

**LAND USE AMENDMENT
SHAGANAPPI (WARD 8)
12 AVENUE SW AND 26A STREET SW
BYLAW 144D2018**

MAP 18C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate four adjacent residential parcels located at 1403, 1407, 1411 and 1415 – 26A Street SW in the community of Shaganappi from a Residential – Contextual One / Two Dwelling (R-C2) District to a Multi-Residential – Contextual Medium Profile (M-C2) District to allow for a Multi-Residential Development. The site is approximately 100 metre walking distance to the Shaganappi Point LRT Station. An amendment to the Shaganappi Point Area Redevelopment Plan (ARP) is not required to accommodate this land use amendment application. A development permit (DP2017-2492) has also been submitted and is currently under review by Administration.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2018 February 22

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 144D2018; and

1. **ADOPT** the proposed redesignation of 0.23 hectares ± (0.57 acres ±) located at 1403, 1407, 1411 and 1415 – 26A Street SW (Plan 307EO, Block B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 144D2018.

REASON(S) FOR RECOMMENDATION:

The proposed Multi-Residential – Contextual Medium Profile (M-C2) District supports an increase in density in close proximity to an existing Transit Centre (Shaganappi Point LRT Station). The proposal is consistent with the relevant policies of the Municipal Development Plan (MDP) and the Shaganappi Point Area Redevelopment Plan (ARP). The proposed land use district allows for a form and uses that are compatible and sensitive to the surrounding community.

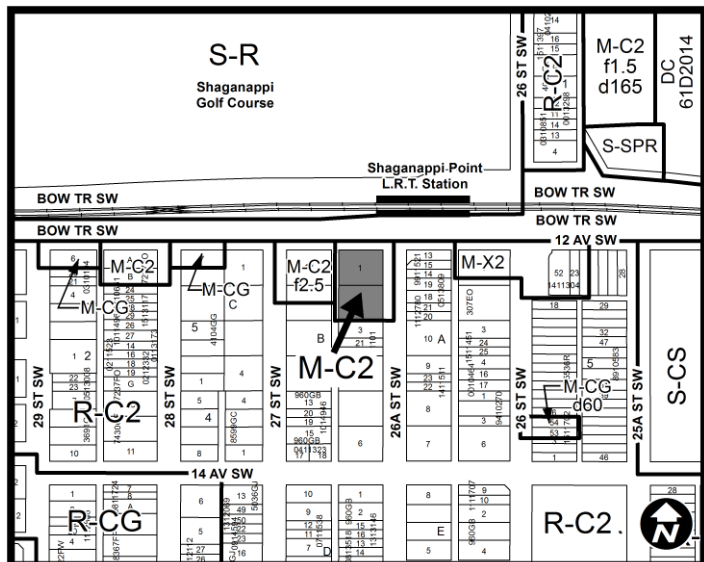
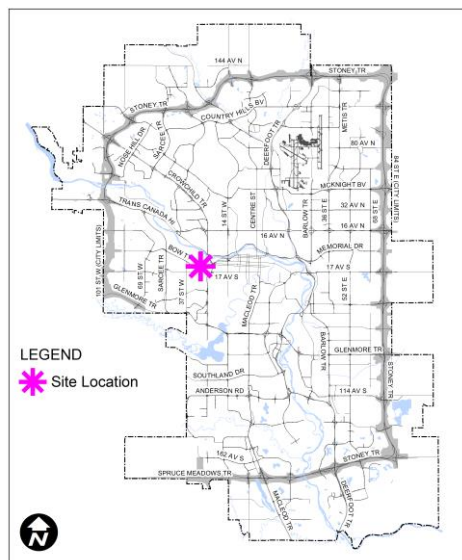
ATTACHMENT

1. Proposed Bylaw 144D2018
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 1403, 1407, 1411 and 1415 – 26A Street SW (Plan 307EO, Block B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District.

Moved by: E. Woolley

Carried: 6 – 0

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Applicant:

Casola Koppe

Landowner:

Fatima Borhot
Mohamed Borhot
Said Borhot
David Brown
Jennifer Brown
Dimsdale Ranching Co Ltd
Jason Johnston
Laura Pasacreta

PLANNING EVALUATION

SITE CONTEXT

The subject site is comprised of four parcels in the community of Shaganappi. The site is approximately 60 metres by 38 metres and 0.23 hectares (0.56 acres) in size and is developed with four single storey single detached dwellings and detached garages that are accessed from the rear lane. The site is surrounded by low density residential use to the east, south and west. However, a development permit has been issued and is pending release for a 60 unit Multi-Residential Development across the rear lane to the west (1404, 1408, 1410 26 Street SW). The site is approximately 100 metre walking distance to the Shaganappi Point LRT Station, 250 metre walking distance to Alexander Ferguson Elementary School, and 350 metre walking distance to Shaganappi Park.

LAND USE DISTRICTS

The proposed M-C2 district allows for medium height and medium density multi-residential development in a variety of forms in close proximity to, and adjacent to, low density residential development, and is ideally located near transit nodes. Transitional heights and contextual setback requirements ensure that redevelopment reflects the immediate context and is sensitive to the surrounding community.

The application proposes to increase density to allow for approximately 73 dwelling units in a three to five storey building, as proposed in the development permit application (DP2017-2492) currently under review. The existing land use (R-C2) allows for up to eight single or semi-detached dwelling units (plus potential secondary suites in the single detached dwellings).

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According to data from The City of Calgary 2017 Census, the following table identifies Shaganappi's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations.

Shaganappi	
Peak Population Year	1969
Peak Population	2,132
2017 Current Population	1,693
Difference in Population (Number)	-439
Difference in Population (Percent)	-20.6%

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan.

Municipal Development Plan (2009)

The subject site is classified as Residential Developed – Inner City on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). This proposal is consistent with MDP policies, including Transit-supportive Land Use Framework policies (subsection 2.2.2), Neighbourhood Infill and Redevelopment policies (subsection 2.2.5), Housing Diversity and Choice policies (subsection 2.3.1), General – Developed Residential Areas policies (subsection 3.5.1), and Inner City Area policies (subsection 3.5.2).

Shaganappi Point Area Redevelopment Plan (2014)

The City, along with the community developed the Shaganappi Point Area Redevelopment Plan (ARP) in order to guide redevelopment pressures in this area as a result of the completion of the West LRT and specifically the Shaganappi Point LRT Station, and redevelopment interest in the area. The ARP provides clear policy direction that encourages higher density development along 12 Avenue SW and near the LRT station, while ensuring redevelopment respects and enhances the existing community.

The subject property is located within the Medium Density Residential area on Map 2.1: Land Use Policy Areas (APPENDIX III) of the ARP. The intent of the Medium Density Residential area is to provide the opportunity for increase in density, while ensuring redevelopment is sympathetic with the surrounding community. The ARP envisions new development within this area should be limited to medium-density multi-residential developments and include townhouses, apartments, and live/work units.

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The proposed M-C2 district aligns with the intent of the Medium Density Residential area, as it provides for multi-residential developments in a variety of forms, and allows for varied building heights and front setback areas that reflect the context of the adjacent low density residential development.

Location Criteria for Multi-Residential Infill

In 2014, Council implemented 'Location Criteria for Multi-Residential Infill' to provide a more specific tool for the review of land use amendment applications in the Developed Areas and associated amendments to local area plans. The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The table in APPENDIX V provides a summary of alignment with the criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

TRANSPORTATION NETWORKS

The site is located approximately 100 metres walking distance from the intersection of Bow Trail SW and 26 Street SW, giving direct connection to the Shaganappi Point LRT station and transit stops for the circle route (72/73). On-street parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system. Multi-family sites must provide all required parking on-site and residents are not issued residential parking permits.

The applicant has been advised that the development permit currently under review shall meet all bylaw requirements, including: required parking, parking stall size, loading stall, visitor parking, and bike parking. Vehicular access to the site is available from the rear lane.

UTILITIES & SERVICING

A Sanitary Servicing Study and Fire Flow Calculations will be required through the development permit application currently under review. Any upgrades required to support the proposed development will be at the developer's expense. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for this application. An Environmental Site Assessment may be required through the development permit process.

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ENVIRONMENTAL SUSTAINABILITY

Close proximity to the Shaganappi Point LRT station provides opportunities for alternative modes of transportation, other than single occupancy vehicles. The increased maximum density of the site allows for a more efficient use of resources. Environmentally sustainable design can be achieved through the proposed land uses. Building and site design will be assessed at the development permit application review stage.

GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of opposition initially to the application from the Shaganappi Community Association (APPENDIX II). The community association contends that the application proposes medium density redevelopment in the Low Density Residential area identified on Map 2.1: Land Use Policy Areas (APPENDIX III). Due to the encroachment of medium density development into the low density area of the neighbourhood, the community association raised concerns with buffering and protecting the substantial amount of redevelopment that has occurred on the east side of 26A Street SW under existing R-C2 land use.

Based on a review of the Shaganappi Point ARP, Administration identified pertinent references to interpreting the boundaries separating different land uses in Map 2.1, including the footnote on Map 2.1 and item 6.1.1. The references identify the boundaries as conceptual only and are to be determined at the land use amendment or development permit application stage. Administration is satisfied that the proposed land use application aligns with land use area boundaries in light of the overall objectives of the Shaganappi Point ARP.

Citizen Comments

Administration initially received eleven (11) letters of opposition to the application from citizens. Reasons stated for opposition focused on the following themes:

Increased Traffic

Concerns were expressed about increased traffic volume generated by the development that would use local streets and lanes (26A Street SW, 27 Avenue SW, and lane between 26A Street SW and 27 Avenue SW in particular) to access Bow Trail SW.

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Administration will ensure traffic volume is reviewed as part of the Development Permit application to ensure residents' concerns are appropriately evaluated.

Parking

Concerns were expressed about increased competition for public on-street parking, particularly on 26A Street SW. However, on-street parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system and the applicant has been advised that no parking permits will be issued for a Multi-Residential Development on the subject site.

Building Height and Transition to Surrounding Development

Concerns were expressed about the size and height of the building, and sensitivity to surrounding low density development. Administration reviewed the purpose and regulations of the M-C2 district and building form and site design policies in the Shaganappi Point ARP (Section 3.0) and concluded that the district in conjunction with ARP policy ensures medium density development is compatible with the surrounding low density development.

Neighbourhood Character

Concerns were expressed about the compatibility of multi-residential development, in particular of buildings in excess of three storeys with the context of new homes and buildings on the east side of 26A Street SW. In addition, many comments were received regarding including the fourth parcel from the north end of the block (1415 – 26A Street SW) in the application. Administration reviewed the ARP and concluded that boundaries shown on Map 2.1 are intended to be conceptual only (see Section 6.1.1 – Interpretation of Map Boundaries), and the proposed M-C2 district in conjunction with ARP policy support medium density development in close proximity to low density development.

Public Meetings

A public meeting led by the applicant was held 2017 November 20, which included a presentation of the project and a question-and-answer period during which the applicant (Casola Koppe), developer (Chander & Associates) and Administration were present and responded to stakeholder questions. Representatives of the Shaganappi Community Association and the Ward 8 Councillor's office were also present. As a result of this meeting, the applicant, developer and The City committed to additional communication once residents had an opportunity to formulate a formal response.

Administration received a formal submission from area residents on 2017 December 4 (APPENDIX IV). Administration, applicant, developer and appointed community representatives met on 2017 December 6 to discuss the following concerns raised by the residents in their submission:

- inclusion of the fourth lot (1415 – 26A Street SW) in the land use and development permit applications;

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- compatibility of the proposed development with the existing character of the neighbourhood;
- traffic and noise generation;
- erosion of community character due to a lack of ownership of the units in the proposed development; and
- infrastructure (sewer) capacity.

All parties agreed to a subsequent information session after the applicant had an opportunity consider feedback received and amend the development application to support the proposed land use application.

A subsequent information session was held 2018 January 11. The applicant provided an overview of changes to the design of the proposed development to address community comments. These changes included addressing the compatibility of the proposed development with the existing character of the neighbourhood (fifth storey stepback along 26A Street SW, enhanced landscaping, refined building entry, and finer grain facade treatment) and inclusion of the fourth lot (1415 26A Street SW) in the land use and development applications. Administration's Corporate Planning Applications Group also attended the meeting and responded to concerns about increased competition for on-street parking, increased traffic and infrastructure capacity.

Following the applicant's resubmission of amended development permit drawings on 2018 January 23, Administration received a letter of support to the application from the Shaganappi Community Association (SCA) (APPENDIX VI) and a letter of conditional support from area residents (APPENDIX VII).

APPENDIX I

APPLICANT'S SUBMISSION



Tony Casola Architect Ltd. Hans Koppe Architect Ltd.
Suite 300, 1410 1st Street SW, Calgary, Alberta, T2R 2R2
Ph: 403 287-9960 Ext. 2 Fax: 403 287-9962

Friday, December 22, 2017

City of Calgary Planning and Building Department
Re: Land Use Redesignation, 1403, 1407, 1411 and 1415 26a Street SW, Shaganappi

Existing Zoning – RC-2
Proposed Zoning – MC2

Applicable Community Policies – Shaganappi Point Area Redevelopment Plan

Upon review of existing policy and meetings with the City Planning Department, Ward 8 Councillor Woolley and Community Planning Representative Ron Goodfellow, our client has asked us to formally apply for a Land Use Redesignation for parcels mentioned above.

Current policies related to Transit Oriented Development, and general intent of Municipal Development Plan could inspire a developer to aim for higher density developments, however the recently approved Shaganappi Point Area Redevelopment Plan (SPARP) clearly limits development to Medium Density Development and a maximum height of 16m.

Originally we had looked at proceeding with an MH1 application with FAR and height restrictions, however, the limitations of this zoning means further stepbacks and setbacks related to the general purpose of the MH1 designation, which is a small point tower on a mixed use podium. MH1 also comes with the stigma of High Density Residential.

The stepbacks at 10 m height would make it very difficult and costly to transfer loads in a wood framed building. The lack of an appropriate land use which bridges the requirements of MC2 to MH1 is an ongoing issue, which has been exacerbated by the 2014 ABC's provision to now allow for 6 storey wood framed buildings.

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As an MC2 zoning would appear to provide an adequate solution, the requirements as outlined in LUB 604.4 pertaining to reduced upper floor plate of 40% maximum, make it difficult to provide an adequate upper floor which would provide enough revenue to qualify the costs related to a 5 storey building. The new classification in the 2014 ABC, 3.2.2.50, has the following requirements which are above and beyond those of 4 storey combustible;

- More expensive Sprinkler System
- Non-Combustible Cladding requirements
- Robust framing required at lower floors including steel connections for lateral loads.
-

We are effectively asking for a contextually sensitive MC2 with a relaxation for FAR from max 2.5 to max 2.54 (as determined by current DP stage) a negligible number, and to increase the maximum floor area of upper storey (above 12m) from 40 % to 77%. This will provide opportunities to minimize shadowing impacts to adjacent low density parcels located to the South. We have provided a stepback along most of the façade facing 26a Street to minimize visual impact to residents across the street.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'H. Koppe', with a stylized, cursive script.

Hans Koppe, Principal
Architect, AAA, MAA, SAA, LEED® AP
Casola Koppe Architects

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APPENDIX II

SHAGANAPPI COMMUNITY ASSOCIATION FIRST SUBMISSION – 2017 JUNE 12



June 12, 2017

Adam Sheahan
Planner | Planning & Development #8201
The City of Calgary
700 Macleod Trail South
Calgary AB
T2G 2M3

Dear Sir:

Re: **LOC2017 -2021 – 1403 26A St SW**

The Shaganappi Community Association is in support of the many affected residents who have written letters of objection to you on the above land use amendment.

Notwithstanding the footnote on Map 2.1 and item 6.1.1 which suggests the three lot (150 feet) strip of land along 12th Ave SW is conceptual only, we are of the view that the ARP specifically addresses our concerns with respect to buffering and protecting the substantial amount of redevelopment that has already been made under the existing R-C2 land use. From our perspective, the line is not conceptual as it was specifically intended to support the single family residential uses throughout the core of our very narrow (often only two blocks wide) community.

The same issues were addressed along 17th Avenue when the Mainstreets program was recently passed.

During the many discussions and open houses that addressed the ARP, it was agreed by the Community that the first three lots south of 12th Ave SW was an appropriate border for new multi-family housing. However, there is also a requirement for this multifamily development to be sensitively stepped down in height and to have setbacks that respect the existing low-density development.

This application does not respect these criteria and as such, we cannot support it.

Yours truly,

Ron Goodfellow, FRAIC (retired)
Director of Community Development
Shaganappi Community Association
403 233 0179

Mike Wilhelm
President
Shaganappi Community Association

Cc: Evan Woolley
Beth Tingle, V.P., Shaganappi Community Association
David Hawthorn, Shaganappi Community Association

A. Sheahan

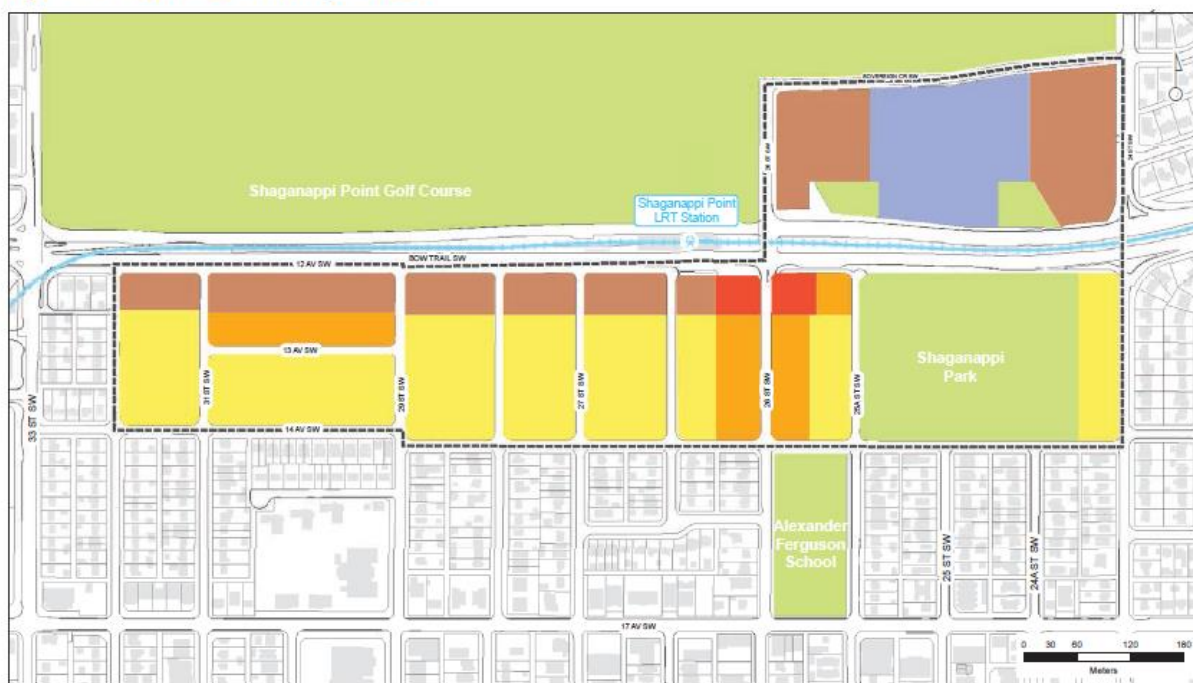
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APPENDIX III

MAP 2.1: LAND USE POLICY MAP
SHAGANAPPI POINT AREA REVELOPMENT PLAN

Map 2.1: Land Use Policy Areas



Legend

- Plan Area Boundary
- LRT Station
- Low Density Residential
- Low Density Multi-Residential
- Medium Density Residential
- Residential Commercial
- Seniors Mixed-Use
- Park/ Open Space

This map is conceptual only. No measurements of distances or areas should be taken from this map.

APPENDIX IV

AREA RESIDENTS' FIRST SUBMISSION – 2017 DECEMBER 4

December 4, 2017

Regarding the Proposed Development 1403 to 1415 26A ST SW

The residents of Shaganappi have organized themselves to express their concerns about the proposed development at 1403 to 1415 26A ST SW. The Community Association worked in good faith with the City to meet the desire for Transit-Oriented Development while respecting the character of the community and the interests of the current residents. This is a narrow community bordered by Bow Trail and 17th Ave SW, and the community felt that up-zoning should be limited to land on those major corridors and major North-South streets. This proposal would clearly require up-zoning in an area not intended by the community in the Plan. In fact, the community has already made concessions that will quintuple the population of this small neighbourhood without deviating from the conceptual map in the ARP.

The concerned residents are willing and prepared to work with the City planners, the Architect and developer to address the following concerns to maintain and improve the character of the Shaganappi community.

Prioritized list of concerns raised by the residents:

- 1. The fourth lot (1415 26A St SW) should not be included in the proposed development:**
 - i. The expansion of the proposed development to include lot 1415 26A St SW is beyond what was envisioned in the ARP and will materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land specifically those properties (1400, 1402, 1404, 1406 & 1410) facing West on 26A St SW and 1419 26A St SW facing East.
 - ii. The contextualization transitioning as prescribed in the ARP should be incorporated into the end of the building occupying 1411 26A St SW to minimize the impact on the residences occupying lot 1415 26A St SW.
- 2. The facade of the building facing 26A St SW is inconsistent with the character of the neighbourhood:**
 - i. The facade proposed for the 5-storey modernistic building faces a group of newer single-family homes that are likely to remain there for the foreseeable future, and it would be completely incongruous in the existing streetscape.
 - ii. The fifth floor does not comply with the ARP requirements for 40% of the floor plate. The upper floor should be set back from 26A St SW and the residence at 1415 26A St SW to minimize the impact on the use, enjoyment or value of neighbouring parcels of land.

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- iii. The height of the building, the public space located on the South end of the building and the balconies facing East will erode the privacy for existing landowners when the elevation creates sight lines into the existing residents front verandas, windows and backyards.
- iv. The height of the building and large rectangular profile will restrict sight lines and views for the existing residents.
- v. The ARP describes creating a walkable community: the North facing wall of the proposed development coupled with the noise of the Bow Trail will further dissuade walking traffic on 12th avenue as residents will continue to avoid the noise tunnel that this combination will create.
- vi. The residents have concerns about the owners' ability to manage the upkeep of the building, what assurances can be given that the balconies will not be used as storage lockers, etc. that is inconsistent with the otherwise clean and orderly existing neighbourhood.
- vii. Possible solutions suggested include:
 - a. Where possible the profile of the building should be softened, e.g. better colour selection, less dramatic facade, etc.
 - b. Step back the 4th & 5th floor; or reduce the height to a 4-storey building
 - c. Reduce the imposing profile facing 26A St SW by removing balcony roofs on the upper floor d. Re-design the South West units on floors 2 and 3 so that their balconies do not look down into the back yard of 1415 26A St SW
 - d. Consider a solid or opaque deck guard rail to minimize the impact of elevated balconies on the properties in the community.

3. Traffic and noise:

- a. The back alley between 26A St & 27 St will become the main access route for over 78 parking spots in the proposed development which will overload this narrow and congested alley. As a result 26A St SW will become the thoroughfare for the residents of the proposed development.
- b. The traffic from 12th Ave travels at excessive speeds on 26A ST SW and regularly ignores the traffic rules and signs at the 12th ave/26A St Intersection. We ask for the sake of the children on our street and in the area that some means of traffic calming technology be installed. iii) The sidewalk on the North side of 14th Ave at the south end of the back alley between 27th St and 26A St SW has a significant amount of foot traffic, many of whom are kids enroute to Alex Ferguson.
- c. Possible solutions:
 - i. Install some form of traffic calming technology on 26A St SW and additional signs to show "No access to bow trail"
 - ii. Install some form of traffic calming technology at the South end of the back alley where it empties into 14th Ave.

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- iii. Install a 'Right Turn Only' exit sign and a 'Left Turn Only' entry sign at the parkade entry ramp to keep the additional traffic to the north end of the alley (d) A possible solution could include parking garage access off of 12th Ave to dissuade use of the back alley to access the parking garage.
 - d. We understand that the provision of sound walls on the South side of the Bow Trail in conjunction with the West LRT was restricted by utility issues on the north outside perimeter of 12th Avenue, in light of that, the city might be squandering an opportunity to improve an already challenging pedestrian and bike environment, from a sound and visual impacts perspective, through thoughtful sound attenuation on the south side.
- 4. The proposed development is inconsistent with the character of the community:**
- a. Shaganappi is a family-friendly community with a highly-ranked elementary school and an active community association – a building comprised of rental apartments is inconsistent with the current community comprised of residents who own and live in their houses.
 - i. The community is concerned that the lack of ownership of the units in the proposed development will erode the current character of our neighbourhood.
- 5. The aging utility infrastructure on 26A ST SW has created a number of water-related issues:**
- a. What actions are planned or have been taken to address these proactively?
 - i. The water table may be very high, is the developer aware, and do they have plans to address this issue? Has a geotechnical analysis been done?
 - ii. 1403, 1407, 1402, and 1404 26A ST SW had sewer backups in Feb 2016. 1402 and 1404 had flooding in a previous year and the prior owner believed water runs beneath these properties.

The residents of Shaganappi are approaching Cllr Woolley, City planners, the Architect and developer to address these concerns in an effort to maintain and improve the character of the Shaganappi community. This letter summarizes the concerns and will be supported in person by the residents when and where required to ensure that the impact is understood by the proponents of the development.

The residents have agreed as a group that we are prepared to work with the City and developers to sustain the character of the Shaganappi community while the City densifies the core.

Concerned Residents

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APPENDIX V

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Location Criteria for Multi-Residential Infill	Meets Criteria?
1. On a corner parcel.	Yes
2. Within 400 metres of a transit stop: <ul style="list-style-type: none">Approximately 100 metres to route 72/73 stop	Yes
3. Within 600 metres of a transit stop on the Primary Transit Network approximately: <ul style="list-style-type: none">Approximately 100 metres to Shaganappi Point LRT Station	Yes
4. On a collector or higher standard roadway on at least one frontage: <ul style="list-style-type: none">Site fronts 12 Avenue SW, which is a frontage road for Bow Trail	Yes
5. Adjacent to existing or planned non-residential development or multi-unit Development <ul style="list-style-type: none">Development permit (DP2015-5350) has been issued and is pending release for a Multi-Residential Development on three parcels to the west	Yes
6. Adjacent to or across from an existing or planned open space, park or community amenity: <ul style="list-style-type: none">Site is approximately 350 metre walking distance to Shaganappi Park	No
7. Along or in close proximity to an existing or planned corridor or activity centre: <ul style="list-style-type: none">17 Avenue SW is identified as a neighbourhood corridor and is located approximately 350 metres south	Yes
8. Served by direct lane access <ul style="list-style-type: none">Single access to underground parkade from rear lane maintains sidewalk continuity and available on-street parking	Yes

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SHAGANAPPI COMMUNITY ASSOCIATION SECOND SUBMISSION – 2018 FEBRUARY 7



February 7, 2018

Adam Sheahan
Planner II | Centre West Community Planning
The City of Calgary
5th Floor, 800 Macleod Trail S.E.
Calgary AB
T2G 2M3

Dear Adam:

Re: DP2017-2379/LOC 2017-0121 @ 1403 to 1415 26-A St SW – THE “GIORDANO”

Further to the recent consultations with residents, the Shaganappi Community Association, Koppe Casola Architects and the Developer's representative, the Shaganappi Community Association is pleased to confirm our support for the rental apartment project, now known as the Giordano, located at the above address.

Except for the matter outlined in the next paragraph, the consultations have resolved the broader issues with respect to the new development's integration into the community. It is understood that the remaining issues will be worked on as the development proceeds through the planning process. In that regard, we would ask you to refer to the January 24, 2018 letter addressed to Evan Woolley from Bill Sweet and Geoff Bowerman on behalf of the adjoining residents.

We have one community wide concern that does remain. This is in regard to the interpretation of clauses in the 12th Ave ARP which suggests (contrary to the mapping) that the multi-family interface with the RC-2 lands designations south of 12th Ave SW were deemed more flexible than we originally thought. The Community Association ("CA") and our residents believed that the multi-family precinct along 12th Ave was three lots, or 150 feet wide. The CA would like further City Planning clarification on this issue to provide future clarity as to the ARP's intent.

In this case, the Developer was able to modify his plans in a manner that continued to use the fourth lot and helpfully mitigated the impacts on the RC-2 lot directly south of their project through setbacks and transitional massing. Consequently, we are in a better position to support the incorporation of the fourth lot into this particular development if discussions with the adjoining residents continue to be positive.

We also understand that vehicular traffic, pedestrian and stormwater issues require further review and that the appropriate City Departments will be addressing same.

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

A. Sheahan

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SHAGANAPPI (WARD 8)
12 AVENUE SW AND 26A STREET SW
BYLAW 144D2018**

MAP 18C

Adam Sheahan, Planner II

DP2017-2379/LOC 2017-0121 @ 1403 to 1415 26-A St SW – THE “GIORDANO”

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In conclusion, an application that could have very well become fractious evolved into one of honest negotiation and cooperation between all the parties. The willingness of the Developer to work with the Community and the adjoining residents and the guidance of various City officials involved in the process is exemplary.

Yours truly,



Ron Goodfellow, FRAIC
Lead, Planning and Development
Shaganappi Community Association
403 233 0179



Michael Wilhelm
President
Shaganappi Community Association

Cc: Evan Woolley, Brieanne Biblow, Ward 8 Office, City of Calgary
Development Committee, Shaganappi CA

APPENDIX VII

AREA RESIDENTS' SECOND SUBMISSION – 2017 JANUARY 24

Regarding the Proposed Development 1403 to 1415 26A ST SW:

Our concerns and suggested changes and actions:

As a follow-up to the letter addressed to the developers on Dec 4, 2017, the concerned residents of Shaganappi would like to thank Hans Koppe & Roshan Chander for the changes made to the proposed development.

Notwithstanding our ongoing concerns regarding the height and length of this proposed building, with the latest version presented to the residents on Jan 11th, 2018, the major concerns with the appearance and the contextualization of the building design have been corrected to our satisfaction.

The residents have a few additional concerns that have arisen out of the Jan 11th meeting and a separate meeting held by the residents on Jan 18th. These are as follows:

1. The residents of 26A St SW wish for the developer to formally acknowledge that they will forgo applying for tenant parking passes on 26A ST SW as verbally committed during the meeting.
2. The residents do not wish to have a 9.1 m loading zone in front of the building on 26A ST SW as this will further reduce the available parking spots on the street and ask that the developer also formally acknowledge that they will forgo applying for a loading zone on 26A ST SW as verbally committed during the meeting.
3. We understand the developer to say that a resident manager and or full time janitor will be employed by the owners of the building and the residents would appreciate receiving confirmation of this.
4. We understand that the owner will be creating residency rules regarding use of the property including a small dog policy (ten lbs or less), the use of balconies overlooking properties, in particular the use of the balcony to store the owners possessions, etc.. We would appreciate receiving confirmation of these rules and that the owners will enforce these.
5. Confirmation that the developer will install, maintain and use an irrigation system for the property improvements facing 26A St SW to promote growth of the grasses, trees and shrubs that the developer has committed to plant.

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6. Confirmation that the developer will install a 6 ft high wooden fence on top of the new retaining wall to be constructed between the properties of 1415 & 1419 26A St SW.
7. Confirmation that the landscaping will consist of:
 - a) Full hedge planting to block the planters along 12th Ave and 26A St SW,
 - b) A Fescue lawn,
 - c) Creepers and vines to soften the building image,
 - d) The trees as indicated in the information provided will be approximately 2 - 3m in height with a 75mm trunk,The developer has committed to installing direction signs to promote traffic flow in the alley between 26A St SW and 27 St SW.

New requests:

1. The residents also request that large boulders be used as fill between the new 2m high fence and the building south facing wall to discourage traffic and temporary use by vagrants.
2. The residents would like to have input into the times that the garbage from the building will be removed. Our concerns relate to blocking traffic on the alley and the noise associated with the large trucks used for garbage collection.

The concerned residents would appreciate a written response to the concerns raised in the previous letter dated Dec 4th, 2017 and the requests made in this letter.

The concerned residents of Shaganappi will also reply separately to the letter from Cllr Woolley and will elaborate further our concerns that this development presents to our community to the City planners in an effort to maintain and improve the character of the Shaganappi community.

Concerned Residents