

**From:** kyle.th.smith@gmail.com  
**To:** [Public Submissions](#)  
**Subject:** April 16, <web submission> LOC2017-0121  
**Date:** Thursday, April 05, 2018 12:43:38 PM

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April 5, 2018

Application: LOC2017-0121

Submitted by: Kyle Smith

#### Contact Information

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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.

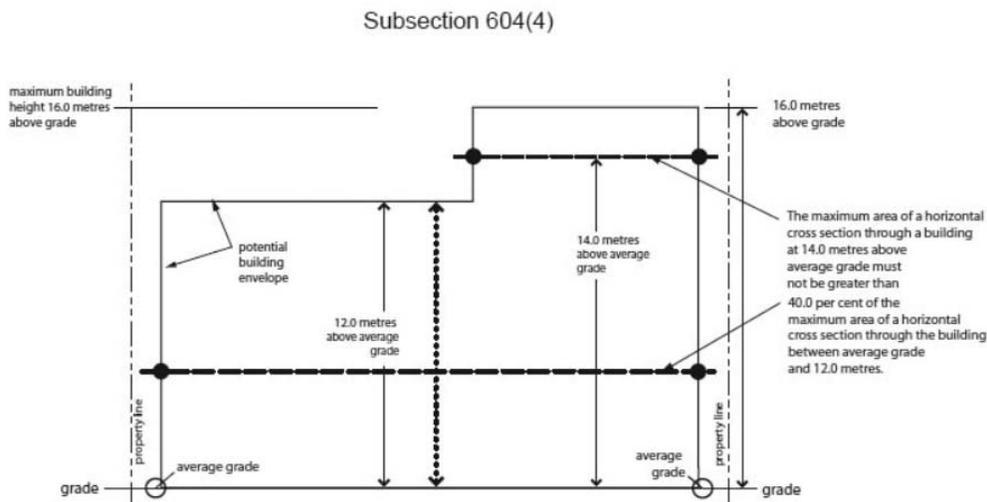
**McDougall, Libbey C.**

**From:** Philip Cheng <philipcccheng@gmail.com>  
**Sent:** Monday, April 09, 2018 12:58 AM  
**To:** Public Submissions  
**Cc:** Nora Chan  
**Subject:** [EXT] RE: Apr 16 Public Hearing - Comments regarding Shaganappi Bylaw 144D2018 to redesignate land location at 1403-1415 26A St SW from RC2 to MC2  
**Attachments:** Shaganappi ARP - Land Use Policy Area.jpg

To City Council,

We would like submit comments with respect to Shaganappi BYLAW 144D2018 on redesignate the land located at 1403, 1407, 1411, and 1415 – 26A Street SW from RC-2 to MC-2. First of all, we want take the opportunity to thanks the City’s Planning and Development team, Cllr Woolley and his assistant Brienne for taking the time and having a dialogue with us through this development and building permit application process. In principle, we are aligned to have MC-2 zone change in the proposed development 1403 to 1415 26A ST SW. Nevertheless, we still have the following outstanding concerns with respect to the current proposed development (Giordano),

- As per the meeting with the developer on January 11, 2018. On the revised development still has 77% 5<sup>th</sup> floor coverage area, which according to city bylaw Section 604.4, and the floors over 12 m should not exceed 40% of the maximum area of a horizontal cross section through the building. As a resident living across the street, I feel that the mass of the building is overwhelming and will impact our privacy especially overlooking into our bedrooms. **We would respectfully request we would like to request the developer to reduce the 5<sup>th</sup> floor coverage area and to set back the 5<sup>th</sup> floor corner unit of 26A St. and 12 Ave to align with 5<sup>th</sup> floor units.**



- In the Shaganappi Point ARP, there is a clear line that lines up to the 3<sup>rd</sup> lot, and in the attempt of marking adjustment to ARP, we think that it is more acceptable if **transition is happening at the third lot instead of the fourth lot.**



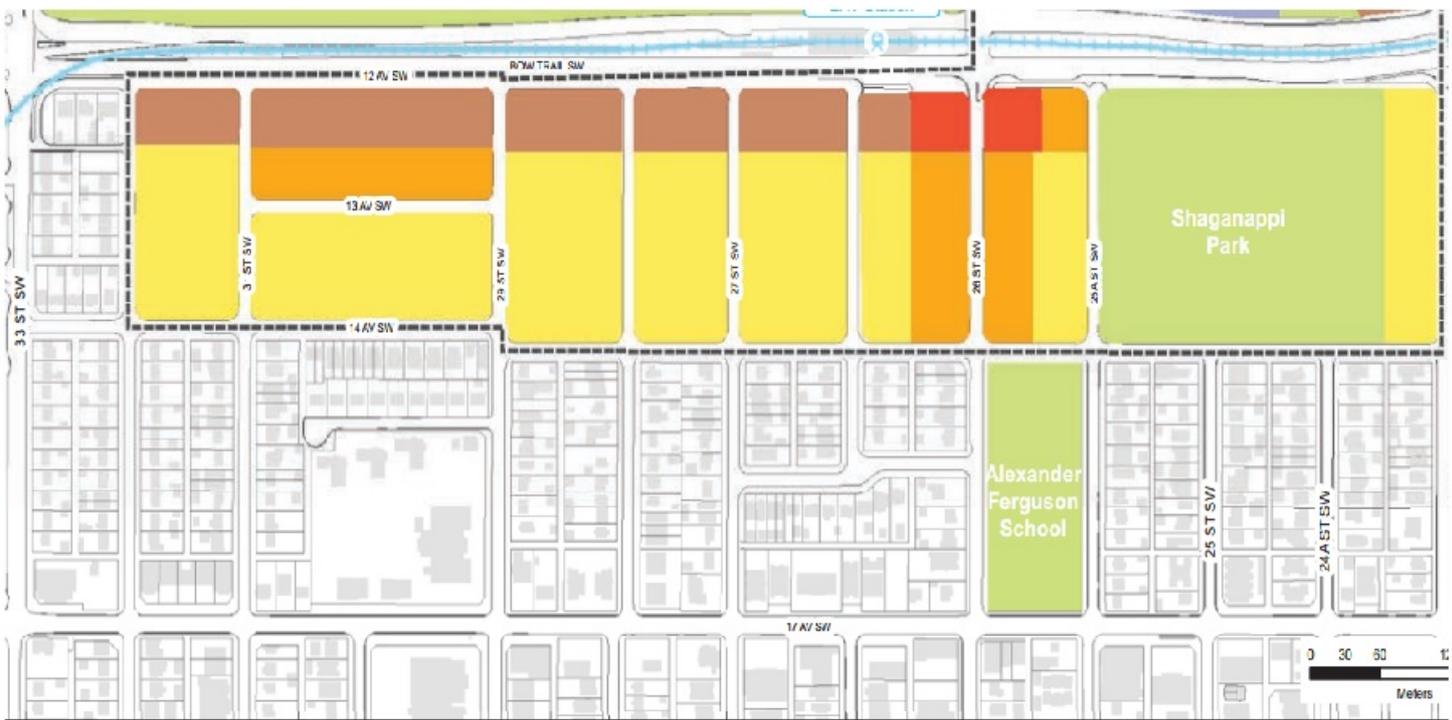
- Traffic and aged infrastructure. With the additional 73 units, we are very concern the increase of traffic volume and potential sewer back up in 26A street, hence, I would mitigation plan is determined and executed before the proposed development project starts.

Thank you for your attention on this matter.

Sincerely,

Philip & Nora Cheng

Residents of 1400 26A ST SW



- 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.



With the Street View, the line is on the 3rd lot of 26A st (including 1411), but 1415 should remain as low density residential

April 9, 2018

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail  
P.O. Box 2100, Station M  
Calgary, AB  
Canada  
T2P 2M5

By email @ PublicSubmissions@Calgary.ca

**Regarding Shaganappi Bylaw 144D2018:** To re-designate the land located at 1403, 1407, 1411 & 1415 - 26A St SW Calgary, AB.

As the owners of the property at 1410 26A St SW we have general concerns regarding the mass of any building (height, width and length) after contextualization that would comply with the proposed Bylaw Amendment. Specifically we object to the City re-designating the fourth lot at [1415 26A St SW](#) M-C2 amending the current Land Use permit. This is inconsistent with our understanding of the ARP that was negotiated with the residents of Shaganappi and as shown in Map 2.1: Land Use Policy Areas of the ARP which also shows that the Medium Density Residential designation is intended to end on the South property line of lot 1411 26A St SW.

We could support the Bylaw Amendment with the condition that the rezoning be limited to three lots Approx 150' of 26A St SW frontage as intended in the ARP which we were aware of and factored into our decision to purchase our house in Aug 2014. We believe that amendment of the Bylaw as proposed in Shaganappi Bylaw 144D2018 will – to quote the Municipal Government Act -- **materially interfere with or affect the use, enjoyment or value of our parcel of land.**

As stated in a residents' letter to the City of Calgary the residences at 1402, 1403, 1404 and 1407 26A ST SW had sewer backups in Feb 2016. The residences at 1402 and 1404 had flooding in a previous year as well, we are therefore concerned about the ability of the sewer system to accommodate additional development on our street. Land use amendments and development plans within broad land use objectives such as the Shaganappi Point ARP should be supported in advance with infrastructure revitalization projects to prevent long delays in approval and loss of quality developments such as the building proposed in the DP that accompanies this Bylaw amendment. The Highland Golf Course redevelopment being the most recent and obvious example. Before this land use bylaw amendment is considered we believe that the issue of sewage drainage should be studied and addressed by the City Engineering Department and the residents should be informed of the requirements for any developer and or City to meet before proceeding. We therefore could support the Bylaw Amendment after the infrastructure is proven to be adequately sized to support this and the other proposed developments in and around 26A St SW.

We do not believe that the City of Calgary has adequately addressed our traffic concerns that have been articulated at numerous meetings with City of Calgary staff & Councillor Evan Woolley and in letters to both as well. Specifically the Shaganappi Point ARP has an objective to improve the 'walkability' of 12th Ave. Increasing the vehicular traffic from 12th Ave onto 26A St. will make crossing 26A ST. SW from West to East more hazardous than the current conditions which has resulted in numerous near misses due to the speed of drivers and lack of attention of the pedestrians.

We support the vision which is well-articulated in the Area Redevelopment Plan and accommodates greater densification; in fact, it projects a quintupling of the population in the community of Shaganappi.

We are not however in favor of the inappropriate expansion of the densification proposed in this Bylaw amendment.

We appreciate the efforts of the Shaganappi Community Association, City Planning Staff, Councillor Woolley, his staff, the Architect & Developer to engage the residents and to provide an excellent building design that could be an asset to the Shaganappi Point area. This Bylaw Amendment however is based on the City's unique interpretation of the ARP.

**We support the Bylaw Amendment after:**

1. Rezoning is limited to the first three lots on 26A St SW South of 12th Ave SW or approximately 150' of 26A St SW frontage,
2. Infrastructure is proven to be adequate for this development and the others envisioned in the ARP.
3. Traffic safety concerns are referred to the traffic department with instructions to address the near misses that occur at the corner of this proposed development.

We ask that you consider our conditions to this Bylaw Amendment and instruct the Planning & Development staff to abide by the Shaganappi Point Area Redevelopment Plan.

Bill & Sharon Sweet  
1410 26A St SW  
Calgary Alberta

**McDougall, Libbey C.**

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**From:** Geoff Bowerman <gbowerman@shaw.ca>  
**Sent:** Monday, April 09, 2018 9:21 AM  
**To:** Public Submissions  
**Subject:** [EXT] Bylaw 144D2018 Objection

Dear City Council,

I ask that proposed Bylaw 144D2018 be rejected, on the basis that it violates the community Area Redevelopment Plan and the Municipal Government Act. I'll address each of these in turn:

**1.) THE ARP:** When our home was built, the only documentation to guide me was the West LRT Land Use Study. It recommended no rezoning of this area, but increased density via redevelopment within the current zoning. I invested substantially to buy a bungalow in the community, subdivide the lot, and build our own home while a home for another family went in next door. The property density therefore doubled, and as the homes were new and larger, the City tax base more than quadrupled. I was enhancing the community, increasing the City's revenues, and felt I was creating a safe store of value for my retirement. Basing my family's future on the West LRT Land Use Study may strike City Council as quaint – it was a study, not a statutory document.

Now that a statutory document is in place, the Shaganappi Point Area Redevelopment Plan, there should be somewhat more predictability for landowners in the community. But it seems that even the ARP is subject to interpretation. The key phrase in it -- without which this matter would not be before Council -- is in section 6.1.1, Interpretation of Map Boundaries. It notes that Map 2.1 is conceptual, and the exact location of boundaries would be determined through the land use amendment process. That sounds fine to anyone not familiar with City Planning -- it suggests that nobody can take a drafting scale, lay it on the map, and say "distance x is 50 feet" when it may be 48 or 52 feet.

But now it seems the City interprets that phrase to mean the map is conceptual to the point of being meaningless. This stretches credulity. We made a large concession made for increased density: Map 2.1 shows virtually every block of our small neighbourhood is affected. The area expected for rezoning on 26A ST SW terminates 150 feet from 12<sup>th</sup> Ave. It clearly aligns with the 12<sup>th</sup> Ave. alley a few blocks to the west. To suggest anything else, or that the Community's framers of our ARP intended anything else, is to also state that the entire community is fair game for upzoning to whatever a developer would like.

**2.) THE MGA:** The Municipal Government Act tries to ensure there are no victims in the development process, asking for consideration of home value in the process. Two of the affected homes across the street from this proposed upzoning were once City-assessed at over a million dollars each. I'm afraid City planners may turn to studies showing multi-family developments have a positive impact on area land values, when in fact those studies look at the average effect, assuming homogenous housing stock in an area. The average original bungalow on our street will certainly see a value increase, but only because of their potential for redevelopment. Anyone who already invested in the community to the extent I did will likely see six-figure losses. My retirement will be affected, certainly postponed, and time otherwise spent with my wife and daughter will be spent working. Restricting this rezoning can't completely resolve citizens' losses since the West LRT Land Use Study was discarded, but it can reduce them.

Community objections to the inclusion of the fourth lot have had little effect, with the response being that "it could be a lot worse" if the City gave its blessing to an even more imposing use of the 4<sup>th</sup> lot. But that wouldn't be possible if the ARP zoning was adhered to.

I appreciate the community engagement to date, and all parties have been cooperative and professional, but there is a clear division on the above critical issues. The lone result of our engagement has been an improved proposed building in

the concurrent development permit application. This is a welcome outcome, and slightly mitigates but does not eliminate our losses. The key objection of most of the community has always been a land use issue -- architectural issues are secondary. If kept to a 3-lot rezoning with proper transition to the current adjacent zoning, further loss mitigation is possible, for equitable treatment of those who have already invested in bettering our neighbourhood.

In summation, the proposed zoning change is based on a clear misinterpretation of the ARP and oversteps anything envisioned by our negotiators of that statutory document. In turn I feel it violates the Municipal Government Act by **materially affecting the use, enjoyment and value of our property**. Please reject this application and restrict zoning changes to the reasonable and generous vision the Community shared in the ARP, or less.

Best regards,

Geoff Bowerman  
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Calgary AB T3C 1K8  
E-mail: [gbowerman@shaw.ca](mailto:gbowerman@shaw.ca)



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