

Community Association Response



July 4, 2023

Ben Ang
Planner, South Team, Community Planning
The City of Calgary
5th Floor, 800 Macleod Trail S.E.
Calgary AB T2G 2M3
ben.ang@calgary.ca

Dear Ben:

**Re: LOC2022-0180 - 1404-1414 27 Street SW
Updated Status and Materials to be Included in CPC Submission
DP2023-01684 – Additional Comment**

For background:

- The Shaganappi Community Association's primary objection in our letter of April 21, 2023 concerned the use of the M-U1 district outside of that bylaw's purpose statement, which we believe would result in inappropriate opportunities to increase building mass, and reduce transitions in a manner not supported by this location.
- These concerns were subsequently confirmed by the initial Development Permit DP2023-01684 ("the DP") as presented to the Community Association ("the CA") on March 24, 2023.
- As a result of our previous correspondence and concerted feedback by a well-led affected resident group, the applicant has now made adjustments which address some, but not all significant concerns in the CA letters of April 21, 2023 (on the land use) and May 8, 2023 (on the DP).

Therefore, we ask that the following documents be included for consideration by CPC as an integral part of the CA's position:

The CA's letter of opposition to LOC2022-0180 - 1404-1414 27 Street SW dated April 21, 2023.

- Further to this letter, the use of the M-U1 designation, as contrasted to the existing M-C2 designation, allows the applicant to minimize front setbacks facing a residential street. The building will face 27th Street, with residential properties directly across. These properties have no lane, which will present them with limited opportunity to develop beyond Neighbourhood Local or Neighbourhood Connector urban form categories.

Transitions between two very different urban forms have not been fully achieved on 27th Street.

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- In April 2018, concurrent with approval of the adjacent 73-unit building on the same block, Council correctly identified significant pedestrian public realm deficiencies on 12th Avenue and approved a motion to have City administration address the issues.

This five-year-old motion has not yet been addressed and significant outstanding public realm issues remain completely unresolved.

Despite the applicant's helpful commitment to providing a mobility and transportation study, this five year delay in the City addressing a Council direction does not give us confidence in the applicant's, or the City's, commitment to follow up and address significant shortcomings in the public realm.

Appendix A – the letter of June 29, 2023, signed by Leanne Komaromi, the local community representative on behalf of adjacent residents.

- Ms. Komaromi lives directly across from the site on 27th Street, and she has been formally delegated to fulfill this role directly by our development committee. We attach her letter as part of our official submission to CPC.

The resident letter addresses the CA's above points in a deeper level of detail.

- The resident letter also highlights why this site, on a dead-end residential street, one of a series of dead-end residential streets connected by a one way service road, does not support this building form as compared to the applicant's prior site which is on a newly upgraded Main Street.

(See LOC2022-0216; CPC2023-0190 – approved by CPC unanimously on May 18, 2023)

The applicant is attempting to execute two very similar buildings in two very different site contexts.

Appendix B – the Community Association's letter of May 8, 2023, requesting amendments to the DP.

Administration has indicated that our concerns regarding the use of stock M-U1 land use district would be better addressed in the DP. Accordingly, we include our comments on the DP to demonstrate some resolution of initial concerns that directly resulted from the use of an imperfect land use district.

In our first meeting, the applicant represented that the use of the M-U1 district was primarily to facilitate a six-storey building, an outcome we understand that administration would also support by using a Direct Control district to accomplish the required height.

However, the subsequent presentation of the initial DP demonstrated that the M-U1 district was intended, as we expected, to minimize setbacks and setbacks in a manner not appropriate to the context of the site.

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With that feedback provided to the applicant, we now acknowledge the applicant made favorable adjustments to some, but not all, of our requested changes in that letter:

- ***Multiple building step-backs have been added to the 27th Street face which help to alleviate the mass and improve the impact of shadowing to better align with the objectives and drawings on page 46 of the LAP.***

We appreciate these changes and have no further comment.

- ***Large trees have been offered to offset the building on 27th street as an alternative to the requested setbacks.***

Resident feedback (again, please refer to the resident letter) has indicated that this is insufficient.

Paradoxically, setbacks to the south as provided in the DP, but not requested, appear excessive at 6 meters when compared to the 3 meters provided by the Giordano, a similar 73-unit building directly across the lane.

Reduction of the setbacks to the south might allow for additional setback/articulations on the 27 Street face.

- ***A mobility and transportation study will now be provided to support the DP.***

We appreciate this also, and again ask that this address the complete lack of mobility planning in support of density around the Shaganappi Point LRT Station; specifically, to articulate a better relationship between the building, pedestrians, vehicles and bicycles and the nearby LRT station.

This should directly address Site Design criteria for the location of buildings in 2.4.1.1 (v) and (vi) on page 48 of the LAP, which would also supplement Council's unaddressed direction of April 16, 2018 (attached to our letter of April 23, 2023). This should also incorporate the more logical placement of the bike path on the north side of Bow Trail as outlined on pages 90 and 109.

DP2023-01684 – Additional Comment.

Finally, additional review of detail provided in the DP has us requesting that the southwest corner of the proposed building, especially accounting for the elimination of setbacks, results in the protrusion of a blank wall facing south.

The design would benefit from additional windows and transitions on that corner to better respect the adjacent residential area.

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Acknowledgement

We acknowledge the strong support we've received from yourself, Councillor Walcott and Alicia Ta of the Ward 8 office, on this application. Administration's approach has been open, transparent, and proactive throughout the review process.

Conclusion

While we appreciate the recent adjustments to the DP by the applicant, the issues raised around adequate facing setbacks raised in our opposition to the use of the M-U1 district, have not been fully addressed.

Accordingly, the Shaganappi Community Association continues to oppose this application.

However, if the applicant can satisfy the remaining concerns of residents of 27th Street as articulated in Appendix A, we would be happy to withdraw our objection.

Thank you.

Yours truly,
Shaganappi Community Association



Michael Wilhelm
President



Leanne Komaromi
27th Street Resident,
Resident Leader

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



April 21, 2023

Ben Ang
Planner, South Team, Community Planning
The City of Calgary
5th Floor, 800 Macleod Trail S.E.
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ben.ang@calgary.ca

Dear Ben,

Re: LOC2022-0180 - 1404-1414 27 Street SW – Letter of Opposition

We appreciate the applicant following through on a commitment to file a Development Permit (“DP”) in support of the above land use change. We acknowledge the applicant’s willingness to meet with residents, with the first being a resident information meeting hosted by us on March 1, and the second a meeting with resident leadership hosted by the applicant on March 24, immediately after filing the DP.

As the first major application to be evaluated under the Westbrook Local Area Plan (“the LAP”), the Shaganappi Community Association (“the CA”) asks the City to set a strong aspirational precedent on this first application of policy to land use re-designations of this type.

Our CA was one of four Westbrook community associations in support of the LAP and the only community association that spoke in favour on the day that the LAP was approved on first reading.

In our discussions, the applicant has indicated no flexibility in the approach to the building face, particularly regarding appropriate transitions to 27th Street. Residents face a design suited to a commercial street, a sheer 6-storey street wall with no step backs or setbacks, in a matter in direct contravention with general objectives of policy provided in the LAP on Page 23, and the appropriate scale modifiers in 2.3.3 (c) as supported by the drawing provided on page 46.

The applicant is inappropriately gaining an opportunity to maximize the size of the building and limit facing transitions as a direct result of the land use chosen to increase the height of the building to the maximum allowed by the LAP.

Background and Rationale

Based on the prior direction of Council and administration, this applicant is looking to apply a stock district to avoid a Direct Control option to achieve their objective. The M-C2 multi-residential district, as already designated for most of this site, has not been updated in the Land Use Bylaw (“the LUB”) to accommodate either new height limits allowed for wood frame construction in the building code, or the new 6-storey Low building scale category in the LAP.

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Our CA also spoke in favour of Calgary's first H-GO application and has subsequently expressed support for a second H-GO under review. Both are located on the same street as this application. That support demonstrated that we support changes to the land use bylaw that reduce the use of Direct Control ("DC") districts.

We do not, however, support the adaptation of existing stock districts in a manner for which they were not intended.

- In this case, a M-U1 district is being used as a workaround on this application to gain a one-storey increase in height which would have otherwise been 5-storeys (16 meters) in the existing M-C2 district.
- It also gains reductions to zero for setbacks (from 3 meters) and step backs (from 40% of average building lot coverage above 14 meters) on the primary street wall.
- *The LUB states that M-U1 is only intended to be "located along commercial streets where residential and commercial uses are supported at grade facing the commercial street". As such, we can reasonably assume that it was never intended for a residential street.*
- Consistent with the stated intent of M-U1, the CA has consistently and appropriately supported the application of M-U1 on multiple commercial streets. Together with residents, we previously supported re-designations of this type in a mass rezoning of the entire 17th Avenue Main Streets frontage in 2017, and again in support of LOC2021-0022,0023 - Various Sites 33rd Street SW – Truman Homes, on the emerging commercial frontage on 33rd Street facing Westbrook Mall in 2021.
- To gain the commercial designation, we believe the applicant may be loosely relying on a commercial implication provided by the Neighbourhood Flex urban form category assigned to this block in the LAP. The bylaw states, that *"the M-U1 general district should only be located where a LAP supports land use and development aligned with the purpose statement"*, with one purpose statement requiring it to be on a commercial street.
- However, this applicant does not plan to incorporate commercial use in the building, and the site is adjacent to an existing new building on the same block that already does not accommodate commercial use. Together, the two buildings cover this entire Neighbourhood Flex block in the LAP. The facing block to the west is designated Neighbourhood Connector, which extends along with the entire length of 12th Avenue to 33rd Street.
- Therefore, this proposal, in of itself, will cause its own block and the entire 12th Avenue frontage to the west to become a residential, and not a commercial street. The M-U1 designation is being used a matter of convenience to limit facing transitions and is being applied to a residential street in a manner that does not comply with the intent of the bylaw.

We also believe that the designation of Neighbourhood Flex on this block was an error that was unfortunately missed in resident feedback that might have otherwise been given in support of the LAP.

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- In April 2018, concurrent with approval of the adjacent building on the same block, Council correctly identified significant pedestrian public realm deficiencies on 12th Avenue and approved a motion to have City administration address the issues. This five-year-old motion has not yet been addressed and significant outstanding public realm issues remain completely unresolved (see appendix).
- The City has subsequently and paradoxically established a new Neighbourhood Flex urban form category here despite the requirement by Neighbourhood Flex (pages 25 and 27 of the LAP), to have an existing, or planned public realm to support *“moderate to high volumes of pedestrians”, “well-defined pedestrian routes to transit stops and stations or adjacent residential areas”, provision of “on-site pedestrian routes to minimize conflicts with vehicles, particularly near access and service areas”, and “unobstructed pedestrian routes supported by high-quality landscaping for pedestrian comfort”*.
- The shortcomings of this site, and the nature of the application itself, do not support the designation of this block as a Neighbourhood Flex location. The LAP, as a broad policy document covering a large geographical area, cannot account for specific or unique circumstance on a block-by-block basis. Each new situation raised by in the application process should be considered. The LAP recognizes this and provides sufficient guidance in 4.2 on page 101 regarding the location of areas on the maps, *“The precise location of these boundaries, for the purpose of evaluating development proposals, will be determined by the approving authority at the time of application”*.

Finally, the applicant has no plan to improve these significant public realm mobility shortcomings to meet Site Design criteria for the location of buildings in 2.4.1.1 (v) and (vi) on page 48 of the LAP in the application.

- This contrasts with better supported MU-1 re-designations (again LOC2020-0022,0023 - Various Sites 33rd Street SW – Truman Homes) which incorporated plans to improve the immediate pedestrian public realm.
- This also contrasts with another recent application which was supported by a supporting mobility and transportation study, (see LOC2020-0106 – Crown Park – 2500 Bow Trail SW – Brookfield Residential) to identify and resolve constraints also caused by a complete absence of mobility planning in support of density around the Shaganappi Point LRT Station.

Conclusion

In conclusion, the current M-C2 designation should remain intact as the land use designation for this site. The land use change proposed to M-U1 here is inappropriate, inadequately supported, and specifically contradicts the vision of the Westbrook LAP by taking liberties with both policy and bylaw intent. A resident framed it as *“a thin veneer of compliance to exploit the fringes of policy and bylaw”* to maximize the size of a building and minimize transitions on this site.

Resolution of the historical issues involving the 12th Avenue pedestrian and bicycle public realm will be critical to our support for the project itself, and ultimately to the success of any application at this location.

Ben Ang, Planner
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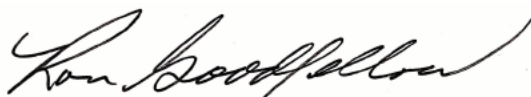
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We therefore do not support this land use application.

The Shaganappi Community Association



Michael Wilhelm
President



Ron Goodfellow, FRAIC (Retired)
Advisor, Planning and Development



Leanne Komaromi
27th Street Resident,
Resident Leader

Cc: Courtney Walcott, Alicia Ta, Ward 8 Office, City of Calgary
Peter Schryvers, Christine Khandl, Breanne Harder, Westbrook Local Area Planning Team
Development Committee, Shaganappi Community Association
Harvey Russell, Devon Russell, NAI Advent
Shawn Small, Vanessa Develter, O2 Design
Bo Rasmussen, Paul Dick, Birchcliff Development
Nicholas Tam, Trent Letwiniuk, Gravity Architecture

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Appendix

Background – 12th Avenue Issues

12th Avenue is a service road that used to be accessible from Bow Trail and was later modified to support the West LRT. It now forms a one-way, west to east loop that ends at 32nd Street near Westbrook Mall to the west and at 26A Street next to the LRT station to the east. The entire length of the 12th Avenue loop is now a very narrow one-way car right of way, which competes for space with two-way bike and pedestrian traffic. This road design compels new developments that face the LRT station to the north to have their most proximal alley access off 12th Avenue, with street access solely from the west. The entire length of 12th Avenue is only accessible by car from the interior of the community to the south, and by bicycle or foot across a sidewalk at either end.

The public realm along 12th Avenue is severely limited, if not entirely absent, and the current road design does not adequately accommodate multiple modes of transportation. This has been made worse by the initial large-scale building in the area, the Giordano, a 73-unit building is located immediately adjacent to the applicant's site to the east. The Giordano has resulted in a concentration of density to the north end the 26A Street terminus of 12th Avenue, in the form of a bulb which effectively terminates car, pedestrian, and bike traffic at a single point. This bulb is one block from the applicant's site.

Pedestrians, bikes, and cars converge at the bulb. Cars heading one-way to the east are blocked off at 26A Street and are left with the options of either flowing south on that street or illegally crossing over the sidewalk to reach 26 Street and Bow Trail. There is no crosswalk at any point across the looped vehicle right of way in support of the immediately adjacent LRT station. Bikes and pedestrians share the same space and cross at the Bow Trail LRT crossing point. Bikes generally proceed east to the pedestrian bridge at 24th Street, while pedestrians must cross this flow to reach the LRT station.

In 2018, Council approved the Giordano development with a supporting motion to improve the area's mobility connections (minutes attached). Specifically, Council directed administration to investigate and improve pedestrian safety at the bulb on 12th Avenue, with a focus on connections between Shaganappi Point Station and 17th Avenue Main Streets. The motion passed unanimously, and the mayor stressed that improving pedestrian connectivity should be the administration's top priority.

Council's directive from five years ago to improve transportation flow has either not been fulfilled or has been insufficiently implemented. Regrettably, the pedestrian situation has deteriorated due to the increased density and all modes of traffic competing for space. The existing sidewalks on 12th Avenue, if any, are narrow, broken, and poorly maintained, and made worse by the Giordano.

Furthermore, no comprehensive plan has been devised to address multi-modal issues on 12th Avenue itself, apart from a vague expectation that it could accommodate a two-way bike lane while simultaneously accommodating one-way car traffic heading west and intersecting pedestrian traffic heading north.

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Appendix**Minutes of Council Approval of Giordano with Motion Arising to Address 12th Avenue Public Realm
April 16, 2018**

5.1.39

Land Use Amendment Shaganappi (Ward 8) 12 Avenue SW and 26A Street SW, Bylaw 144D2018, CPC2018-148

A Letter, Re: Land Use Amendment Shaganappi 12 Avenue SW and 26A Street SW, Bylaw 144D201, dated 2018 April 16, with respect to Report CPC2018-148, was distributed.

The public hearing was called and the following persons addressed Council with respect to Bylaw 144D2018:

1. Hans Koppe
2. Roshan Chander
3. Bill Sweet
4. Nora Cheng
5. Jennifer Putney
6. M ke Wilhelm

Subject to Section 6(1), Section 78(1)(b) was suspended, by general consent, in order that Council complete Report CPC2018-148 prior to the 3:15 p.m. recess.

Moved by Councillor Woolley**Seconded by** Councillor Carra

That with respect to Report CPC2018-148, the following be adopted:
That Council:

ADOPT the proposed redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 1403, 1407, 1411 and 1415 – 26A Street SW (Plan 307EO, Block B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and

Give three readings to the proposed Bylaw 144D2018.

MOTION CARRIED

That Bylaw 144D2018 be introduced and read a first time.

MOTION CARRIED

That Bylaw 144D2018 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 144D2018 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 144D2018 be read a third time.

MOTION CARRIED**Moved by** Councillor Woolley**Seconded by** Councillor Sutherland

That with respect to Report CPC2018-148, the following Motion Arising be adopted:

That Council direct Administration to explore mobility connections between Shaganappi Station and 17 Avenue Mainstreets, including 12 Avenue SW as part of the Mainstreets engagement with particular emphasis on pedestrian safety at the 'bu b' at the end of 12 Avenue SW.

MOTION CARRIED

Council recessed at 3:43 p.m. and reconvened at 4:15 p.m. with Mayor Nenshi in the Chair.

June 29th, 2023

Ben Ang, City of Calgary Planner
By email: ben.ang@calgary.ca

Dear Mr. Ang,

Re: 27th Street Development Permit Applications LOC2022-0180 and DP2023-01684 (The "Proposed Development")

I write on behalf of the residents of the Shaganappi Community and in addition to the Shaganappi Residents' letters filed on April 6th and May 6th, 2023 regarding the Proposed Development. Engagement on this file was minimal and half-hearted. While we appreciate that the applicant has come forward at this late stage, they have remained immovable on critical issues and remain noncompliant on key aspects of the Westbrook Local Area Plan, leaving many resident concerns unaddressed.

Massing including building setbacks and setbacks

We appreciate that the applicant has updated plans to include setbacks however, the positive effect of this change is insufficient without a setback. Residents have been consistent in their request for a setback and have come forward at multiple points throughout the application process with suggestions to incorporate one while taking consideration of the applicant's finances, including:

- Flipping the building around to face the courtyard outwards to 27th Street;
- Reducing the southern setback from 6m to 3m to match the Giordano building and recoup some floor area that would be lost by including a front facing setback;
- Reducing the parkade to 0.5 ratio of spaces to units, in alignment with TOD policy, also having the positive effect of reducing cars entering and exiting the parkade and using the alley;
- Retaining MC-2 (with extension to the fourth lot) with a direct control to allow for six storeys, thus giving residents some assurance on building design, which administration indicated they would support.

The adjacent parcels on 27th Street do not contain a lane and therefore will likely remain much smaller in scale. Including a setback would significantly improve the Proposed Developments' integration and transition by increasing the area available for landscaping and public realm improvements, and reducing shadowing, bulk, and privacy concerns. *The residents remain opposed to the misuse of M-U1 to achieve minimal setbacks on a residential street.*

Traffic, pedestrian safety, connectivity to Shaganappi Point Station

The applicant has agreed to do a traffic study at the Proposed Development site, which is appreciated by the residents, but because the applicant delayed until a very late stage in the process we have not yet seen the results of that study and cannot comment on the findings at this time. It was requested by the residents and community association that this study include connectivity of pedestrians and cyclists along 12th Avenue, the main connector to the Shaganappi Point Station, and specifically address "the bulb" at 26A Street where vehicle, cyclist, and pedestrian interaction is a serious safety concern. Again, because the study is still underway we cannot comment on if it sufficiently addressed these concerns. *Therefore, pedestrian and cyclist safety along 12th Ave, neighbourhood connectivity to the Shaganappi*

Point Station, and any mitigation efforts by the applicant that may be implemented remain outstanding and unaddressed.

Misuse of M-U1 on a dead-end residential street

The applicant disingenuously told the residents that they were seeking M-U1 designation only to achieve the six-storey height but have taken advantage of the zoning to limit front facing setbacks. The applicant has a very similar development on 37th Street SW (LOC2022-0216) and comparison of the two sites clearly shows that what is appropriate at one of these sites *cannot* also be appropriate at the other.

37th Street and 21st Avenue SW

- Main Street with Neighbourhood Connector designation at site and on all adjacent parcels
- 37th Street is a four lane road
- Public realm that has seen significant investment recently with boulevards and widened sidewalks, and illuminated crosswalks
- Adjacent parcels are eligible and appropriate for similar scale development

27th Street and 12th Avenue SW

- Transition point from Neighbourhood Flex to Neighbourhood Connector to the west and Neighbourhood Flex to Neighbourhood Local to the south
- 27th Street is a narrow residential street feeding into a one-way, dead-end corridor
- Severely lacking public realm that has been raised as a concern for over five years and remains unaddressed
- Adjacent parcels lack a lane and have seen recent low-density development and will likely always be much smaller in scale than the Proposed Development

The Proposed Development site at 27th Street is uniquely challenging and while we recognize that M-U1 has been successfully used on residential streets in other neighbourhoods, we do not feel it is being appropriately used at this site. *The existing designation of MC-2 (with extension to the fourth lot) is much better suited for the site and with a direct control for added height would be a perfect marriage between added density and thoughtful development. The misuse of M-U1 remains a significant concern for residents.*

Compliance with the Westbrook Local Area Plan (LAP)

The residents and community association of Shaganappi support the new LAP and would like to see the first development approved under it in our community be in full compliance. The LAP is consistent and clear in its intent to prioritize public realm, pedestrian safety/experience, and respect existing neighbourhood character through thoughtful integration and transitions. At multiple points in the LAP, setbacks are prescribed as a method to achieve these important aspects. The Proposed Development is one of the first developments in our community under the LAP and in its current state, without full compliance, we fear that a dangerous precedent will be set. This will have the immediate effect of eliminating assurance for what future development will be in our neighbourhood and eroding public confidence in these documents and policies. *Compliance with the LAP remains a critical and outstanding concern for the residents. We ask that the Calgary Planning Commission and Council uphold the policies contained within it by requiring measures for appropriate integration and transition at the Proposed Development site, specifically a setback from 27th Street and public realm improvements.*

The residents would like to stress that they are supportive of development at this site and agree with the need for added density in Calgary's inner city. As many of us have lived in this area for a very long time, we are knowledgeable about the challenges at this site and are simply trying to inform the applicant to achieve the best outcome for our street and community, including any future new residents. We regret that the applicant has failed to listen and meaningfully address many of our concerns. It was our genuine desire to have been able to work with the applicant to find a compromise and support the Proposed Development however, due to the unaddressed concerns as discussed above, we remain opposed.

We thank you for your time and consideration.

Sincerely,



Leanne Komaromi
On behalf of the affected residents of Shaganappi

Residents:

[REDACTED] and [REDACTED]
[REDACTED] and [REDACTED]
[REDACTED] and [REDACTED]



May 8, 2023

Ben Ang
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Dear Ben,

Re: DP2023-01684 - 1404-1414 27 Street SW – Request for Amendments

There has been no communication or engagement on this Development Permit (“DP”).

Despite promises by the applicant to engage further at the initial meeting on March 24, 2023, this DP has been positioned as final and non-negotiable. Resident communications to follow up with promises for a joint site visit on March 24, 2023, as made to Birchcliff Development, the applicant’s lead on the DP, and to Harvey Russell, the principal of the applicant, remain unacknowledged.

Further to the issues outlined in the letter previously submitted by the Shaganappi Community Association (“the CA”) on April 21, 2023 regarding the CA’s opposition to the use of M-U1 in LOC2022-0180, and the joint affected resident’s letter (attached) of May 6, 2023 signed by Leanne Komaromi, the CA has reviewed the above noted Development Permit as adapted to the existing M-C2 land use and requests the following changes:

- As suggested by residents, incorporating a step-back on 27th Street would help to alleviate the mass and improve the impact of shadowing. Additionally, the lack of an alley behind the facing properties located to the west on 27th Street sets an expectation of smaller scale developments, which will be more susceptible to the impact of the proposed massing. Therefore, we request:
 - Building setbacks to comply with the requirement of the M-C2 district. We emphasize a setback of 3 meters from the facing 27th Street property line is required.
 - Building step backs to comply with the requirement of the M-C2 district. We emphasize the building needs to be stepped back to 40% of the average building lot coverage above 14 meters.

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- The plans have vehicles accessing the building from the downhill point at the northeast corner of the first parcel, closest to the LRT station by way of an undeveloped narrow alleyway. This alleyway measures 6.1 meters wide at the top, and 4.5 meters at the bottom, which is too narrow to adequately support two (the other being the Giordano) multi-family residential projects of this scale. Access to the most proximal end of the lane will be impeded by the limited access and one-way nature of 12th Avenue. Furthermore, the pedestrian-vehicle interaction will occur at an uncontrolled intersection between the lane and the sidewalk which already supports traffic from the Giordano.
- We ask that the parking entrance be moved directly onto 12th Avenue, with warning lights and mirrors for pedestrians and cyclists, as commonly seen in the downtown core. As the site slopes downward in this direction, we also believe that the slope of the access ramp would be reduced.
- If parking access remains in its current location, we will want the applicant to pave the entire length of the alley to provide better access from the south and provide a setback to expand the alleyway by 1.25 meters.
- We acknowledge that a complete lack of mobility planning in support of density around the Shaganappi Point LRT Station has made the site challenging for a building of this type. We would like to see a better relationship between the building and the nearby LRT station, particularly as the applicant is seeking to benefit from a TOD designation.
- We will require the applicant to provide a mobility and transportation study to address Site Design criteria for the location of buildings in 2.4.1.1 (v) and (vi) on page 48 of the LAP, which would also supplement Council's unaddressed direction of April 16, 2018.
- This study should help the applicant explain how this building relates to 12th Avenue to the immediate north; the vehicle connector for a series of otherwise dead end streets facing Bow Trail, and the sole pedestrian and bicycle route to the LRT station. Our residents would like the applicant to provide insight into how future residents, along with existing residents will be able to safely travel by foot to the LRT station, by bike to downtown, while supporting safe access of vehicles to the building.

The Shaganappi Community Association



Michael Wilhelm
President



Ron Goodfellow, FRAIC (Retired)
Advisor, Planning and Development

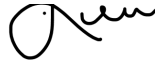
Ben Ang, Planner

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May 8, 2023



Mia Leung, BA, Urban Studies
Development Committee Member



Leanne Komaromi
Adjacent 27th Street Resident; Resident Leader

Cc: Courtney Walcott, Alicia Ta, Ward 8 Office, City of Calgary
Peter Schryvers, Christine Khandl, Brianne Harder, Westbrook Local Area Planning Team
Development Committee, Shaganappi Community Association
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