

## ***Erlton Community Association***

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

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Chairman, Planning and Development Committee  
Erlton Community Association

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DP2014-4353  
2328 Erlton Road SW  
Anthem temporary sales centre

The Development Authority has yet to provide the DTR and policies impacting this development. Without this information, we are unable to ascertain the accuracy, quality, and thoroughness of any review. This information, if provided, would be of a great help to us in carrying out our community assessment.

Nevertheless, both our Planning and Traffic committees reviewed this application.

In response to your community context questionnaire:

1. *From a Community perspective what are the merits of the proposed development?*

Our community remains highly supportive of the proposed development, but also continues to be concerned about the impact of traffic on the local area. With respect to the proposed Temporary Residential Sales Centre, its merit relates to the indication that the development appears to be proceeding.

2. *From a community perspective, could the proposed development be improved to make it more compatible or beneficial to meet your community's need(s)?*

The ECA remains concerned about additional traffic associated with the development in general. We have no issues with the proposed location of the structure and associated parking, but are very concerned with the proposed route for traffic access/egress. ECA strongly disagrees with the proposal to use Erlton Road as the main route to access the sales centre. Such traffic will be significant on occasion, and over time would probably result in light commercial and even some construction traffic using the same route. ECA recommends that the footprint of the existing north-south laneway between Macleod Trail and Erlton Road be used for access/egress, and that access to that laneway be provided by creating access from southbound Macleod Trail via the (currently barricaded) access at 24th Ave SW. This route (or any temporary right turn off southbound Macleod near to where 24th Ave is located) must become the major method of access to the site during construction; and all traffic

associated with the development must be encouraged to use that route from the outset. In essence, we do not want any non-residential traffic for this development to use Erlton Road.

3. *How will the proposed development impact the neighbours and the community regarding such things as:*

- *The 'fit' of the development with its surrounding; generally this refers to height, massing, setbacks, streetscape, privacy, parking, vehicle or pedestrian access, landscaping - including the retention of mature vegetations, etc.*

The ECA's sole concern with the Temporary Sales Centre refers to traffic access – see above.

4. *Has the community discussed the proposed development with the applicant and/or landowner? If so, please provide details including comments or outcomes from the engagement.*

Yes. We respect Anthem and look forward to them being a new neighbour in the community, but have yet to have any substantive discussion on the traffic issue.

5. *Were adjacent neighbours or owners of the subject site present and/or involved in the Community review of this application?*

Yes.

Please provide us with a copy of the DTR when it's available, plus a set of any final approved plans, along with a complete list of relaxations and the justification for them. We need this in order to discuss and determine their impact on the neighbouring homes and our community.

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