

Erlton Community Association
Planning and Development Committee
65 – 31 Avenue SW, Calgary, Alberta, T2S 2Y7

To: Giyan Brenkman (403-268-2678)
File Manager
City of Calgary

From: Bill Fischer (403-266-2842)
Chairman, Planning and Development Committee
Erlton Community Association

Date: April 28th, 2013

LOC2012-0040
Amendment to the Erlton ARP
(Anthem property)

Our community has reviewed this application, with its most recent changes, and supports the Land Use and ARP amendments proposed by Anthem Properties for this site in North Erlton.

Since 2006, we have been involved in numerous consultation meetings with Anthem and their representatives. We believe the current amendments to the Land Use and ARP are in keeping with the overall intent and vision of the development - as established through significant discussions with our community representatives through the years. We are eager to see the project move forward.

As community stakeholders, we acknowledge and support the following changes to the DC Land Use Bylaw:

- The increased in grocery store size to support the requirements of a potential tenant to 3655m² from 2800m²;
- Removing the minimum FAR requirement for the office space. It is our understanding, however, that office use is still an allowed discretionary use. The mandatory inclusion of office space is immaterial to our community, and the potential for higher traffic generation from office uses continues to remain a concern for us;
- The current density, building form, step backs and height provisions in the Land Use are all key parameters determined through extensive consultation with Anthem and City staff. We would be very concerned if densities above 5.0 FAR or 90m building height were to be considered. This would require much further community discussion and consultation. We have been committed to balancing density and intensification objectives on this site with the needs of our community, and we feel the proposed development does this. Any increase beyond the current thresholds would be a major concern to our residents due to increased effects on traffic and shadowing;

- The “High Street” on 24th Avenue has always been a key part of this development and we support the changes to protect the character and animation of this unique area. The additional benefit to this is it keeps major pedestrian and commercial uses separated from Erlton Road, which we consider to be a quiet residential street.

Our major concern continues to be traffic created as a result of this development. We have seen Anthem’s proposed traffic/site circulation plans - and must see this more fully developed. Although the design details are a Development Permit issue, the current plan offers many options for traffic to enter and leave the proposed development without entering directly into our community. This is of paramount importance to us. Directing non-local and non- residential traffic away from Erlton Road and onto Macleod Trail is by far preferred. We applaud Anthem’s approach to ensure the design achieves this. We trust that this will be followed through during the Development Permit stage.

In a similar vein, the City / Transportation must finally step up to the plate and resolve the dysfunctional east bound traffic flow at the intersection of Macleod Trail and 25th Avenue. In an ideal world they will do it before this new development is occupied.

We also believe the architecture of the project to be well thought out in addressing the integration of this project into our community. We would like to be involved in the final design of the project, and have asked the developer to hold at least one additional meeting with our association to ensure our input is heard relative to the Development Permit and final design.

We ask City staff and council to work with Anthem to move this development forward. We understand that Anthem would like to start construction next year and we are excited at this prospect. The development of this site is long overdue and we ask you to work diligently to bring this project to fruition.

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

Sincerely,

Bill Fischer, Chairman
Planning and Development Committee
Erlton Community Association
erltoncommunity.com

cc: Gian-Carlo Carra, Ward 9 Alderman
cc: Ben Lee, IBI Group