

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 1446 26A ST SW - LOC2021-0198 - DMAP Comment - Sun 1/28/2024 12:58:24 PM
Date: Sunday, January 28, 2024 12:58:43 PM
Attachments: [1446 - 26A Street SW DP2023-08104 Comments Letter.pdf](#)

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Application: LOC2021-0198

Submitted by: Jennifer Wanner

Contact Information

Address: 1438 26A Street SW, T3C 1K8, Calgary, AB

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

We have reviewed the plans for the proposed row house project, and it will negatively impact our own property 2 houses north on 26A Street (1438 26A Street SW) in several ways. Please view our attached letter for details. Thank you.

Attachments:

1446 - 26A Street SW DP2023-08104 Comments Letter.pdf

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

January 28, 2024

Re: Application for Land Use Amendment - LOC2021-0198
Bylaw: 27D2024
Reference #: DP2023-08104
Location: 1446 26A Street SW

Dear City of Calgary Planning Commission,

We are writing to you as concerned residents on 26A Street SW who will be directly affected by the zone redesignation from Residential – Contextual One / Two District (R-C2) to Residential – Grade-Oriented Infill District (R-CG) at 1446 26A Street SW. We have reviewed the plans for the proposed row house project, and it will directly impact our own property 2 houses north on 26A Street (1438 26A Street SW) in several ways:

- It will overlook our backyard by increasing the maximum building height from 2 storeys to 3 storeys. We will have reduced privacy and it will affect our property value. We are strongly against this Land Use Amendment.
- There is not enough parking available for this proposed secondary-suite development.
- This increased building height will not be in keeping with any other new development along the 14th Avenue corridor. It will look out of place and imposing.

After many months of negotiations between the City of Calgary and our Shaganappi Community Association a rezoning agreement for our area was reached. As long-time Shaganappi residents we believe that our ARP for the Community should be respected and upheld, and this redesignation should not be approved.

Thank you for your time and consideration.

Sincerely,
Jennifer Wanner and Gavin Semple

1438 - 26A Street SW, Calgary, AB, T3C 1K8

Email: [REDACTED]

Tel: [REDACTED]



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. 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

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name [required] Jeremy

Last name [required] Coates

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 comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Feb 6, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

LOC2021-0198. 27D2024

Are you in favour or opposition of the issue? [required]

In opposition

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

This 8-plex is advertised as an R-CG 4-plex. With limited parking, this development will erode what was to be a pedestrian corridor along 14th avenue. Shaganappi is only two blocks wide between 17th ave and Bow trail and we are trying to preserve the only pedestrian friendly area.

Land Use Redesignation: 1446 26A ST. SW

Shaganappi
LOC2021-0198
BYLAW 27D2024

This corner lot, situated on 14th ave SW, is half-way between Bow Trail (12th ave) and 17th ave. At this location, the community of Shaganappi is only TWO blocks wide. Shaganappi has been successful in keeping 14th ave a parallel pedestrian corridor. Efforts to preserve the corridor were high-lighted in documents; West LRT, 2019 ARP and the recent Mainstreets.

Recent [realtor.ca](https://www.realtor.ca) searches in the area show 4-plexes at roughly 650K, making each a dual-income property. In combination with four basement suites (with limited parking) Shaganappi's desired pedestrian corridor will soon be choked with cars.

We are a small community that has taken on massive development on it's fringes, until now, while Westbrook sits empty.

R-CG applications normally up-zone to a 4-plex row house - which I would not protest. This application includes basement suites - effectively an 8-plex and not a row house. This should be clearly marked as higher-density zoning and not R-CG.

All while Westbrook sits empty.

I volunteered for Shaganappi development committee for eight years, gleaning much information at meetings facilitated by city planners. How to squeeze density into established inner-city communities.

All while Westbrook sits empty.

On this same block (adjacent the station) is the 77- unit Giordano rental building. Across the alley on 27 st is a newly approved 99-unit 6-story rental building. Both buildings have committed to being twenty-five percent Airbnb, as well as charging \$150/ month to park a car.

All while Westbrook sits empty.

Also, as an adjacent neighbour, I understand the current family of seven, will be evicted if this land use change goes ahead. A half-block from their school.

Shaganappi resident

Jeremy Coates

1703 26A ST