

Community Association Response



August 29, 2024

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

Dear Ben:

RE: LOC2024-0189 - 3011 12 AV SW – Letter of Opposition

There has been no substantive engagement, and no support provided, by the applicant for the land use change.

This would be an application the Shaganappi Community Association (the “CA”) would normally support. The CA has consistently seen 12th Avenue as the perfect location for the proposed type of built form. We’ve supported similar projects on the street, and these are already being occupied and seemingly well received. However, we also believe the built form indicated in the application can be accomplished without a re-designation from R-CG.

In every other Shaganappi redesignation to H-GO, applicants have provided convincing rationale to support the change. The first H-GO redesignation ever approved in the city was on this street, and fully supported by a DP. The second provided a subsequent DP and extensively engaged with the CA to improve the project. We requested additional support for a third H-GO application on 26 Street, a DP was provided, and the project is now being built.

This application has no supporting plans, renderings or substantive engagement. The applicant goes by the business name of “EZ Rezone”; with a branding and approach that has already unfortunately created its own opposition. This will make constructive engagement more difficult.

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

Partly to counteract that, the CA wrote to the applicant on August 4 and followed up on August 19. In those communications we offered suggestions to align the indicated plan with the flexibility already offered by the already available R-CG land use. We also offered to facilitate a meeting with adjacent neighbours.

We received no response. At this stage, we believe that EZ Rezone may be working to a purely speculative upzoning objective.

Shaganappi has a lot of experience with speculative upzoning. Anticipation of a market in support of our two LRT stations has already left our community with significant land positions that remain illiquid, overpriced and unavailable for conversion to viable near-term projects.

We therefore don't see merit in approving unsupported and perhaps speculative land use re-designations which will inflate project entry costs, and hamper land availability.

In summary, the applicant asserts the built form contemplated in his application can only be accomplished with a redesignation. We believe the building intended in the application materials can be achieved within the existing R-CG district. If the project requires H-GO, we look forward to the applicant supporting that position with a concurrent DP in support of a H-GO re-designation. With an acceptable DP provided, we see no reason not to support this and work with the developer to make it a suitable, marketable development.

Until then, however, the Shaganappi Community Association will oppose this application.

Sincerely,

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 CA
Ben Lee, EZ Rezone