



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Barbara

Last name (required) Prueckel

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC2021-0002 / CPC2021-0659

Date of meeting Jul 5, 2021

We have been residents of Shaganappi since 2002. We live directly across the street from the proposed JEMM development. Our address is 1403 27th Street SW.

We realize and understand that our community is moving forward with the City of Calgary's plans to change the neighbourhood along the Bow trail corridor (12th avenue). a high-density multi-unit area; however we are concerned that the plans of their 6-story rental apartment building does not meet the height requirements, as we believe it should be capped at 5 stories. (As the 2014 APR states).

The magnitude of this building will absolutely infringe on our property for sight lines, privacy and sunlight.

We also believe it should be a more gradual step down into our neighbourhood as it would infringe so much on the homes directly south of the development. Our neighbourhood is only two blocks long between Bow trail and 17th avenue, so that really puts the scope of this development into mind.

After dealing with ten months of construction workers for the Giordano, we are extremely concerned with parking issues and being able to have access to our home



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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

as well.

Continuing with Parking concerns. The development is providing .5 parking stalls for the development of 100 to 120 units. We know this is not something we want in our neighbourhood. Parking has already become an issue with the Giordano. With people illegally parking on the street overnight and for days on end and the Giordano has a parking stall for each resident suite. Parking on 27th street and 12th ave already has and will become a huge issue.

We understand that the space in front of our home is not designated to us, however there should be a courtesy rule, as we have no back alley and are unable to park anywhere else; being able to park close to your home is needed for groceries and so on. With a parking plan that Jemm has, there will be parking issues constantly. They believe they will rent to people without a car. This is only a theory. What's stopping someone from renting a unit of theirs and buying a car only to park it on the street?

We believe all multi-unit apartment buildings should come with at least one parking stall per rental unit. Otherwise, it will turn the neighbourhood into a parking lot, something nobody in the Shaganappi community wants.

We are not opposed to development in the neighbourhood; however, we are opposed to this development as it does not meet the areas 2014 ARP or what we believe the parking criteria sh

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First name (required)	Ian
Last name (required)	Whitehead
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0002 / CPC2021-0659
Date of meeting	Jul 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached a letter that we have written in response to the proposed development on 27th Street SW, Calgary, Alberta. Sincerely, Lois Whitehead, Pamela Curzon and Ian Whitehead

Whitehead & Curzon Family
1419 26a Street SW
Calgary, Alberta
T3C 1K9

June 15, 2021

O2 Planning + Design Inc.
510 – 255 17 Avenue SW
Calgary, Alberta
T2S 2T8

To Whom it May Concern,

Regarding the proposed Jemm 27 Street SW Shaganappi Development, it is the expressed opinion of the owners of 1419 26a Street SW that this development is not appropriate for the neighbourhood and it has direct negative impacts for the residents of 1419 26a Street SW as well as surrounding homes. The development will materially interfere and negatively affect the use, enjoyment and value of our home and neighbouring parcels of land. The proposed development will continue the erosion of the character of the Shaganappi neighbourhood.

We take issue with the proposed development in relation to: loss of privacy, loss of natural light, potential security risks, population density, insufficient plans for adequate parking for residents of the development, and no plans for designated pet relief zones. The proposed building mass concerns have direct personal negative impacts for the half-century resident of 1419 26a Street SW.

We feel the overpowering high density dwelling would have an extremely negative impact on our narrow single family community; and having back to back, similar developments, is doubly unappealing. The proposed development multiplies the concerns and issues presented when the adjacent building to the north was proposed.

We are now witnessing our concerns coming to light as a result of the increased density to the community that the Giordano development has introduced. Shaganappi is a small community, whose focus has always been on family. The developments that are continually being proposed are making the community a very transient, disconnected, high-rise neighbourhood. This disconnection erodes at the heart of Shaganappi's family values and community spirit. Non-community based behaviors affect the resale of the surrounding properties negatively for future families looking for a connected community with family values.

Jemm presented a parking study that incorrectly states that residential parking permits are only allowed on 26a Street SW. The study stated that the same would apply on 27th street and that none of the new residents would be allowed to have residential parking permits. The proposed 27th Street development by Jemm insists there will be very few cars as a result of residents not owning vehicles. We feel that in addition to the underestimation of the vehicles owned by residents there will be increased traffic

volumes. The proposed new development is estimated to have 100 units and as a result, the back alley between 26a St & 27 St will become the main access route for the proposed development which will overload this narrow and already congested alley. Residents, visitors, delivery vehicles, taxis, ubers, skip-the-dishes, Amazon and the like all have wheels and will travel down 27th Street or the narrow back lane and will all travel back up 26a Street as 12 Avenue is a one way roadway. Traffic will increase greatly on 26a Street with the completion of the Jemm development. This increased traffic will seriously negatively impact the already degraded serenity and peace of 26a Street.

Multi-dwelling residents that allow for pets and do not allow for designated areas for these animals to relieve themselves is short-sighted and presents a significant issue for surrounding residents. We have witnessed irresponsible urban professionals with dogs relieving their animals on surrounding resident's properties. There is one large off-leash park in Shaganappi in addition to the river pathway system. Busy professionals have limited time to attend to their pet's needs and will have them relieve themselves on surrounding properties. It is recommended that a designated pet relief zone be created should the Jemm project be approved despite our protest.

The home of 1419 26a Street SW has already endured loss of privacy by the existing Giordano and will more so be dwarfed by the proposed Jemm project. Daylight studies presented conveniently do not examine the effects of the building beyond 4PM. We feel that without this information, the project is hiding the fact that 1419 will be in the shadows compared to the current building profiles. The expansion of the proposed development to include lot 1418 27 St SW is beyond what was initially proposed for the block, and will materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

Having a second building of greater size than the Giordano is immeasurably horrendous to the peace and well being of one if not all surrounding residents. To expect family oriented community members to police, monitor and report infractions and by-law violations is unacceptable. Forcing this building upon a contributing member of the community and a law abiding citizen who has lived in this very neighborhood for over 50 years is disrespectful and unkind. Promises can be made, but when human behavior is involved, it is the unfortunate truth that people misbehave and it is very stressful and challenging to witness and correct such behaviors. It is thus that large buildings in a small community degrade the pre-existing quality of life and peaceful, neighbourly community that once was, and could continue abet for the monstrosities of urban dwellings.

There has been a promise of trees to help hide the mass of concrete and windows presented by the project. It is unclear as to the forest and the height of mature trees that will be required to mask the building at the distance 1419 is from the proposed development. We estimate that 30 foot towering aspens might do the trick, but there is no reasonable location that can be located on the 1419 property that would work.

In summary, we oppose the proposed development and we feel that the project will take away from the community and present a significant negative impact to the community and directly impacts the residents of 1419 26a Street SW.

Sincerely,

Lois Whitehead, Pamela Curzon and Ian Whitehead

cc: Christine Leung, City of Calgary File Manager, Christine.Leung@calgary.ca
Mike Wilhelm, President, Shaganappi Community Association, mwilhelm@shaw.ca
Jerry Patterson, Shaganappi Development Committee, jerry.patterson@dentons.com
Shawn Small, Planner, O2 Planning + Design Inc., Shawn.Small@o2design.com
<http://calgary.ca/publicsubmissions>