

Community Association Response



September 14, 2022

Brendyn Seymour, Planner
The City of Calgary
5th Floor, 800 Macleod Trail S.E.
Calgary AB T2G 2M3
Email: Brendyn.Seymour@calgary.ca

Dear Brendyn:

Re: LOC2022-0079 (as supported by DP2022-03587) - 3115 12 Avenue SW

We had a very positive experience with the applicant and advisors in bringing forward Shaganappi's first courtyard style multi-unit infill. A jointly facilitated and thoroughly advertised adjacent resident's meeting was held on September 7, 2022. While unfortunately, no residents attended, we did accomplish 100% attendance by all 6 members of our development committee.

There is a pending Development Permit on this application, and we see this as important supporting a land use change of this type; particularly with certain Direct Control ("DC") elements to consider. The proposed buildings are thus integral to the site, and to the DC, and we thought it appropriate to comment as follows:

- We were pleased to see what appears to be an inventive approach to densification beyond the standard duplex stock being built in our area. The design of the two buildings, in the context of the drop off in grade from south to north, makes the development complex and interesting. The courtyard format allows for sun and encourages the use of amenity space between the buildings, while creating opportunity for activity between the structures.
- The proposed increase in density is appropriate to this location with less than a 5-minute walk to Westbrook Station, and a 10-minute drive to the Central Business District.
- This building continues a recent trend of providing a quality front façade along the 12th Avenue edge. However, the applicant might consider:
 - Moving the basement suite entries for the front two units to the street frontage. This would be consistent with other new buildings on this street, in that it allows utilization of the downward slope of ~2 meters and better emergency access to the street.
 - Soliciting city support to allow landscape grasses to the little strip between the sidewalk and the road. This might an opportunity to add privacy and greenery, in the manner just

Shaganappi Community Association
2516 – 14 Avenue SW
Calgary AB T3C 3V2

Brendyn Seymour, Planner
LOC2022-0079 (as supported by DP2022-03587)

Page 2 of 3

implemented by the city on the nearby road right of way on 17th Avenue by the Main Streets team.

- Reflective glass or a privacy fence along the 12th Avenue face to add provide additional privacy from car and pedestrian traffic.
- Sensitivity to adjacent residents has been provided by reasonable parcel coverage, and a height that minimalizes shading. However, we do suggest that overlooking prevention strategies continue to be developed, such as landscape screening between the 2 groups of units.

With these concerns addressed, and any remaining issues requiring satisfactory resolution in the City review and approval process, the Shaganappi Community Association would support this development.

Thank you.

Yours truly,

Shaganappi Community Association



Michael Wilhelm
President



Weston Bronconnier, CFA
Westbrook Area Rep



John van Hemert, Architect, AAA
Development Committee Member



Mia Leung, BA, Urban Studies
Development Committee Member

Cc: Courtney Walcott, Alicia Ta, Ward 8 Office, City of Calgary
Development Committee, Shaganappi CA