

Erlton Community Association

Planning and Development Committee
65 – 31 Avenue SW, Calgary, AB T2S 2Y7

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File Manager
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From: Bill Fischer (403-266-2842) (erlton@shaw.ca)
Chairman, Planning and Development Committee
Erlton Community Association

Date: February 19th, 2013

DP2012-5065
90, 94 & 98 Mission Road SW
Multi-Residential (2 buildings, 48 units)

The Erlton Community Association has reviewed this discretionary application and is unable to support it.

This design does not meet the public, community, or residents' expectations resulting from the Mission Road Main Street Innovation Project. There is no commercial presence, and as the result of the design and building construction, there is no potential for any.

There are an insufficient number of two-or-more-bedroom condos and larger square footage units necessary to make this development family-friendly.

The main entrance is on a quiet residential avenue – 34th Avenue - instead of on the 'main street' – Mission Road – to define its location.

A parkade entrance is also located on this same residential avenue, on a hill, ahead of a hazardous blind curve, and directly across from single-family infills. There is no traffic study confirming this location as non-hazardous and non-invasive to the neighbouring homes – particularly the single-family homes across the avenue. In fact, round-tripping 26 vehicles into and out of this entrance will severely impact the use, enjoyment, and value of their properties – especially at night when the headlights will sweep across their front room windows. From a common sense perspective, this entrance should be located on Mission Road, along with the entrance to the other 24 parking stalls.

The 3-storey townhouses do not have a street presence. They fail to meet the form-based controls on height, will shadow the single-family homes across the lane on 34th Avenue, and their third floor, North-facing balconies will overlook and destroy the neighbours' rear yard privacy. With the row of double garage doors, the lane façade of the townhouses has all the charm of an industrial self-storage enterprise. Once again, more severe negative impacts on the use, enjoyment and value of neighbouring properties.

Frankly, we're surprised that the developer failed to meet with the affected communities and neighbours to discuss this concept prior to the design advancing to this point. The first our community heard about it was in a mid-January telephone call from Jonathan Allen of Urban Equities.

Please provide us with a copy of any final approved plans, along with a complete list of all relaxations of the rules, and the justification for them. We need this in order to discuss and determine their impact on the neighbouring homes and our community.

Finally, our community Bylaws provide the ability for residents to request that their comments be submitted with our community comment. Some nearby neighbours have made this request, and their comments are attached.

Please do not hesitate to call or email should you have any concerns or require further information.