

Letter from the Erin Woods Community Association

Hello Ezra,

Thank you for the extension on the commenting period; as you know, there was some delay in the application information getting out to us. Further to our discussion regarding the planning jurisdictional boundaries, this site is included within the boundaries of EWCA per our Bylaws.

The applicant's rep at Form 3 Designs, Mike Hindmarsh, reached out to Erin Woods Community Association, as well as Forest Lawn CA and Dover CA. Myself, Anne Miller, and two FLCA reps met with Mike and the applicants yesterday to review this application.

We are pleased with the level of remediation that has happened on this, the old Western Steel site, and think that it would be advantageous for the surrounding communities to see some mixed commercial and light industrial on this site, represented by the I-G and I-E designations transitioning to I-C zoning on certain parts of the parcel, per the application.

Along with the change of the I-E zoning to I-C, we are interested in seeing that allowances / relaxations regarding the Landfill Setback Line be pursued on this project. Due to advancements in the mitigation techniques currently available regarding radon and other gases related to the East Calgary Landfill situated to the East of this site, we would like to see as much leeway as is environmentally prudent regarding the uses that will be allowed along the Eastern portion of the site.

Ideally, adding the possibility of more "active" uses such as coffee shops, restaurants, and other social meeting / entertainment places, which would draw patrons from the surrounding residential communities, as well as further afield, are extremely desirable, given the dearth of such businesses south of 17 Ave SE, and would bring life to the evening hours along this stretch of 52 Street. Revitalization of this area is sorely needed, and anything that can be done to remove the stigma of the pollution of the old steel site would be welcomed and appreciated.

As for the borders with Erin Woods (and other communities), we are confident that you will see to it that all necessary sound and visual mitigation will be put in place to protect adjacent and other potentially affected neighbours from possible impacts on the use and enjoyment of their properties, whether it be by trees, screening, sound attenuation, or other environmental methods.

Also, we expect that the bike and pedestrian pathway along 52 Street SE will be maintained, and perhaps even made a bit safer, as this is a vital transportation corridor for our residents.

Thank you for the opportunity to comment on this project. EWCA is hopeful that Eastpoint Business Park will be able to provide a variety of businesses that residents of Erin Woods will want to patronize on a regular basis, and will thus be a welcome addition to our neighbourhood.

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Thank you,
Lori Losowy
President and planning director,
Erin Woods Community Association