

**From:** [Jane L Makin](#)  
**To:** [Public Submissions](#)  
**Cc:** [Leanne Komaromi](#); [Jerry Patterson](#)  
**Subject:** [External] Proposed development 2023-01684  
**Date:** Wednesday, September 6, 2023 5:39:37 PM

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Hello,

I am writing for the second time regarding the proposed development on 27th Street SW in the community of Shaganappi. I had no response from the City of Calgary regarding my first letter.

The developers on this site have planned for a 6 storey, 99 unit apartment building taking over 4 lots on the east side of the street between 12 Avenue and 14 Avenue SW.

This street, which has limited access already is filled with mostly single family homes or duplexes, many of which have no back lane access so must park on the street or in driveways. These residents, many with young children who attend the nearby school must already contend with a narrow street filled with cars if they want to go south, or must take a narrow one way street shared with a bike lane to access 26 A street to head south. The Giordano, another apartment behind the proposed site is already creating difficult access onto 26 A street via either the lane or from the street.

Now imagine these same families on 27th having to contend with potentially 60 or even more extra cars trying to leave 27th street.

Now imagine if there was need for an ambulance or fire truck to these homes or to the proposed building, and the street is filled with cars.

While I appreciate housing is needed in Calgary, with so many vacant lots on surrounding streets why do we need a 6 storey square box in the middle of small single family homes?

And with rents skyrocketing in this city, who will be able to afford these apartments? Wouldn't it be more logical to build perhaps a row of townhomes that could be sold, so the developer would not have to be providing 99 stoves, 99 fridges, 99 microwaves, elevators, security etc for apartments that may not be affordable?

I would appreciate a response to this at your earliest convenience.

Jane Makin

Sent from my iPhone



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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Justin

Last name (required) Mclver

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

City Council Meeting and Development Permit 2023-01684

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To Whom it May Concern;

I am writing this letter in concern for Gravity Architecture / O2 Planning and Design Inc.'s proposed re-designation application for 4 lots on the corner of 12 Ave and 27 Street SW.

While redeveloping the older neighborhoods to a sustainable family-oriented communities is needed this proposed building will not do that. In fact, it will do the exact opposite. The MU-1 re-designation will allow commercial shops on the main floor, this will increase transient traffic through a quiet child filled neighborhood.

With this proposed 6 story, 99-unit building, the amount of traffic through the neighborhood is going to increase significantly. Currently there are about 198 individual dwellings between 14<sup>th</sup> Ave and 12<sup>th</sup> Ave SW and 26<sup>th</sup> St and 29<sup>th</sup> St SW. If this proposed building goes with 99 units, that's a 50% increase in available dwellings in the area. That equates to about more 50% traffic; one could argue that it will be more, with service like Amazon and food deliveries..

With that increase of traffic, these narrow side streets are not built to accommodate space for vehicles to pass one another on with vehicles parked on both sides. This creates even more risk in the winter when the roads are icy.

The 26<sup>th</sup> Street main entrance (which is the only entrance into the community off Bow Trail) is through a school zone and cross walks associated with Alex Ferguson Elementary School. There is already a high frequency of people blowing through the 4-way stop inside the school zone at 26<sup>th</sup> St and 14<sup>th</sup> Ave. There are young children walking along these streets and the increase in traffic brings an increased risk of critical incidents at that and other intersections. There are also concerns that existing road infrastructure does not support this new strain on the existing area. The area was initially built for roughly 96 dwellings decades ago; this development will push it to nearly 300% its original design. Shaganappi is quickly resembling a high residence downtown area, which is not where people raising young families will choose to live. Is pushing families out of these communities really what the city would like to support?

Other major concerns are that it is well known that the developer intends to use this property as short term rental such as Airbnb. This brings in short term people that do nothing for the local community; they do not invest in it and does not increase usership of local amenities like schools, parks, recreation centers, community associations, etc. as evidenced from the Giordano.

The setbacks proposed are going to be minimal, the height of the building is going to be casting high rise like shadows on adjacent houses that used to get sunlight, all of which shows little respect for surrounding neighbors.

This is all sadly going to drive out the current families away from a great neighborhood.

Thank you for reading our family's concerns,

The McIver's  
1417-28 St SW



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I have read and understand the above statement.

First name (required) Ellen

Last name (required) Leavitt

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?  
(required)

Submit a comment

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Council

Date of meeting (required)

Sep 19, 2023

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(required - max 75 characters)

Land Use Ammendment LOC2022-0180

Are you in favour or opposition of the issue? (required)

In opposition

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Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Re: Land Use Amendment LOC 2022-0180. I am submitting a personal comment opposing this amendment and also a more detailed letter from Leanne Komoromi, our resident's community leader on behalf of the residents most immediately impacted.



May 2, 2023

Att: Ben Ang  
Planner, South Team, Community Planning  
The City of Calgary

jay@architecture.ca  
cc. Leanne.m.Komaromi@gmail.com

Re: DP2023 - 01684

Dear Mr. Ang,

Our family have been Shaganappi residents for over thirty years. Our son grew up here and now his children are experiencing their early years in this thriving inner city community. We welcome the possibilities of density and diversity presented by the Westbrook LAP, but are opposed to this particular development plan application. I have attached a previous letter submitted by our Shaganappi Community Resident Leader, Leanne Komaromi. She has done an excellent job of polling immediate area residents and articulating our concerns with the proposed project. I support her well researched and constructively worded assessment of the deficiencies and problems presented by the applicant's proposed development plan.

Of particular concern to our family is the future of public realm improvements along the 12th ave corridor between 33 ave and the Shaganappi Point C-train station. Members of our family walk this corridor on nearly a daily basis, often with two children and a wagon of groceries, library books, stuffed animals etc. in tow. Especially in winter, it can be a tricky navigation.

In her letter Ms. Komaromi clearly outlines the public realm issues that have been ignored both by previous developers (Giordano) and the current application. I have walked 12<sup>th</sup> ave many times in the past few months. It is not a pleasant experience. Serious thought and consideration in cooperation between the City and future developers needs to be given to the integration of pedestrian, vehicle, bicycle and wheelchair accessible traffic before adding a building of the magnitude of the proposed project to that street.

Again, we support the Westbrook LAP and the opportunities it presents for creative inner city development. Unfortunately, in our opinion this proposal falls short of the spirit and possibilities of the plan.

Thank you for your consideration.  
Respectfully submitted,

Ellen Smith Leavitt  
1412 - 28 St. SW



April 6, 2023

Ben Ang, City of Calgary Planner  
By email: [ben.ang@calgary.ca](mailto:ben.ang@calgary.ca)

Dear Mr. Ang:

Re: 27<sup>th</sup> Street Land Use Re-designation Application LOC2022-0180 (the “Proposed Development”)

I write on behalf of the residents of the Shaganappi Community in opposition to the Proposed Development.

Shaganappi is a unique community in its character, history, and geography. We have a lively community association including a park that is maintained by volunteers and loved year round, a top rated public elementary school, and a neighbourhood where residents care for each other and work together to build a safe community; all within a historic neighbourhood with beautiful, well maintained character homes. Those of us who have chosen to invest and grow our families here did so for these characteristics and we fear that the Proposed Development is so grossly inappropriate for this location that it will irreversibly damage many of these attributes.

A centrally located community like ours is sure to attract developers and there is a long list of thoughtful, well planned projects being enthusiastically supported by local residents. As I will demonstrate below, the Proposed Development is neither thoughtful nor well planned for its proposed site and this is the reason we are asking that you not endorse the application to the Calgary Planning Commission or Council and uphold the existing M-C2 zoning at the site.

### **Misalignment with the Westbrook Local Area Plan**

The developer has indicated their intent to await the adoption of the new Westbrook Local Area Plan (“the LAP”) as the Proposed Development does not fit within the policies of the existing Shaganappi Point Area Redevelopment Plan and would require amendments. However, upon reading the LAP, the Proposed Development fails to meet requirements in nearly all of the applicable policies and completely misses the vision that the LAP so carefully outlines for the future of our community.

The Proposed Development seems to have found alignment within Map 3 (p.21), Map 4 (p.22) and Figure 12 (p.62) but has ignored so many other key aspects of what thoughtful design in Westbrook communities should entail. When considering maps, the LAP is careful to point out that areas shown on maps are “approximate only, not absolute and should not be interpreted as such” (p.101, section 4.2). They further acknowledge that sites contain unique conditions and constraints and need to be assessed on a case-by-case basis, specifically stating “no representation is made herein that any particular site is suitable for a particular purpose” (p.102, section 4.2). The LAP even goes so far as to define the language used, specifically the words “may” and “should”, with “may” amounting to a suggestion and “should” meaning mandatory in almost all scenarios (p.101, section 4.2). As such, although Map 3 and Figure 12 appear to designate the first four parcels on the north eastern side of 27<sup>th</sup> Street as Neighbourhood Flex and Core Zone of the Shaganappi Point Station, the unique characteristics of the location demand site specific, thoughtful development and strongly suggest the maximum building limits of Neighbourhood Flex are not appropriate here. The particular site for the Proposed Development contains unique

challenges and constraints including:

- severely lacking public realm on 12<sup>th</sup> Ave;
- a back lane that is already over its capacity due to traffic from the Giordano building, 26A Street and 27<sup>th</sup> Street residents;
- a very congested “bulb” at the end of 26A Street which serves as an intersection for two bike lanes, all traffic from 12<sup>th</sup> Ave and 26A Street, and commuting pedestrians;
- and adjacent properties that lack a lane and are therefore likely to always remain single-family dwellings.

A development that pushes to the absolute limits of building massing described in the LAP and MU-1 bylaw is simply not appropriate at this location, and risks significant degradation of pedestrian/cyclist safety in the immediate area and the use and enjoyment of surrounding properties.

The Proposed Development seems to have cherry-picked the wording from the LAP and Land Use Bylaw that work in their favour but ignore so many other important points. The Neighbourhood Flex policy allows for buildings “up to six storeys or less” but it does not specify they *should* be developed to that maximum, rather, it specifies that developments *should* provide well defined street walls through the use of setbacks and use stepbacks above the street wall to reduce building bulk, provide access to sunlight, and respond to existing street context (p. 46, section 2.3.3 and 47, section 2.3.6). The Proposed Development does none of this. They also claim to be applying for MU-1 designation only to achieve their desired height yet made no reductions to the very minimal setback and stepbacks prescribed for in MU-1 zoning that is intended for a Main Street. This in no way aligns with the overarching policy that “redevelopment *should* consider existing context, parcel layout, building massing and landscaping to sensitively integrate into the community” (p.24, section 2.2.2).

If Map 3 is interpreted as absolute, then the Proposed Development site is at the transition of three LAP zones: Neighbourhood Flex, Neighbourhood Connector, and Neighbourhood Local. Similarly, Figure 12 has the Proposed Development at the transition from Core Zone to Transition Zone of the Shaganappi Point Station. In the LAP policy on redevelopment of Transit areas, careful advice is given that building scales should decrease away from transit zones (p. 60, section 2.5.2). The existing Giordano building which sits directly east of the Proposed Development across a narrow lane, is five storeys and 16 metres high with stepbacks on the upper floors and only three storeys on the fourth lot next to an R-C2 property. Given that the western side of 27<sup>th</sup> Street is within the Neighbourhood Connector zone and contains no lane, it is reasonable to assume the parcels directly across 27<sup>th</sup> Street from the Proposed Development will always remain significantly smaller in scale. Taking all this into account, the Proposed Development would be expected to be decreasing in size from the Giordano to create a thoughtful transition to the lower scale adjacent and neighbouring properties. Instead, by only considering the wording that benefits the applicant (six storeys or less), there is no transition at all and scale would be increasing away from the Station risking sterilization of adjacent properties on 27<sup>th</sup> Street.

The Shaganappi Community Association and its residents were some of the few to support the Westbrook Local Area Plan. They did so in good faith that policy documents such as this would provide assurances for what future growth in our community would entail. If upheld, the LAP provides predictable policies for stable communities allowing residents to comfortably invest and live here. The Proposed Development ignores so many of the policies and intentions for thoughtful development and should not be allowed to go ahead for the simple fact that it does not align with the vision of the Westbrook Local Area Plan.

## **Lacking Public Realm**

In nearly all sections of the LAP, pedestrian/cyclist infrastructure, public realm and neighbourhood connectivity are paramount to redevelopment, notably so in transit zones. In its current state, the pedestrian and cyclist infrastructure along 12<sup>th</sup> Ave is severely lacking. The Proposed Development intends to benefit from Transit-oriented Development policy but demonstrates no interest in investing to upgrade 12<sup>th</sup> Ave infrastructure to create a safer, more comfortable connection to transit and local amenities for their tenants and other residents.

Originally designed as a service road and retrofitted as a one-way east bound road shared with two bike lanes and pedestrians, the public realm issues on 12<sup>th</sup> Ave are extensive. The sidewalks are extremely narrow, poorly maintained and paved with asphalt in some areas. The bike lanes accommodate two-way East/West travel and lack any physical barriers from Bow Trail to the north and vehicles sharing 12<sup>th</sup> Ave. There are no barriers to prevent spray and traffic noise coming off of Bow Trail and there is no landscaping along the entire length from 33<sup>rd</sup> Street to 26A Street. 12<sup>th</sup> Ave is a low point of the neighbourhood where water runoff from perpendicular streets and lanes pools and freezes in the shade. This creates further hazards with significant ice build-up on the roadway and sidewalks in the winter and spring. The one-way vehicular traffic comes to a dead-end at a “bulb” at the north end of 26A Street which also serves as a three way intersection between the cyclists and pedestrians coming from downtown, the Shaganappi Point Station, and the community park. To further exacerbate all these issues, parking along 12<sup>th</sup> Ave is one of the few places in this area of the community without parking restrictions so there are vehicles constantly lining the street and edges of the bulb inhibiting sightlines between cars and pedestrians/cyclists.

During the application process for the Giordano building, Council recognized these issues and passed a motion directing City Administration to address safety concerns at the 26A Street bulb (Council Meeting Minutes April 16<sup>th</sup>, 2018 item 5.1.39). Developers for the Giordano also recognized the lacking public realm in this area and had made promises to address things like sidewalks, paving the alley, and signage. This was five years ago and nothing has changed. Residents are hesitant to rely on developers to fix public realm issues because of this history of no follow through. As this is the public realm, citizens are looking to the City to address these issues *before* they are exacerbated by further density in the area.

## **Enjoyment of Neighbouring and Adjacent Properties**

If the Proposed Development is approved in its current state, it would have a significant impact on the use, enjoyment and intrinsic value of neighbouring and adjacent properties. There is a history in our neighbourhood of buildings like the Proposed Development being used for short-term rentals (AirBnb, VRBO, etc.). As it is currently a quiet, residential street, this will have a profoundly negative impact on the character of 27<sup>th</sup> Street. As seen with the Giordano’s short-term rental customers, they tend to have less respect for the community, amenities and local residents. Short-term rentals simply provide cash flow to developers at the expense of our neighbourhoods.

The massing of the building shows no respect for the current character and adjacent properties. They have taken a zoning and design intended for a Main Street and without any reductions in scale, are trying to fit it on a residential street. There will be significant shadowing and infringement on privacy within the neighbouring properties. The lack of setbacks, stepbacks, and landscaping show a complete

disrespect for the residents of 27<sup>th</sup> Street. The Proposed Development has been clear in their intent to exploit the LAP and Land Use Bylaw to build the biggest building possible.

In closing, as citizens of Calgary who have invested our time, money and hearts into this community, we now look to the city to weigh our interests more heavily than those of one developer. For all the reasons articulated above, the Proposed Development is not in alignment with the LAP, has massing horribly inappropriate for the existing context of 27<sup>th</sup> Street, and should simply not be allowed to go ahead.

There are numerous examples of sophisticated developers building thoughtful, well integrated buildings at scales appropriate to the neighbourhood and with respect for the existing context. If adopted, the LAP will be in its infancy. Approving MU-1 at this site and allowing the Proposed Development to proceed as is will immediately erode the confidence of Calgarians in these policy documents. We ask that the City uphold the standards of the Westbrook Local Area Plan and in doing so the trust of its' citizens in these policy documents and the governance of Calgary.

We thank you for your time and consideration.

Sincerely,

Leanne Komaromi

On behalf of the affected residents of Shaganappi

Residents: John Aoun, Clint and Sandi Austin, Arielle Birdsey, Geoff Bowerman, Nora Chan, Wade Chapman, Philip Cheng, Jeremy Coates, Jason Erickson, Brian Haw, David Hilsenteger, Bram Komaromi, Carlin Koster, Dave Lazariuk, Catherine Leavitt, Ellen and Brad Leavitt, Jane Makin, Janay Matchett, Dhruv Mayank, Justin McIver, Patricia Olyslager, Carey Parder, Jerry Patterson, Barbara Prueckel, Bill Sweet, Arthur Szabo, Mike Ullrich, Natasha and Travis Vallee, Ian Whitehead



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I have read and understand the above statement.

First name (required)	Jerry
Last name (required)	Patterson
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Residents

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC-2022-0180

Are you in favour or opposition of the issue? (required)

In opposition

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

I write in opposition to the Proposed Development. It does not comply with the planning objectives of the Westbrook LAP. It ignores virtually all of the "should" provisions of the LAP, including that: the pedestrian experience must be supported and enhanced by a proper public realm (p.23); it must "sensitively integrate into the community" (p.23) ; and building scale should generally decrease as one gets further away from a transit station (p.60). The inadequacies of the public realm were recognized 5 years ago when Council passed a motion directing Administration to explore mobility connections in the immediate area "with particular emphasis on the pedestrian safety at the 'bulb' at the end of 12th Ave SW" (Council Minutes 2018 0416). This 'bulb' is the dead end of both 26A Street and 12 Av, immediately adjacent to the Proposed Development. Nothing has been done to remedy the exiting safety problem and it will only be exacerbated by the Proposed Development. This building does not integrate into the community, sensitively or otherwise. The application proposes a sheer wall of up to 24m, and the Applicant seeks an MU-1 upzoning to specifically avoid the need for proper set backs and step backs that will dwarf the bungalows across the street (which will never be redeveloped to the scale of the Proposed Development given the absence of a back lane). The Applicant has failed to engage with residents in any meaningful way and refuses to consider any modifications that would bring this building even close to what could be built under the current MC\_2/RC\_2 zoning of these lots. We urge Council to enforce all of the requirements of its brand new LAP and refuse to approve an application in the face of known safety issues.





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I have read and understand the above statement.

First name (required) Marla

Last name (required) Fonteyne

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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LOC 2022-0180

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As a 15 year resident of Shaganappi we have expected and been excited for smart and thoughtful development in the area. This development is not smart nor thoughtful in its location or its design. It shows complete lack of regard for the residents and the community by its enormous size, improper proposed zoning and minimal setbacks and step backs. Therefore, I am opposed to this development.

This building will be a very large continuous wall across from single homes on 27th Street. With its massing and minimal setbacks this building will tower over these houses and create very large shadowing issues. The material that will be used corrugated silver metal, while may be the current trend in building material, it does not integrate the building into the neighborhood at all. Instead it gives off the feel of an industrial warehouse within a neighborhood. Also, the MU-1 zoning is completely unnecessary for that location. It includes commercial, and while the developer is promising there won't be any, why can they not stick with the current zoning?

As for the 99 units, at >500 square feet each, these would only accommodate 1 or 2 people. It would be nice to see a more inclusive building with units that are larger for families. You could even break the building up to help with the massing and have a building for 1-2 people and larger more town home style for families. With the real estate of 4 lots there is certainly room to use the space a little more diversely.

Another issue with the size of this building is the public realm that surrounds it. 12th Avenue is a one way, that needs to accommodate pedestrians, bicycles and cars. It currently does not have the capability to support another building of this size. With potentially another 150 cars (in addition to delivery vehicles) not only exiting and enter-

## PUBLIC SUBMISSION FORM



---

ing 12th Avenue they also have to get through the neighborhood. By adding this traffic volume associated with a development of this size you create a huge safety issue for pedestrians and bicycles. They have also put their entrance to the building at the corner of 27th Street and 12th Avenue which will contribute to the traffic issues on 12th Avenue. As for the ramp along 12th Avenue and the landscaping they have in the drawings I am not sure how these are going to be accommodated with the minimal set-backs they have.

I really hope that with a development of this size that all due diligence is taken. We need to be sure that the infrastructure and



## PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Sandra

Last name (required) Wingert

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

**PUBLIC SUBMISSION FORM**



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here.](#))

(required - max 75 characters)

Land Use Amendment number LOC2022-0180

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Once again, we are submitting a letter of opposition to this development. We cannot support the proposed amendment as the community does not have the infrastructure (roads, alleys, parking, etc.) to support the scope and scale of the development. We will be unable to attend the meeting, but want to stand with the residents of our community in opposition.

Letter One - City of Calgary

CC: Developer, Courtney, Shag, Leanne

To Ben.Ang@calgary.ca

RE LOC2022-0180 High Density Development in Shaganappi

I am writing to formally present my opposition to this project.

As background, my husband and I have been residents of the community for ten years. We are professionals who value the inner-city lifestyle. We love being a part of a well-established safe, family community with walking proximity to appealing amenities.

While we moved to the community with full awareness of the possibility of development and increased density, we were made to understand mass density was to be limited and the community would be revitalized / populated with infills / small multi-residential units.

Our opposition to this project is based on the following:

**Shaganappi Area Redevelopment Plan (ARP) and Westbrook Communities Local Area Plan (LAP)**

As we understand, the Shaganappi ARP will be replaced by the Westbrook LAP once it is approved, therefore I will address the Westbrook LAP.

A core value of the Westbrook LAP is around safe mobility options for pedestrians and cyclists. The proposed development is in a small community (only two blocks wide) along a cycle path shared with a road that is extremely challenged by limited vehicular access. Recent traffic abatements were installed in the area (curbs, traffic circle, one-way streets, parking restrictions and signage) to help restrict traffic, however adding an additional 100 residents to a very small area will compromise the safety of pedestrians and cyclists in the area.

The Westbrook LAP envisions building scales decreasing away from the transit station. This building does not meet that requirement as it would be larger in scale than the Giordano which is closer to the transit station.

Lastly, the Westbrook LAP hopes to achieve a strong sense of community identity in safe and inclusive communities. Based on the previous development adjacent to this proposed development, we have seen quite the opposite. The community demographic shifted significantly to transient tenants who have no regard for the community or other residents. They generally do not participate in the community association, attend schools or respect property (unattended landscaping, parking, unsightly property damage, etc). Crime has increased and the areas around the new developments have become unsightly and unsafe.

**Zoning**

Currently the 3 of the 4 lots proposed in the development are zoned M-C2 f2.5 (Maximum height 16 metres, maximum density 2.5 floor area ratio) with the 4<sup>th</sup> lot zoned R-C2 (maximum height 10 metres). To proceed with the development, a rezoning application would need to be approved. Per the developer, they are seeking a MU-1 f4h24 zoning for all 4 lots (some commercial use, maximum height 24 metres, maximum density 4 floor area ratio).

Per the information provided by the developer and as they disclosed verbally to a resident during a public meeting, they have no intent on incorporating commercial space in the building at this time, but are using the "MU" designation to increase the height and density of the building. I feel this is an insincere attempt to bend the

regulations to their advantage and the disadvantage of the community residents. While commercial be added in the future, the locale is not conducive to commercial activity nor does the concept allow for proper commercial access (parking, sidewalks, etc.).

### **Negative Historical Precedent**

The Giordano (1403 26A ST SW) has not been a positive addition to our community and as such, residents are reluctant to see another larger development of similar nature come into the community. Without going into detail, this development did not culminate as it was presented during the application process. The project was not profitable and had to be sold. The project has become an eyesore with unkept landscaping and sidewalks. Parking is a nightmare. Area traffic has increased reducing safety for cyclists and pedestrians. Airbnb opportunists are currently renting apartments to operate their rental business from the building.

### **Density**

I appreciate the goal of the city is to maximize density, particularly around train infrastructure the city has invested in, however, there are many impediments creating issues around increased density in a small community with limited road access. I would also point out the Shaganappi station is different than most train stations as it is not located around a focal point / mobility hub as most other train stations are.

There are limited entry and exit roads in our community. Increasing density will increase traffic and reduce safety on our roads which contain only two east / west avenues – both of which are designated bicycle lanes which the community and city have worked tirelessly over the years to limit traffic on.

There simply isn't enough parking surrounding this development to support the density!! Parking is already a nightmare for the area surrounding the Giordano – adding another development directly beside it will be troublesome and have a further adverse impact on existing residents. We've seen parking permit requirements fail in the area as the City does not have the resources to enforce and the illegal parkers are aware.

### **Demographics**

The shifting of community focus from family residence to high density creates a shift in demographics that could have an impact on the long-term viability of the community and its infrastructure.

The intent of increased density should balance existing infrastructure utilization. As the development is targeted to renters, it is unlikely the existing infrastructure (schools, parks, etc.) will be utilized.

I appreciate many of these concerns may sound like a “not in my neighborhood” argument, but some simple analysis and regard for existing residents will show this development does not make sense. I am not against development, but against development that doesn't make sense for the community.

I ask that you consider these factors when you are reviewing the application.

Thank you for your consideration,

Sandi Wingert  
1429 28 ST SW

Letter Two - Developer

CC: City, Courtney, Shag, Leanne

To Vanessa

RE LOC2022-0180 High Density Development in Shaganappi

I am writing to formally present my concerns regarding this project and to inform you of my intent to campaign the City not to approve your rezoning application. I have copied you on my letter to the City of Calgary, however I would like to provide the following further comments on your development for you to consider.

### **Giordano History**

The Giordano has not been a positive addition to our community and as such, residents are reluctant to see another larger development of similar nature come into the community. Without going into detail as I know others have voiced concerns, please consider the impact to community particularly around demographics, parking, aesthetics, safety and density. We hope you aspire to be aligned with our community as you join us.

We appreciate history does not predict the future, but your development looks and feels extremely similar to the Giordano.

### **Business Model**

Based on the increased number of rental properties being built in the area, I am skeptical your occupancy assumptions will generate profit. There are quite a few new high-density buildings in the area and I expect the demand for units such as those you are proposing in the Shaganappi area is saturated.

The Giordano development was not profitable and had to be sold. Upon sale – the new owners cannot generate a profit under traditional residential rental model and instead are using the property as a short-term rental business using Airbnb to generate income. Short term rentals while more profitable – do not contribute to the community.

### **Building Design**

I would suggest the following adjustments to your building plan to improve the chances of support in the community.

Turning the building so the courtyard is street facing. This would create an interesting design that might be more palatable to nearby residents.

Situating the resident rooftop balcony on the north side of the building where they would have a view of the city and golf course would be much more appealing than looking at the backyard of neighbours. It would also reduce noise for the homes immediately south of the development.

Reduce size to be within existing zoning restrictions.

Incorporating additional set and step backs to enhance curb appeal.

### **Alternatives**

I would suggest you consider the business case to building and selling lower density duplexes / four plexes as the community has seen great success around these types of developments. They are in demand, selling promptly and being populated by active community participants.

Thank you for your consideration,



Sandi Wingert  
1429 28 ST SW



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I have read and understand the above statement.

First name (required) Carey

Last name (required) Parder

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

**PUBLIC SUBMISSION FORM**



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

September 19 City Council Meeting - Land Use Amendment number LOC2022-0180

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

September 08, 2023

The City of Calgary  
800 Macleod Trail, SE  
P.O Box 2100, Station M  
Calgary, AB, T2P 2M5

**RE: September 19 City Council Meeting**

**Topic - Application for Land Use Amendment to accommodate 27th Street SW  
Building Architectural Package - City of Calgary File Number: LOC2022-0180**

My name is Carey Parder and I am a resident of Shaganappi living at 1715 - 27th ST SW for over 25 years.

I am writing to support the viewpoints by my neighbors who are in opposition to the 99 unit apartment complex proposed for 4 lots on the corner of 12th Ave and 27th Street SW. The 4 lots are currently zoned as MC-2 on first 3 lots and RC-2 on fourth. The applicant is asking for **MU-1 across all 4 lots**.

While many points have been brought to light about the inappropriateness of rezoning these lots on 27<sup>th</sup> street, one of my main concerns is the continued erosion of the quality the community's living spaces even after many concessions have already been made to accommodate City planning.

The Shaganappi community has invested many hours in consultation with the City to arrive at a mutual agreement in the rezoning of our community to accommodate increased density. (see "Shaganappi Point Area Redevelopment Plan" adopted by City Council in Bylaw 16P2014).

Consideration of adopting the proposed land use change in **Land Use Amendment number LOC2022-0180** disregards the significant investment of time and money already made by both the city and the community. Adopting the 99 unit proposal would undermine the trust factor between City and Community - signalling that approved redevelopment plans involving the efforts of many can easily be overturned.

**Concerns Expressed by Residents:**

- Zoning change to MU-1 is permanent and would allow for commercial space on main floor. Future owners could retrofit the space for commercial use.  
(The neighbouring 6 story Giordano complex has already had a change ownership after going into receivership).
- Area is lacking proper infrastructure and public realm is insufficient to support a building of this size.

- Traffic and safety concerns related to 100+ additional cars on dead-end streets that feed on to a 1-way shared bike and pedestrian corridor. (Applicant has not asked for relaxations on parking bylaws).
- Height of the building will cause shadowing and degraded sightlines for surrounding low density residential properties. (MU-1 allows for height of 24 m (Giordano is 16 m)).
- Does not bring long-term residents to the community, as evidenced by the neighbouring Giordano complex. (Applicant plans to run and allow short term rentals, e.g. AirBnB).
- Building massing is at a maximum (no setbacks or step-backs beyond what's required) which shows little respect for surrounding neighbours.

To change the existing zoning for this group of lots feels less like an enhancement to City or Community interests and feels more like an exploitative opportunity for the developers.

For the record I would like to state I am opposed to amending the Land Use Designation for the 4 lots on the corner of 12th Ave and 27th Street SW and feel the existing designations adopted by City Council offer ample opportunities to increase the density in this area.

Yours Truly,

Carey Parder



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I have read and understand the above statement.

First name (required) John

Last name (required) Aoun

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Development Permit 2023-01684

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
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If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

I oppose the development permit. I believe it is too many units, there is not enough parking in the building, nor on the street. It will result in too much traffic that can only be accessed through a school zone and single-family homes. The neighborhood is so small. It is probably the thinnest in all of Calgary bounded by high density projects on the South (17th Ave), West (33rd St), and increasingly in the North (Bow Trail).



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I have read and understand the above statement.

First name (required) Clint

Last name (required) Austin

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2022-0180

Are you in favour or opposition of the issue? (required)

In opposition

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

Sept 11, 2023

To: Council, City of Calgary

Dear Councillors,

**Re: 27<sup>th</sup> Street Development Permit Applications LOC2022-0180**

I am writing to present my official opposition to the LOC2022-0180 application.

The applicant and city administration are looking to apply to a stock district to avoid a Direct Control option. The general stock M-C2 multi-residential district, as already designated for most of this site, has not yet been updated in the Land Use Bylaw to accommodate either new height limits allowed for wood frame construction in the building code, or the new 6-story low building scale category in the Westbrook LAP ("LAP").

In this case, a M-U1 district is being used as a workaround on this application to gain a one-story increase in height which would have otherwise been 5-storeys 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. As such I have concluded that that this applicant is inappropriately seeking 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.

Furthermore, our discussions with the applicant have indicated they are giving 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-story street wall with inadequate step backs and zero 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. As such, I see the applicant treating the LAP and MU-1 bylaw like a common pizza menu – choosing the items they like and ignoring those that don't fit their existing design.

I appreciate that any higher density development at 27<sup>th</sup> Street is uniquely challenging, and I recognize that MU-1 has been successfully used on residential streets in other neighbourhoods. However, the public realm is not appropriate for this MU-1 at this site. To gain the commercial designation, I 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 MU-1 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. This is much better applied on 17<sup>th</sup> Ave SW and 37 St SW where are four lanes of roadway and the public realm modifications have been implemented to accommodate.

Note that the LAP Pol states that the "**public realm and built form**" are intended to be of distinct character and community identity -- designed to support frequent pedestrian interaction with the buildings and a moderate to high volume of pedestrian movement along the street. The key here is that both the **public realm and built form** are designed to achieve the visionary elements of the Westbrook LAP and in practice one should not allow one without the other.

In conclusion, I would like Council to consider that approval of this application will not only “kill a community” but put the value of the LAP into question. When my wife and I moved to the community, we were fully aware of the possibility of higher-density development in the community and believe ourselves to be enthusiastic supporters of the vision outlined in the LAP. Like many of the Shaganappi residents in 27 St SW area, we are supportive of developers who respect the vision of the LAP and strive to establish the elements of a high-quality public realm with distinct character and sense of community described in the document. Walkable environments that foster distinctive, attractive communities with a strong sense of place and a desire to frequent the use of community activity centers is what we are after.

Sincerely,

Clint Austin  
1429 28 Street SW



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I have read and understand the above statement.

First name (required) Philip

Last name (required) Cheng

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

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Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Land Use Amendment number LOC2022-0180

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

September 11, 2023

City Council,  
The City of Calgary  
P.O. Box 2100, Station M,  
Calgary, AB Canada T2P 2M5

**Regarding Land Use Amendment number LOC2022-0180**

Dear Mayor Gondek and Councillor Walcott,

Hope both of you are well. We reside on 26A Street and would like to express our opposition to the proposed land use amendment for LOC2022-0180 regarding 1404-1414 27th Street SW, with the following concerns:

**Lack of proper infrastructure and insufficient public realm on 12 Avenue SW to support another development project.**

In the past, we supported densification projects like Giordano located at 1403 26A Street SW, which was originally proposed as a 6-storey development and reduced to 5-storey multi-family development with 73 units after significant engagement with the impacted residents. With Giordano development alone, it had already overwhelmed the existing infrastructure and brought traffic and pedestrian experiences that are devastating to immediate neighbours as well as the community. With this new development that may bring another 100+ cars in and out of the back lane, we fear that it will lead to serious safety concerns for pedestrians as they walk on the sidewalk while vehicles enter and exit through the back lane.

**Sensitive scale and translation should be in place to respect Municipal Development Plan**

O2 had proposed a land use amendment of 24 m in height for a 6-Storey building. That is **8 m higher than the Giordano and is even more out of context with the adjacent homes**. With the Giordano (1403 26A ST) development is 16 meters in height, and the surrounding new infills in 26A and 27 Street are 2-3 storey low-density dwellings that are within 10 meters tall, we urge the land use redesignation should compliance with the following municipal development plan that is updated in 2020.

**I. MDP Section 2.3.2 Respecting and enhancing neighbourhood character, in which the policies state:**

- a) **Respect the existing character of low-density residential areas**, while still allowing for innovative and creative designs that foster distinctiveness.
- b) Ensure **an appropriate transition of development intensity**, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.
- c) Ensure infill development complements the established character of the area and **does not create dramatic contrasts in the physical development pattern.**

**II. MDP Section 3.5.1 General – Developed Residential Area Policies  
Land use policies**

- a. Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, **or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.**

Respectfully submitted,

Phil and Nora Cheng  
Impacted Resident  
1400 26A street SW.



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I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Mike

Last name (required) Cahill

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Development Permit 2023-01684

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My partner and I currently live on 27th street. We moved in late last year, drawn by the character of the neighbourhood. The land use amendment that a developer has requested for the bottom of the street will completely destroy the character of the neighbourhood. I am all for density, but that is too much density. The land should remain zoned MU1, and it would still be possible to double the density of the area with town house or skinny house configuration. Please do not put greed ahead of common sense. A similar development a block over has become an "Airbnb hotel" with few permanent residents and does not contribute at all to the neighbourhood. Additionally the current proposal calls for a 99 unit apartment complex. Where are all these vehicles to park? The streets surrounding this complex will become clogged with illegal parking. In closing, please let common sense prevail, and vote against the amendment.





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I have read and understand the above statement.

First name (required) Barbara

Last name (required) Prueckel

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent? Shaganappi 27 st SW Development Permit 2023-01684



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Development Permit 2023-01684

Are you in favour or opposition of the issue? (required)

In opposition

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Hello,

My name is Barbara Prueckel. I have been a resident of Shaganappi since 2002 and live at 1403 27th st SW, directly across 27th street from the proposed development permit application for the four lots in question.

I want to start off by saying that I am not at all opposed to development in our area, but I am highly concerned about the size/scale/mass of the building in question not fitting into our community, as well as the neighbourhood being able to handle the number of extra cars, pedestrians and bikes in an area that doesn't support the existing traffic flow now.

What I do not understand is why the zoning for MC2 for this lot needs to change to MC1. The MC2 already allows for 5 stories, which is huge, but it at least gives us a little breathing room with the rules on step backs and setbacks. As this permit would allow, we would have a wall of 6 stories going straight up with no landscaping or integration into our neighbourhood.

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

12th ave and especially 27th street are not commercial streets as 17th ave or 33rd streets are. The mass scale of a 6-story building with zero setbacks from the sidewalk would change the entire landscape of our homes, and the community surrounding us. I understand that 'building up' around the c-train stations is the ultimate goal, but creating a pedestrian friendly corridor is equally important, which we don't presently have.

## PUBLIC SUBMISSION FORM



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The Shaganappi Point station is not equal to the Westbrook mall area. The Westbrook train station has bus zones, parking, commercial streets on every side, and we do not.

I attended the residents meeting on March 1st at our community association with an open mind and came away with a dreaded feeling of what our beautiful neighbourhood is turning into.

I live on the corner of 12th Ave and 27th street, which means I watch the problems with the pedestrian access to and from the train station on a daily basis.

12th avenue has a bike lane, a one-way vehicle lane, a parking lane and an extremely narrow sidewalk. Pedestrians choose to walk down the middle of the one-way traffic lane, or on the bike lane, as the sidewalk (especially around the Giordano) is in terrible shape with uneven sidewalks and gravel. There is so much litter and dog feces in that one block (same block as this proposed development), I cannot blame them for not using the sidewalk.

Every day I see people risking their lives by running across Bow trail in front of my home to get to the ctrain station instead of walking strai



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First name (required)

Last name (required)

Are you speaking on behalf of a group or Community Association? (required)

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Development Permit 2023-01684

Are you in favour or opposition of the issue? (required)

In opposition

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

I am very concerned about the proposed development on the corner of 12th Ave., and 27th St., Southwest. The proposed development will share an alley with the current Giordano building. The proposed development is asking for a zoning change for four lots on the corner to MU-1. This will allow for a building to be 24M versus the Giordano at 16M in height. The Giordano currently has visibility into multiple backyards on the street and causes light pollution at night. In addition, now that this building accompanies full-time renting, there are a lot of cars taking up street parking that do not move and multiple pet owners that do not properly pick up after their pets on the street. The magnitude of units in the Giordano also causes a large influx of traffic in the alley, and there's been multiple speed in fractions within the alley and along the street. The proposed building and the Giordano are within three blocks of the local school and this poses a safety risk for the amount of traffic on a local residential street. I personally have reported multiple speeding infractions within the area. This type of development is not conducive to a family community which has a small boundary on the local elementary school and decreases the value to the property owners sharing the street with these developments by lack of privacy lack of street parking light pollution, traffic increases, etc.



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I have read and understand the above statement.

First name (required) Arielle

Last name (required) Zwiers

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



**PUBLIC SUBMISSION FORM**

What do you wish to do?  
(required) **Submit a comment**

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required) **Council**

Date of meeting (required) **Sep 19, 2023**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **Land Use Amendment number LOC2022-0180**

Are you in favour or opposition of the issue? (required) **In opposition**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Council,

I am writing to express strong opposition to the proposed Land Use Amendment number LOC2022-0180

I respectfully submit the following concerns I believe must be addressed before proceeding. Without thought and improvement, this project will have a detrimental impact on Shaganappi.

The primary issues arise when looking at the architectural drawings. The scale and design show a building that does not integrate with the current community. There are zero set backs or step backs that would normally allow for a gradual incorporation to the existing properties. This lack of space and massive shadowing aggravates the concerning safety issues that are prevalent with a narrow one way street, insufficient back lanes in the surrounding blocks and an already taxed street parking situation. The proposed development does not include the necessary parking spaces resulting in crowded streets for several blocks. When thinking in terms of public realm, the deficiency of landscaping exacerbates problems like narrow sidewalks and wheelchair accessibility. The size of the proposed development is unacceptable for this location.

As an invested neighbour, I appreciate seeing our area grow and improve. However, it is important that the developers express an interest to work with the current residents. Creating a suitable building that will foster the community spirit and promote sustainable growth is in everyone's best interest. The applicant has been approached many

**PUBLIC SUBMISSION FORM**



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times and refused meaningful engagement. This is unsatisfactory!

Please understand I also echo all other thoughts of opposition letters submitted on this issue.

Thank you for your time and consideration.

With Regards,  
Arielle Zwiers  
September 2023





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I have read and understand the above statement.

First name (required) Stacey

Last name (required) Bussey

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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Council

Date of meeting (required)

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LOC2022-0180

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In opposition

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**PUBLIC SUBMISSION FORM**



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With Regards,  
Stacey Bussey  
September 2023

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I have read and understand the above statement.

First name (required) Robb

Last name (required) Mann

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



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(required)

Submit a comment

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LOC2022-0180

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With Regards,  
Robb Mann  
September 2023



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First name (required) Bryan

Last name (required) Ayala

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2022-0180

Are you in favour or opposition of the issue? (required)

In opposition

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



**PUBLIC SUBMISSION FORM**



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Please understand I also echo all other thoughts of opposition letters submitted on this issue.

Thank you for your time and consideration.

With Regards,  
Bryan Andres Ayala  
September 2023



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First name (required) Francis

Last name (required) MacDonald

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What is the group that you represent?

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Francis MacDonald  
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First name (required) David

Last name (required) Solano

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What is the group that you represent?

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David Solano  
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First name (required) Brandy

Last name (required) Mccune

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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Brandy Mccune  
September 2023



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First name (required) Wendy

Last name (required) Birdsey

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



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With Regards,  
Wendy Birdsey  
September 2023



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First name (required) William

Last name (required) Bailey

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What is the group that you represent?

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William Bailey  
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First name (required) Patrick

Last name (required) Mitchell

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What is the group that you represent?



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First name (required) Jon

Last name (required) Zwiers

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2022-0180

Are you in favour or opposition of the issue? (required)

In opposition

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

**PUBLIC SUBMISSION FORM**



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Please understand I also echo all other thoughts of opposition letters submitted on this issue.

Thank you for your time and consideration.

With Regards,  
Jon Zwiers  
September 2023



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First name (required) Sarah

Last name (required) Sabbah

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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Sarah Sabbah  
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First name (required) Peter

Last name (required) Schmaltz

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What is the group that you represent?

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Peter Kim Schmaltz  
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First name (required) Adrian

Last name (required) Birdsey-Bailey

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What is the group that you represent?

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First name (required) Judi

Last name (required) Parrott

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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First name (required) Megan

Last name (required) Wattie

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What is the group that you represent?

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With Regards,  
Megan Wattie  
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First name (required) Tammy

Last name (required) Delaney

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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With Regards,  
Tammy Delaney  
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First name (required) Stacey

Last name (required) Brady

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2022-0180

Are you in favour or opposition of the issue? (required)

In opposition

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If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

**PUBLIC SUBMISSION FORM**



---

times and refused meaningful engagement. This is unsatisfactory!

Please understand I also echo all other thoughts of opposition letters submitted on this issue.

Thank you for your time and consideration.

With Regards,  
Stacey Brady  
September 2023



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Cole

Last name (required) Manneke

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

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Cole Manneke  
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I have read and understand the above statement.

First name (required) Alaa

Last name (required) Al Araji

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



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With Regards,  
Alaa Al Araji  
September 2023



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I have read and understand the above statement.

First name (required) David

Last name (required) Dzabeilski@hotmail.com

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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Thank you for your time and consideration.  
David Zabielski  
September 2023



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I have read and understand the above statement.

First name (required) Johanna

Last name (required) Law

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

**PUBLIC SUBMISSION FORM**



What do you wish to do?  
(required) **Submit a comment**

How do you wish to attend?

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on this issue.

Thank you for your time and consideration.

Jo Law

September 2023



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I have read and understand the above statement.

First name (required) Leanne

Last name (required) Komaromi

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Residents of Shaganappi



## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

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September 12, 2023

Her Worship, Mayor Jyoti Gondek, and City of Calgary Council  
By online submission to the City Clerk

**Re: 27<sup>th</sup> Street Development Permit Applications LOC2022-0180**

Dear Mayor Gondek and City of Calgary Councillors,

I write on behalf of the residents of Shaganappi (“The Residents”) in opposition to land use amendment LOC2022-0180 (“The Proposed Development”) at multiple properties on 12<sup>th</sup> Avenue and 27<sup>th</sup> Street SW. It was our genuine desire to work with the applicant to address our concerns regarding the Proposed Development and to reach a point of compromise that would allow us to stand in support of this application. However, critical concerns around the misuse of MU-1 to achieve maximum building mass on a residential street, specifically pertaining to integration and transitions to adjacent low-density parcels, remain outstanding. For that reason, we remain opposed.

Since the initial townhall meeting, arranged by our Community Association, in March 2023 we have enthusiastically presented ourselves for engagement and consultation on this file. Unfortunately, the applicant was initially unwilling to address our concerns and presented their (nearly concurrent) development permit as non-negotiable. Following letters submitted by the Shaganappi Community Association and The Residents in May 2023 (see appendix), the applicant showed a renewed interest in engagement and met to discuss our concerns. From these discussions, the applicant amended their plans to include step backs on portions of upper floors, 2m sidewalks around the perimeter of the Proposed Development, and a commitment to work with the community on improvements to the public realm. We appreciate these changes and acknowledge the positive impact they will have on the final design, should the Proposed Development proceed.

Regrettably, the applicant has remained immovable on the critical issue of setbacks from 27<sup>th</sup> Street. The adjacent properties do not contain a lane and have recently seen low-density, three-storey development, ensuring they will remain low-density for the foreseeable future. The Residents are concerned that without a setback to provide sufficient space for landscaping and to reduce the perception of building bulk at the street level, the transition from medium density to low density will be stark and poorly executed. The risk is sterilization of the adjacent properties and poor integration with the surrounding community. The Residents have made many reasonable suggestions for compromise to achieve the setback including:

- Support for a direct control on MC-2 to achieve the desired height;
- Reduction of the parkade to a 0.5 parking ratio (a financial consideration to recoup losses on FAR);
- Reduction of the south setback (currently excessive at 6.1m) to recoup lost FAR;
- And “flipping the U” to face the courtyard street-ward.

Unfortunately, the applicant was not interested in making any of these changes or addressing our concerns around integration and transition by including a setback.

The Residents of Shaganappi request that City Council uphold the policies in the Westbrook Local Area Plan and Municipal Development Plan by requiring thoughtful integration and transitions at this site. We would like to see the MU-1 application denied in favour of MC-2 with a direct control for height, or a setback on the development permit be stipulated as a requirement for MU-1 approval at this site.

Sincerely,



Leanne Komaromi

On behalf of the affected residents of Shaganappi

Residents:

John Aoun, Clint and Sandi Austin, Arielle Birdsey, Geoff Bowerman, Nora Chan, Wade Chapman, Philip Cheng, Jeremy Coates, Jason Erickson, Brian Haw, David Hilsenteger, Bram Komaromi, Carlin Koster, Dave Lazariuk, Catherine Leavitt, Ellen and Brad Leavitt, Jane Makin, Janay Matchett, Dhruv Mayank, Justin McIver, Patricia Olyslager, Carey Parder, Jerry Patterson, Barbara Prueckel, Bill Sweet, Arthur Szabo, Mark Ullrich, Natasha and Travis Vallee, Ian Whitehead

## Appendix

### Appendix 1: Residents' Letter Submitted April 6, 2023 regarding LOC2022-0180

April 6, 2023

Ben Ang, City of Calgary Planner

By email: [ben.ang@calgary.ca](mailto:ben.ang@calgary.ca)

Dear Mr. Ang:

Re: 27<sup>th</sup> Street Land Use Re-designation Application LOC2022-0180 (the "Proposed Development")

I write on behalf of the residents of the Shaganappi Community in opposition to the Proposed Development.

Shaganappi is a unique community in its character, history, and geography. We have a lively community association including a park that is maintained by volunteers and loved year round, a top rated public elementary school, and a neighbourhood where residents care for each other and work together to build a safe community; all within a historic neighbourhood with beautiful, well maintained character homes. Those of us who have chosen to invest and grow our families here did so for these characteristics and we fear that the Proposed Development is so grossly inappropriate for this location that it will irreversibly damage many of these attributes.

A centrally located community like ours is sure to attract developers and there is a long list of thoughtful, well planned projects being enthusiastically supported by local residents. As I will demonstrate below, the Proposed Development is neither thoughtful nor well planned for its proposed site and this is the reason we are asking that you not endorse the application to the Calgary Planning Commission or Council and uphold the existing M-C2 zoning at the site.

#### **Misalignment with the Westbrook Local Area Plan**

The developer has indicated their intent to await the adoption of the new Westbrook Local Area Plan ("the LAP") as the Proposed Development does not fit within the policies of the existing Shaganappi Point Area Redevelopment Plan and would require amendments. However, upon reading the LAP, the Proposed Development fails to meet requirements in nearly all of the applicable policies and completely misses the vision that the LAP so carefully outlines for the future of our community.

The Proposed Development seems to have found alignment within Map 3 (p.21), Map 4 (p.22) and Figure 12 (p.62) but has ignored so many other key aspects of what thoughtful design in Westbrook communities should entail. When considering maps, the LAP is careful to point out that areas shown on maps are "approximate only, not absolute and should not be interpreted as such" (p.101, section 4.2). They further acknowledge that sites contain unique conditions and constraints and need to be assessed on a case-by-case basis, specifically stating "no representation is made herein that any particular site is suitable for a particular purpose" (p.102, section 4.2). The LAP even goes so far as to define the language used, specifically the words "may" and "should", with "may" amounting to a suggestion and "should" meaning mandatory in almost all scenarios (p.101, section 4.2). As such, although Map 3 and Figure 12

appear to designate the first four parcels on the north eastern side of 27<sup>th</sup> Street as Neighbourhood Flex and Core Zone of the Shaganappi Point Station, the unique characteristics of the location demand site specific, thoughtful development and strongly suggest the maximum building limits of Neighbourhood Flex are not appropriate here. The particular site for the Proposed Development contains unique challenges and constraints including:

- severely lacking public realm on 12<sup>th</sup> Ave;
- a back lane that is already over its capacity due to traffic from the Giordano building, 26A Street and 27<sup>th</sup> Street residents;
- a very congested “bulb” at the end of 26A Street which serves as an intersection for two bike lanes, all traffic from 12<sup>th</sup> Ave and 26A Street, and commuting pedestrians;
- and adjacent properties that lack a lane and are therefore likely to always remain single-family dwellings.

A development that pushes to the absolute limits of building massing described in the LAP and MU-1 bylaw is simply not appropriate at this location, and risks significant degradation of pedestrian/cyclist safety in the immediate area and the use and enjoyment of surrounding properties.

The Proposed Development seems to have cherry-picked the wording from the LAP and Land Use Bylaw that work in their favour but ignore so many other important points. The Neighbourhood Flex policy allows for buildings “up to six storeys or less” but it does not specify they *should* be developed to that maximum, rather, it specifies that developments *should* provide well defined street walls through the use of setbacks and use stepbacks above the street wall to reduce building bulk, provide access to sunlight, and respond to existing street context (p. 46, section 2.3.3 and 47, section 2.3.6). The Proposed Development does none of this. They also claim to be applying for MU-1 designation only to achieve their desired height yet made no reductions to the very minimal setback and stepbacks prescribed for in MU-1 zoning that is intended for a Main Street. This in no way aligns with the overarching policy that “redevelopment *should* consider existing context, parcel layout, building massing and landscaping to sensitively integrate into the community” (p.24, section 2.2.2).

If Map 3 is interpreted as absolute, then the Proposed Development site is at the transition of three LAP zones: Neighbourhood Flex, Neighbourhood Connector, and Neighbourhood Local. Similarly, Figure 12 has the Proposed Development at the transition from Core Zone to Transition Zone of the Shaganappi Point Station. In the LAP policy on redevelopment of Transit areas, careful advice is given that building scales should decrease away from transit zones (p. 60, section 2.5.2). The existing Giordano building which sits directly east of the Proposed Development across a narrow lane, is five storeys and 16 metres high with stepbacks on the upper floors and only three storeys on the fourth lot next to an R-C2 property. Given that the western side of 27<sup>th</sup> Street is within the Neighbourhood Connector zone and contains no lane, it is reasonable to assume the parcels directly across 27<sup>th</sup> Street from the Proposed Development will always remain significantly smaller in scale. Taking all this into account, the Proposed Development would be expected to be decreasing in size from the Giordano to create a thoughtful transition to the lower scale adjacent and neighbouring properties. Instead, by only considering the wording that benefits the applicant (six storeys or less), there is no transition at all and scale would be increasing away from the Station risking sterilization of adjacent properties on 27<sup>th</sup> Street.

The Shaganappi Community Association and its residents were some of the few to support the Westbrook Local Area Plan. They did so in good faith that policy documents such as this would provide assurances for what future growth in our community would entail. If upheld, the LAP provides predictable policies for stable communities allowing residents to comfortably invest and live here. The

Proposed Development ignores so many of the policies and intentions for thoughtful development and should not be allowed to go ahead for the simple fact that it does not align with the vision of the Westbrook Local Area Plan.

### **Lacking Public Realm**

In nearly all sections of the LAP, pedestrian/cyclist infrastructure, public realm and neighbourhood connectivity are paramount to redevelopment, notably so in transit zones. In its current state, the pedestrian and cyclist infrastructure along 12<sup>th</sup> Ave is severely lacking. The Proposed Development intends to benefit from Transit-oriented Development policy but demonstrates no interest in investing to upgrade 12<sup>th</sup> Ave infrastructure to create a safer, more comfortable connection to transit and local amenities for their tenants and other residents.

Originally designed as a service road and retrofitted as a one-way east bound road shared with two bike lanes and pedestrians, the public realm issues on 12<sup>th</sup> Ave are extensive. The sidewalks are extremely narrow, poorly maintained and paved with asphalt in some areas. The bike lanes accommodate two-way East/West travel and lack any physical barriers from Bow Trail to the north and vehicles sharing 12<sup>th</sup> Ave. There are no barriers to prevent spray and traffic noise coming off of Bow Trail and there is no landscaping along the entire length from 33<sup>rd</sup> Street to 26A Street. 12<sup>th</sup> Ave is a low point of the neighbourhood where water runoff from perpendicular streets and lanes pools and freezes in the shade. This creates further hazards with significant ice build-up on the roadway and sidewalks in the winter and spring. The one-way vehicular traffic comes to a dead-end at a “bulb” at the north end of 26A Street which also serves as a three way intersection between the cyclists and pedestrians coming from downtown, the Shaganappi Point Station, and the community park. To further exacerbate all these issues, parking along 12<sup>th</sup> Ave is one of the few places in this area of the community without parking restrictions so there are vehicles constantly lining the street and edges of the bulb inhibiting sightlines between cars and pedestrians/cyclists.

During the application process for the Giordano building, Council recognized these issues and passed a motion directing City Administration to address safety concerns at the 26A Street bulb (Council Meeting Minutes April 16<sup>th</sup>, 2018 item 5.1.39). Developers for the Giordano also recognized the lacking public realm in this area and had made promises to address things like sidewalks, paving the alley, and signage. This was five years ago and nothing has changed. Residents are hesitant to rely on developers to fix public realm issues because of this history of no follow through. As this is the public realm, citizens are looking to the City to address these issues *before* they are exacerbated by further density in the area.

### **Enjoyment of Neighbouring and Adjacent Properties**

If the Proposed Development is approved in its current state, it would have a significant impact on the use, enjoyment and intrinsic value of neighbouring and adjacent properties. There is a history in our neighbourhood of buildings like the Proposed Development being used for short-term rentals (AirBnb, VRBO, etc.). As it is currently a quiet, residential street, this will have a profoundly negative impact on the character of 27<sup>th</sup> Street. As seen with the Giordano’s short-term rental customers, they tend to have less respect for the community, amenities and local residents. Short-term rentals simply provide cash flow to developers at the expense of our neighbourhoods.

The massing of the building shows no respect for the current character and adjacent properties. They have taken a zoning and design intended for a Main Street and without any reductions in scale, are trying to fit it on a residential street. There will be significant shadowing and infringement on privacy within the neighbouring properties. The lack of setbacks, stepbacks, and landscaping show a complete disrespect for the residents of 27<sup>th</sup> Street. The Proposed Development has been clear in their intent to exploit the LAP and Land Use Bylaw to build the biggest building possible.

In closing, as citizens of Calgary who have invested our time, money and hearts into this community, we now look to the city to weigh our interests more heavily than those of one developer. For all the reasons articulated above, the Proposed Development is not in alignment with the LAP, has massing horribly inappropriate for the existing context of 27<sup>th</sup> Street, and should simply not be allowed to go ahead. There are numerous examples of sophisticated developers building thoughtful, well integrated buildings at scales appropriate to the neighbourhood and with respect for the existing context. If adopted, the LAP will be in its infancy. Approving MU-1 at this site and allowing the Proposed Development to proceed as is will immediately erode the confidence of Calgarians in these policy documents. We ask that the City uphold the standards of the Westbrook Local Area Plan and in doing so the trust of its' citizens in these policy documents and the governance of Calgary.

We thank you for your time and consideration.

Sincerely,

Leanne Komaromi  
On behalf of the affected residents of Shaganappi

Residents: John Aoun, Clint and Sandi Austin, Arielle Birdsey, Geoff Bowerman, Nora Chan, Wade Chapman, Philip Cheng, Jeremy Coates, Jason Erickson, Brian Haw, David Hilsenteger, Bram Komaromi, Carlin Koster, Dave Lazariuk, Catherine Leavitt, Ellen and Brad Leavitt, Jane Makin, Janay Matchett, Dhruv Mayank, Justin McIver, Patricia Olyslager, Carey Parder, Jerry Patterson, Barbara Prueckel, Bill Sweet, Arthur Szabo, Mike Ullrich, Natasha and Travis Vallee, Ian Whitehead

[Appendix 2: Residents' Letter Submitted May 6, 2023 regarding DP2023-01684](#)

May 6, 2023

Ben Ang, City of Calgary Planner  
By email: [ben.ang@calgary.ca](mailto:ben.ang@calgary.ca)

Dear Mr. Ang:

Re: 27<sup>th</sup> Street Development Permit Application DP2023-01684 (The "Proposed Development")

I write on behalf of the residents of the Shaganappi Community in opposition to the Proposed Development and in addition to the Shaganappi Residents' letter filed on April 6<sup>th</sup>, 2023, regarding LOC2022-0180.

Throughout the Proposed Development application process, Shaganappi community members have enthusiastically participated in the engagement process and respectfully made their concerns known to the applicant in the hopes they would be heard, considered and addressed. These concerns are reasonable and simply aimed at working with the applicant to achieve thoughtful development to preserve the character of the community we've made our home. These concerns were raised again and again at the in-person outreach meeting, at a follow-up meeting, and in comments made during the Land Use application. We have also made multiple offers to walk-about the site with the applicant to better demonstrate the challenges. These offers and requests have gone overwhelmingly unanswered and ignored.

The vast majority of concerns regarding the Proposed Development are related to the building scale and its lack of transition to the neighbouring properties and surrounding community. As a residential street, a six-storey building would be difficult to integrate under the best of intentions, but this application appears to have made no attempt at thoughtful integration. The Proposed Development, with 0m setbacks and no step backs on upper floors facing 27<sup>th</sup> Street, will effectively result in a sheer wall from the sidewalk upwards to a height of 21m. Many of the other concerns raised by residents stem from or are exacerbated by the Proposed Developments' scale including privacy/sightline issues, lack of adequate landscaping, further congestion of the public realm, and shadowing. This is of particular concern to the residents in properties across 27<sup>th</sup> Street where there is no lane as these lots will always be small-scale as a result. Thoughtful transition at this site is critical and it is clear that there has been extremely little consideration given to transitions or integration and the Proposed Development is simply inappropriate for this site in its current state.

When considering transition and integration, the building façade and materials are almost as important as the building scale itself. In this instance, the Proposed Development has chosen corrugated metal siding to go alongside the neighbouring properties that are primarily comprised of wood and stucco exteriors. This choice in materials will result in an even more abrupt and unintegrated transition from the low-density housing to the Proposed Development.

The public realm issues at this site are extensive and well documented in letters submitted on LOC2022-0180, notably by Clint Austin. As with all our other concerns, the lacking public realm and safety concerns were brought to the applicant at each meeting, well in advance of final DP plan submission, and yet the Proposed Development drawings do not demonstrate an intent to address them. It appears they will retain much of the public realm in its current state and while they intend to benefit from TOD designation, no thought was given to the Proposed Development's connectivity to the C-train station for their residents or the surrounding community. Where improvements are indicated, they are minimal. For example, they indicate a "rehabilitated public sidewalk" only on the northern side then refer to a landscape drawing that was not shared with the community leaving us to trust their word. The residents of this community have heard these promises before from both developers and City Administration. Years later and we are still waiting on action.



Twelfth Avenue SW is a one-way eastbound street, shared with two bike lanes and an incredibly narrow sidewalk, feeding into a bulb which forces traffic south on 26A Street. We appreciate that the applicant has asked for no relaxations on parking and is providing 107 parking stalls. However, serious thought needs to be given to how that volume of traffic will safely move through an already very congested and constrained area of the neighbourhood. We support density around C-train stations as a broad city planning policy but not all stations are created equal and the Shaganappi Point Station is unique. It is in very close proximity to the Westbrook Station where there are bus hubs, commercial amenities and user parking. In contrast, the Shaganappi Point Station relies heavily on walkability and on the public realm that extends into the neighbourhood. Even the Westbrook Local Area Plan acknowledges that this station will not in any near future function as a commercial hub for the community (p. 62). Density is just one factor for high transit usership, and consideration needs to be given to whether six-storey buildings are truly necessary in this location on the outer edge of the Transit Zone. *Would the community not be better served by scaled-back density, perhaps five-storeys with setback and step backs as in M-C2 zoning, in favour of less vehicles, more pedestrian friendly public realms, and more green space for landscaping?* Approval of the Proposed Development would decidedly tip the scales in favour of density and one developer's economic bottom line at the expense of the betterment of the neighbourhood.

*We ask that meaningful plans for the improvement of 12<sup>th</sup> Avenue are committed to before another 99+ residents and 107 vehicles are added, including a mobility and traffic study in the area.*

The new Westbrook Local Area Plan (LAP) will come into effect this spring and the Proposed Development, if approved, will be one of the first developments in Shaganappi under the Plan. As many resident letters on LOC2022-0180 thoroughly document, the Proposed Development narrowly skirts around the peripheral of the guidelines and policies in the LAP and if approved, would set a concerning precedent for what development in our community will look like under this new city policy. The residents of Shaganappi are well engaged and informed on the issues facing our community and city. We are proud of our track record of supporting developments that achieve density while upholding values like community, inclusion, and diversity. We enthusiastically, and often at great personal sacrifice, present ourselves for engagement with developers who care to learn from our history and experience in the community. Unfortunately, the applicant on the Proposed Development simply did not care to hear it. We came to the table hoping for meaningful collaboration and compromise, but the message has been clear: our opinions are not needed, we do not matter. *We are asking the Calgary Planning Commission and City Council to send the applicant a clear message on our behalf: that resident engagement is not just a box to tick and applicants who fail to meaningfully do so, do not get approval.*

We thank you again for your time and consideration.

Sincerely,

Leanne Komaromi

On behalf of the affected residents of Shaganappi

Residents: John Aoun, Clint and Sandi Austin, Arielle Birdsey, Geoff Bowerman, Nora Chan, Wade Chapman, Philip Cheng, Jeremy Coates, Jason Erickson, Brian Haw, David Hilsenteger, Bram Komaromi, Carlin Koster, Dave Lazariuk, Catherine Leavitt, Ellen and Brad Leavitt, Jane Makin, Janay Matchett, Dhruv Mayank, Justin McIver, Patricia Olyslager, Carey Parder, Jerry Patterson, Barbara Prueckel, Bill Sweet, Arthur Szabo, Mark Ullrich, Natasha and Travis Vallee, Ian Whitehead, Kristi Woo

Appendix 3: Residents' Letter Submitted June 29, 2023 regarding LOC2022-0180

June 29<sup>th</sup>, 2023

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

Dear Mr. Ang,

Re: 27<sup>th</sup> 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 6<sup>th</sup> and May 6<sup>th</sup>, 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 27<sup>th</sup> 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 27<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 37<sup>th</sup> 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.

#### **37<sup>th</sup> Street and 21<sup>st</sup> Avenue SW**

- Main Street with Neighbourhood Connector designation at site and on all adjacent parcels
- 37<sup>th</sup> 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

#### **27<sup>th</sup> Street and 12<sup>th</sup> Avenue SW**

- Transition point from Neighbourhood Flex to Neighbourhood Connector to the west and Neighbourhood Flex to Neighbourhood Local to the south
- 27<sup>th</sup> 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 27<sup>th</sup> 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 27<sup>th</sup> 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:

John Aoun, Clint and Sandi Austin, Arielle Birdsey, Geoff Bowerman, Nora Chan, Wade Chapman, Philip Cheng, Jeremy Coates, Jason Erickson, Brian Haw, David Hilsenteger, Bram Komaromi, Carlin Koster, Dave Lazariuk, Catherine Leavitt, Ellen and Brad Leavitt, Jane Makin, Janay Matchett, Dhruv Mayank, Justin McIver, Patricia Olyslager, Carey Parder, Jerry Patterson, Barbara Prueckel, Bill Sweet, Arthur Szabo, Mark Ullrich, Natasha and Travis Vallee, Ian Whitehead