



**November 14<sup>th</sup>, 2013**

**Giyán Brenkman  
File Manager, City of Calgary  
Development and Building Approvals #8201  
PO Box 2100 Station M, Calgary, AB T2P 2M5**

**Re: LOC 2012-0040**

Dear Giyan:

This letter is in regard to the above noted Land Use Amendment application. This is subsequent to the meeting we had on October 30, 2013, which included representatives from Anthem Properties, the City of Calgary Planning and Transportation, and members from the Lindsay Park (LPCA) and the Erlton (ECA) Community Association boards. This meeting was further to the meetings we had in April 2012 and January 2013, to discuss the development planned at 2328 and 2418 Erlton Road SW, and 2327, 2399 and 2425 Macleod Trail SW.

The Board, which represents the residents in the community including, but not limited to, Waterford A/B and Waterford C/D, River Grande, River Run I, River Run II, and other independent residents, continues to be unanimously and enthusiastically in favour of this Land Use Amendment. This letter supersedes all previous correspondence provided by our Board with regards to this proposed development and the subject land use amendment.

With respect to the Application for Land Use Amendment (LOC2012-0040), the LPCA continues to be in support of the proposed changes as follows:

- The increased in grocery store size to support the requirements of the potential tenant to 3800m<sup>2</sup> from 2800m<sup>2</sup>;
- Removing the minimum FAR requirement for the office space; It is our understanding that office use is still an allowed discretionary use. The mandatory inclusion of office space is not a critical item to our community, and is also a source of concern as there is a greater potential for higher traffic generation from office uses;
- The "High Street" on 24<sup>th</sup> Avenue has always been a key part of this development proposal and we support the provisions to protect the level of street activity, animation and vibrancy of this unique area.

Our primary concern continues to be related to the current traffic issues in the area, and the impact that additional traffic from this new development will have. This being said, we trust that in moving

the proposed development forward, the following objectives to traffic management will be applied at the Development Permit stage by Anthem and City of Calgary staff:

- Improve and protect the ability of existing and future residents' ability to get in and out of the neighbourhood, which may include and not be limited to improvements to Erlton Road SW, the Erlton Road and 25<sup>th</sup> Avenue SW intersection, and the 25th Avenue and Macleod Trail SW intersection;
- Apply creative traffic calming measures to deter/minimize cut through traffic through our community; and
- Creatively focus delivery/service traffic to Macleod Trail side as much as reasonably possible
- Ensure that all large truck deliveries (arriving from both north and south) access the development through the sliproad arising off Macleod Trail South

We also acknowledge that complete access exclusions may not be in the best interest of our community, as well as not compromising multi-purpose, dual direction traffic flow for emergency situations and limited special events, or during non-peak hours. Therefore, as long as the above noted objectives are maintained, we would support adapting the current bylaw language to facilitate this balance of objectives.

Should you have any further questions or concerns, please feel free to contact me by e-mail at [president@lindsayparkcommunity.ca](mailto:president@lindsayparkcommunity.ca).

Yours truly,

Erik Larsen  
President, Lindsay Park Community Association

cc: Lindsay Park Community Association Board Members  
Gian-Carlo Carra, Ward 9 Councillor  
Rocky Sethi, Anthem Properties  
Ben Lee, IBI Group