

SECA



SHAWNEE EVERGREEN COMMUNITY ASSOCIATION

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 31 2021
ITEM: #8.1.18 CA2021-0480
Public
CITY CLERK'S DEPARTMENT

SECA Panel 1

David Jacobs	Panel Emcee - SECA volunteer
Norm Rousseau	SECA Board - Director of Development
Gary Armstrong	FCE Condo Board - President
Cheryl Mcqueen	FCE Condo Board - Treasurer



*a connected community
where residents feel
a sense of belonging
and pride*



Our community is a small, **quiet area** with a mix of single-family homes, villas, townhomes and apartments.

We welcome the added **vibrancy** that sustainable commercial enterprises will bring.

Compatibility and **community livability** are our concerns.



Fish Creek Exchange

- Two 4 story buildings (97 units)
- with underground parking
- Townhomes (36) Shawnee Common with garage / driveway parking only
- 8 commercial bays
- Surface parking
 - condo visitors x 11
 - customers x 11
 - Handicapped x 3

Neighbouring properties

- Peace Lutheran Church
- Beacon Hill condos
- Shawnee Dr. single detached home
- Shawnee Rise Villas 60 units
- 350 approved residential units across Shawnee Blvd. with underground parking.
- Approved DC commercial development on Shawnee St.



11 commercial
parking stalls

Commercial spaces
facing Shawnee
Common.



3 handicapped parking stalls shared between residential visitor parking and commercial parking.

Shawnee Common
between the East and
West buildings.

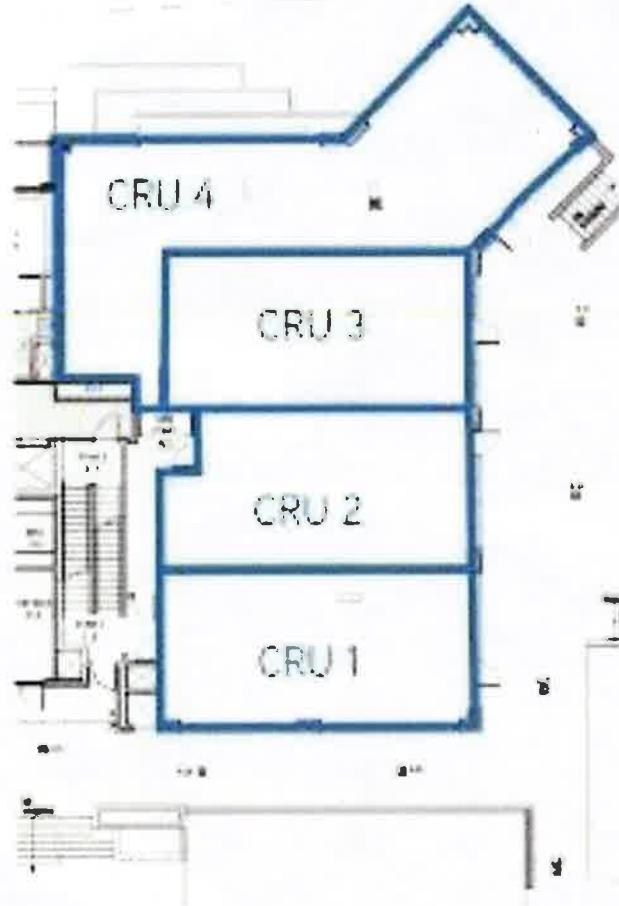


Land Use Application: Context

Building 1
3,915.92 SF

CRU 1: 843.14 SF
CRU 2: 874.29 SF
CRU 3: 847.44 SF
CRU 4: 1,419.76 SF

**All four (4) spaces can be combined

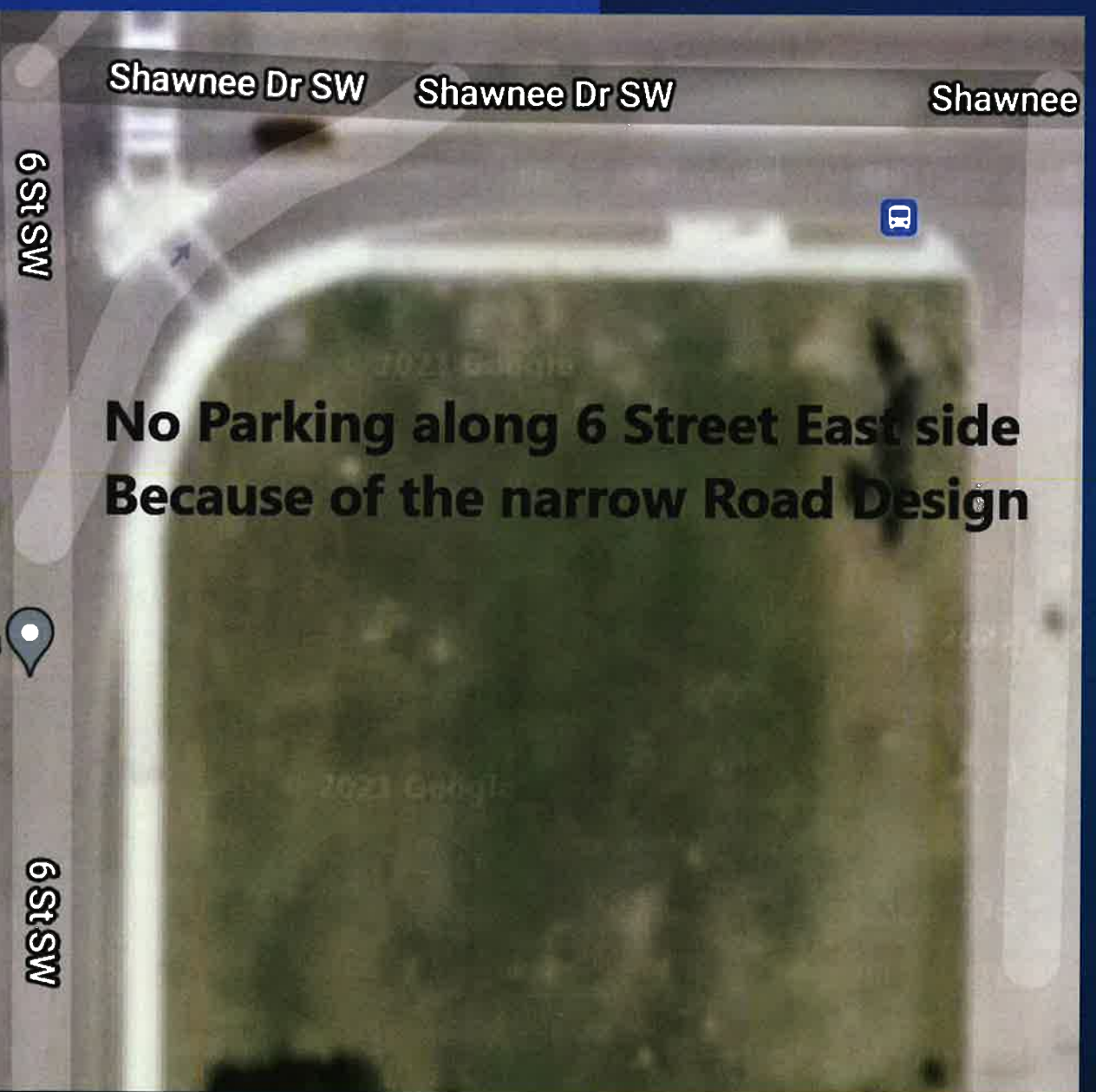


Building 2
3,649.03 SF

CRU 1: 858.96 SF
CRU 2: 643.79 SF
**CRU 1 & 2 can be combined

CRU 3: 828.17 SF
CRU 4: 1,219.65 SF
**CRU 3 & 4 can be combined





**No Parking along 6 Street East side
Because of the narrow Road Design**

A Complex Intersection

- Slopes
- Curves
- Compromised sight lines
- Traffic islands on 3 streets
- Cross Walk
- Cycle route used by several communities to access Fish Creek Park and beyond



Gary Armstrong – FCE Condo Board President

With the application's intensified land uses we are concerned about:

- **Late night noise and lights**
 - boisterous customers leaving a licensed restaurant at 2 AM
 - car doors slamming
 - traffic noise
 - vehicle lights shining into **ground floor condos**
- **Early morning truck traffic**
 - deliveries and waste removal
 - "beep, beep, beep" and "vroom, vroom"
- **Street parking**
 - insufficient parking onsite and on nearby streets



Loading zone and waste pick up next to Shawnee Drive homes.

FCE's more intense uses will be felt by these near neighbours



Cheryl Mcqueen – FCE Condo Board Treasurer

Safety and security are already issues for residents.

Livability

“The condo buildings have little to no air conditioning, so windows are open all summer. That means noise and odours will be wafting into the condos.”

“We are a no smoking building, and we are concerned that smoking on the patio and cooking odours from the commercial spaces will impact FCE residents.”



SECA Panel 2 – neighbours

Lynn Jobe	Panel Emcee - SECA Vice Pres.
Kyle Johnson	Beacon Hill Condo Board President
Ajay Khanolkar	SECA Board of Directors
Sadhana Khanolkar	Shawnee Drive Resident
Maigul Wickham	SECA Treasurer, Shawnee Common resident

Kyle Johnson – Beacon Hill Condo President



Beacon Hill contains 124 households in apartment and town home condominiums.

6th Street is our only access

Many of our residents are seniors.



Looking up Shawnee Drive from 6th Street

Noticing increased traffic and conflicts
between:

- motorists
- cyclists
- pedestrians
- ambulances to Beacon Hill
- delivery vehicles

Sadhana Khanolkar



Looking up 6th Street from Shawnee Rise

- In this TOD area, LRT parking on surrounding streets is limited by daytime no parking zones to avoid impacting residents.
- But in the evenings, commercial customers can park on residential streets, impacting **livability** for homeowners.

Mark & Maigul Wickam



Shawnee Common

This condo laneway is a no parking zone.

Land Use Bylaws **make** Good Neighbours

We are seeking a decision that maintains the **character** of our community and maintains **livability** for residents.

Our Ask:

Remove the more intense uses: (i) Drinking Establishment – Small, (ii) Restaurant: Licensed – Medium, and (iii) Restaurant: Licensed - Small

And add this condition:

In this DC district all business must not be open to the public between the hours of operation (11 PM – 7 AM)



Thank You

