

To: Lindsey Glover, City of Calgary Planning File Manager,
Gian-Carlo Carr, City of Calgary, Alderman,
City Circulation Management System,
Erlton Community Association.

From: Resident Owners on 34 Ave adjacent to Mission Road (Erlton/Parkhill)

Date: February 18, 2012

Re: DEP2012-5065 @90,94, 98 Mission Road SW

We were made aware of this development plan on January 29, 2012 and are opposed to it because it contravenes major portions of clearly articulated and comprehensive documentation for our community's development as follows:

- The Erlton¹ and Parkhill/Stanley Park² ARPs emphasize that proper densification should be in keeping with the character of the surrounding area and in a form that respects the scale and character of the neighborhood. The newer infills facing 34 Ave just off of Mission Road and the *Erlton Terrace townhouses*, are examples of respectful developments in keeping with the scale and character of the area³.
- At the Mission Road World Cafe⁴, January 29, 2011, the main concerns of community participants were traffic, density, safety, and the visual appearance of the new development.
- The basic premises of development established at the Charette June 2011⁵ were documented in the final presentation which contained many appealing higher density designs. This particular parcel was depicted as a 27 unit 3 story building (**not the 48 unit 4 plus stories of this current plan, which would result in twice the traffic and noise.**)
- The July, 2012 amendment⁶ to the Parkhill/Stanley Park ARP was approved to allow quite specifically for the Neighborhood Activity Centre (part of the Mission Road Main Street Innovation Project) as envisioned at the Charette, not to allow for plan DEP2012-5065.

We agree with our Alderman, Gian-Carlo Carr's comments⁷ on January 31, 2011 at the Mission Road World Café, "*Mission Road is a very important street...where two historic neighborhoods, Parkhill and Erlton, come together...it's an historic corridor.*" He went on to emphasize that the charette was a means by which city planning incorporates the idea that "*citizens must have an intimate role in shaping the future of the communities they live in.*"

We also agree with Mayor Nenshi's welcoming remarks⁸ to the Charette in June of 2011, "*This is a really important process not just for the future of this community but the entire city...this charette process...you've got a serious responsibility...think hard about what a community can mean, what kind of a community you want to live in, and work in, and build cause that's what a community is...it's about the people who live there and the common dream that they have.*"

We live here and have the dream that was mapped out by many of us and our neighbours through years of processes that resulted in our ARPs and the innovative development agreed upon at the Charette. Again, we are eager for upscale development and thus opposed to Plan DEP2012-5065.

¹Erlton Area Redevelopment Plan [http://www.calgary.ca/PDA/LUPP/Pages/Publications/Area Redevelopment Plan](http://www.calgary.ca/PDA/LUPP/Pages/Publications/Area%20Redevelopment%20Plan)

² Parkhill/Stanley Park Area Redevelopment Plan *ibid*

³ City of Calgary Subdivision and Appeal Board Decision File No.DP2011-1651 Appeal and Order No. SDAB2012-0023 page 29

⁴Summary of Engagement Feedback (Documents) <http://missionroad.com>

⁵Closing Presentation and all other documents *ibid*



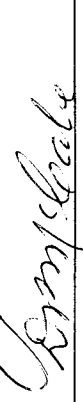



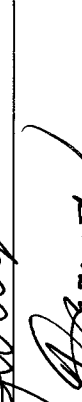


⁶Amendment 3P2012 Parkhill/Stanley Park ARP


⁷World Café Community Conversation (Documents) <http://missionroad.com>

⁸Mayor's Welcome (Documents) <http://missionroad.com>

February 18, 2012

We, the undersigned resident owners, oppose Plan DEP2012-5065 @ 90, 94, 98 Mission Road.

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