



**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

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

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First name [required]	Patti
Last name [required]	Dolan

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]	Jan 30, 2025

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

[required] - max 75 characters	Infrastructure and Planning Committee
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Are you in favour or opposition of the issue? [required]	In opposition
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## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      Shaganappi South Comments.pdf

ATTACHMENT\_02\_FILENAME      Part 2 Shaganappi South.docx

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

## South Shaganappi Communities Local Area Planning

### Montgomery - Bow Landing NW

#### The Bow Landing Subdivision

Bow Landing NW is a community of 28 semi-detached (duplex) houses on the corner of 52 Street NW and Bowness Road NW along the Bow River. The homeowners are all members of the Bow Landing Homeowners' Association.

The legal description of the subdivision is Plan Calgary 8711528, Block 14, Lots 1 to 29. A copy of the Plan of Subdivision is below, along with a plan showing the configuration of the semi-detached houses within the subdivision.

This community was built in 1988, and all of the lots within the subdivision are subject to a Restrictive Covenant 871 222 194, a Rent Charge Encumbrance 051 071 182, an agreement between the developer and the owners of the 28 lots (051 071 436) and a second agreement between the Bow Landing Homeowners' Association and the owners of the 28 lots (051 071 435).

The Bow Landing Homeowners' Association, a non-profit corporation incorporated under Part 9 of the *Companies Act* on December 3, 1987 (Corporate Access No. 513738666), plays a crucial role in maintaining the uniform and consistent outward appearance of the lands and premises. The Association is responsible for maintaining the perimeter fence surrounding the subdivision, maintaining the grass and trees, and removing the snow within the subdivision. Any changes to the exterior of the buildings or the landscaping require the approval of a special resolution of the Association's Members, ensuring the community's standards are upheld.

The encumbrances registered on the titles in the Bow Landing subdivision and the owners' membership in the Bow Landing Homeowners' Association set Bow Landing apart from all of the other houses within Montgomery, in particular, the houses on Bowness Road, east of 52 Street.

#### Map 1: Draft Urban Form Map

a) **Bow Landing: "Neighbourhood Local"** would be the correct designation for Bow Landing on Map 1, consistent with the category for the land north of Bow Landing on 52 Street.

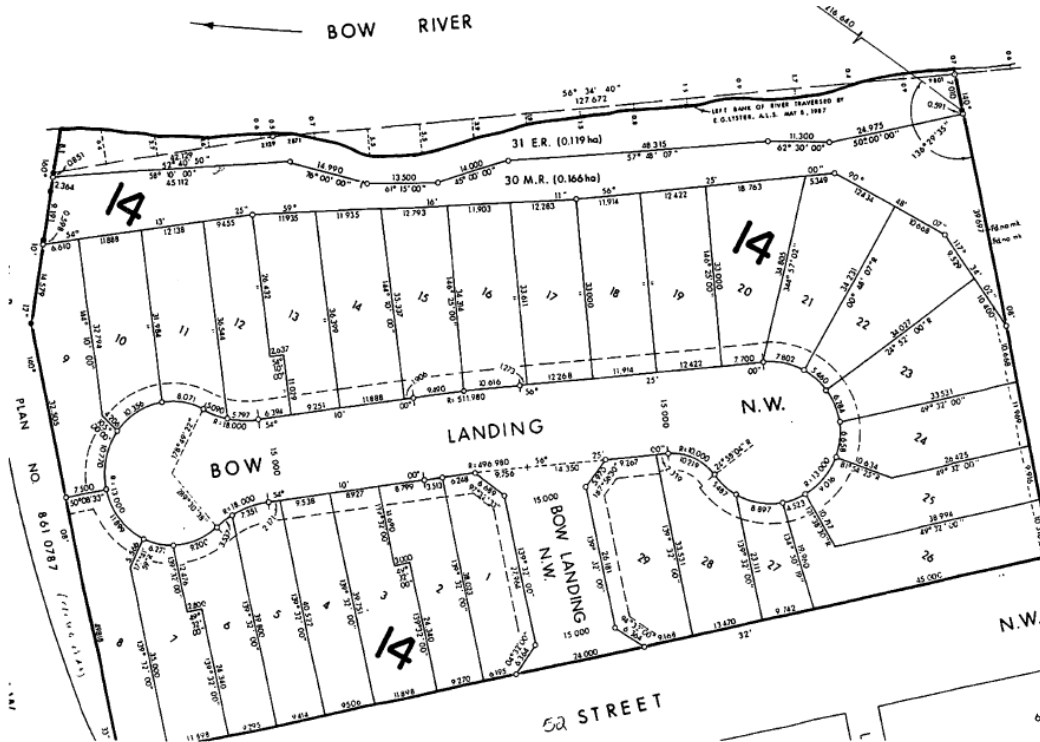
b) **Bowness Road (east of 52 Street)**

The houses along Bowness Road from 52 Street to 17 Avenue NW should also be designated "**Neighbourhood Local**". Neighbourhood Flex is not appropriate for these lots. This change is necessary as this section of Bowness Road does not have the appropriate width to support Neighbourhood Flex. Bowness Road was narrowed by adding bicycle paths along the north and south sides to reduce the amount of traffic and encourage non-motorized use of Bowness Road. Commercial development along the north side of Bowness Road would be counter to the recently built bicycle paths and the city swimming pool and recreational green space on the south side of Bowness Road

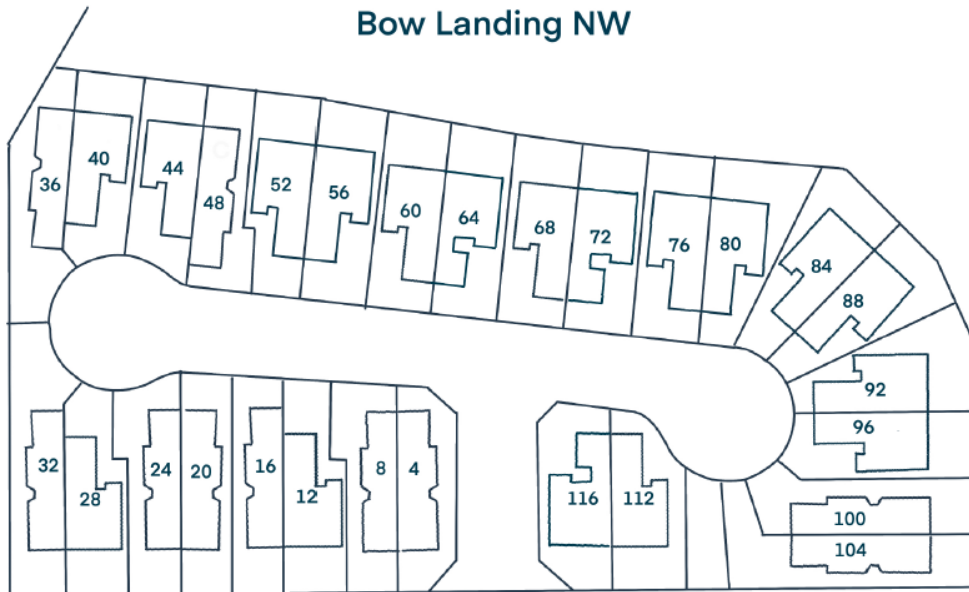
#### Map 2: Draft Building Scale Map

a) **Bow Landing:** The building scale designation should be "**Limited**." The proposed "Low" designation is inappropriate, given the 28 semi-detached homes and the encumbrances registered against the titles in Bow Landing. For the same reason, buildings of up to three stories should not be allowed within Bow Landing.

- b) **Bowness Road (east of 52 Street)** - The building scale designation should be "Limited." (small-scale housing). The "Low" building scale designation does not align with the development goals and progression outlined on page 5, as the area has been recently redeveloped. The community has benefited from the recent City investment in the bicycle paths on Bowness Road's south and north sides. The City should allow the existing redevelopment investment to mature before instituting further changes.



**Bow Landing NW**



Dear Members of the Infrastructure and Planning Committee,

I am writing on behalf of the Bow Landing Homeowners Association, which consists of 28 semi-detached homes located along the Bow River. As concerned residents, we would like to formally raise several significant concerns regarding the current development plans for our cul-de-sac, specifically the proposed construction of a 6-story building. We believe that the potential environmental, infrastructure, and traffic impacts of such a development have not been adequately addressed, and we urge the City to carefully consider these issues before proceeding.

## **1. Environmental Impact and Water Table Concerns**

The proposed development site is situated along the Bow River, and the local water table is substantial. We are concerned that the water table would not support the construction of a 6-story building, especially when considering the feasibility of underground parking or foundations. Without proper geological and environmental studies, we believe there are significant risks of structural instability and environmental harm, particularly in the event of changes to the water table. We request that a thorough environmental and geotechnical assessment be conducted to ensure that the development will not negatively impact the surrounding environment or pose any risk to nearby homes.

## **2. Traffic Flow and Infrastructure**

Currently, Bow Landing and the surrounding community face significant traffic congestion, particularly with only one access point from the one-way 52nd Street. The addition of a 6-story building, which would increase population density, would exacerbate this issue and create safety concerns, particularly in the event of an emergency. We strongly urge the city to conduct a comprehensive traffic study that evaluates the potential impact of the development on local traffic patterns, emergency access, and the broader road network.

Furthermore, there are currently no planned improvements to the area's transportation infrastructure to support the anticipated increase in traffic. We ask that the City prioritize a transportation plan that includes increased public transit options, improvements to local roads, and potential alternative access points to alleviate the burden on existing infrastructure.

## **3. Concerns About Water Infrastructure**

Our community has recently faced significant water main breaks during the summer, and there has been little done to address the aging infrastructure. Given the added strain that a large residential or commercial building could place on the existing water and sewer systems, we request that the City conduct a full assessment of the current infrastructure's capacity to support additional residents. Until such upgrades are made, we strongly believe that further development should be put on hold to ensure that basic services are not compromised.

## **4. Lack of Community Engagement**

Finally, we are concerned that the development plan has not sufficiently engaged with the local community. Many residents are unaware of the full scope of the proposed project, and there has been limited opportunity for public input. We respectfully request that additional public consultations be held to ensure that community concerns are heard and taken into account before any further steps are taken.

The fact that the homeowners have held a covenant on this property since 1988 has not been acknowledged.

In conclusion, we believe that the proposed development could significantly impact the environment, traffic flow, and local infrastructure, and we ask that these concerns be fully addressed before moving forward. We appreciate the City's attention to these matters and hope that our voices, as residents of Bow Landing, will be given careful consideration in the planning process.

Thank you for your time and for considering our concerns.

Sincerely,

Patti Dolan



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First name [required] Harvey

Last name [required] Luke

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 30, 2025

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

[required] - max 75 characters South Shaganappi Communities Local Area Plan

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Dear Mayor and Councillors,

I want to express my support for the South Shaganappi Local Area Plan and commend the work that the city team has done. Initially, I didn't plan to write in but I felt it was important to voice my support.

I'll admit, when I first heard about the local area plan few years ago, I already formed my opinion about the project being agenda driven and check-box engagements. I attended a couple of events and saw firsthand how the team engaged with residents, took the time to answer questions, and genuinely cared about the feedback we were giving. That was a turning point for me. I could tell they weren't just pushing through something for the sake of development. Also, their professionalism and patience are something because people weren't filtering their emotions and words to them.

It's clear that this plan is not just a result of top-down decision-making, but rather a reflection of a community-driven process. I appreciate the transparent communication, the extensive engagement opportunities, and the genuine effort to make the plan. It's refreshing to see the city staff value the voices of those who live in the community, and it's clear that the team has worked hard to create something that will serve the community well in the years to come.

I know some people will never be happy to see any changes, but I am pleased with the process and the result. I'm excited to see the plan approved and implemented.

Thank you for your time.

H.L.





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First name [required]                      Anthony

Last name [required]                      Smith

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[required] - max 75 characters                      South Shaganappi Communities Local Area Plan

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

ATTACHMENT\_01\_FILENAME

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

Hello City Council,

I have lived in the area for decades and I am supporting this plan.

**Planning:**

This plan follows sound planning principles. One reason I support this plan is the emphasis on density near transit stations and the roads connecting to transit and amenities. Concentrating density in these areas where people can easily access public transportation makes sense. I get it that not everyone is comfortable with the idea of potential change, and focusing it around transit stations and the roads connecting to them is the right approach. If not around transit, then where?

**Engagement:**

There seems to be endless engagement events for this project compared to other city projects. I get booklets asking for feedback and often get email updates about upcoming engagement events. I attended a few open houses and online sessions, and the planners did a good job of respecting different opinions shared throughout the sessions. I talked to the project lead at one of the open houses, and his patience and willingness to explore different ideas left a good impression. I've also talked to my neighbours, who attended open houses and they have said similar things about the project team.

**Conclusion:**

This is a good plan where sound planning principles and community feedback are incorporated together. City Council should be support this plan.



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First name [required]	Shirley
Last name [required]	Vizer

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[required] - max 75 characters	The South Shaganappi Communities Local Area Plan
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Re: South Shaganappi Communities Local Area Planning

I have objections to the development of up to 6 storey apartment buildings being built on the two blocks on 40th Ave. N.W., from Shaganappi Trail to 49th St. N.W., and from 49th St. N.W., to 52nd St. N.W. My reasons are:

- A 6 storey apartment building will be too high & will cause overshadowing on the houses behind and in front, and will leave them without sunlight for four months of the year.
- There seems to be no consideration given to the effects the apartments will have on the neighbouring homes with the extra crowding and traffic, or how neighbours living behind the apartments can get their cars into or out of their garages when the alley is shared with the apartment buildings. They are too high density.
- There is no mention made regarding parking for people living in the apartments.
- Schools in Varsity are already overcrowded. If families with children move into these apartments the schools will not be able to handle the overload.

I hope some consideration will be given to my comments & changes made. Thank you.

Shirley Vizer  
January 23/25

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First name [required]	Alida
Last name [required]	Berish
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]	Council
Date of meeting [required]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here.</a> )	
[required] - max 75 characters	South Shaganappi plan red zone on 40 Ave
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

All the Varsity residents ive spoken to, oppose the new south Shaganappi plan identified for future development plans. We are already maxed out for building new, so you're going after single-family homes we've worked so hard to acquire and maintain a way of life. Why are you punishing Calgarians that worked hard to have a single-family home in a quite spaced out neighbourhood with a yard a fence and a dog?

I bought my forever home here outside the city's core, for the wide lot, the quiet neighbourhood and for the highly sought after south facing back yard that you'll take away from me!!! I'll be hit hardest as I'm south facing yard to 40 that developers will steal my sunshine for 6 mo/yr. There is no room to build a 6-story building with parking and can't even imagine the back alley traffic this would bring on. Developers today are not Calgarians, they are just in the business for the profits, they don't care about community, friendly neighbours, safety.

Now, the majority of the traffic that comes off Shaganappi at 40th or 32nd Ave are the Montgomery traffic, and it's awful. This turns into cars racing down the back alleys to avoid the left turn line up at 40 Ave / 50 St. For starters that light should get new signage, a left turn land and a straight or right turn lane. Since it only shows right, they'll turn right, then zip in and out of lanes.

Has anyone even walked the stretch of 40 Ave to see it's not ideal for 6 stories, not even 3 story building like at 4818 Varsity Dr, there's no room for something like that! At best infill duplexes for density! After 49th street the 4 lanes become two, one per direction, then it's a 30 km at the bend turning into 53rd street. Ive almost been hit many times at the Bowmont crosswalk, even with the flashing lights! When I'm driving, I have to put my signal on well in advance as I am being tailgated. More housing on this stretch turns into more cars and so much traffic for what should be a preserved neighbourhood.

Please fo the love of community living, remove the red zone identified on 40 Ave to build up to 6 stories. RCG zoning said max 3 stories, where do you get 6 from? I'm living in my forever home, many of us are still young and will be living over the next 10-20-30 years. Please remove the red zone up to 6 stories on 40 Ave at least from 50 to 53rd.



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First name [required]                      Eve

Last name [required]                      Wynter

How do you wish to attend?

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What meeting do you wish to comment on? [required]                      Council

Date of meeting [required]                      Dec 3, 2024

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

[required] - max 75 characters                      South Shaganappi Plan

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I amongst many, oppose the new plan outlined for Varsity. While there can be room to develop, the streets outlined as corridors dont support such massive structures. There can be room to develop 6 stories next to Brentwood and Dalhousie station, even Market Mall next to the medical buildings but please keep the single-family homes, homes. The highest building we currently have are 3-story, why would you allow a developer to maximize their profits and impinge on long time Varsity homeowners. While density is part of future growth, they are much better locations in Calgary for that.





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First name [required] Jay

Last name [required] Vizer

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[required] - max 75 characters The South Shaganappi Communities Local Area Plan

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

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ATTACHMENT\_01\_FILENAME      Submission to City.pdf

ATTACHMENT\_02\_FILENAME      Six Story overshadow.jpeg

Mayor and Counselors:

Thank you for considering my comments.

To take a direct quote from the City's website: "The purpose of The City of Calgary is to make life better every day". I know this will not be the case for my family or my neighbours (current residents of Varsity) if 6 story structures are allowed to be erected in Varsity that overshadow their homes and properties. I refer to the "The South Shaganappi Communities Local Area Plan" proposal to allow 6 story structures to be erected on the north side of 40th Avenue NW between 37th Street NW and 53rd Street NW.

Direct sunlight to their gardens, trees and homes will be eliminated for the greater part of the year. For those properties that are directly north of any six story property, say across the ally, these homes will never have sunlight on their gardens or back yards for the entire year.

For example: Starting October 21, at this latitude a 20 meter (six story) building at high noon (the Sun is at it's highest point in the sky) has a minimum shadow of 38 meters. Throughout the day, of course, the shadow would lengthen. Towards December the minimum shadow would increase to 72.4 meters. Mid February would see the same minimum shadow as in October. In essence a 33 meter property north of a six story structure would be entirely overshadowed for 5 months of the year.

To visualize the impact that a six story structure will have on shadowed properties please see attached photos of a six story building currently under construction @ 2240 24th Avenue NW and the shadowing effect it has on properties north of it on 25th avenue NW. (These photos were taken with in 10 minutes of each other)

Six storey structures that run east to west with their overshadowing effect will not encourage tree growth north of these structures, will severely reduce the possibility of tree growth within their property and undermine the City's proposal to increase the "Urban forest" tree canopy.

Solar panels will be rendered ineffective, conflicting with City goals for creating carbon net zero and climate resilient communities.

Generally overshadowed properties will be degraded in value and desirability.

I would like to recommend an amendment to reduce the building scale allowance along the north side of 40th Avenue NW to "Limited" scale of 3 stories or less or if absolutely necessary "Low-Modified" 4 stories or less. A terraced approach to neighborhood building height allowances would be more desirable.

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

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For example: Starting October 21, at this latitude a 20 meter (six story) building at high noon (the Sun is at its highest point in the sky) has a minimum shadow of 38 meters. Throughout the day, of course, the shadow would lengthen. Towards December the minimum shadow would increase to 72.4 meters. Mid February would see the same minimum shadow as in October. In essence a 33 meter property north of a six story structure would be entirely overshadowed for 5 months of the year.

To visualize the impact that a six story structure will have on shadowed properties please see attached photos of a six story building currently under construction @ 2240 24th Avenue NW and the shadowing effect it has on properties north of it on 25th avenue NW. (These photos were taken with in 10 minutes of each other)

Six storey structures that run east to west with their overshadowing effect will not encourage tree growth north of these structures, will severely reduce the possibility of tree growth within their property and undermine the City's proposal to increase the "Urban forest" tree canopy.

Solar panels will be rendered ineffective, conflicting with City goals for creating carbon net zero and climate resilient communities.

Generally overshadowed properties will be degraded in value and desirability.

I would like to recommend an amendment to reduce the building scale allowance along the north side of 40th Avenue NW to "Limited" scale of 3 stories or less or if absolutely necessary "Low-Modified" 4 stories or less. A terraced approach to neighborhood building height allowances would be more desirable.

Again, thank you for your consideration

Regards

Jay Vizer

January 23/2025











**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

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First name [required] **Melanie**

Last name [required] **Swales**

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] **Jan 30, 2025**

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

[required] - max 75 characters **South Shaganappi Communities LAP**

Are you in favour or opposition of the issue? [required] **Neither**



### Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME      Changes to the Brentwood Station ARP - IPC January 30, 2025.pdf

ATTACHMENT\_02\_FILENAME      Changes to Brentwood Station ARP photos.pdf

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

Please include this submission on behalf of the Brentwood Community Association in the package for the SSCLAP.  
Although not directly part of the comments on the SSCLAP, this is relevant because of a proposed change to the Brentwood Station ARP, as well as for the roads / mobility / infrastructure around the area.  
Thank you.



# Brentwood Community Association

Mailing Address 5107 – 33<sup>rd</sup> St. NW, Calgary, Alberta T2L 1V3  
Tel. (403) 284-3477 Fax. (403) 284-3951 office@brentwoodcommunity.com  
www.brentwoodcommunity.com

January 23, 2025

**Calvin Chan**

Senior Planner, Local Area Planning  
Community Planning, Planning & Development Services  
T: 587-225-3462  
E: [calvin.chan2@calgary.ca](mailto:calvin.chan2@calgary.ca)

**Subject: Proposed Changes to the Brentwood Station Area Redevelopment Plan (ARP)**

Infrastructure and Planning Committee  
Thursday, January 30, 2025  
South Shaganappi Communities Local Area Plan

Dear Mr. Chan,

As per your email of January 29<sup>th</sup>, thank you for notifying the Brentwood Community Association (BCA) about a change which may result from the South Shaganappi Communities LAP process.

**There is a Mobility / Transportation issue which should also be considered – access from 32<sup>nd</sup> Avenue / Charleswood Drive onto Crowchild Trail North.**

*As you have indicated, “the proposed changes to the plan boundary amendments to the Brentwood Station ARP will only affect the area south of Crowchild where the Park & Ride is located and will not affect the northern side of the Brentwood Station ARP. The Brentwood Station ARP will continue to provide development guidance for the area north of Crowchild. The reason for the amendments is because the area south of Crowchild is within the South Shaganappi Communities Local Area Planning project plan boundary.”*

This map shows the current perimeter of the Brentwood Station ARP (heavy black outline). The yellow oval shows the location of the amendment.







# Brentwood Community Association

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Tel. (403) 284-3477 Fax. (403) 284-3951 [office@brentwoodcommunity.com](mailto:office@brentwoodcommunity.com)  
[www.brentwoodcommunity.com](http://www.brentwoodcommunity.com)

Neither the Brentwood CA Board nor the Brentwood Development and Transportation Committee members have been involved in any SSCLAP meetings or engagements, as that LAP lies outside of our boundaries. Our CA is therefore not commenting on any of the processes or matters in that LAP, with the exception of the proposed change of boundaries to the Brentwood Station ARP.

## **Access from 32<sup>nd</sup> Avenue / Charleswood Drive onto Crowchild Trail North - Mobility / Transportation**

The SSCLAP, as well as the University Innovation Quarter (UIQ), both propose Land Use changes and increased densification of those respective areas. Development at University District area continues as well, with many new buildings (including townhouses, multi-storey and high-rise build forms) currently under construction. All of these developments will result in increased traffic patterns. Furthermore, if the Brentwood TOD area is to be redeveloped in the future, this will further strain the existing roads.

All of these projects cannot be considered in isolation. There is a large cumulative effect from all of these large-scale projects. The access from 32<sup>nd</sup> Avenue / Charleswood Drive onto Crowchild Trail North needs to be addressed: the current route will not function adequately once new developments are added.

The attached document provides photos to show the areas of concern. Although BCA Board members have not been involved with the SSCLAP, we feel it is important that the Mobility / Transportation teams include Crowchild Trail North as part of the reviews, specifically access from 32<sup>nd</sup> Avenue / Charleswood Drive, and existing conditions along Brentwood Road.

Thank you for the opportunity to comment.

Sincerely,

Melanie Swailes  
On behalf of the Development and Transportation Committee  
Brentwood Community Association

[office@brentwoodcommunity.com](mailto:office@brentwoodcommunity.com) -- Brentwood Community Association  
[CLWARD4@calgary.ca](mailto:CLWARD4@calgary.ca) – Ward 4 Councillor Sean Chu

SSCLAP at IPC January 30, 2025

**Changes to the Brentwood Station ARP**

Proposed as part of the South Shaganappi Communities Local Area Plan  
Infrastructure and Planning Committee  
Thursday, January 30, 2025.

Map 1 – the overview of the area, with Crowchild Trail / LRT in the middle





**Map 2: Access from 32<sup>nd</sup> Avenue** (which turns into Charleswood Drive on the north side of Crowchild Trail)

All traffic from the University heading north onto Crowchild Trail has to drive down 32<sup>nd</sup> Avenue to a set of traffic lights, then turn left onto Brentwood Road.

Brentwood Road has onstreet painted bike lanes.

Drivers then have to drive by the front of Brentwood Mall, then to another set of lights.

Beyond this set of lights, then past a Wendy's, a gas station, the Co-op grocery store, then to another set of lights at Brisebois Drive.

Drivers then can access a road and ramp which leads onto Crowchild Trail.

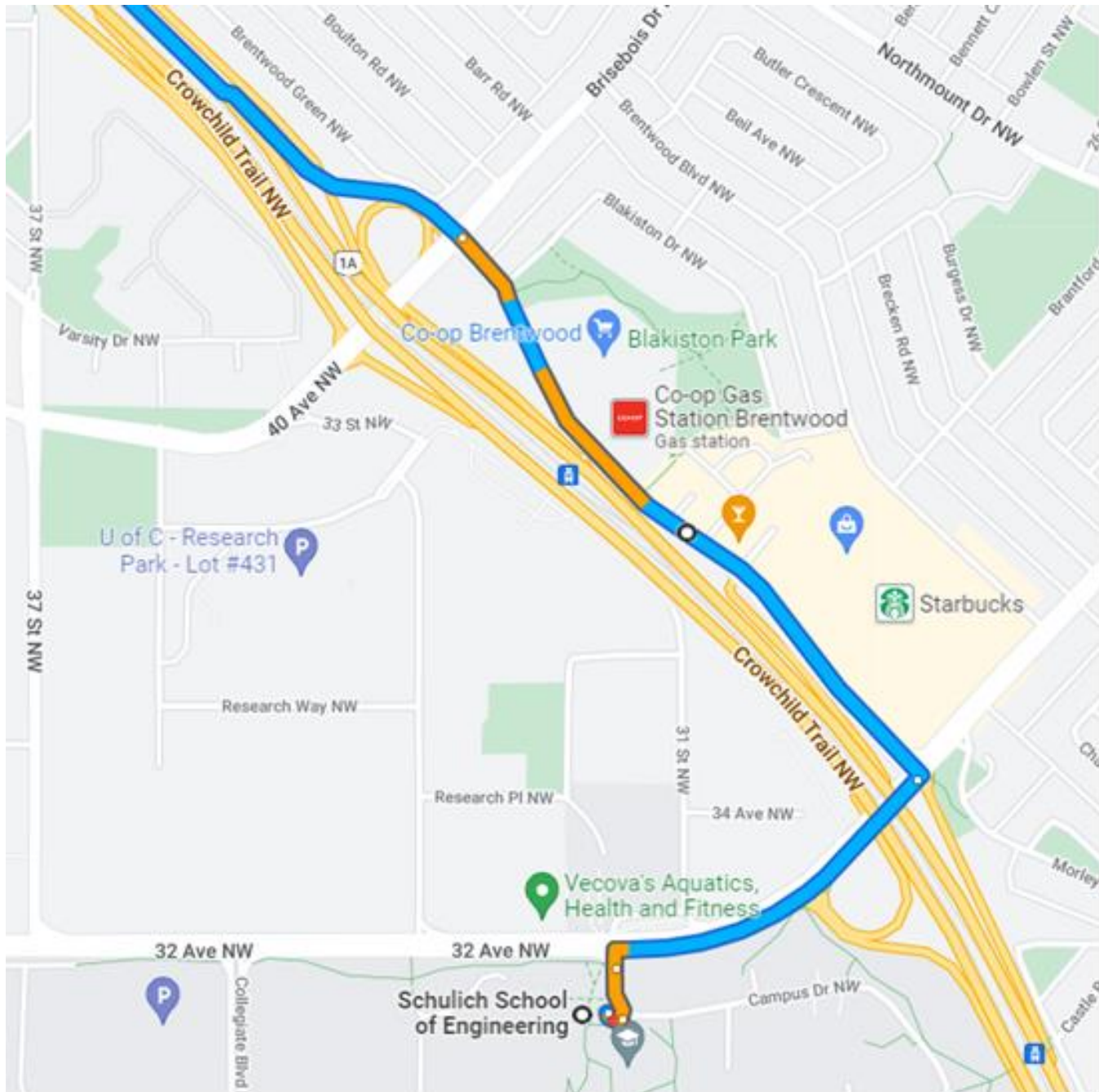


Photo 1:  
32 Avenue from the U of C. This is the overpass with Crowchild Trail underneath.



Photo 2: The set of traffic lights at Charleswood / 32<sup>nd</sup>



Photo 3: the overpass is visible at the right.  
This is the beginning of Brentwood Road, the access road to Crowchild Trail





Photo 4 – Brentwood Road after the ramp down from Charleswood Drive.  
Note that this access road is only 2 lanes in total; plus there are bike lanes on the road.



Photo 5 – Brentwood Road with another set of lights in the middle area of Brentwood Mall

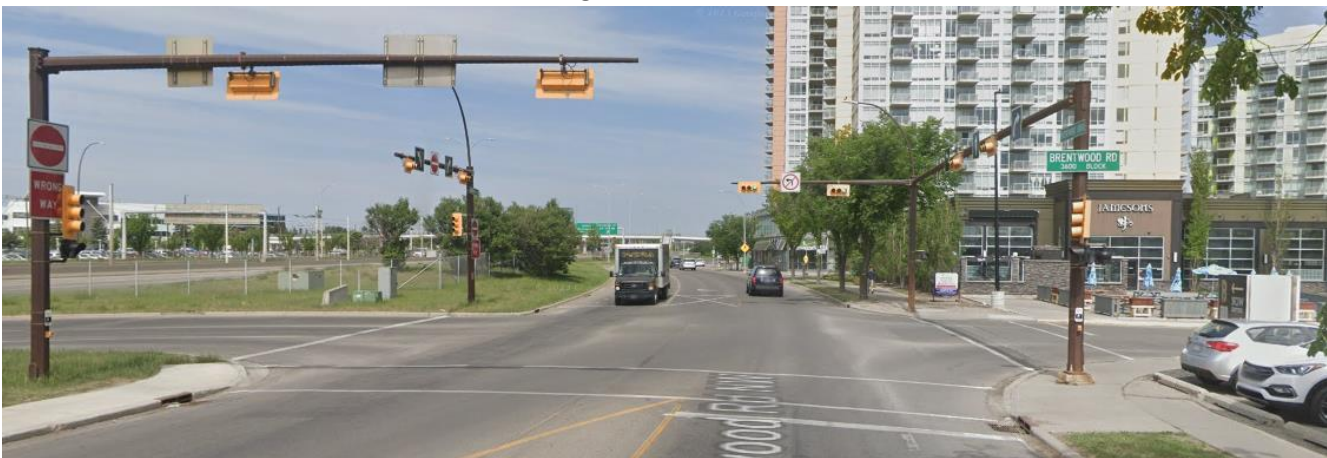


Photo 6 – Brentwood Road – bottleneck area in front of the Co-op, plus the LRT pedestrian bridge





Photo 7 – in front of the Co-op grocery store



Photo 8 – in front of “The Village”



Photo 9 – the lights at Brisebois.



Photo 10 – Access ramp onto Crowchild Trail North



Photo 11 – Final access down the ramp onto Crowchild Trail North





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First name [required]                      Patricia

Last name [required]                      Muir

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]                      Jan 30, 2025

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

[required] - max 75 characters                      South Shaganappi Local Area Plan

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





### Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

UHCA submission for Jan 30\_25 IPC meeting .pdf

ATTACHMENT\_02\_FILENAME

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

Please receive this submission from us as working group members.



University Heights Community Association  
c/o UHCA President, 3427 Utah Cres NW, Calgary, AB, T2N 4A9

January 23, 2025

To the Chair and members of the Infrastructure & Planning Committee

Re: South Shaganappi Communities Local Area Plan item discussion on January 30, 2025

The University Heights Community Association would like to register our profound concern with a number of proposed inclusion and exclusions on the proposed South Shaganappi Communities Local Area Plan (SSCLAP). The proposed plan was not released to the community until after 4 pm on the 21 of January which has given us less the 2 days to respond in time to meet today's deadline for public submissions.

As Working Group members, we have the following concerns:

- 1) The exclusion of the statutory requirements of the Stadium Shopping Centre Area Redevelopment Plan (SSC-ARP) in the LAP. One of University Heights' primary concerns within our neighbourhood has been with the redevelopment of the former Stadium Shopping Centre, now UXBorough. After a several year planning process, an ARP was developed which provided statutory assurances to the developer and the community on how development would proceed. During the formation of the LAP our community had been verbally assured that these conditions of the ARP would be incorporated in the LAP. They have not. Our preferred recommendation would be to *not* rescind the ARP and that the LAP make minor adjustments to allow both Plans to be retained. A less preferred option would be to include Section 5.1, 5.2, 5.3 and 5.4 of the SSC-ARP in the statutory section of the document.
- 2) That MAP B3 (p. 131, Growth Plan Placetype Alignment) be removed form the plan. This document was never discussed during the process and its relation to the MDP is unclear.
- 3) That MAP 4 (p. 30) be modified to show building heights that respect the heights in the SSC-ARP.
- 4) That Figure 12 be clarified. University Heights is *not* a Foothills Hospital zone; it is a residential community.

Thank you for your consideration of our request. We intend to have a more fulsome explanation of our concerns for the January 30, 2025 IPC meeting.\

Sincerely,

David Richardson, Architect, AAA, LEED-AP  
Chair, UHCA Development Committee & Director at Large

Patricia Muir, UHCA Director at Large & Development Committee Member