

Community Association Response



August 30, 2023

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

Dear Sarah,

Re: LOC2023-0208 - 1711 26 St SW - Letter of Opposition

Our Community Association spoke in favor of Calgary's first H-GO application in January as supported by a concurrent and technically challenging Development Permit ("DP") and has subsequently expressed no objection for a second H-GO next door, on a corner lot at the end of the same block, after engaging the original applicant.

The first H-GO project in Shaganappi has now commenced construction and the second has issued a DP which is under review. Both applications experienced little or no area opposition.

By contrast, this application has generated significant opposition, exacerbated by no supporting plans, renderings or substantive engagement on a redesignation that is a first time build for the city and the builder on a mid-block site on an appropriately, and newly designated LAP connector.

We believe the small size of the lot, at 50 x 143', will require substantive technical diligence and expertise to meet the strict requirements of this permitted use designation. Considering this challenge, it is difficult for surrounding residents to assess adjacent positive or negative impacts of the proposed project.

We have asked that the applicant better articulate his plans through the provision of a concurrent DP, and to date the applicant has refused this request.

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

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With no future approval notice requirement for the eventual DP, the opportunity to appeal is intentionally restricted for permitted use projects. Residents may have no opportunity to object substantively to those plans when known.

Specifically, in a very new, technical, and prescriptive land use district with no DP support, we would be concerned about our residents losing an opportunity to initiate collaboration with the applicant and question possible inadvertent relaxations on the part of the Development Authority.

Therefore, we do not support this application.

The Shaganappi Community Association



Michael Wilhelm
President



Leanne Komaromi
Westside Area Representative

Cc: Courtney Walcott, Alicia Ta, Ward 8 Office, City of Calgary
Development Committee, Shaganappi Community Association
Darren Langille, Redline Real Estate
Alex Saveli, Savelica Design Inc.