

Community Association Response

2025 April 28

On behalf of the Shaganappi Community Association, I'm writing to thank you and the O2 team for hosting a successful and transparent engagement session on Thursday night (April 24, 2025).

The meeting was successful for us in that we had all critical stakeholders attend. While no individual area residents attended, significant adjacent property interests, 5 of 7 our development committee members, a representative of the Ward 8 office, the landowner, the project proponent and the architects all participated in a session that was transparent on both sides.

Specifically, the session allowed the CA an opportunity to:

- be clear on its opposition to a building of this size and scale on this 50 x 111 ft lot
- provide updated area context and additional market information to the applicant concerning additional area competition in their market.

Since the last application made by the same proponent at this site, the community has seen new basement suites of better design that we see here in almost every new build in our LAP neighbourhood local areas (including elements of 76 open applications in Shaganappi). In addition we have competing new affordable housing projects proposed by Onward (60 units LOC2025-0062) a few blocks east, and an approved Closer to Home (18 units, office and commercial DP2021-3051) across the street.

Consequently, we had an opportunity rebut the applicant's assertions of affordability specific to their project (a non-planning consideration) by demonstrating our prior support for competing projects that do not leave the poor living poorly, as we anticipate here, in ~300 sq feet units, in Shaganappi.

- confirm the applicant's intention to announce and defend the concurrent Development Permit ("DP"). Specifically, to execute, without any changes, on a land use requiring immediate and significant DP relaxations without incorporating input from affected parties
- confirm that the restrictions of the very small site have been partially self-imposed as a result of a unsuccessful negotiation with Truman Homes, at Truman's original initiative, to work to consolidate the single lot immediately to the south
- accept that the land use redesignation is effectively irrelevant to the larger issue of the applicant presenting a DP that will be unworkable within the appropriate constraints of the Land Use Bylaw, effectively backing into an outcome that effectively would be a Direct Control district, without an acceptable DC rationale

The engagement was therefore constructive in that it allowed the Shaganappi Community Association to:

- to now withdraw our objection to the land use change and now rely on the Development Authority to appropriately evaluate the proposal for significant relaxations on their merit, and at a minimum against the criteria otherwise used for Direct Control Districts
- to see no merit in meeting with the applicant or their advisors again, unless there is change to an already pre-anchored position on the DP

Mike Wilhelm
President, Shaganappi Community Association