

Ertlon Community Association

Presentation to Calgary City Council

re. West Elbow Local Area Plan (WELAP)

May 6, 2025

Background of Erlton ARP (adopted in 1982)



Erlton Area Redevelopment Plan

Map 2

Land Use

Legend

- Study Area Boundary
- Low Density Residential
- Medium to High Density Residential
- Low to Medium Density Mixed Use
- High Density Mixed Use
- Local Commercial
- Existing DC Residential
- Residential/ Office
- Major Open Space/ Recreational Facilities
- L.R.T. Alignment
- L.R.T. Stations
- Existing Pedestrian Overpass
- Proposed Pedestrian Overpass
- Erlton School
- Shaw Cable

Approved: 40P2022

First, a bit of history:

The policies in the Erlton ARP were a compromise between developers and resident homeowners

- All of Erlton was zoned R2 (1 unit per 25' lot).
- 25th Ave divides Erlton into North and South.
- Majority of properties in North Erlton had been assembled by developers who were proposing high density projects
- Most of the properties in South Erlton were owned by individuals, but in the late 1970s a developer optioned homes in South Erlton to rezone to R4, which allowed apartment buildings.
- There was a lot of conflict between property owners who wanted to sell vs reside
- ECA formed in 1978 by a group of homeowners and membership was only open to residents.
- The Erlton ARP rezoned all of South Erlton not in the floodway to RM2 (2 units per 25' lot) except flood prone areas stayed R2, could be developed subject to floodway design requirements.

Erlton ARP Residential Policies

Land Use Recommendations					
Site	Existing Designation	Land Use	Density	Development Guidelines	Implementation
1	R-2	Residential Conservation	RM-2 density	<ol style="list-style-type: none"> 1. RM-2 guidelines 2. The following to be encouraged: <ol style="list-style-type: none"> (a) a variety of housing types excluding apartments, (b) wall-face, rooflines and building details reflective of the community character, (c) aesthetic treatment of roof-tops and decks where they will be visible to other development, (d) provision of 0.15 visitor parking space per residential dwelling unit in multifamily development, (e) adequate screening of parking areas through fencing or landscaping. 	<ol style="list-style-type: none"> 1. City to redesignate to RM-2 Residential Low Density Multi-Dwelling District. 2. Certain road/lane closures can be considered to facilitate sound barrier development along the Macleod Trail edge provided: <ol style="list-style-type: none"> (a) developers responsible for cost of necessary closures, (b) provision of utility easements, (c) sensitive treatment of interfacing areas with adjoining properties. 3. Residential Infill development on City-owned land to the south of the cemetery area to be considered.

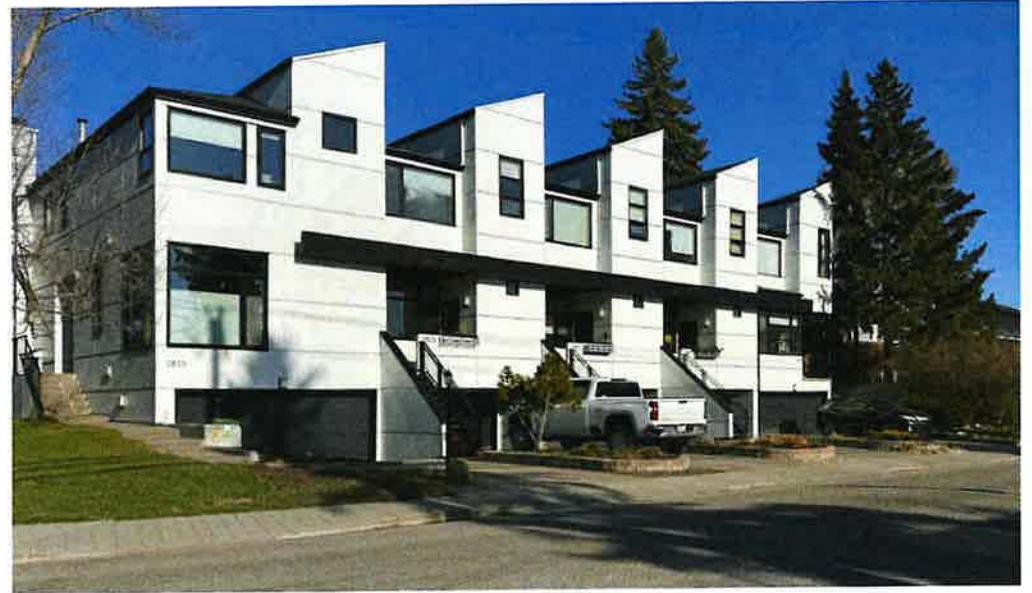
ARP Policies were the basis for redevelopment

- Most of North Erlton was redeveloped to higher densities (starting around 1995) for entire city blocks, with flood resilient measures put into place (the Avenues were designed to be floodway channels).
- The land in South Erlton remained predominantly owned by individual property owners.
- Redevelopment in South Erlton has occurred on a site-by-site basis for single- and semi-detached or townhouse development that complied with the ARP policy.
- With the construction of the Springbank off-stream reservoir, the flood restrictions will likely be lifted in the near future, allowing redevelopment in the area between 25th and 27th Avenues that remained low density.



Condos in North Erlton

Redevelopment in South Erlton



Building scale map for Erlton in WELAP

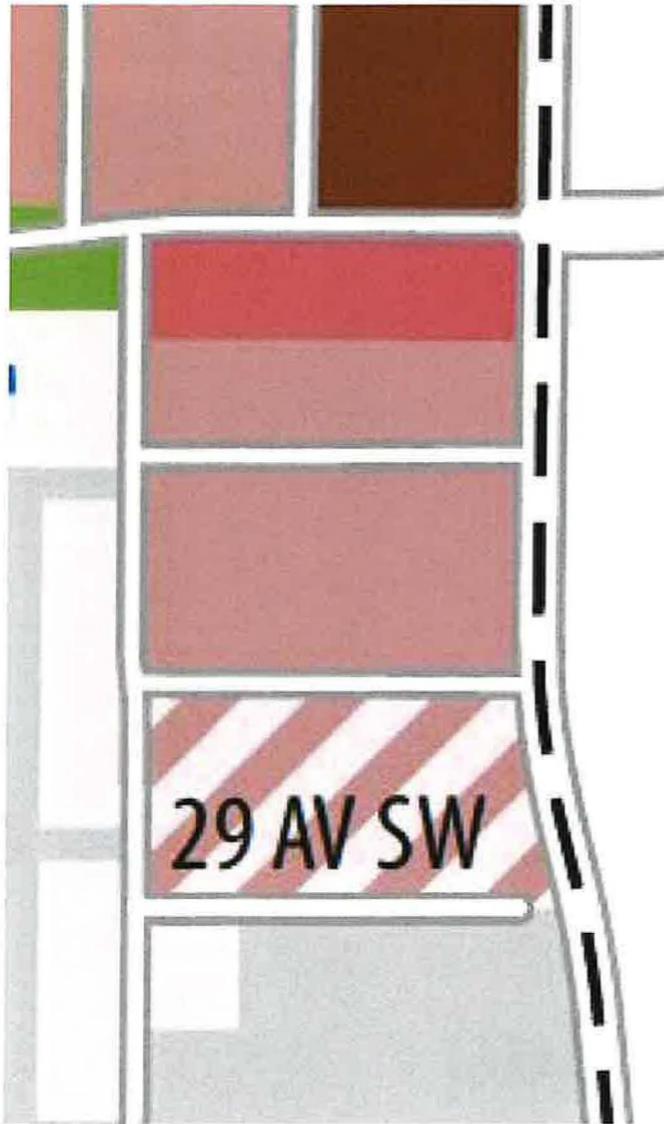
- Inconsistent with current development.
- North Erlton already developed to 3-4 storeys.
- Two vacant blocks along Macleod intended for high density.
- WELAP building scale allows up to:
 - 12 storeys on south side of 25th Avenue SW
 - 6 storeys on Erlton hill south of 25th Avenue SW
 - 4 storeys on balance to cemetery lands
 - 4 storeys on 34th Ave
 - 6 storeys on Mission Road

Legend

	Limited (up to 3 Storeys)		High (up to 26 Storeys)		Natural Areas
	Low - Modified (up to 4 Storeys)		Highest (over 26 Storeys)		Parks and Open Space
	Low (up to 6 Storeys)		Modified Building Scale Area		Plan Area Boundary
	Mid (up to 12 Storeys)		No Scale Modifier		



Building Scale in WELAP will destroy our small, vibrant community



- The Building Scale for South Erlton in WELAP hugely exceeds what already exists in North Erlton.
- Up to 6 storeys Building Scale for North Erlton already developed to 3-4 storeys
- North Erlton was developed in 1995 or later and condo titled
- Not likely to be redeveloped in the next 50 years.
- Anthem lands are districted for high density but are currently vacant, first phase to be six storey residential building.
- The current situation in South Erlton is:
 - There are many new dwellings, single and semi-detached, and townhomes that were developed on the expectation that the community was stable.
- The proposed Building Scale will bring in land speculators that have no connection to the neighbourhood and cause properties to be neglected:
 - No value in maintaining homes that are merely land value.
 - This is what happened in the late '70s and early '80s when all of South Erlton consisted of older housing stock, some of which had been renovated.
- 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.

Impact of Building Scale in WELAP

25th Ave SW from Macleod



Impact of Building Scale in WELAP

27th Ave SW North Side



Outline of potential 6 storey
apartment building

Newly built
development
likely to remain

Newly built
development
likely to remain

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.