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Application: LOC2017-0121

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Feedback:

I live two houses down from the proposed development, and I have several concerns with this project. 26A Street SW is not a main artery, like 26 Street SW is. The street is a quiet residential street, which is currently populated with single family detached dwellings. I have concerns about the increased traffic on the back alley, as well as parking issues on the street and increased pressure on local infrastructure, such as the nearby Alex Ferguson Public School and Shaganappi Park. The relevant block of 26A street currently has about 25 homes on it, primarily single family detached homes, with a couple of duplexes. The proposed project would add 75 more units, approximately tripling the street's density.

Back Alley Traffic: Currently, there is a back alley which runs between 26A Street and 27 Street, which is used to access garages for the homes that reside on the west side of 26A, and the east side of 27. This alley is also used for garbage and recycling delivery. The alley is only one lane wide in a single direction. There is no set direction for travel on the alleyway, but two cars going in opposite directions cannot pass each other in the narrow space. This has only been an occasional issue until now, since there is minimal traffic on the alleyway (about 25 garages, plus garbage pickup), however, this alleyway is also proposed to be used to access the garage of the subject development in this application. The building is proposed to have 75 parking spaces for residents (one per unit), plus 12 for visitors. This is a very large additional increase in traffic on the alleyway. There is no reasonable way to widen the alleyway, as it goes to the edges of people's property lines, and the alley cannot realistically expect to be able to handle the large increase in traffic that would result from an additional 87 parking spaces being accessed from it. It should also be noted that this same alleyway already serves a new, already approved, multi-residential development on 27 St. SW, which backs onto the alleyway. Parking on 26A Street: 26A Street is currently a permit-only parking street. Currently, 50% or more of the street's curbside parking is utilized at any given time by residents of the street. The development is only proposed to have 12 visitor parking stalls, and only one parking stall per unit. Any units with multiple vehicles, or any visitors over the 12 spot allotment, would likely end up utilizing street parking, either with a permit (in the case of residents) or without a permit (in the case of visitors). Residents at existing residences, are likely to

be stuck unable to park in front of their own homes, due to spaces being utilized by the massive new development being added to the street. Pressure on Nearby Local Infrastructure: This consideration takes into account not only the current development, but its place in the larger context of the area. Currently, two similar multi-residential residences buildings are being proposed one block over on 26 Street (which is a more appropriate street for such a development, due to its status a heavier traffic artery street going from Bow Trail to 17 Avenue). There is also a multi-residential development on 27 Street which has already been approved, as well as several new infill projects adding incremental density to the area. Alex Ferguson School is a junior public school, at the corner of 26 Street and 14 Ave (about a block from the development). The school has a healthy population of young children walking to school in the area on a daily basis. Combining increased traffic on main arteries like 26, along with proposed development on side-streets, like the one at issue, will increase the danger for these children to walk to school from homes in the area. The School is also not particularly large, and would be pressured by the number of new families who would move into the area in these various multi-unit residences. Most of the school's children currently live in nearby detached homes, but the large proposed increase in density from multi-residential units would add a lot of pressure on the school's class sizes and resources. Additionally, Shaganappi Park is just a couple of streets over from the proposed development (on 25A St. SW). The park has a small kids playground with jungle gyms, two tennis courts, a basketball court, and a small skating area for use in the winter. The influx of new multi-residential units will add a lot of stress to the existing facilities. Unless they are expanded, the modest facilities in the park will not be able to handle the increased density of people in the area seeking to utilize them. Conclusion: Overall, it is submitted that this is simply an inappropriate street on which to place a large new development. While main arteries nearby like 26 St may be appropriate locations, 26A street is a small, quiet, low density street, which would be significantly stressed with the addition of such a large new building.