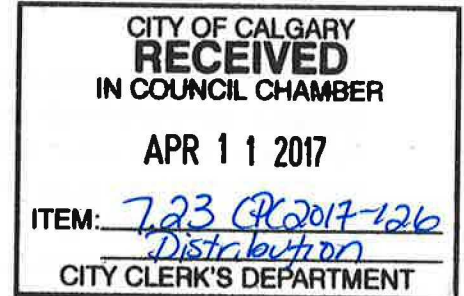




shaganappicommunity.ca

March 20, 2017

Desmond Blik
Planner | Main Streets / Community Planning Centre-West
The City of Calgary
700 Macleod Trail South
Calgary AB
T2G 2M3



Dear Sir:

Re: Letter of Support for Main Streets Initiative in Shaganappi

This is to confirm that the Shaganappi Community Association is in favour of the redevelopment of 17th Ave SW, and in particular, that portion which runs along the southern border of our community between Crowchild Trail and 33rd St SW. In recent years, we have developed a reputation for being able to work with the development industry by striving for solutions that accommodate the interests of our citizens, the City and prospective developers. In nearly every case we find ways to achieve successful outcomes.

Shaganappi is a very narrow community which primarily comprises the area between Bow Trail and 17th Avenue that runs parallel to 17th Avenue. We are a small community; currently about 570 houses with a number of one to four storey apartments and condos, most of which were built along 17th Avenue during the 1970's and 1980's. In recent years, the single-family housing in the community has undergone considerable redevelopment, infilling and major renovation. Much of it is within 50 meters of 17th Ave.

As such, the Main Streets initiative along 17th Avenue is very significant to Shaganappi, as it potentially covers a large amount of the aerial extent of our community.

In addition to the recent Main Streets consultation, active participation in the land use planning for the West LRT, the Westbrook ARP and the Shaganappi Point ARP has resulted in a wide variety of multi-family typologies that will greatly increase the density of the area while maintaining the viability of the low-density R-C1 and R-C2 components of our community.

We do not have an existing ARP along 17th Avenue, and this area is comprised of a mix of individual land blocks varying from R-C1 zoning to M-C2 (or higher). Our streets run in various directions along 17th Avenue, with various lot configurations, some with or without lanes. It is a challenging area from a geometric perspective, with divergent resident demographics.

Shaganappi Community Association
2608 – 14 Avenue SW
Calgary AB T3C 3V2

When the City completed their broader consultation process in October, Shaganappi realized that the nature of that consultation did not allow for adequate dissemination of the specific new zoning changes to affected adjacent parties. These interests involved predominantly R-C1 and R-C2 residential housing.

In response, we met with the Main Streets team in late October, and together with City staff, hosted a community wide town hall with City staff with approximately 130 attendees in mid-November. The outcome of the town hall was a series of three spin out "street meetings" hosted by the CA (with an additional 4th in a separate street grouping of residents in response to a pending live land use by Truman homes, also attended by Main Streets city staff). Our membership communication system, along with door knocking by our area resident reps was sufficient to ensure that these street meetings were representative and well attended with 20-40 people each.

In each meeting, the Community Association leadership presented the context of the MDP, and the corridor focus for its implementation, the arrival of the West LRT, and the existing context of two existing ARPs and one major land use area at Silvera (Jacques Lodges). City staff then articulated their thinking around the zoning proposed. Residents with immediate and direct property interests responded, and in almost every circumstance adjustments were made by the Main Streets team to address those concerns. The result was a mix of zoning higher than originally proposed for in areas of the community that were receptive to investment, decreases in areas with recent investment and excellent existing streetscapes, and changes (increases and decreases) to transitional zoning as appropriate. Overall, the densities achieved with resident buy-in are close to those proposed originally – they just moved around a bit.

We thought the ad hoc city consultation process requested by us, after conclusion of the formal process in October was top tier. There is something really powerful about a city staffer walking into a street meeting with a map and a bunch of questions. It took courage, and we want to commend them for that. As a result of our interaction over year-end, city staff have a far stronger and sounder recommendation for Council to consider. Accordingly, there is broad support for the recommendations for 17th Avenue as made in the attached document and distributed to our community.

However, our support has three important conditions:

1. We see the Main Streets project as largely dependent on the financial infrastructure commitment to be made by the City. We were happy to hear Councillor Woolley re-enforce our belief that this important zoning practice should be married with an assurance that the road infrastructure, public realm and transportation needs would be reviewed and upgraded in a holistic way. We understand that Council has now set aside a significant amount of money for Main Streets Implementation and the subsequent public realm infrastructure that will be a part of community supported re-zoning. We are eager to work with administration on the infrastructure implementation plans for 17th Avenue and 37th Street.

2. We understand that this will be Shaganappi's long-term intensification plan for 17th Avenue. The additional heights and densities proposed in this Main Streets initiative along 17th Ave will allow the community to meet the MDP's long term inner-city density goals, while retaining the character of our community. Therefore, additional mid-term unzoning along 17th should be minimized except in very isolated circumstances.
3. As previously mentioned, Shaganappi is long and extremely narrow; in many places, only two blocks wide. This unusual feature is often a source of conflict with respect to shortcutting traffic coming off Bow Trail and 17th Avenue and in particular during peak periods. Any additional density proposed along 17th Avenue needs to be aware of the traffic issues that currently exist and take measures to ensure that the current problems are not exacerbated.

Yours truly,



Ron Goodfellow, FRAIC (retired)
Director of Community Development
Shaganappi Community Association
403 233 0179



Mike Wilhelm
President
Shaganappi Community Association

Cc: Evan Woolley
Beth Tingle, V.P., Shaganappi Community Association
David Hawthorn, Shaganappi Community Association