

April 16, 2018

Re: Land Use Amendment Shaganappi 12 Avenue SW and 26A Street SW, Bylaw
144D2018, CPC-2018-148

Comments from Shelley Miller (1402 – 26A Street SW)



My name is Shelley Miller.

My family bought our home in Shaganappi in 2016 as we wanted to live in the inner City. We did read the Shaganappi ARP before purchasing and understood there would be redevelopment; we believed that any developments would compliment and blend into the existing family-centric neighbourhood and very much hope that to be the case with the proposed Giordano development at the corner of 12 Avenue SW and 26A Street SW.

I am not opposed to this development. However, I am opposed to the addition of the fourth lot as it is not at all in keeping with the intended spirit of the ARP that so many people invested time and money into creating.

Today, I want to speak specifically as to how critical it is that during this process we address pedestrian and cyclist safety as well as walk-ability issues before we add another 73 homes to the community.

Safety: Right now, there is no crosswalk, marked or otherwise, from 12 Avenue SW to get onto the Bow Trail sidewalk that leads to the Shaganappi Point train station. The sidewalk ends at the corner of 12 Avenue SW and 26A Street SW. The bike path abruptly ends at the same place. To confuse the situation even more, the end of 26A Street is a turnaround for cars and is an outlet from 12 Avenue for more cars. Therefore, we have pedestrians, bikes and cars all meeting in a very small space. (Simple Google Map attached to show intersection)

It is extremely dangerous for transit users (who this development is meant to attract) and to the children in the single family homes who walk to school at Alex Ferguson Elementary. Cyclists run the added risk of being in a collision with a car or hitting a pedestrian as they try to get onto the path system. Adding 73 additional homes on this corner, with all of the extra pedestrian traffic to the LRT station, will certainly mean a serious or fatal accident if we cannot find a way to fix this intersection and make it safer.

We would ask that further study be done as soon as possible on how to improve this intersection.

Walk-ability: There is a lot of discussion around walk-able communities and we want Shaganappi to be a leader in pedestrian friendly development that improves our community.

Shaganappi is bordered by 17 Avenue SW and 12 Avenue SW. There is a lot of thoughtful, needed work being done into making 17 Avenue a pedestrian friendly area. However, 12 Avenue SW is an afterthought at best and is basically an alley running alongside Bow Trail. There should be the same thoughtful approach to improving 12 Avenue as is being given 17 Avenue SW.

12 Avenue SW should be looked at as a leading contender for increased density development and making it more walk-able would certainly go a long way to making that development more palatable to the community. Ideas that have been suggested for study/discussion include: green-scaped median, sound barriers, more trees, tie-in with Main Streets

Shaganappi residents are not against development; we simply want to get it done right so we have a better community at the end of the process.

Thank you for your time.