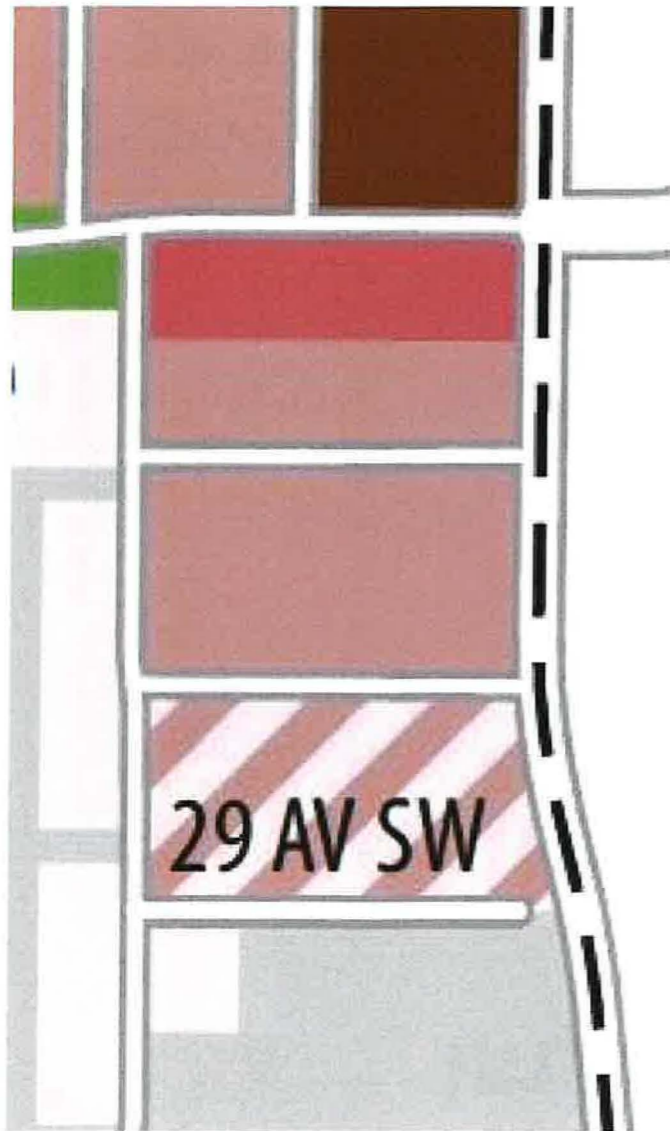


Building Scale for South Erlton is inappropriate



- Much higher than what can possibly be compatible with current new development
- The proposed WELAP Building Scale will introduce an extreme level of uncertainty that will devastate the community jeopardizing the current redevelopment.
- The heights and densities in Building Scale Map will destroy South Erlton.
- 12 storeys on 25th will block the view properties on 29th Ave that were purchased expecting existing maximum height would be preserved



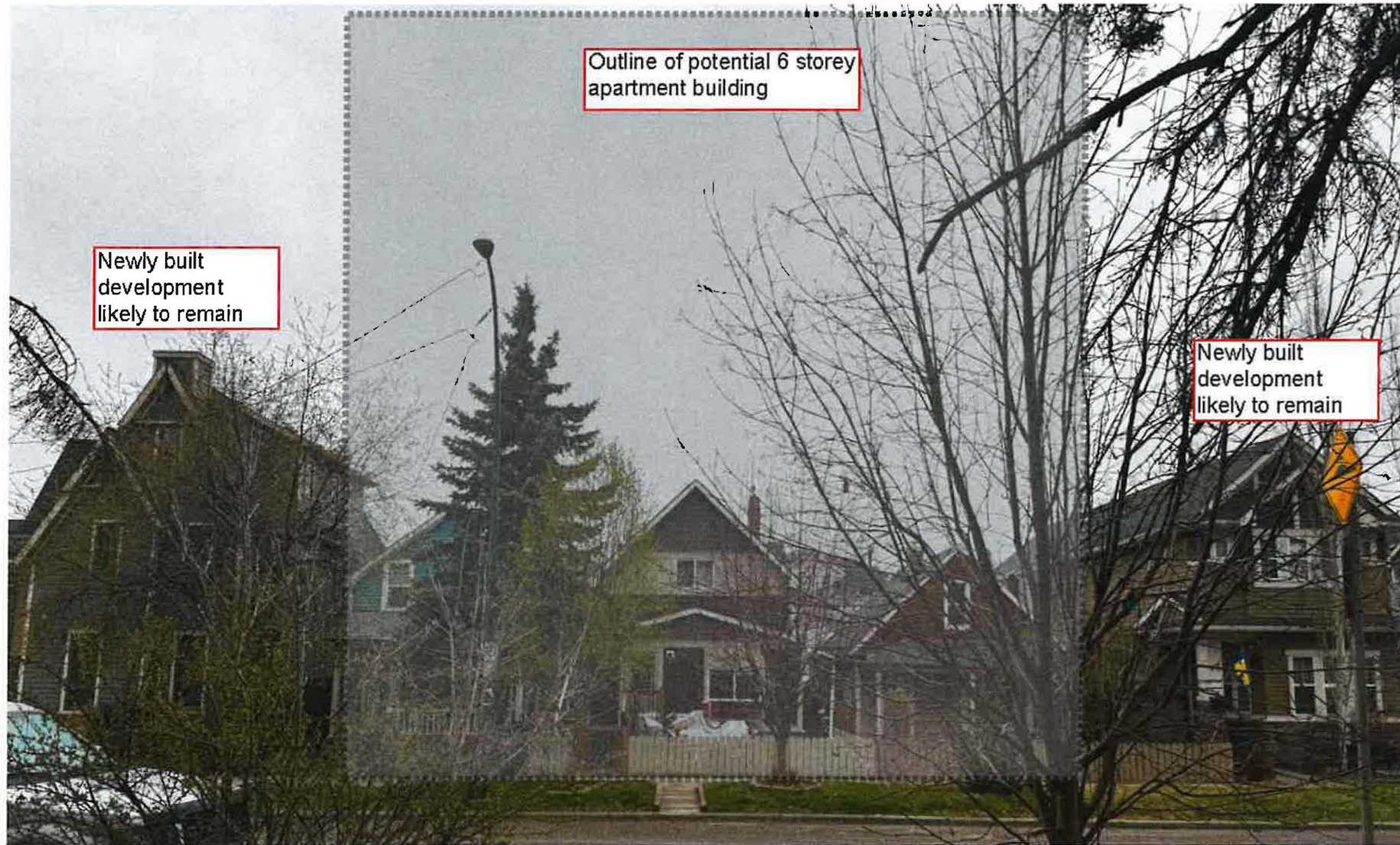
Impact of Building Scale in WELAP

25th Ave SW from Macleod



Impact of Building Scale in WELAP

27th Ave SW North Side



Impact of Building Scale in WELAP

28th Ave SW North Side



Municipal Development Plan

2.3.1 Housing

Policies

Housing diversity and choice

- a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
 - i. A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher-density and mixed-use residential developments.
 - ii. A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types.

2.3.2 Respecting Neighbourhood Character

Policies

- a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.
- b. Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.
- c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

The current policies already do this, don't need to change to 6 to 12 storeys. Impossible to respect existing character with such a huge increase in height.

REQUESTED Building Scale for Erlton



Legend

 Limited (up to 3 Storeys)	 High (up to 26 Storeys)
 Low - Modified (up to 4 Storeys)	 Highest (over 26 Storeys)
 Low (up to 6 Storeys)	 Modified Building Scale Area
 Mid (up to 12 Storeys)	 No Scale Modifier

- The current policy allows higher density multi-family development to coexist with existing and newly built lower density development.
- A better plan would potentially be to allow up to 6 storey development on the south side of 25th that is more compatible with North Erlton than 12 storeys
- Possibly higher density within the up to three storeys building envelope along Macleod Trail (such as what was recently approved for the affordable housing project at the former Erlton School on 28th Ave and Macleod)
- Balance of the land in South Erlton to be up to 3 storeys as what currently exists.
- The Building Scale proposed would destroy the value of the view properties on the hill, which would have been purchased on the expectation that the existing allowable building heights would be respected.
- Looking to the future:
 - the Anthem property is expected to create 900 units when fully developed.
 - The affordable housing development at the former Erlton School will provide 60 units
 - Two recently approved developments on 50' and 75' lots on 27th Avenue will provide 8 and 12 units respectively.
- This current redevelopment is under the existing policy – the ECA requests that Council consider retaining it. It is vital to the continued momentum of redevelopment taking place in our community.