



Erlton Community Association
PO Box 94078
Elbow River RPO
Calgary, AB T2S 0S4

January 29, 2024

The City of Calgary
Planning and Development
Attention: Shallu Sharma

via email shallu.sharma@calgary.ca

File number: LOC2023-0415 at 24, 26, 38 - 28 Ave SW

Dear Ms. Sharma,

Thank you for the circulation referral. This application was discussed at the Erlton Community Association (ECA) general meeting on January 9, 2024 and the membership voted to support the land use redesignation, provided the proposed development generally conformed with the drawings that were presented to the ECA President and Planning Chair in April 2023. We subsequently met with Mr. Chugh and Mr. Van Vliet to review the most recent version of the proposal. We recognize that this application is for land use redesignation and is not tied to plans, but were advised that the project is being fast tracked and the design presented is substantially what will be built.

On this basis, the ECA supports the redesignation application, and provides the following comments:

- We recognize that there is a great need for affordable housing in Calgary, and long-term housing (compared to shelters or more transient housing) allows for residents of the development to become part of the neighbourhood, bringing population and diversity into the community.
- It is an appropriate use for what has, for decades, been an underutilized parcel in a prime location close to transit and amenities. The inclusion of a daycare and meeting space will benefit not only the residents but the community a whole.
- The revised design addresses our initial comments that while we supported a larger number of smaller units to allow for affordability, the massing and articulation should be consistent with the M-CGd72 district currently in place in the immediate area. The revisions to the initial design allow the appearance, height and setbacks to be similar to the new multi-family development proposed and constructed in the community.

We commend the Calgary Dream Centre for their willingness to communicate and to modify their proposal in response to community feedback.

The Erlton Community Association

Per: Heesung Kim, Chair,
Planning and Development Committee