

Community Association Response



February 4, 2021

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

Dear Derek:

**Re: LOC2020-0106 @ 2500 Bow Trail SW
LAND USE AMENDMENT & OUTLINE PLAN - JACQUES SITE**

Shaganappi is a community that is highly engaged in planning. Over the past 12 years, our residents have collaborated with city staff in six separate planning processes; the West LRT, the Westbrook ARP, the Shaganappi Point ARP, Crowchild Trail, Main Streets and now are actively participating in the Westbrook Working Group. We have potentially the highest community association membership as a percentage of residences 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.

Our operational model is to support development and to get to “yes.” We have followed a similar engagement process on several projects successfully and through negotiation and initiative, have created some highly successful projects.

Potential of the Jacques Site

This site has always had incredible potential. As a community, we will continue to work with the applicant to create a distinctive and attractive sense of place.

When we considered the prior land use in December 2013, we felt that the existing, and unique, slope adaptive landforms could be better integrated into an improved plan. The Shaganappi Community Association has consistently believed that preserving the current terraced topography and using the landscape creatively and innovatively for the layout of residences is the best opportunity to create an integrated sense of place on this site. We think a development here needs to be sensitive and protective of the existing aesthetic topography of the land.

Overcoming Challenges to Create a Vision

The site as it sits has limited access, drastic changes in grades throughout, natural underground water reservoirs, a lack of built utilities; daunting risks that have impeded the path to a viable site concept. Geography and topography could also yield an urban island, hemmed in by a major traffic artery and older single-family housing.

Therefore, this large and complex project is suited to a single entity with a single conceptual vision; an entity that can comprehensively design and develop site-wide infrastructure such as internal streetscapes and circulation, view corridors, landscape, lighting, signage, and all necessary elements to tie the development together and interact with the wider community.

Based on our discussions, careful design will allow that interaction to happen; the applicant has presented a vision for the site that, turns out, not in, to its neighbours, with doors opening and active frontages on shared streets, and landscape interventions.

For the first phase at Site 4, differentiation and interest have been created by using a planned hierarchy of building sizes, types, and forms, stepped back in a hierarchy of green spaces, and connections that allow a wholesome integration between the adjacent neighbouring fabric and the new development. In the land use, enthusiasm often seen for contiguous Municipal Reserve has been tempered, and as we previously suggested in 2013 and 2014 green space has now been integrated into more liveable, tree-lined streets and intermittent plazas by creating a linear/nodal system of public space.

As the project progresses beyond the first phase of plans for Site 4, at the interior of the site, we will continue to pay careful attention to upcoming phases planned for the site's east and west edges and will be vigilant on design to allow for positive interaction with existing neighbours. Although the applicant has not yet presented the community with definitive plans for those subsequent phases, we are optimistic that their proposal can meet these critical requirements.

Comments on Egress

Egress from the site remains a significant challenge at Bow Trail and 26th Street SW despite substantial signal upgrades secured by our advocacy at public hearings in 2014. To promote density as much as four to five times of that which currently exists, we would like to see continued improvement of this intersection to handle additional traffic. We will work with City representatives to solve this concurrently, but outside and in support of, this process.

1. The intersection crosses the LRT at grade, with south-bound vehicle egress constrained by 26 Street being one parking lane narrower than the facing north-bound 26 Street egress serving Shaganappi's established main population centre. This situation was exacerbated by West LRT intersection modifications removing a right turn "sneaker" lane that previously existed here, which now exists on the facing intersection.
2. Pedestrian traffic, primarily C-Train commuters crossing to the Shaganappi Point Station at grade in the middle of Bow Trail, often find themselves waiting far too long when a train interrupts the light sequence and by the ongoing commuter flow of Bow Trail traffic. This results in risky behaviour as pedestrians cross the busy roadway against the lights to catch a train, or to move from one side of the community to the other.

We understand the applicant's traffic study has westbound evening rush hour vehicle volumes already at capacity at Bow Trail, and this could impede additional pedestrian volumes from the Jacques site to the station to the south. We therefore ask The City of Calgary transportation assessment to look to improve overall pedestrian capacity, especially if that capacity risks being further restricted to accommodate the additional free flow of motor vehicles on Bow Trail.

Communication of Intent and Alignment of Purpose

The site incorporates a comprehensive vision to be implemented in stages that allows residents to adjust, and the applicant to adapt to market feedback over time. Through robust planning and design the applicant has shown a commitment to investing in a high-quality public realm. They have been open and accommodating with residents, affirming residents' concerns and with the exception of technical ongoing technical issues on Site 5, changed the design to better integrate with the surrounding community fabric and ensuring optimum movement and usage of the site. We see an opportunity for a diverse, dynamic, and amalgamated community here — a catalyst for a new Shaganappi.

Unfortunately, Site 5 Issues Continue

Further to our letter of August 27, 2020, we continue to struggle with Direct Control transition details for Site 5. The 10-metre height restriction is a concession presented to residents, and the wording now has that restriction over a setback. This concession is thus of no consequence, and a 16-metre building will now face the street, set 4-metres back. We would like to return to the 10-metre concept for the initial height of the building, we think set 6 metres back, or to ask that the applicant re-engage residents on the issue.

In Summary

We are supportive of this development. The applicant did their best to work through issues raised by community members and we are confident that a solution for Site 5, as supported by ongoing engagement, will eventually address resident concerns. We continue to ask for the intersection of Bow Trail and 26 Street to be improved, as it still suffers from issues created by the West LRT but acknowledge that can happen outside of this process and through conversations with the City's transportation department.

This proposed development will contribute positively to our community and we are excited to see it take shape.

Thank you.

Yours truly,
Shaganappi Community Association



Michael Wilhelm
President



John van Hemert, Architect, AAA
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Ron Goodfellow, FRAIC
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February 8, 2021

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Clarification of the Community Association Position on Site 5

Further to our letter of February 4, 2020, we were incorrect in assuming a 6-metre setback would apply. The bylaw is clear that a 0-metre setback would apply on a property line shared with a street for a street-oriented building. The applicant has consistently communicated that this site would have a street-oriented building, and therefore, the 10-metre height restriction for the first 4-metres from the property line would be appropriate. With that in mind, we reviewed the language in the Direct Control District for Site 5 again, and the wording is now clear to us.

Apologies for the confusion. As before, we believe that this proposed development will contribute positively to our community and we are excited to see it take shape.

Thank you.

Yours truly,
Shaganappi Community Association

A handwritten signature in black ink, appearing to read 'Michael Wilhelm', with a stylized flourish at the end.

Michael Wilhelm
President