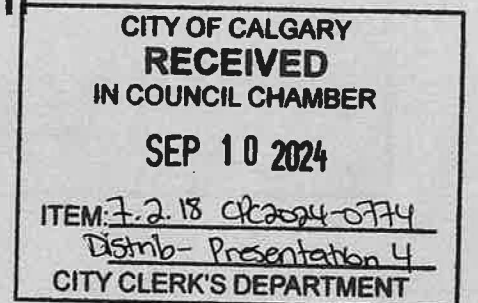


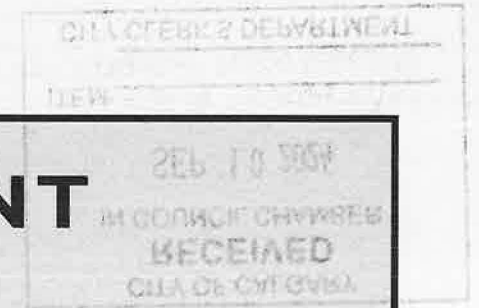
**ERLTON COURT SW  
LOC2023-0394  
CITY OF CALGARY  
PUBLIC HEARING  
SEPTEMBER 10, 2024**

Proposed: Redevelopment of 3615, 3623, 3627 Erlton 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 34<sup>th</sup> 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

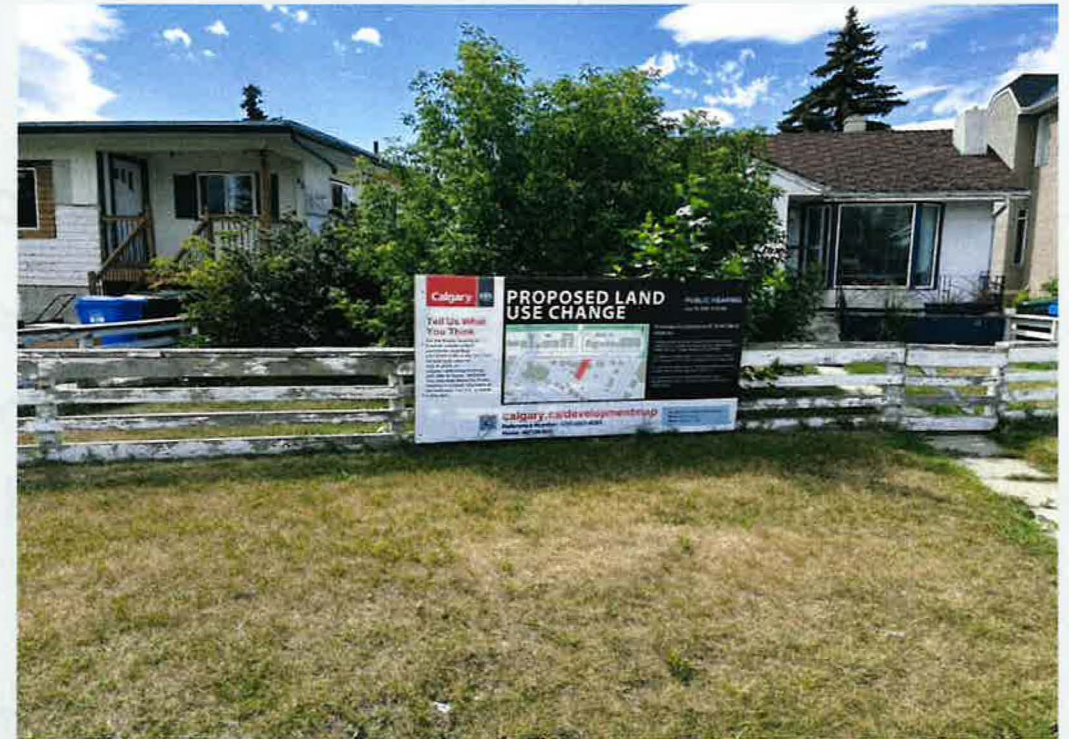
**Photos taken at 1:00 p.m. on Tuesday, August 27, 2024**



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



**Proposed HGOs on the south side  
of 34<sup>th</sup> 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 34<sup>th</sup> 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 34<sup>th</sup> 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



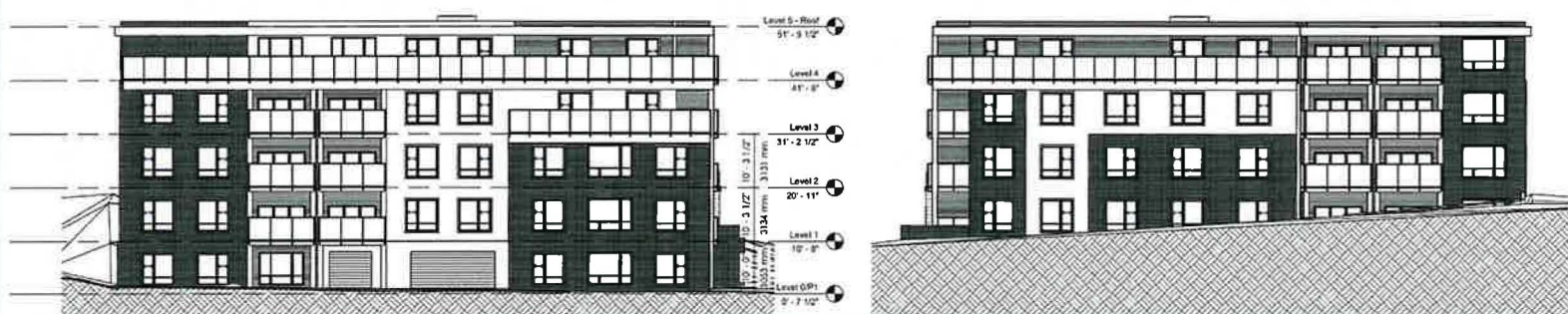
## PHOTO CONTEXT

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





(3D)



**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 34<sup>th</sup> Ave (south side of the street ) and Erlton Court. Move Parkhill / Erlton boundary to Mission Rd, which is a more natural demarcation.