

Community Association Letter



November 20, 2019

Jyde Heaven
Planner CIP | Centre West Community Planning
The City of Calgary
5th Floor, 800 Macleod Trail S.E.
Calgary AB
T2G 2M3

Dear Jyde:

Re: LOC2019-0159 - R-CG Re-Designation of 1704 27 St SW

Shaganappi is a community that is highly engaged in planning. Over the past eight years, our residents have collaborated with city staff in six separate planning processes; the Westbrook ARP, the 12th Avenue ARP, Crowchild Trail, Main Streets and now are active participating in the Westbrook Working Group. We have potentially the highest community association membership as a percentage of residents in Ward 8, and with the support of a state-of-the-art membership communication system we have been able to effectively engage our residents in development issues.

With the benefit of that experience, the Shaganappi Community Association cannot support the proposed land use amendment, located at 1704 27 St SW for the following reasons:

1. The blanket Main Streets up-zoning of 17th Avenue was completed very recently, in April 2017 with the support of extensive street level engagement led by the Community Association. This work, in concert with city staff, gave residents a high level of certainty and buy-in with respect to zoning. Therefore, in the eyes of the residents engaged in that extensive process, the introduction of a new request for a zoning re-designation, within one block of the Main Streets boundary is not appropriate, especially as it is so soon after the recent planning process was concluded.
2. The Community of Shaganappi is extremely narrow (just three blocks wide in this area). Having so recently agreed to extensive multi-family re-designations on both the north boundary (12th Ave), and the south boundary (17th Ave), spot R-CG zoning on this predominantly single-family street is an inappropriate intrusion that will impact the use, enjoyment and value of the property owners who live there.

Shaganappi Community Association
2516 – 14 Avenue SW
Calgary AB T3C 3V2

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3. Within the single-family interior area surrounded by these new higher density designations, the Shaganappi Community Association continues to be supportive of the use of R-CG zoning recently designated elsewhere, which we again emphasize is available less than one block away from this application.

We also have comments concerning the approach taken by this applicant:

1. Despite repeated requests by the Community Association, the applicant has given no firm direction on design. With very recent land use re-designations nearby, support for spot zoning should be provided by an incremental investment in a concurrent Development Permit ("DP").

This is particularly important if we consider ongoing land speculation activities in this area, and in West Shaganappi more generally.

2. Ms. Peng, on behalf of Raynow Capital Corp. ("Raynow", the applicant) has indicated that her partners are very resistant to paying for a DP or any committed design. This is consistent with Ms. Peng's prior assertions that Raynow was also unwilling to pay for already re-designated R-CG ready land elsewhere in the community.

Raynow subsequently purchased the unencumbered interest in the property for cash.

Therefore, we have noted consistent communication from, and actions taken by, Raynow that might establish a pattern of securing favorable and purely financial outcomes, rather than support of our expectation of community building and design.

3. Engagement to date has been framed as an conscientious effort by Eva Peng on behalf of Raynow to gain broad area support through a number of requests for meetings with the Community Association and evolving website pictures at www.live27.ca. We understand that there have been no direct meetings with immediately adjacent residents.

Shaganappi volunteers should not participate in a process that might be used against immediately adjacent resident's interests as a public relations substitute for incremental investment in design particularly when there are nearby lands available with ample available and very recent zoning.

Other issues concerning the behavior of the applicant:

1. Ms. Peng, and a representative of Raynow attempted to video record pre-application meeting held by the Community Association on behalf of nearby residents meeting without permission.

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2. Since the pre-application meeting, key stakeholders; a representative of an adjacent resident, and a volunteer representative of the Community Association have had independent telephone discussions which might indicate that Ms. Peng would not compromise on Raynow's approach to neighboring interests.

Subsequently, certain residents immediately adjacent to the property have observed Ms. Peng attempting to engage other neighbours around their direct interest.

In conclusion, approving higher density for this isolated parcel on a street that is currently predominantly single-family residential would undermine the recent well considered and appropriate transitions from the newly approved density just a few doors away on 17th Avenue and elsewhere in the community.

In addition, the applicant has been markedly resistant to providing a rationale or compelling design to support this land use change.

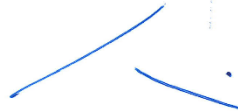
The Shaganappi Community Association will need to be particularly wary of supporting this type of application in an area that has already attracted land speculation interests.

We therefore oppose the re-designation.

Yours truly,



Ramneet Cheema, B. Arch, M.Arch,
M.A. Housing & Urbanism
Development Committee Member
Shaganappi Community Association



Michael Wilhelm
President
Shaganappi Community Association

Cc: Evan Woolley, Zev Klymochko, Ward 8 Office, City of Calgary
Development Committee, Shaganappi CA