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City Council – The City Of Calgary
Third Floor – Calgary Municipal Building
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Dear Sir / Madame

Re: Request for Comments: Mission Road Bylaw #65D2014 at 34th Avenue SW; City of Calgary Council Meeting July 21st, 2014.

My wife and I have been residents of the Erlton Community for more than 30 years. Over the years we have actively participated in and support the redevelopment of our community such as the establishment of the Area Redevelopment Plan, the North Erlton high rise development and the extensive building of infill's in South Erlton. The activities took place in active dialogue with developers, neighbours and the City Planners and I should say with results that we can all look back at in satisfaction.

The Mission Road development review started so well through the use of a Charette process to obtain the input from the Community at large and other interested parties. The Calgary City Council and Council Member Carra provided active support and funding to pay the external facilitator. The end result received general community support.

The developer and now the Applicant for the current land use amendment stepped up to the opportunity with a multi-unit development incorporating ground floor commercial space as envisioned by the Charette. The lay-out was quite different and the development intensity much higher than what had been established by this process. But, we understand that for commercial development to advance compromises must be made and these changes are acceptable to us. There remained a few design issues to be addressed specifically the unsafe (and duplicate) parkade entrance / exit on 34th Avenue SW and the too high townhouses in the alleyway.

South Erlton is located mainly on a bluff overlooking the downtown core. Access to downtown and shopping in communities to the north are limited to mainly Erlton Street SW with its steep hill connecting to 25th Avenue SW and 34th Avenue with its sharp hilly turn into Mission Road. Especially during the winter driving on these roads can be treacherous and many (often low speed) accidents occur. The Mission Road Development with one parkade entrance / exit in the blind corner of 34th

Avenue can only make a bad situation worse and for no reason at all since the building also has a parkade entrance / exit on Mission Road.

Limiting the development to one parkade entrance / exit situated on Mission Road and reducing the alleyway construction to one story may cost the Applicant some effort and money but it would bring about a development that the future residents, the two surrounding communities of Erlton and Parkhill and the Applicant would see as a job well done.

The Erlton Community was set to work with the Applicant to resolve these outstanding issues so as save time and efforts for all. However the Applicant has refused this approach of cooperation and compromise to modify a flawed development proposal and instead sought to short circuit the normal planning process by punting the approval to the City Council of Calgary. This is deplorable and we urge the rejection of Mission Road 65D2014 Bylaw.

Sincerely yours

Shirine and Kasper Lund