

# Community Association Response



July 7, 2025

Shallu Sharma  
Planner, South Team, Community Planning  
The City of Calgary  
5<sup>th</sup> Floor, 800 Macleod Trail SE  
Calgary, AB T2G 2M3  
Email: [shallu.sharma@calgary.ca](mailto:shallu.sharma@calgary.ca)

Dear Shallu:

**RE: LOC2025-0062 - 1406 26 ST SW – Letter of No Objection**

The Shaganappi Community Association (the “CA”) appreciates the applicant’s senior team and advisors’ initiative with us in support of this application. Meetings were held with members of our development and affordable housing committees on May 8, 2025, and subsequently with members of the larger community on May 13, 2025, as supported by a wide radius flyer drop.

We support the objectives of the new City-led 2025 Non-Market Housing Land sale program. It partially removes the effect of high land costs on the overall viability of affordable housing projects.

We also acknowledge that the final project should be in keeping with the guidance laid out on page 62 of the Westbrook Local Area Plan:

*“Corner parcels at 26 Street SW and Bow Trail SW are encouraged to develop as gateway buildings with a high level of design and material quality and include greater sidewalk widths to accommodate pedestrian traffic to the station.”*

Many of our suggestions to improve the project are directed at access and parking, and while we lay those out here, we acknowledge City staff’s position that those issues can be better addressed at the Development Permit (“DP”) stage.

Change from the Current M-X2 District

We have no issue with the change of land use at this location, as the CA consistently opposed the commercial element of the previous MX-2 land use. We have no objection to the general building scale, which had the same floor area ratio and number of storeys approved previously at this location. The building height at 20 metres is a higher than the 16 metres previously, and we acknowledge the applicant would like to accommodate rooftop components such as the elevator overrun and mechanical room.

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

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#### Use of Direct Control (“DC”) Land Use Districts

We agree with the City’s standing position that DC districts should be used for “for the purpose of providing for developments that, due to their unique characteristics, innovative ideas, or unusual site constraints, require specific regulation unavailable in other land use districts”.

We agree with the applicant, especially in the context of providing affordable housing, that this lot has site-specific issues which cannot otherwise be managed under stock mixed-use or multi-residential district.

- The parcel includes a portion of the 12 Avenue SW right-of-way and a utility right-of-way which impacts the buildable area of the site. Therefore, site-specific rules for landscaping, sidewalks, and building design are provided in the DC to ensure a multi-residential building can be built on the site and still comply with bylaw rules. The DC also includes adjustments to the rules allowing accessible units at grade.
- The applicant claims the following:

*“A reduction in parking stalls in exchange for bicycle facilities is often referred to as Transportation Demand Management (TDM) and is common on sites in such close proximity to transit. The base MU-1 district allows reduction in parking stalls on sites near transit and where additional bike facilities are provided; however, this site requires a further reduction due to the physical site constraints and the ability to provide the required amount of underground parking stalls while also meeting code requirements for larger accessible parking stalls.”*

Unfortunately, the CA has limited ability to evaluate this assertion before unit layouts and target building occupants are established. However, we do accept that providing more than one level of underground parking at an already constricted site (as above) could challenge the overall viability of affordability objectives.

Access to the LRT is only a mitigating factor if the delivery of services in support of tenant needs is not considered (i.e food deliveries, medical support). It would be helpful if we also understood the concurrent rationale of the parking allocation to visitors.

#### Additional Parking and Access Issues

- A Traffic Study was requested by the CA and prepared for the site, and we understand that it was reviewed by City staff, in the context of affordable housing next to an LRT, with proposed bicycle-supportive improvements.
- Access is constrained. The site is flanked on the west by a busy connector on 26 St with already fully utilized street parking and an extended right turn lane on Bow Trail immediately adjacent, a cul de sac to the immediate east and a narrow alley to the south. Primary vehicle access to the location is by way of an alley and a repurposed right-of way loop formed from a former service road at 12<sup>th</sup> Avenue adjacent to Bow Trail.

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We strongly question the City's decision to not remove the 12<sup>th</sup> Avenue right-of-way entirely to accommodate the building as it serves no current purpose other than service to a single adjacent garage. Removal of this, would also facilitate a stock land use district, a larger building footprint and more affordable units. We suspect that unsubstantiated underground infrastructure issues may be a concern, but our experience has been that the City often can't accurately locate these anyway.

However, if the right-of-way is to remain, we strongly advocate expanding its use by way of angle parking, or failing that, adequate lay-bys in support of the eventual residents.

City staff have indicated that the resolution of access and parking issues will be resolved at the DP stage. We accept this to the extent that the ultimate target occupant and unit count could significantly affect the sufficiency of parking.

In conclusion, the Shaganappi Community Association looks forward to this significant project in our community and we anticipate a robust discussion on the upcoming building design.

We have no substantive objection to this land use change.

Sincerely,

The Shaganappi Community Association



Michael Wilhelm  
President



Mike Grovue  
Heritage Area Representative, Development Committee



Ron Goodfellow, FRAIC (Retired)  
Advisor, Planning and Development

Cc: Courtney Walcott, Alicia Ta, Ward 8 Office, City of Calgary  
Development Committee, Shaganappi CA  
Jack Moddle, B&A Studios