



***Erlton Community Association***  
PO Box 90478, Elbow River RPO, Calgary, AB, T2S 0S4

December 30, 2015

To: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)  
Cc: [councillorweb@calgary.ca](mailto:councillorweb@calgary.ca)  
Cc: [themayor@calgary.ca](mailto:themayor@calgary.ca)

**Subject: POLICY AMENDMENT AND LAND USE AMENDMENT, RAMSAY (WARD 9), 11 STREET SE, SOUTHWEST OF CPR LINE, BYLAWS 32P2015 AND 149D2015, CPC2015-154, C2015-0938.**

The Erlton Community Association (ECA) wishes to express serious concern with the broader implications of the subject proposals.

ECA understands and agrees with the concept of densification within the city, and generally supports the need for TOD. ECA also recognizes and strongly supports the extensive public engagement and decision-making processes involved in arriving at the recently-approved Green Line SE TOD proposal.

You will recall that as part of the larger Green Line process, a comprehensive charrette exercise was conducted specifically for the Ramsay/Inglewood station (see, e.g.: <http://www.calgary.ca/layouts/cocis/DirectDownload.aspx?target=http%3a%2f%2fwww.calgary.ca%2fTransportation%2fTI%2fGreenLineDocuments%2fInglewood-Charrette-Day4-Solutions.pdf&noredirect=1&sf=1>); the outcome of which subsequently became an agreed component of the final TOD report which was subsequently approved by Council last month. The entire SE Transitway TOD process appears to us to be an excellent approach to addressing and balancing a community's, Council's and the developers' interests.

Our concern is that it appears Council is now willing to ignore, and overturn, the outcome of this democratic process, which has taken considerable time and effort for many people, as well as significant costs which were borne by all Calgary taxpayers. ECA is extremely concerned that Council is willing to ignore the outcome of the consultation merely to enable a "spot rezoning". One could argue that this is only a "one-off" exception, but it creates a precedent, and particularly so given the subject issue is but a relatively small proposal. The physical transition in Calgary's inner areas from established residential areas to new, higher density ("TOD-type"), developments must be performed in a sensitive manner, and ECA



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believes this was the outcome of the charrette. In particular, the transition of maximum height of new buildings has to involve reasonable setbacks and consideration of shadowing; in this case it is clear the proposed amendments are inconsistent with the original agreement and previous land use designation (i.e. the proposed change from MH1 to MH2, with a max height increase from 26 to 50 M).

What is the point of spending time and taxpayer money on creating and conducting complex multistakeholder processes if Council decides on a different course? If Council wishes to maintain the respect of communities, it in turn must respect the outcome of the democratic processes it created, particularly when their output is generally consistent with Council's expressed preferences with respect to TOD.

In conclusion, the ECA strongly urges Council to reconsider its position and not amend a previously-agreed approach.

Sincerely,

Natalya Nicholson  
President, Erlton Community Association

cc. E. Joslin, VP External, Ramsay Community Association