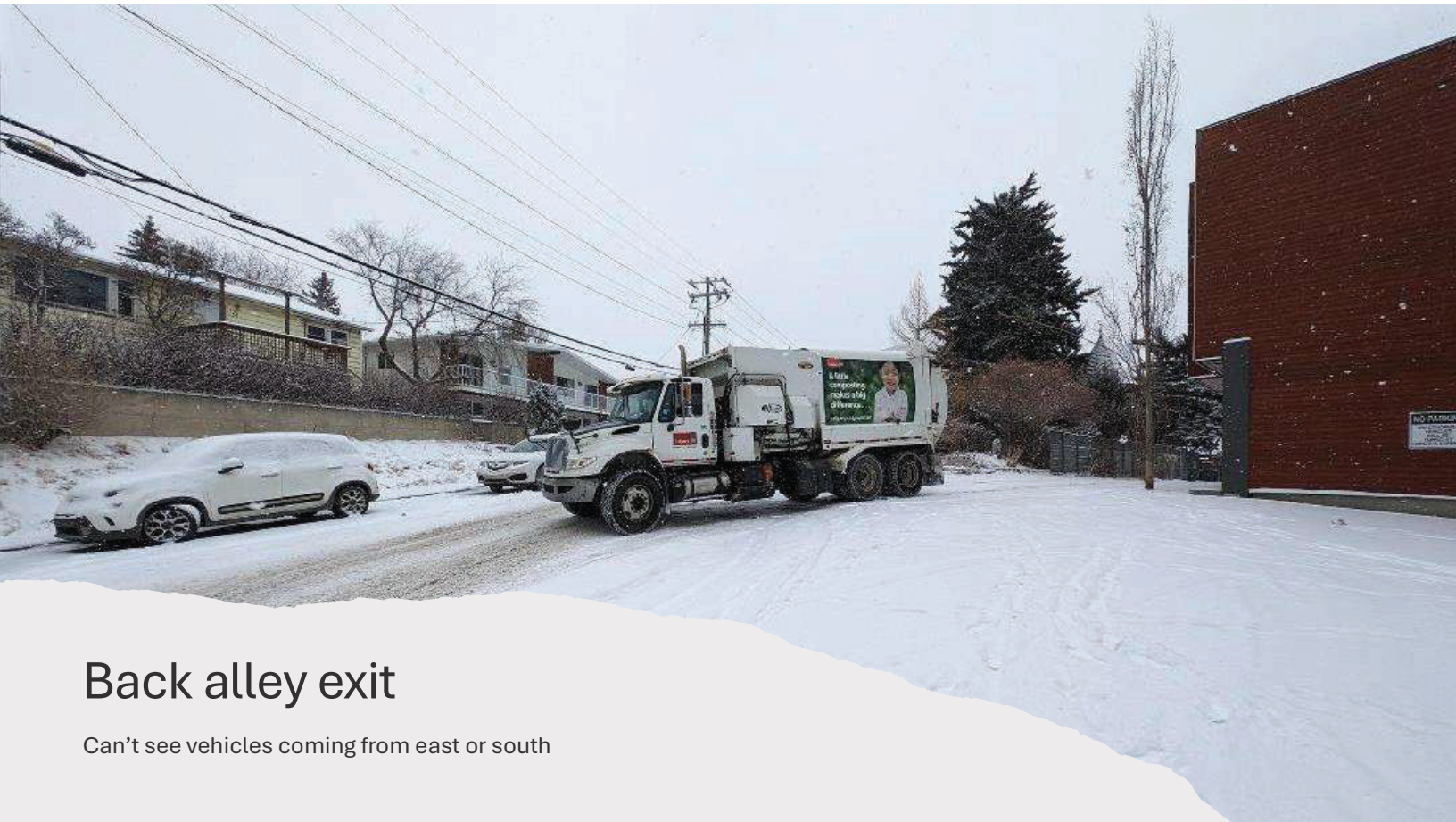
- Hardly enough room for waste collection vehicle with sharp drop off to the south.
- Looking east



Back alley exit

Blind entrance onto 34th Ave SW

ISC: UNRESTRICTED



Back alley exit

Can't see vehicles coming from east or south

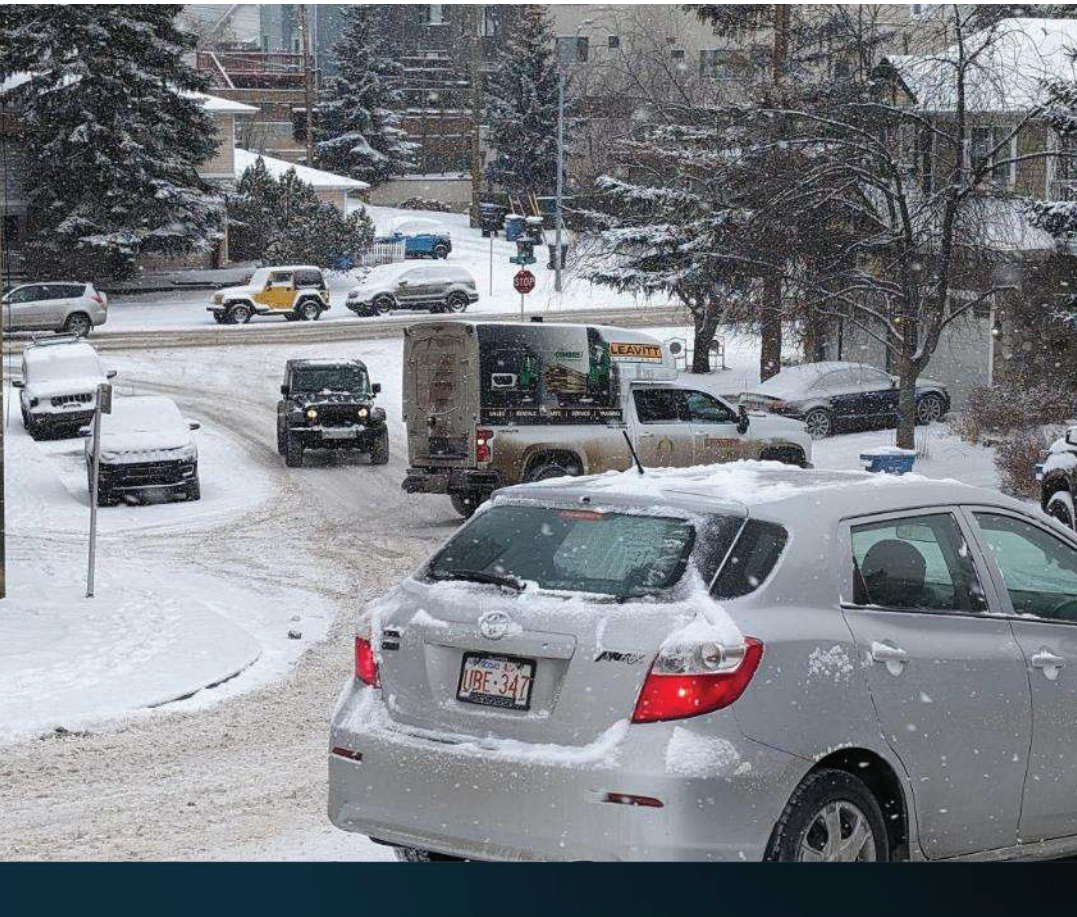
ISC: UNRESTRICTED



34th Ave SW

- 5 directions onto a blind, uphill section of 34th Ave SW

ISC: UNRESTRICTED



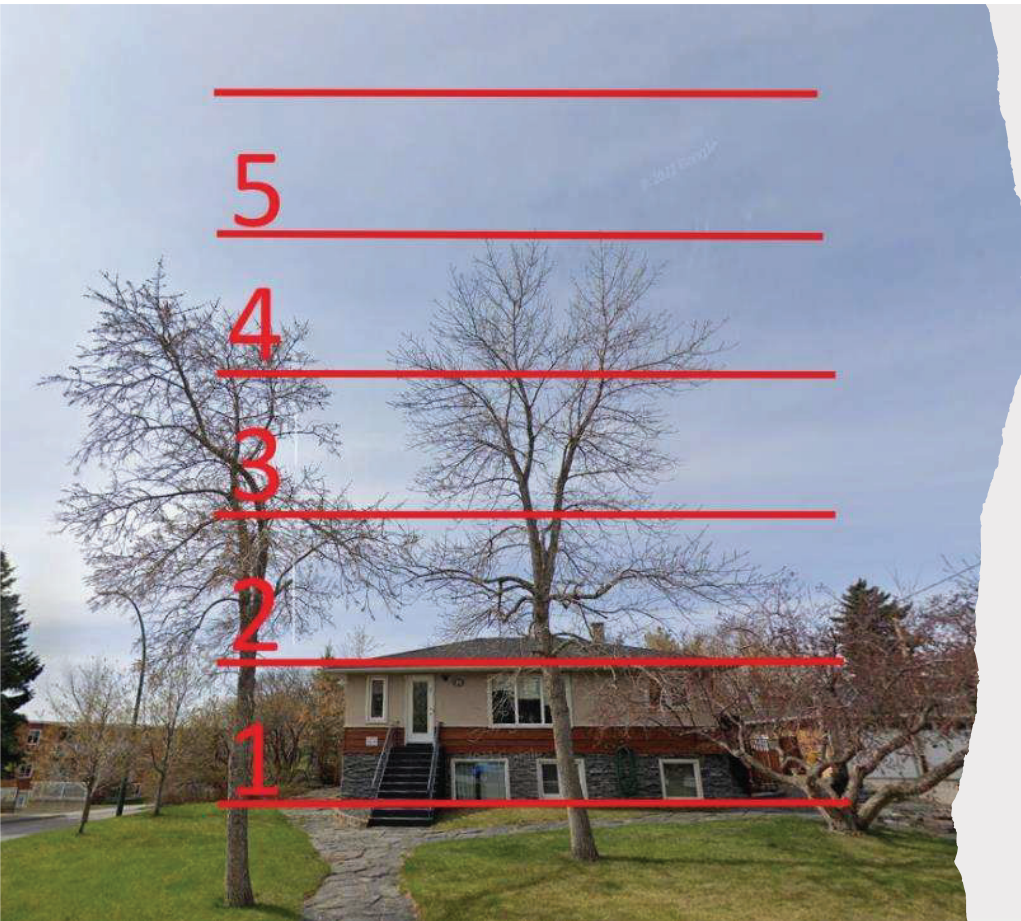
Looking down from 34th Ave SW to Mission Rd.

- Daily occurrence on 34th Ave SW
- Exit from Mission 34 parkade to the East as well as back alley entrance and 34th Ave and Erlton Terrace connecting from the West



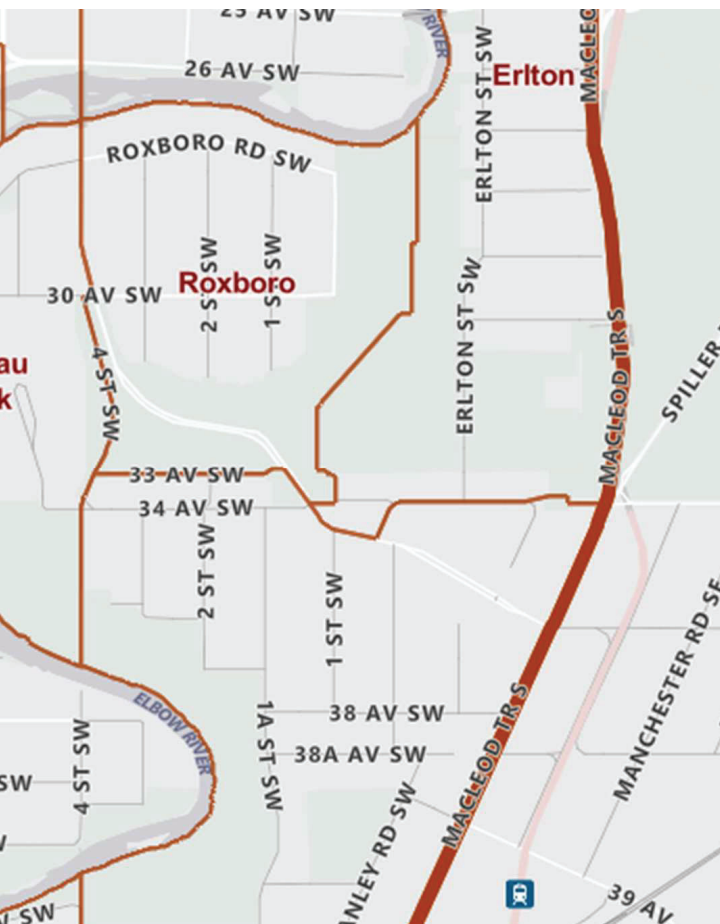
34th Ave SW

- Looking north from Mission Rd. SW to see the elevation change and with 5 connectors near the top of the hill



29 – 34th Ave SW

Looking south at 29 – 34th Ave.
SW

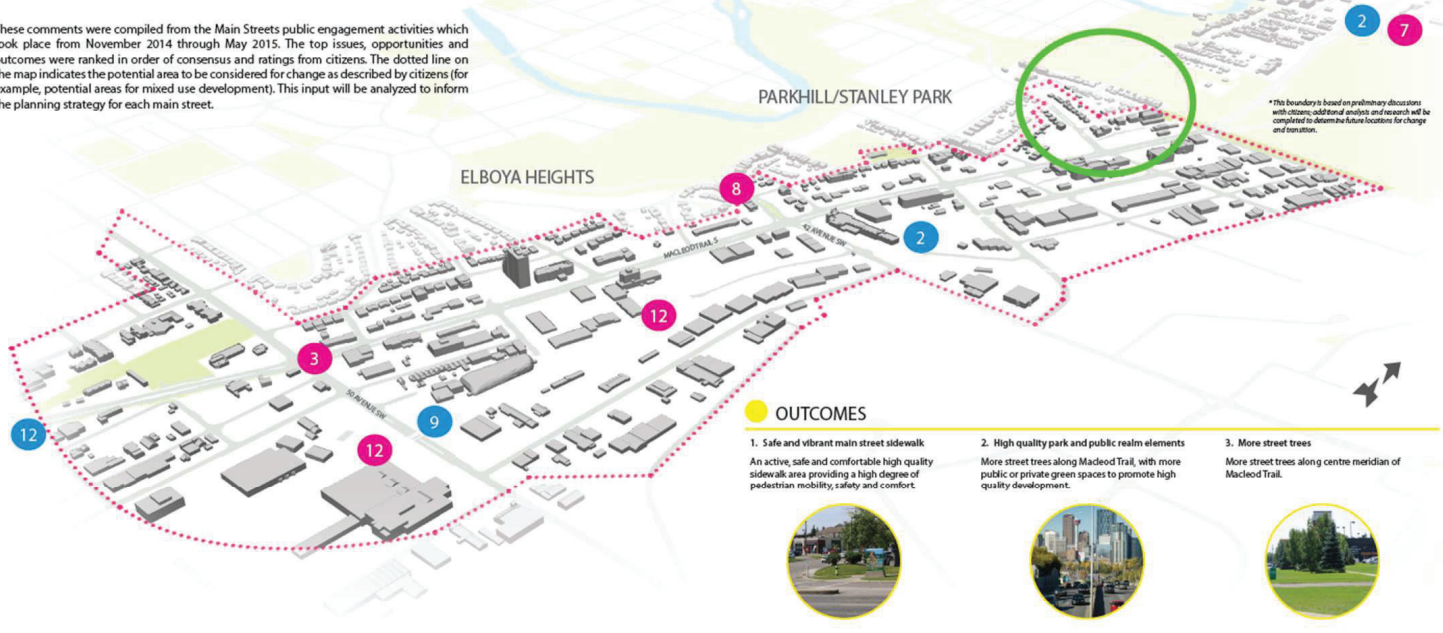


- Rideau Park School K – 9 in lottery
- Western Canadian High School in lottery
- 29 emails/letters opposing the switch to M-C2
- Ertlon Ct. should be part of Ertlon and thus part of the West Elbow LAP not Chinook LAP
- Infrastructure concerns given recent events
- Road safety
- Roundabout at intersection of Mission Rd. and 34th Ave SW as it is very difficult to see in either direction
- 5 Storey building doesn't fit the neighbourhood
- Townhome or Duplex construction would be better fit to purpose for the neighbourhood



MacLeod Trail S (North) – What we've heard

These comments were compiled from the Main Streets public engagement activities which took place from November 2014 through May 2015. The top issues, opportunities and outcomes were ranked in order of consensus and ratings from citizens. The dotted line on the map indicates the potential area to be considered for change as described by citizens (for example, potential areas for mixed use development). This input will be analyzed to inform the planning strategy for each main street.



*This boundary is based on preliminary discussions with citizens; additional analysis and research will be completed to determine future locations for change and location.

FIGURE 4 DEVELOPMENT SHOULD RESPECT THE EXISTING STREETScape



Taken right from the Parkhill/Stanley Park A.R.P

- Development should respect the existing streetscape
- Privacy

New multi-family residential development should respect the privacy of adjacent residences through the careful placement and orientation of windows and above grade decks. High decks or balconies located on the second floor or higher should be avoided if they cause undue over-viewing problems to neighbouring properties. Where this is difficult to achieve, balconies should be designed with opaque side screens and railings.



Parkhill/ Stanley Park A.R.P.

Map 3

Land Use Policy Areas

- Study Area Boundary
- Low Density Residential Conservation and Infill
- Low/Medium Density Multi-family
- Regional Auto/General Commercial
- Open Space
- Special Policy Area



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Ruth

Last name [required] Melchior

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Redevelopment Plan for Erlton Court SW LOC2023-0394

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Erlton Court Community Opposition September 10, 2024.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am not sure if I have chosen the right meeting from the drop down list. I want to speak when this development plan is put before Council. I'm not sure if this is a Committee topic or something that all of Council approves. Thank you!

ERLTON COURT SW
LOC2023-0394
CITY OF CALGARY
PUBLIC HEARING
SEPTEMBER 10, 2024

Proposed: Redevelopment of 3615, 3623, 3627 Erhton Court SW

Prepared by: Ruth Melchior, Director of Development, Parkhill
Community Association

ERLTON COURT REDEVELOPMENT LOC2023-0394

BACKGROUND:

- Erlton Court is a dead-end street in South Erlton that can only be accessed from another dead-end street, 34 Ave SW.
- There are currently small rental bungalows elevated above grade on this land.
- Neighbourhood's primary concern is this project will drive more traffic than the street can absorb.
- Real concerns exist about how this property can be built due to a narrow unpaved alley and a street that always has cars parked on both sides.
- Neighbours and the community are supportive of redevelopment... the community is opposed to this intense level of redevelopment.

ERLTON COURT REDEVELOPMENT LOC2023-0394

CONTEXT:

- + There is currently a large apartment building being built at the corner of Macleod Tr and Mission Rd that backs up onto the East side of Erlton Court properties.
- + There is a large apartment development (+100 units) under construction down the hill on Mission Rd.
- + 2 HGO developments are planned for 34th Ave SW.
- + There are future plans to tear down aging bungalows on Mission Rd.

All this = Significant Densification

Proposed redevelopment on the West side of Erlton Crt.



A view of the Macleod Tr Development at Mission Rd from Erlton Crt East side



PHOTO CONTEXT

Photos taken at 1:00 p.m. on Tuesday, August 27, 2024

**+100 units being built down the hill
on Mission Rd**



**Proposed HGOs on the south side
of 34th Ave**



PHOTO CONTEXT

Photos taken at 1:00 p.m. on Tuesday, August 27, 2024

ERLTON COURT REDEVELOPMENT LOC2023-0394

PARKING:

- Proposed 48-unit development that has a bedroom count of 82 including 8, 2-bedroom units with a den.
- Assuming 1.5 occupants / bedroom = **123 residents** (or more).
- Practically, 48 parking stalls will not be sufficient for 32 / 48 units, which have 2-3 bedrooms.

? **Where will the extra cars park?**

* **Note:** Tenant estimate is 9-10 people in current rental properties

A street view of Erlton Court taken from the dead end of 34th Ave



PHOTO CONTEXT

Photos taken at 1:00 p.m. on Tuesday, August 27, 2024

The dead-end of Erlton Court



Steps down to Mission Rd from Erlton Court

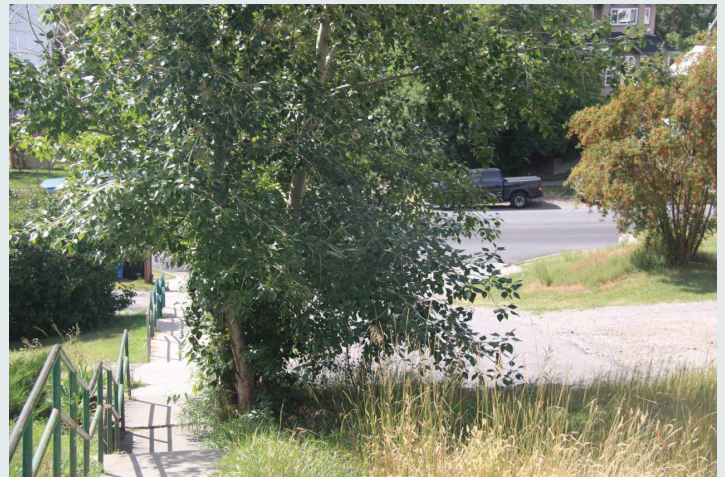


PHOTO CONTEXT

Photos taken at 1:00 p.m. on Tuesday, August 27, 2024

ERLTON COURT REDEVELOPMENT LOC2023-0394

CONCERNS:

- ? How will the construction vehicles operate / where will workers park?
- ? What happens with traffic congestion along 34th and Mission Rd?
- ? What about aging infrastructure?
- ? The size and scope of this project will cause settling / wall cracks in adjacent properties, which will be exacerbated by construction of underground parking. What proactive remediation efforts will the developer take to prevent this?
- ? How does this development impact the light, privacy, enjoyment and resale value of neighbouring properties?
- ? Rideau Park and Western Canada are both above capacity, lottery schools – where do the kids go for school that doesn't involve a bus ride?

The unpaved narrow **alley** beside
the proposed development



The unpaved narrow **laneway**
behind the proposed development



PHOTO CONTEXT

ISC: UNRESTRICTED

Photos taken at 1:00 p.m. on Tuesday, August 27, 2024



PROPOSED DEVELOPMENT IS
OVERWHELMING

ERLTON COURT REDEVELOPMENT LOC2023-0394

NEIGHBOURHOOD RECOMMENDATIONS:

1. Build Row Houses instead of the proposed 51 ft 9.5” / 15.8 meters tall building that will overwhelm this dead-end street. Limit of 3 stories above ground is preferred to not crush the neighbours.
2. Review traffic along Mission Rd and consider additional traffic lights for safety.
3. Re-draw the City boundary of Erlton to include 34th Ave (south side of the street) and Erlton Court. Move Parkhill / Erlton boundary to Mission Rd, which is a more natural demarcation.