



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

Jyde Heaven, CIP Planner

November 20, 2019

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

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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.

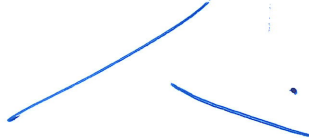
The Shaganappi Community Association will need to be particularly wary of supporting this type of application in an area that has already attracted land speculation interests.

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

January 23, 2020

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station 'M'
Calgary, AB T2P 2M5

Dear Jyde:

Re: Proposed ByLaw 16D2020 - R-CG redesignation - 1704 27 St SW

My name is Brian Haw. My wife Marcia and I live at 1708 27 St SW. Our home is next to 1704 27 St SW, which Raynow Developments seeks to redesignate from R-C2 to R-CG.

Raynow plans 4 or 8 dwelling units in a rowhouse. We oppose the redesignation.

Impact on our home

Our central concern is over the use and enjoyment of our deck. In 2018, we purchased the home. As the Google screenshot below shows, its deck abuts the Raynow property at 1704. When we arrived, the deck was as private as an inner city deck could be.

We enjoyed the deck so much that in 2019 we made a big investment to convert it into a fully-opening 3-season room with louvered roof and motorized sunscreens.



As part of its recent purchase, Raynow required the vendor to remove the mature vegetation along with the house and garage. While some green remains, it likely seems the rest will go too.

The real issue is that the multiple rear windows, decks and yards of the rowhouse will be pointed at ours. Quarters will be tight enough that I'll be able to stand on our newly-improved deck and shake hands with people on the next deck – and to walk down the fence line doing the same. “Communal living” is not the “inner city life” we bought into when we arrived from Tuscany last year.

Jyde Heaven, CIP Planner

November 21, 2019

LOC2019-0159 – R-CG Redesignation – 1704 27 St SW

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Planning expectations

I'd like the City to understand that we did our homework before coming to Shaganappi. This home purchase was the single biggest investment of our lives, and we took it seriously.

Given all the inner-city development fights in the news, we investigated to set expectations. We found that Council had recently approved a major Shaganappi densification. And that in the middle of all that density, it had preserved a small R-C2 area – including the lots around the home we were considering.

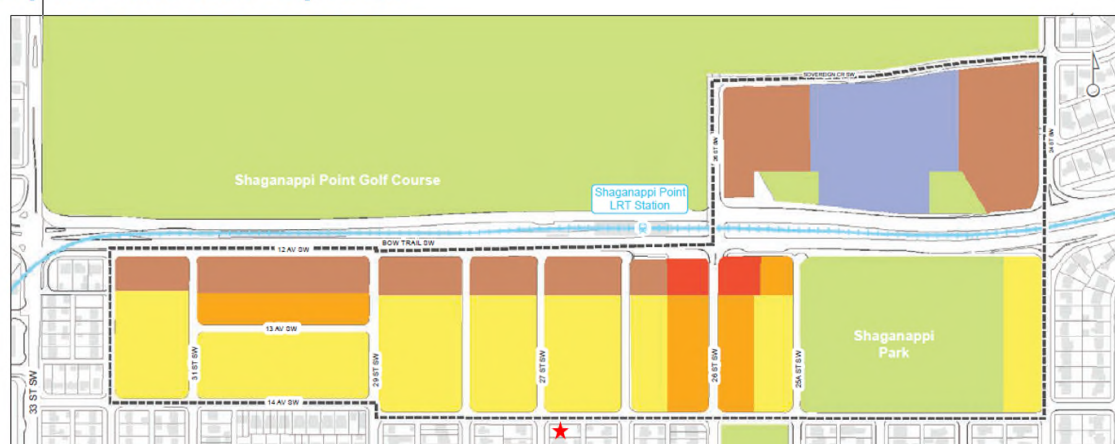
Shaganappi Point ARP

In 2014, Council adopted the Shaganappi Point Area Redevelopment Plan (the "ARP") for the area north of 14th Avenue. The ARP says it was adopted to respond to redevelopment interest,¹ and to provide "a policy framework to guide the long-term redevelopment of this inner-city area."²

The ARP quintuples density. It does that by providing for redesignation of broad areas.³ It does not propose one-off redesignations. In the figure below:

- Brown is Medium Density Residential.
- Orange is Low Density Multi-Residential – intended to accommodate added density and a variety of housing types scaled to the existing context.⁴ That's on 26th Street, not 27th Street.
- Yellow is Low Density Residential – intended to maintain community stability and protect the existing residential character and quality of the neighbourhood.⁵
- The red star is 1704.

Map 2.1: Land Use Policy Areas



¹ Shaganappi Point Area Redevelopment Plan ("ARP"), section 1.0.

² ARP, section 1.1.

³ Increase from 609 residents and 25 jobs to 3,350 residents and 450 jobs – ARP, Appendix A.

⁴ ARP, section 2.3: "New development should be low density grade oriented multi-residential development such as low-rise apartments and townhouses."

⁵ ARP, section 2.2: "The existing low density built form should continue within this area."

Jyde Heaven, CIP Planner

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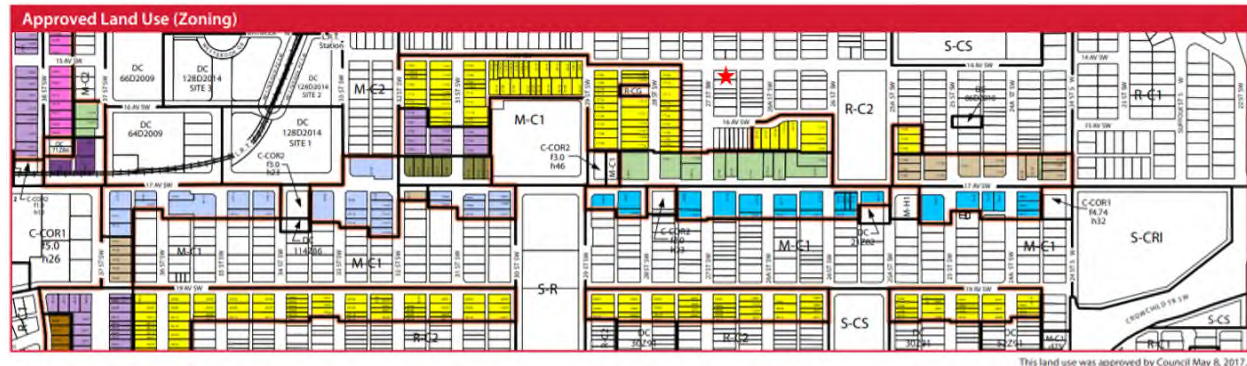
LOC2019-0159 – R-CG Redesignation – 1704 27 St SW

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Main Streets

In 2014, the City began work on the 17th Avenue SW Main Street Project. In May 2017, Council adopted the land use redesignations shown below in colour. It kept our property and 1704 as R-C2. We understand redesignation choices were made on the basis of house-by-house consultations. The result: broad areas were densified. Not one-offs.

The entire yellow area below is R-CG. The red star is 1704.



R-CG and R-CGex

We've now learned much about the "Residential – Grade-Oriented Infill District". In the process, we came across a "known problem" with the R-CG corner lot rules:

- The mid-block lot rules allow a 3-unit rowhouse (6 counting secondary suites) with a standard lot layout: house – yard – garage. Rear windows, decks and yards face the alley. The rules guard the privacy of neighbours on both sides.
- In contrast, the corner lot rules point the rowhouse's rear windows, decks and yards at the neighbour's windows, deck and yard. The rules strip away the privacy of the one neighbour.

In 2018, Planning & Development noted that "corner rowhouse interface" is a "persistent" area of concern.⁶ The new windows, decks and yards make the neighbour's property "feel less private". How did the City resolve this issue? It didn't. Windows, decks and yards still point at the neighbour.

I observe that the City's corner lot rules can only deter savvy developers from redeveloping lots that are "one in" from the corner. Redevelopment is very expensive. It makes no sense to develop a home like ours if, in 6 months or a year, the home and yard will have a large, varied, direct audience.

How many people want to buy a nice home with that kind of audience?

I can only imagine the property value impact.

⁶ 2018 July 26 Planning & Development Report to Calgary Planning Commission, CPC2018-0883. 2017 November 30 Administration Report to Calgary Planning Commission, M-2017-034 calls "corner parcel privacy and interface conflicts resulting from backyards facing neighbouring side yards" "the subject of consistent concern".

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Money

This redesignation application was submitted for one reason – money:

- Raynow rejected buying one of the many nearby R-CG lots. They are more expensive than R-C2 lots. [1446 26A Street SW, an R-CG corner lot, is listed right now.]
- Raynow applied for R-CG, not R-CGex. R-CG means 8 units instead of 4.
- Raynow bought a corner R-C2 lot instead of a mid-block lot to redesignate. A corner lot means 8 units instead of 6. [This is standard: nearly all R-CG applications are for corner lots. Almost all are approved – over neighbours’ objections – despite the known “interface” issue.]

This application has nothing to do with helping Shaganappi densify. Shaganappi has ample higher density land waiting for developers’ attentions.

The math: take our privacy and property value, and hand them to Raynow.

The justification? Raynow will make more money.

That is just not right.

Conclusion

Marcia and I ask the City to reject Raynow’s land use redesignation application for 1704 27 St SW.

Thank-you for considering this submission.

Regards,

Brian Haw



cc: Development Committee, Shaganappi Community Association
Councillor Evan Woolley, Zev Klymochko, Ward 8 Office, City of Calgary
Cheryl Elgart, Borden Ladner Gervais LLP

Office of the City Clerk
City of Calgary
700 Macleod Tr. SE
Calgary, AB T2P 2M5

Dear Jyde:

Re: **Proposed Bylaw 16D2020, LOC2019-0159, Re designation of 1704 27 Street S.W.**

My name is Fred Kangarloo and I have lived in 1713 - 27 Street since 2011 and our house is approximately 35 meters away from the above mentioned property.

With respect to the proposed rezoning/land use re designation proposed for 1704 27 Street SW Calgary (subject property), we are writing to inform you that we are opposed to this application as it directly and adversely impacts us and ask that the City Council rejects this application at the scheduled Public hearing on February 03, 2020.

Our neighborhood is zoned as R-C2 and mainly comprises of original bungalows or 2 storey infills/duplexes. The Row housing proposal does not respect the character, history and distinctiveness of our neighborhood and is not a good fit for the neighborhood. More intensive redevelopments such as this proposed Row Housing shall occur where they are already zoned as R-CG and in strategic locations such as Main Streets, in this case perhaps adjacent to 17th Ave SW or Bow Trail/12th Ave SW.

This project, if allowed to proceed will add to congestion in the neighborhood and creates unsafe conditions to the public, in particular to children who attend Alexander Ferguson School 2 blocks to the east. The Developer talks about 125 feet of street parking will be available along 14th Avenue. This is directly located on the designated Bicycle lane and will greatly increase risk of automobile, bicycle and pedestrian conflict and puts children at risk, in particular those children who walk to Alexander Ferguson School.

I bring your attention to "Shaganappi Point Area Redevelopment Plan" adopted by City Council Bylaw 16P2014, on November 17, 2014.

The Plan depicts how the Shaganappi Point area is to be developed. This document clearly designates higher density redevelopment areas to north side of 14 Ave SW (Map 1.2) as its southern boundary. and in clause 1.4.2 it states "The lands immediately south of the Plan area are designated as low density residential"
Subject property is to the south of 14 Ave SW and outside of the designated area and shall remain as R-C2 (low density residential).

So the question becomes: why go outside of the designated area and apply for rezoning of lands when the City has already designated areas/properties for such purpose?

Respectfully submitted,



Fred Kangarloo

Nov 16, 2019

Dear City of Calgary Planning and Development:

Re: **LOC2019-0159, Land Use Amendment to accommodate R-CG**

We are the owners of 1711 27 Street SW, Calgary AB, T3C 1L6, and as residents across the street from this proposed land use change to R-CG, object to the rezoning associated with application LOC2019-0159 on the following grounds:

1. **Why rezone from RC-2 to RC-G:** Over the recent years the Shaganappi community has been subject to numerous planning studies by the City of Calgary, the Shaganappi residents / community association and stake holders. As evident from “Main Street, 17 Avenue SW” plan: <http://www.calgary.ca/PDA/pd/Documents/main-streets/local-area-maps/Upper-17-Avenue-SW-Zoning.pdf> and “Shaganappi Point Area Redevelopment Study”:



Shaganappi Point
Area Redevelopment

it can be seen that there are ample parcels designated as RC-G, hence opportunities to construct row houses as the applicant desires on parcels already zoned RC-G. The majority of RC-G lots in this area are restricted to North of 14 AVE SW, along Bow Trail SW; West of 27 street, and South of 16 AVE SW. The identified subject Parcel of LOC2019-0159 application is outside of the above-mentioned areas and should remain as RC-2 since rezoning to RC-G and construction of a 4-unit Row house does not accommodate existing residential development and contextually sensitive redevelopment as defined by the Land Use Bylaw 1P2007.

2. **Traffic and Parking:** The application is proposing to utilize 125 ft of 14th Ave. parking, and 50 ft of 27th street parking in addition to the 4 single car garages to be constructed. In the past several years this intersection has seen a substantial increase in vehicle, bicycle and pedestrian traffic due to the following reasons:
 - a. 14th Ave. is a designated City of Calgary bike lane. Parking on 14th Ave. by the occupants of the proposed row-houses and visitors will further restrict the bicycle lane and increase vehicle / bicycle traffic conflict and safety. There is also a traffic circle at this intersection. Calgary drivers are still not clear on right-of-way rules around a traffic circle. Further obstruction of the lane due to avenue and street parking in addition to obstruction of lane view due to massing and shadowing of row-houses along with reduced set back of the structure will lead to increased vehicle accidents, safety of pedestrian and bicycle commuters.
 - b. Traveling east on 17th avenue SW, all non traffic light controlled street intersections east of 27th street have no-left-hand-turn restriction. This has left 27th street and 14th avenue as one of the main routes for morning vehicle commuters getting to Bow trail SW en-route to downtown.

Furthermore, there is reduced parking space available on the west curb of 27th street due to front driveway lane access, since the properties on this side of the street lack a back lane and residents find it challenging to back out of their driveways. Increased density and vehicle parking at the intersection of the proposed re-zoning will further exasperate all of the above traffic challenges

- c. The nearby Shaganappi C-train station has increased pedestrian traffic along 14th ave. and 27th street. The nearby Alex Ferguson Elementary School is also a major destination of neighborhood children and their families. The massing and shadowing of the larger row-houses will reduce visibility and compromise safety of these pedestrians sharing this intersection with vehicles and bicycles.
3. **Crime:** There is already a high rate of vehicle break-ins along 27 street and 14 AVE SW. The undersigned and our neighbors have already been victims of such crimes. This in part is possibly related to poor night time lighting conditions of 27th street and 14th Ave. The shadow and massing of a larger 4 unit row-house development will provide criminals with more opportunities for such crimes.
4. **Shaganappi Community Statistics and Property Value:** Data from Census 2016 <https://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Shaganappi-Profile.aspx> shows that 46% of households are renters in the community of Shaganappi compared to 29% for the city of Calgary in total. Justification that this development will benefit the Shaganappi community with higher density of rental households is not warranted. Furthermore, we believe that this proposed rezoning does not have the best interest of the community and neighboring households in mind. Re-zoning should be reserved for parcels that no other development / redevelopment options are viable. In this case the developer knowingly purchased an RC-2 lot, and has applied for rezoning to maximize profit with an RC-G designation to allow for a 4 unit row-house complex.

It is therefore due to the above reasons that we believe this rezoning application is not a good fit in this location of the Shaganappi community, hence we oppose it. This lot should remain as the existing RC-2 zoning which is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwellings in this Developed Area of Shaganappi.

Sincerely,

Bill Kangarloo and Shadi Fattahi

Owners of 1711 27 Street SW, Calgary, AB.

Pendola, Amy J.

From: Eva Peng <evapengmba@gmail.com>
Sent: Thursday, January 23, 2020 3:52 PM
To: Public Submissions
Cc: Heaven, Jyde
Subject: [EXT] Land use applicant presentation LOC2019-0159
Attachments: LOC2019-0159 by Applicant.pdf

Hello there,

I am the applicant for the land-use change LOC2019-0159 and would like to submit the presentation slides prepared for the public hearing scheduled on Feb. 3rd, 2020.

Our goal is to keep the presentation brief and factual. The first 13 slides are going to be addressed within 5 min. The rest slides are attached to answer questions that councilors may have.

It's a fairly large pdf file so please let me know if you have any trouble downloading or opening the file.

Many thanks,

Eva

WWW.LIVE27.CA



LOC2019-0159 PUBLIC HEARING

Eva Peng, P.ENG and MBA
Development Director
Raynow Capital Corp.

AGENDA

LIVE27

ENGAGEMENT WORK

COMMUNITY FEEDBACK

WHY NOW?

APPENDIX

Petition Signatures, Preliminary Site Plan, Support/Opposition Letters, Street Parking Photos

LIVE27



Filling The Gap

- Affordability
- Leased homes



Design

- Elegant
- Thoughtful
- Functional



Location

- 17th Ave
- Shagnappi
- Westbrook



Professional Management

- Irrigation
- Landscaping
- Snow removal



**Curb
Restoration**

**Waste/Recycle
Bins Arrangement**



Please keep cart at
the address below
871 27th
ADDRESS 21

ENGAGEMENT WORK

Late Aug. 2019

Reached out to the Shaganappi Community Association

Early Sep. 2019

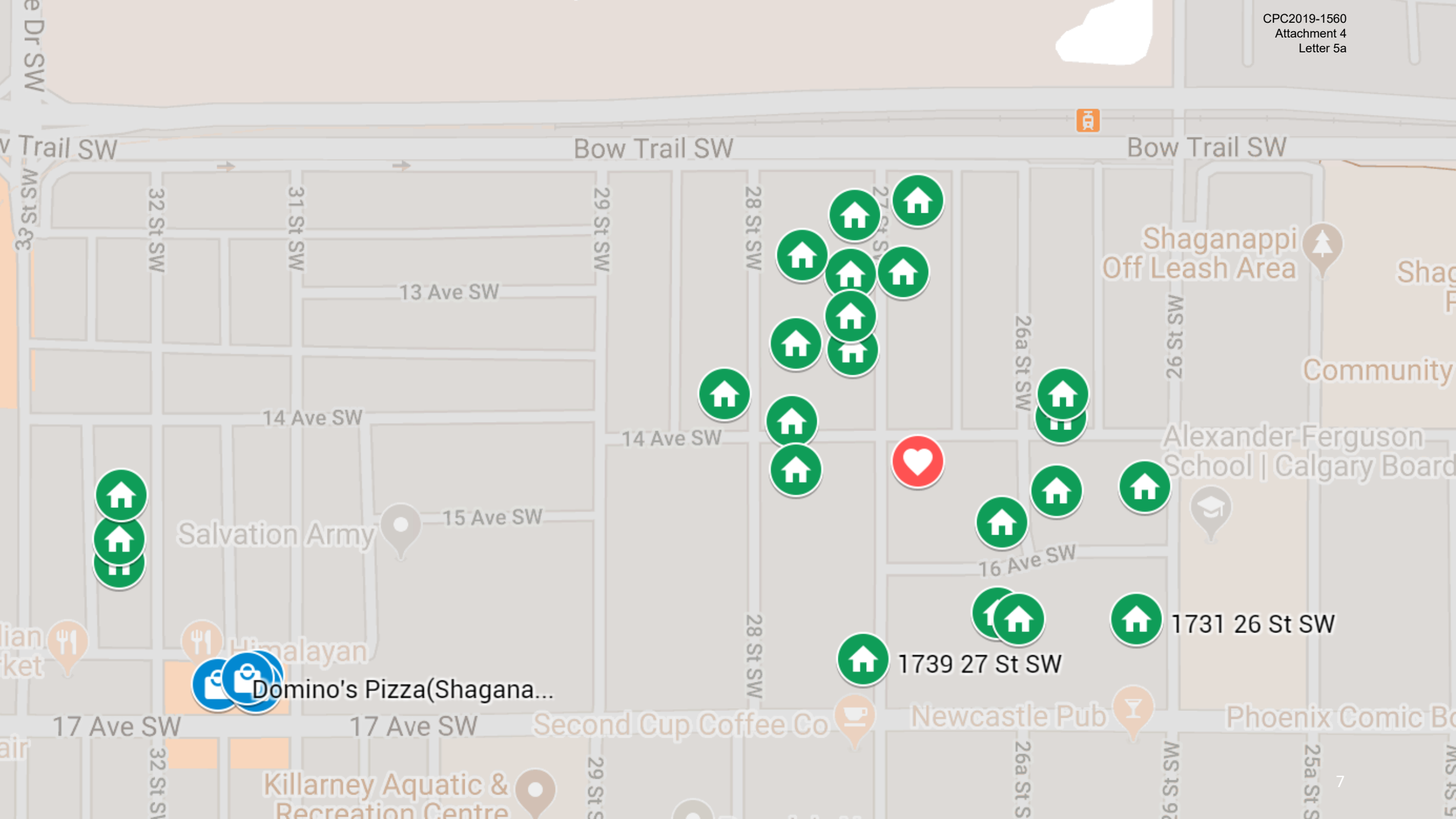
Launched Live27.ca
Inform the project scope, timeline and rezoning information

Sep. 30th 2019

Invited 36 neighbours
Attendance: over 20 residents and 5 executives

Dec. 2019

Visited over 60 residents
Signatures from 25 residents and 4 business



Teresa de Grosbois

“I wanted to go on record as supporting this re-zoning application.

As a biologist, I believe the densification of inner-city neighbourhoods is the responsible strategy for any city to take – both environmentally and fiscally.”

Owner at 1446 26A St SW

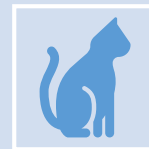


Farshid Hatam

“I have been owning and operating the store for the last 8 years. More than 90% of my customers are the residents living in communities of Shaganappi and Killarney.

I fully support the application of LOC2019-0159 and welcome adding more density to the Shaganappi community.”

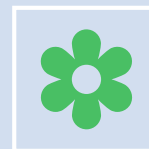
**Owner/Operator
@ 3208 17 Ave SW**



Paws Pet Food & Accessories



**Domino's
Pizza(Shaganappi
location)**



**Hawaiian Nails & Spa
Ltd.**



**Shaganappi Alterations
& Dry Cleaning**

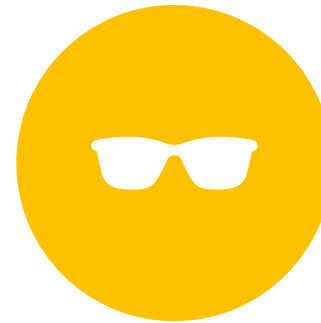
CONCERNS WE HEARD



**RENTAL
HOUSING AND
TENANTS**



**SOMEWHERE
ELSE?**



**SHADOW &
MASSING**



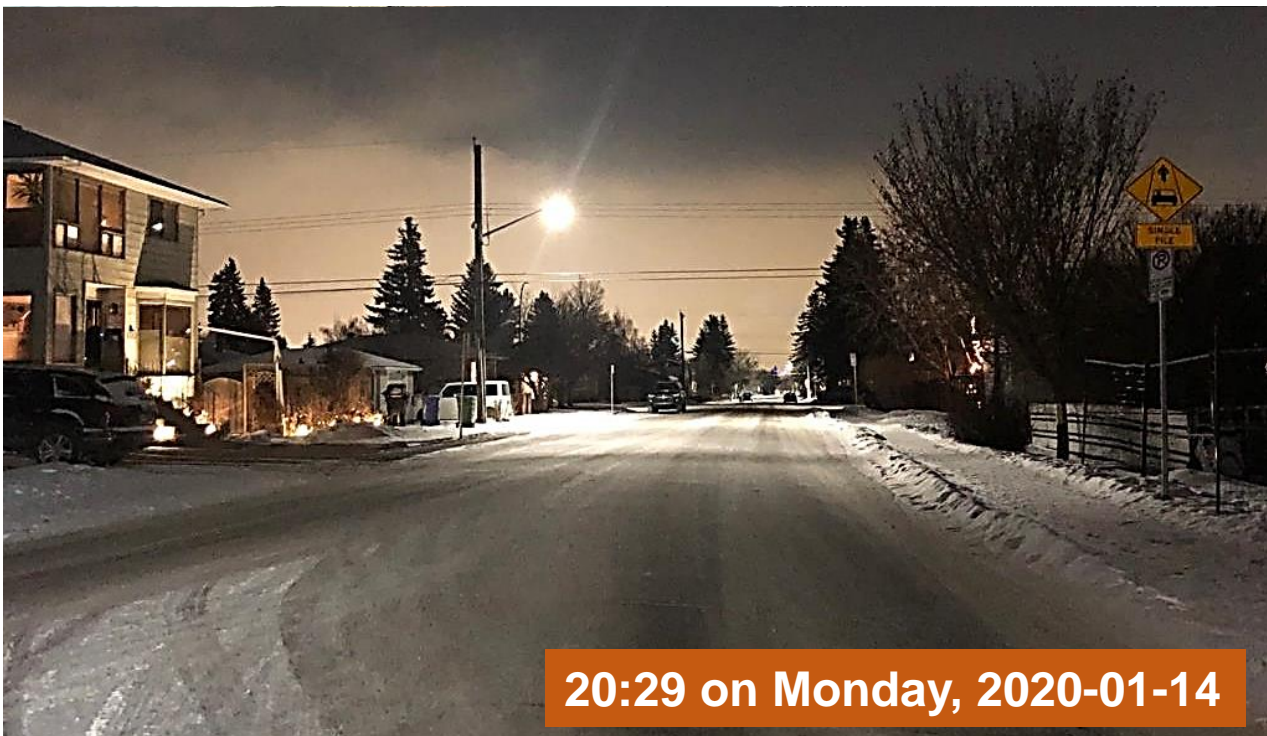
PARKING



15:54 Friday, Dec 20, 2019



16:01 Friday, Dec 20, 2019



20:29 on Monday, 2020-01-14



13:06 on Wednesday, Dec 25, 2019

WHY NOW?

Stagnant
population

Economy
Outlook

Affordable
housing

Small
Business

Work for +100
Calgarians

Community

MORE QUESTIONS?

Appendix Attached with:

- Construction Timeline
- Petition Signatures
- Property Survey
- Preliminary Site Plan
- Support/Opposition letters received
- Street Parking Photos taken



CONSTRUCTION TIMELINE



PETITION SIGNATURE

Support Summary:

We, the residents of Shaganappi support the Live27 project and the application of the land use change at 1704 27 ST SW (LOC2019-015).

Date	Print Name	Signature	Address	Comments
11/17/2019	BARBARA ARMADA		1715 32 ST SW	
11/17/2019	KAPU BENALLACK		1719-32ST SW	Totally Support
11/17/2019	Amal Adlaish		1735 32 St SW	support
12/17/2019	Anna Zanella		1715 26A St SW	Support
Jan 15/2019	DONALD HENRY CAN		2727 16 Ave SW	Good idea Support

Support Summary:

We, the residents of Shaganappi support the Live27 project and the application of the land use change at 1704 27 ST SW (LOC2019-015).

Date	Print Name	Signature	Address	Comments
2019 Nov 16	Macis Bakker		1704 27 St SW	
2019 Nov 16	JAPP ESTEVA		1708 27 St SW	
2019 Nov 16	Sean Poston		1719 27 St SW	
2019 Nov 16	CAROLYN PARKER		1735 27 St SW	
2019 Nov 16	Stane Laylor		1735 27 St SW	
2019 Nov 16	Lindsay Penner		1431 27 St SW	
2019 Nov 16	Chad Pennell		1425 27 St SW	
2019 Nov 16	Chris Poon		1709 26 St SW	
2019 Nov 16	John Vays		1731 26 St SW	
2019 Nov 16	KAVI MAHARAJA		1707 26 St SW	
2019 Nov 16	Steve Brady		1439 27 St SW	
2019 Nov 16	Daniel Tobias		1448 28 St SW	
2019 Nov 16	Matt Davison		1706 28 St SW	
2019 Nov 18	HJ Barragar		1418 27 St SW	
2019 Nov 18	Libya Pope		1437 28 St SW	
2019 Nov 18	PIB SAVLES		1416-28 St SW	

Support Summary:

We, the small business owners/operators of Shaganappi support the Live27 project and the application of the land use change at 1704 27 ST SW (LOC2019-015).

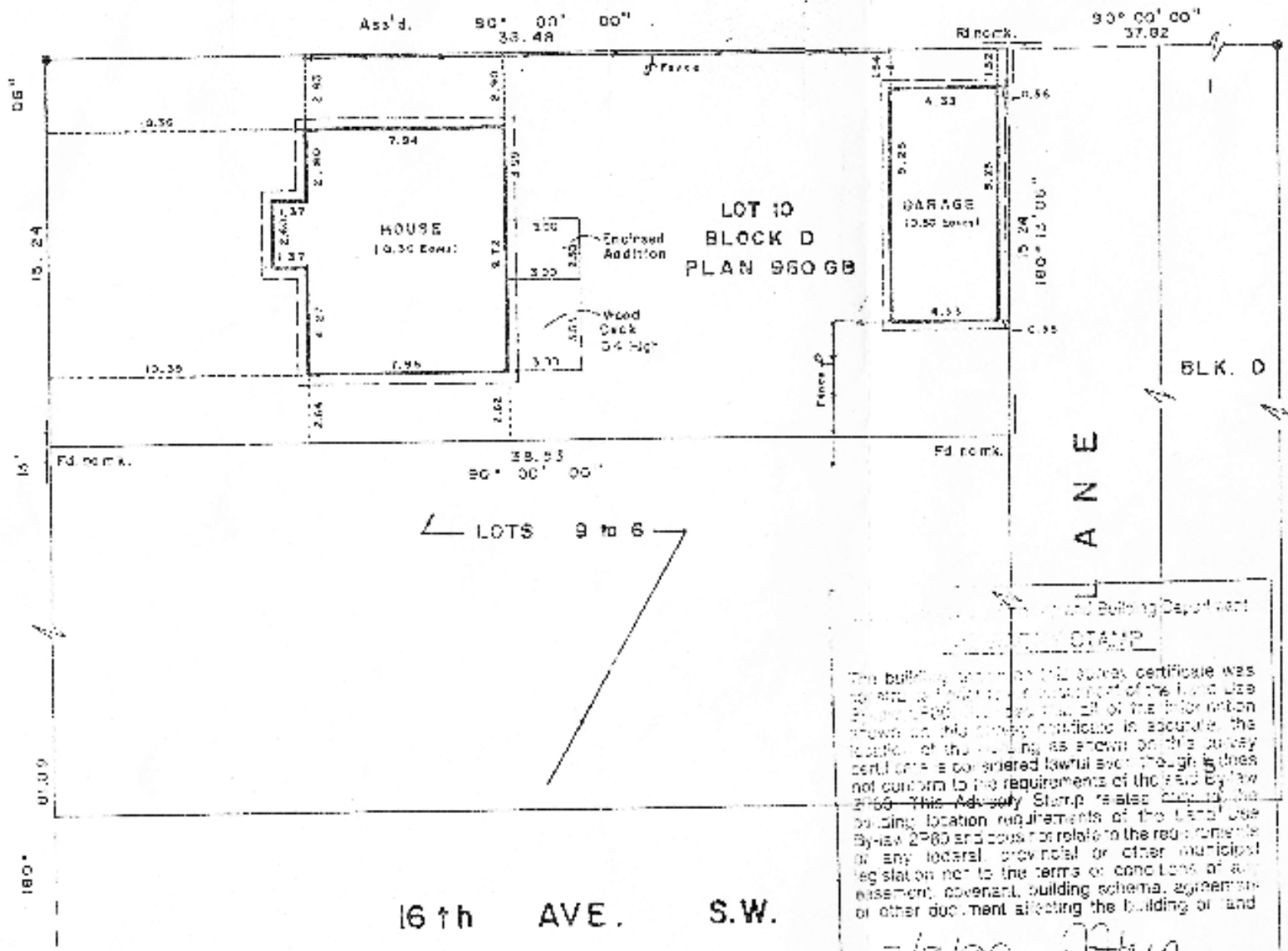
Date	Print Name	Signature	Business Address	Comments
11/17/2019	JAY SINGH		3214 17 Ave SW	Donnos
11/18/19	Erin McKeage		3204 17 Ave SW	
11/18/19	Lauren Wingfield		3204 17 Ave SW	Paws
Nov-18-19	LOAN		3206 17 Ave SW	Hawaiian
Nov 18/19	Farshid Hatan		3208-17 Ave SW T3E0B3	Shaganappi alterations

Alberta Land Surveyor's Real Property Report

27 th STREET S.W.

14 th AVE. S.W.

16 th AVE. S.W.



STAMP

The building shown on this survey certificate was constructed in accordance with the requirements of the Land Use Bylaw 2760 and all of the information shown on this survey certificate is accurate. The location of the building as shown on this survey certificate is considered lawful even though it does not conform to the requirements of the Land Use Bylaw 2760. This Advisory Stamp relates to the building location requirements of the Land Use Bylaw 2760 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms or conditions of any easement, covenant, building schema, agreement or other document affecting the building or land.

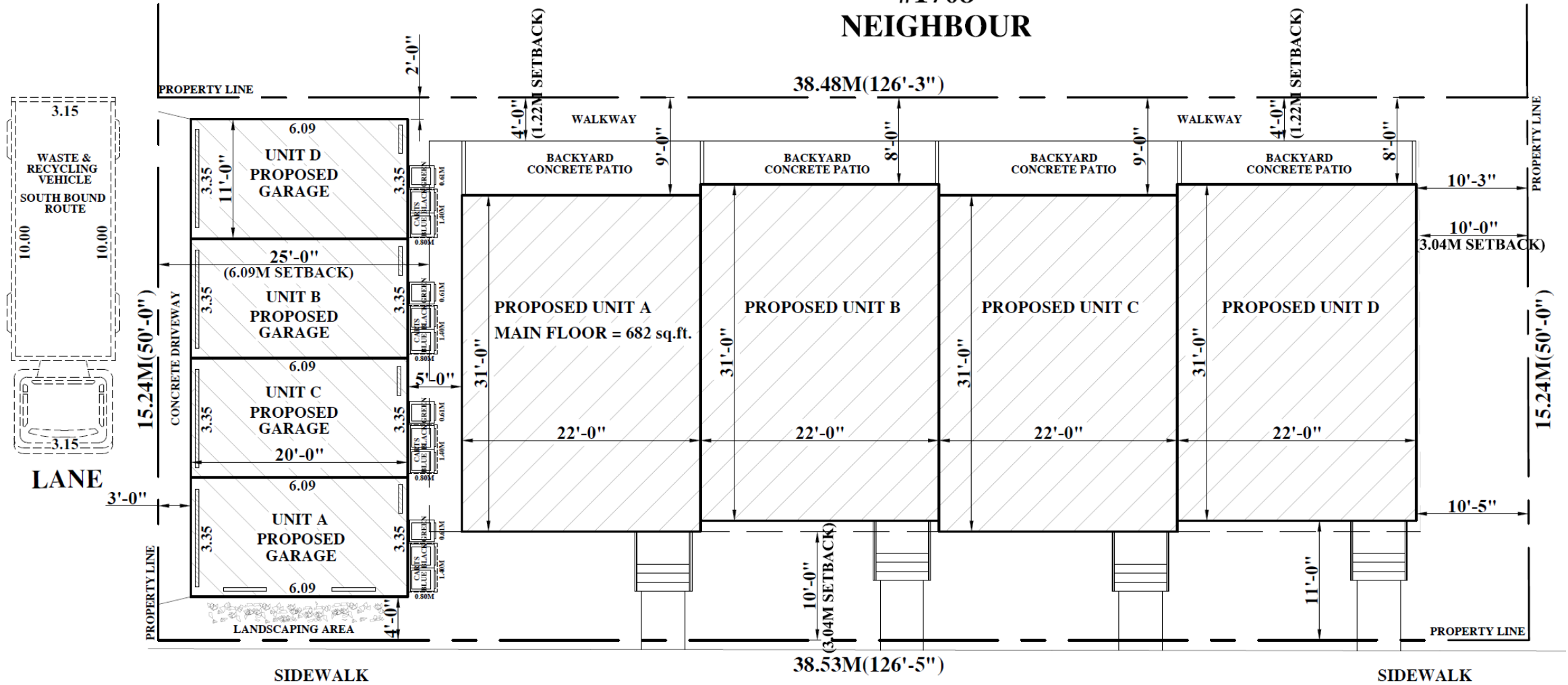
[Signature]



City of Calgary, Alberta
Plan Showing
Proposed Redesignation
Affecting All of
Lot 10, Block D, Plan 960GB
Within
S.E. 1/4 Sec.18, Twp.24, Rge.1, W.5M.

SCALE: 1:500

#1708 NEIGHBOUR



14th AVENUE NW

Support Letter - 1

Dear Eva

Re: Your application for Rezone and Redevelopment – 1704 27 St SW

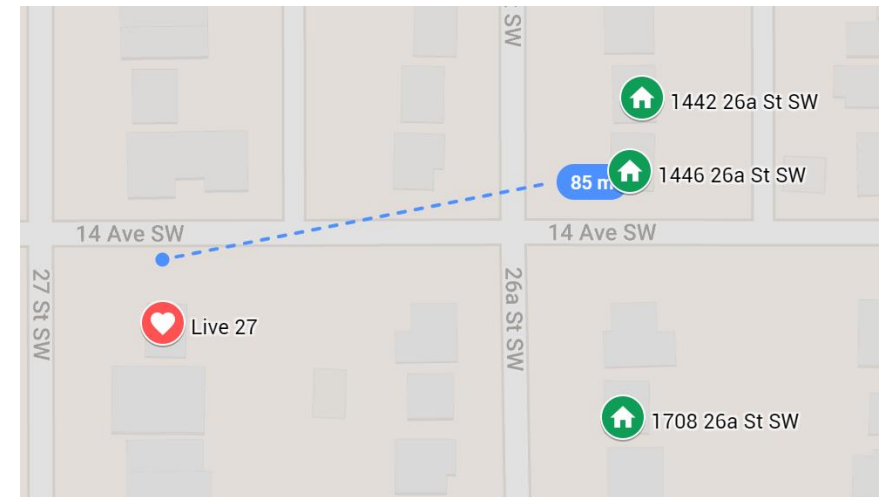
Thank you for stopping by this evening. I apologize that I cannot attend your open house as my health does not allow for it. I wanted to go on record as supporting your re-zoning application. As a biologist, I believe the densification of inner-city neighbourhoods is the responsible strategy for any city to take – both environmentally and fiscally. The design and visual impact of your development is simply stunning. It will add value to the neighbourhood as a whole.

Thank you for taking the time to update me. Please let me know if there is anything further you need from me to register my support.

Sincerely



Teresa de Grosbois
Owner – 1446 26A St SW



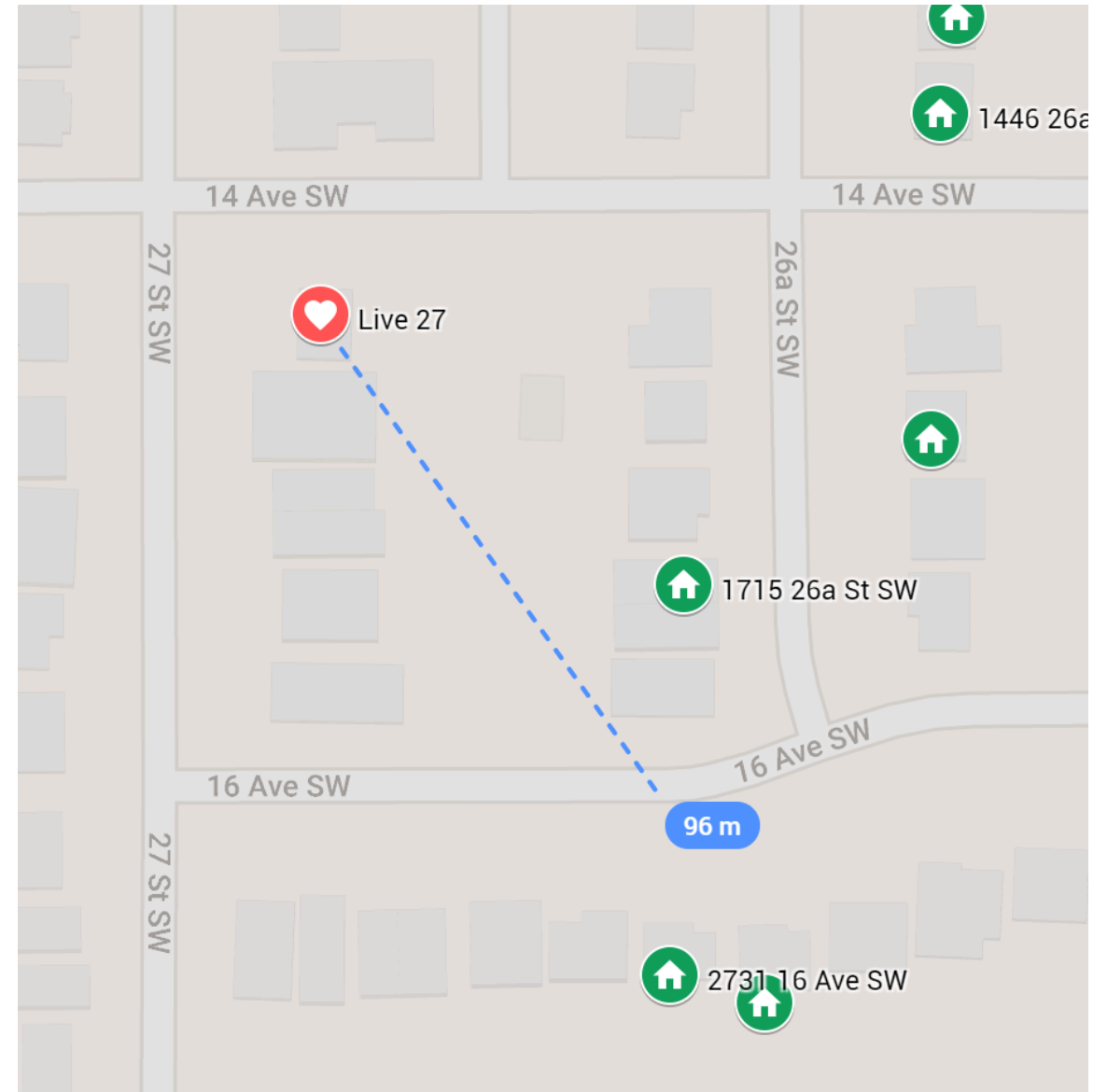
Support Letter - 2

To whom it may concern,

I would like to see more density and development projects take place in Shaganappi in the future.

Simon Chan

Owner of 2731 16 Ave SW



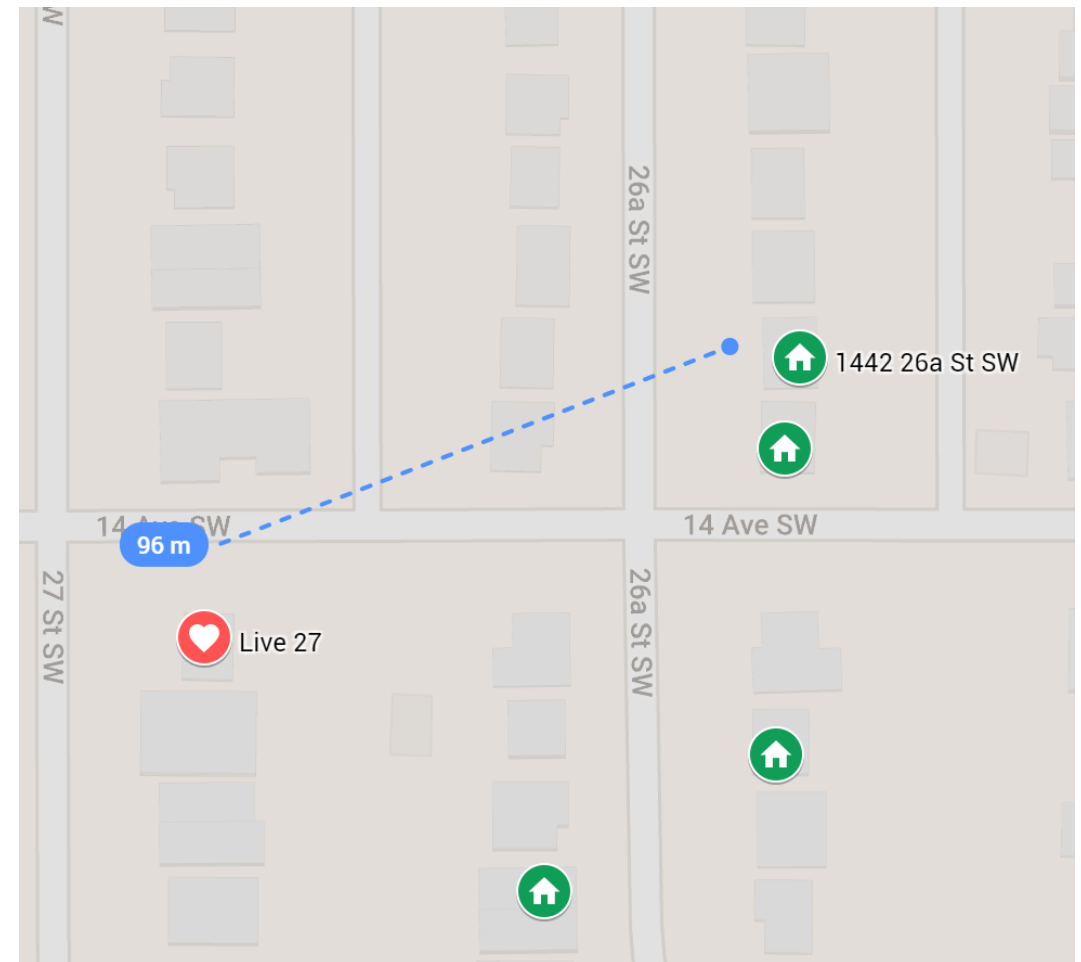
Support Letter - 3

To whom this may concern

I Martin Urquhart have lived in Shaganappi at 1442 - 26 A Street SW for the past 17 years. We have recently moved, August 1, 2019 to the address in the footer below. We still own the residence at 1442 - 26 A Street SW. My wife and I fully support Eva Peng and the development proposal LOC2019-0159.

Martin Urquhart

1442 - 26 A Street SW



Support Letter - 4

To whom it may concern,

My name is Farshid Hatam. I have been owning and operating the Shaganappi Alterations & Dry Cleaning for the last 8 years. More than 90% of my customers are the residents living in communities of Shaganappi and Killarney area.

I fully support the application of LOC2019-0159 and welcome adding more density to the Shaganappi community.

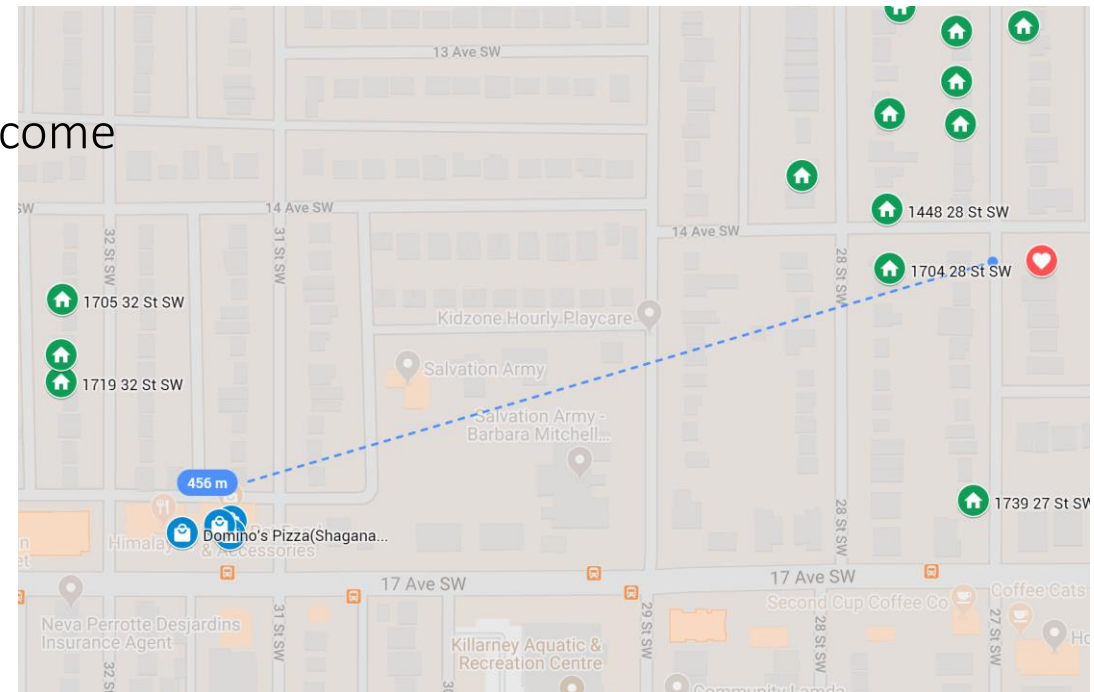
Sincerely,

Farshid Hatam

Shaganappi Alterations and Dry Cleaning

Address: 3208 17 Ave SW Calgary, AB, T3E 0B3

Phone: 403-606-6470 Email: fhatam@shaw.ca



Support Letter - 5

Hello,

I am writing in support of the planned development at 1704 27 st SW.

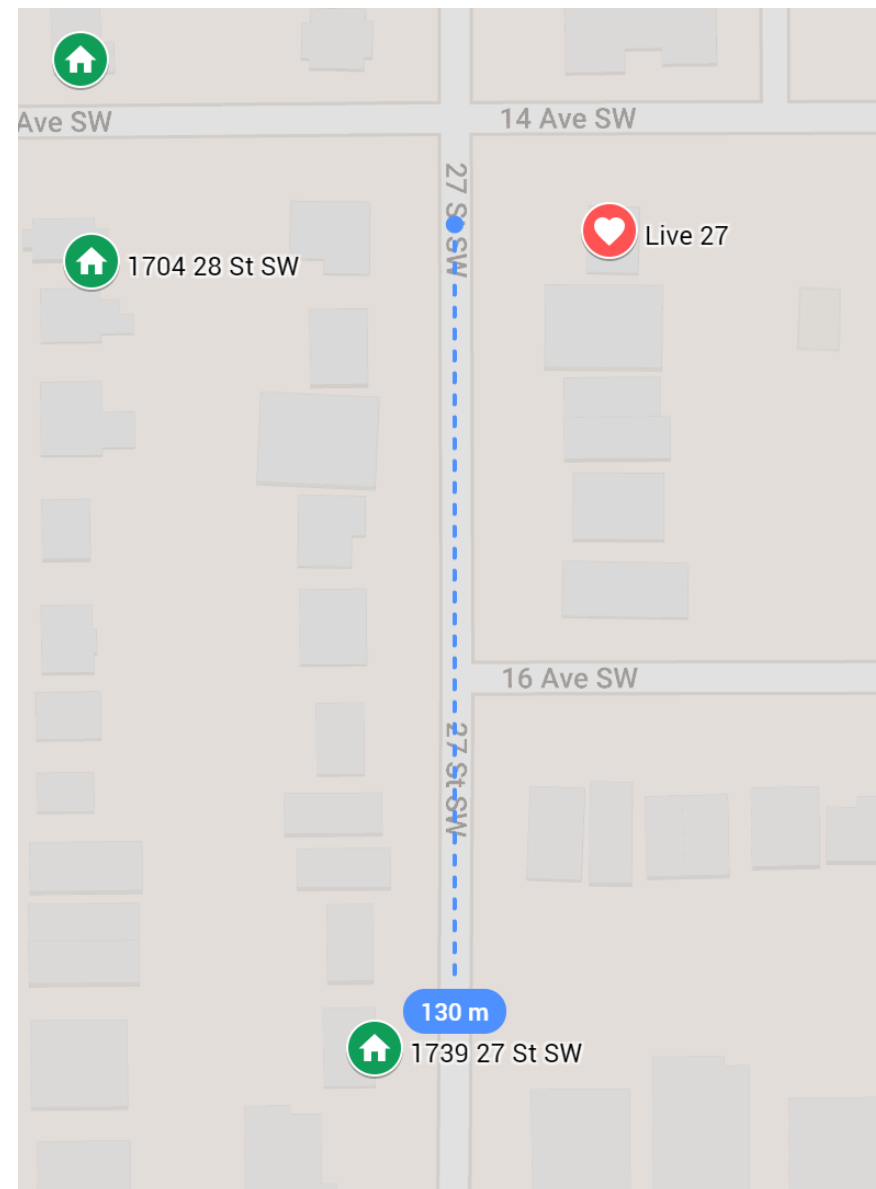
I have lived in the neighbourhood for over 10 years.

I support ongoing development and appreciate the effort these developers have made in consulting with the community.

Thank you

Steve Lawlor

1739 27 st SW



Support Letter - 6

Hello.

I live at 1739 27 St SW, a house I've owned for 18 years.

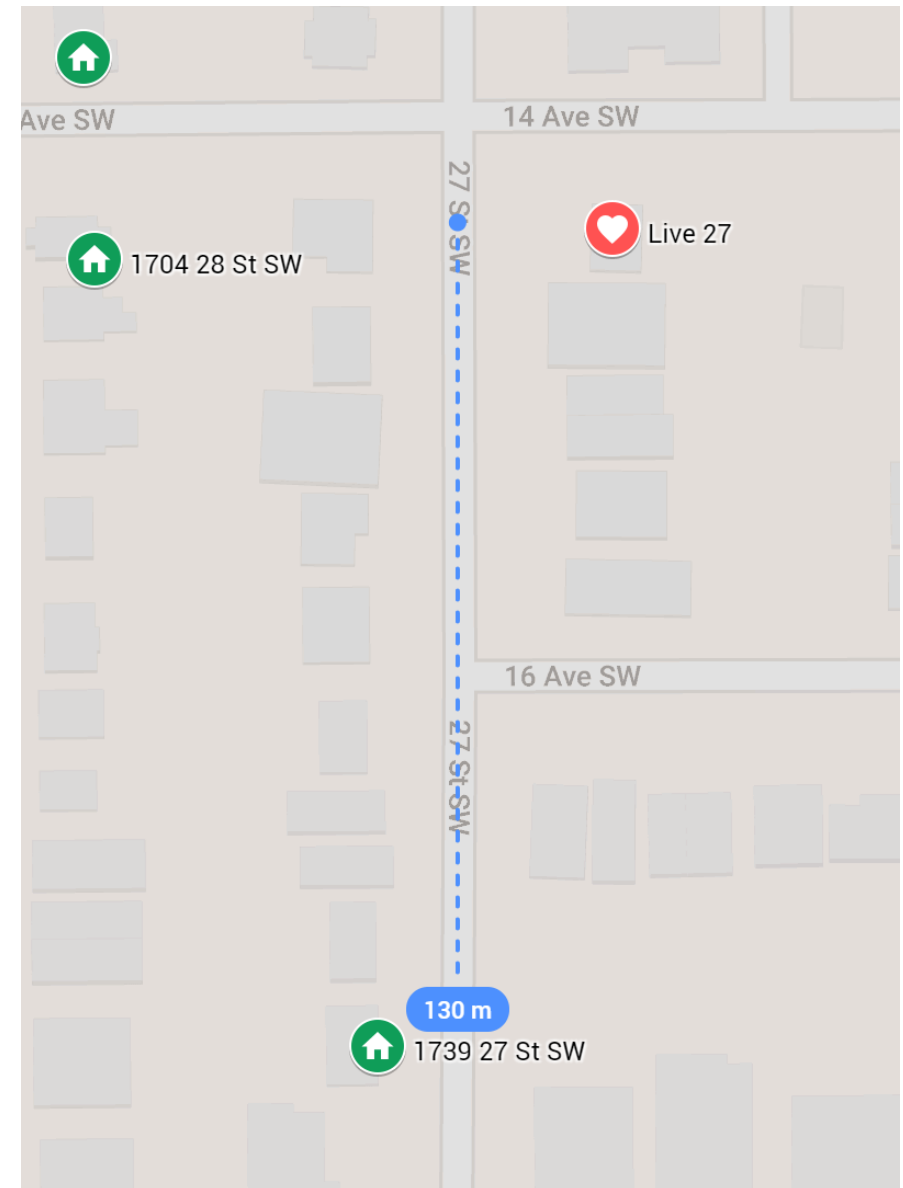
I've always enjoyed living in the neighbourhood, and am always happy to see more development here. I 100% support this application for the Live27 project.

As a mortgage professional, I recognize the fact that upgrading our neighbourhood means increased property values for everybody, as well as an important demographic shift to young urban professionals.

I will be more than happy to support Eva in her endeavors and look forward to meeting our new neighbours.

Sincerely,

Carolyn Pollack



Support Letter – 7

To whom it may concern,

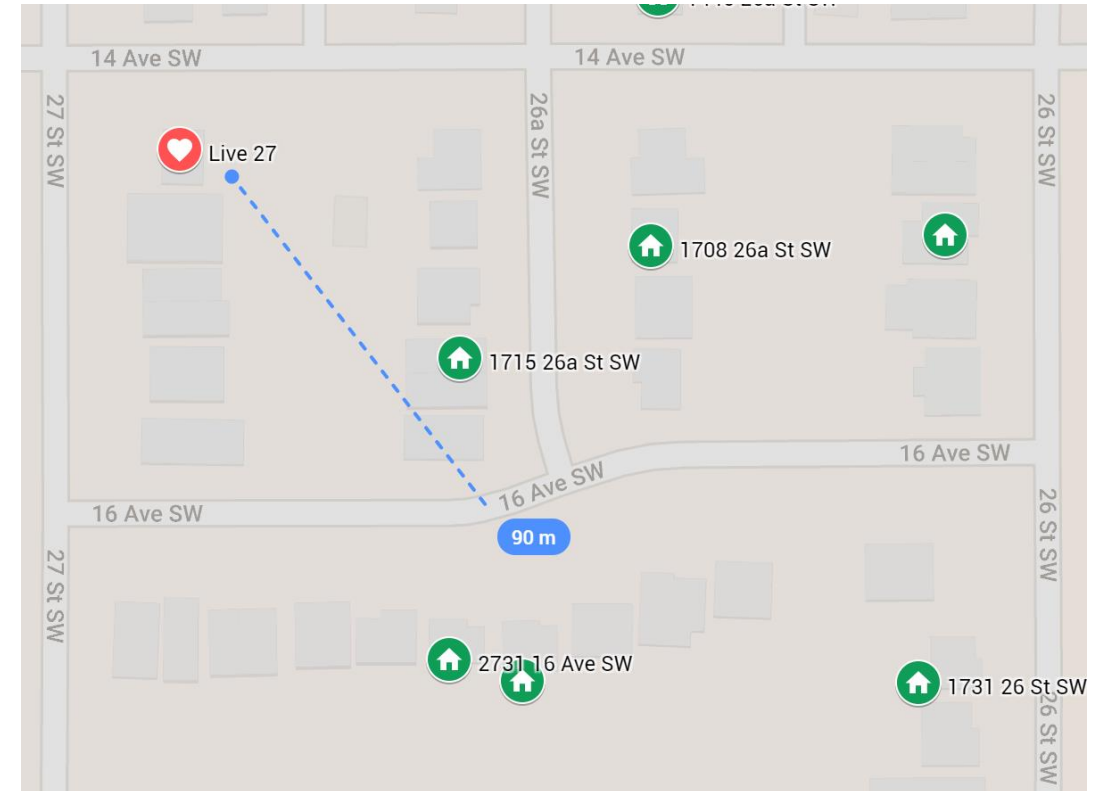
I, Dongsheng Lan am the homeowner at the address of 2727 -16 Ave SW. For the last couple of years, I have rented out this property to a few people before who enjoy living in the community. I am glad to see the Live27 is a rental project aiming to provide more leased housing options in Shaganappi.

I fully support the Live27 project and the land-use change application of LOC2019-0159.

Dongsheng Lan

Address: 2727 16 Ave SW Calgary, AB, T3C1A3

Phone: 403-404-3111



Engagement meeting feedback

Eva,

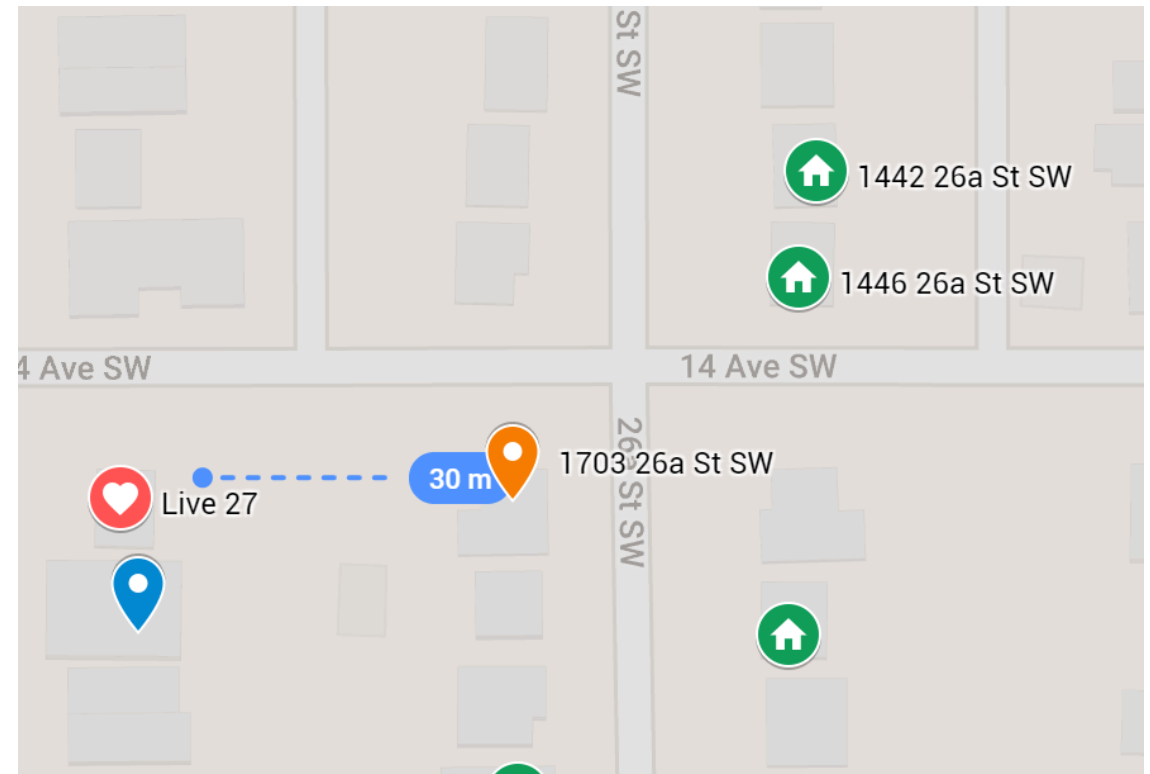
Thanks for hosting a good meeting last night. We learned a lot, but haven't reached consensus thus far. I am speaking with Mike and adjacent owners as we speak. Will keep you informed.

~Jeremy

jeremycoates@shaw.ca

h: 403-245-9306 c: 403-890-9306

1703 26A Street



Opposition Letter - 1

Ms. Raynow:

Re: Rezoning and Land Use Redesignation – 1704 27 Street SW


We have been retained by Brian and Marcia Haw with respect to the land use redesignation application proposed for 1704 27 Street SW (the “Property”).

Our clients own and reside at the adjacent 1708 27 Street SW. They support redevelopment of the Property under the current R-C2 zoning, and will oppose the redesignation application.

Should you wish to discuss, please contact the undersigned.

Regards,

BORDEN LADNER GERVAIS LLP



Opposition Letter - 2

Name: Fanny Ho

Email: fannyho728@hotmail.com

Subject: Rental vs owner occupy

Message: I was surprise to learn that Live27 is a rental project. I live directly opposite to the site. I feel very uncomfortable to see future residents in Live27 come and go since tenants will not be long term residents. Also tenants will not take care of the property as good as they owned it. What is the reason to choose rental over individual own? Has the rezoning been approved by the city?

Opposition Letter - 3

Name: Elizabeth Swain **Email:** es.ds@shaw.ca

Subject: 1704 27 St. S.W. calgary Re-Zoning

Message: I will be attending the meeting Sept. 30 to do my best to stop the re-zoning of our street (27th). This community has been chopped up wth re-zoning as it is, this is one of the few streets in the neighbourhood that is still R-2.

My fear, and I believe it is a valid one , is that we will become another Bankview with a transient population with no ties to the community, increased crime will come with it. It already has with the LRT, and the streets will be overflowing with traffic trying to park all over our area.

I say NO to Re-Zoning of 27th Street. You want to put in 4 PLexes & 8 PLexes, there are plenty of other streets that have been changed already....go build on those streets

Feedback Letter

Name: **John Aoun**

Email: johnjaoun@gmail.com

Bottom line to me as a family home owner in Shaganappi is that projects like this lower the value of the neighborhood and make it less "family friendly".

I absolutely do not believe Live27 true goal is "to solve the problem of innercity unaffordability". A statement like that only comes from charities, filatrapists, politicians, etc...

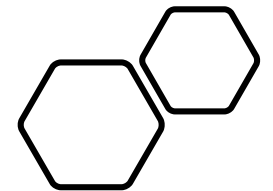
As with every true business, Live27's goal is to make money...you have decided to do this by renting instead of selling. I think it is a good idea from a business perspective...however Live27 is not doing this project to help others, it is to "help" yourselves.

Innercity should come with a premium cost...as it does in practically every other city. Why do downtown tiny condos cost so much? Every square meter of land is typically worth more the closer you are to the core of the city. Vice versa...why are houses in the far NW, NE, and SE cheap? Because they are far from the inner city.

Anyways, thanks for taking the time to respond...I respect that. Just please don't market Live27 as trying to help people deal with unaffordability...it's the opposite, you are taking advantage of unaffordability with this project...and is the reason why it will be successful.



16:36 on Sunday, Nov 10, 2019



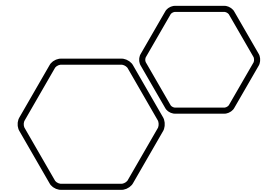


12:27 on Monday, Nov 11, 2019





15:54 on Wednesday, Nov 13, 2019





14:25 on Thursday, Nov 14, 2019





15:43 on Monday, Nov 18, 2019





20:21 on Tuesday, Nov 19, 2019



9:37 on Saturday, Nov 23, 2019





14:19 on Wednesday, Nov 27, 2019





14:27 on Friday, Dec 6, 2019





13:47 on Tuesday, Dec 10, 2019





21:45 on Wednesday, Dec 11, 2019





16:12 on Friday, Dec 13, 2019





15:21 on Tuesday, Dec 17, 2019





16:06 on Wednesday, Dec 18, 2019





12:16 on Thursday, Dec 19, 2019



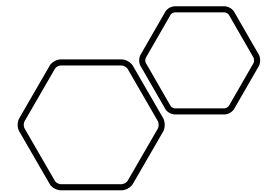


11:19 on Friday, Dec 20, 2019





15:54 on Friday, Dec 20, 2019



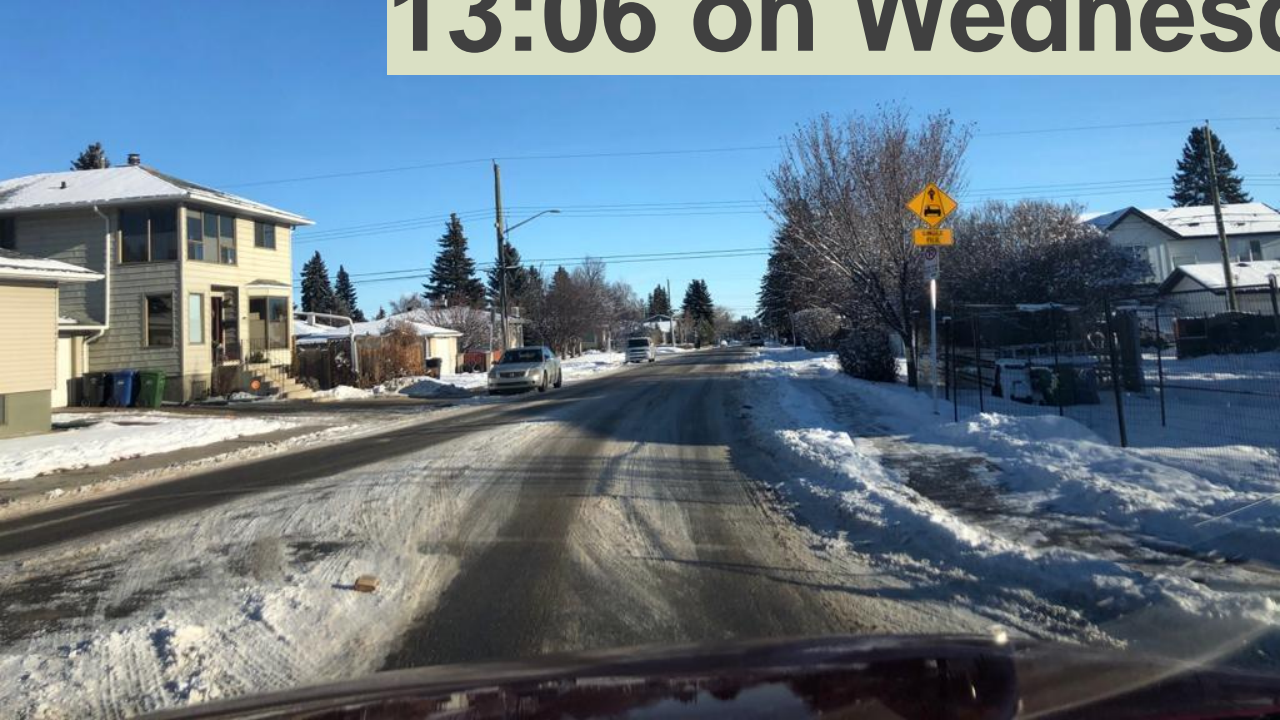


16:00 on Tuesday, Dec 24, 2019





13:06 on Wednesday, Dec 25, 2019





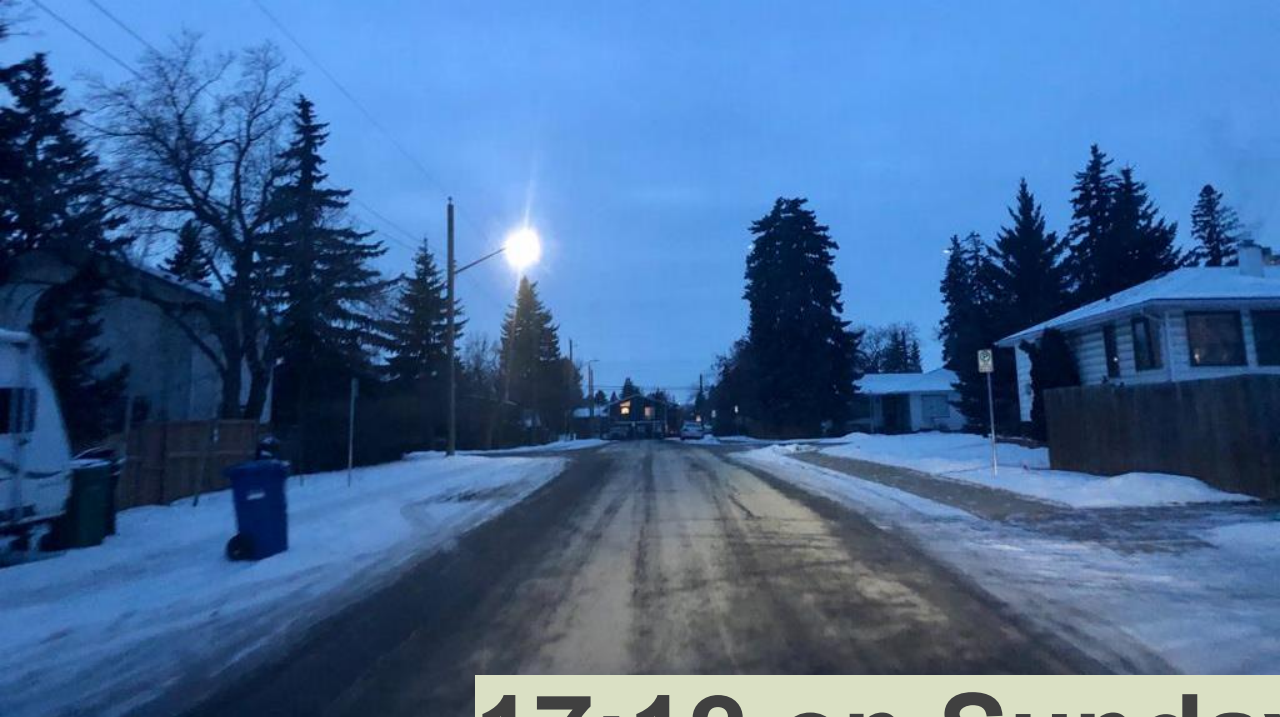
12:14 on Sunday, Dec 29, 2019



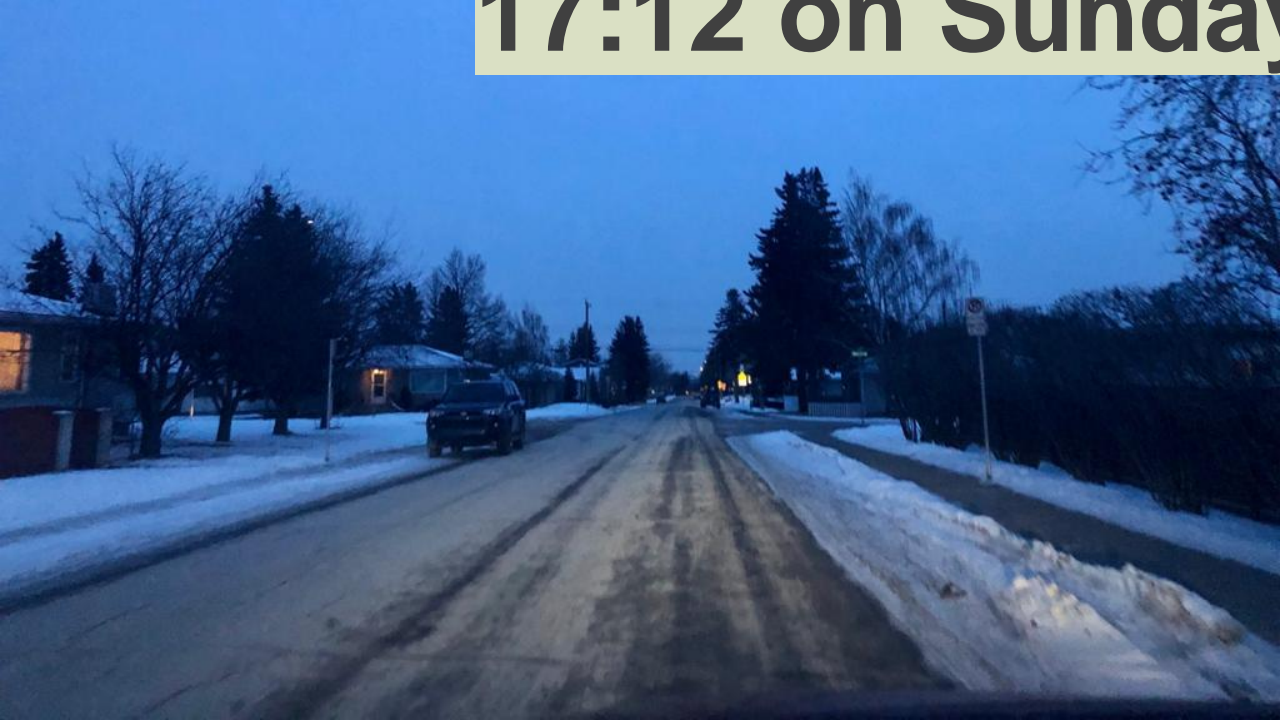


10:59 on Saturday, Jan 11, 2020





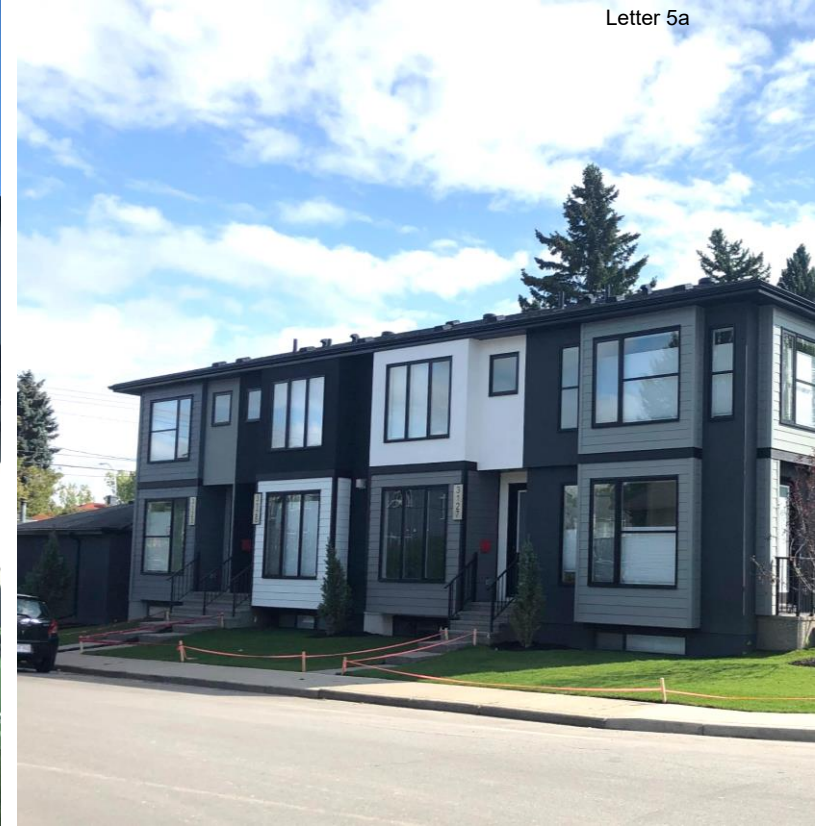
17:12 on Sunday, Jan 12, 2020





20:28 on Monday, Jan 13, 2020





SUCCESSFUL INTEGRATION INTO INNER-CITY NEIGHBOURHOOD



MORE ROWHOUSES (RC-G) in Killarney