



November 22, 2016

Zoran Carkic  
Senior Transportation Engineer  
Transportation Planning  
City of Calgary

Subject: Shawnee Drive SW and 6<sup>th</sup> Street SW Crosswalk

Dear Zoran,

Further to Shawnee-Evergreen Community Association (SECA) letters to Angelique Dean of the City of Calgary Planning Development & Assessment Department dated January 17, 2016 and March 15, 2016 (copies attached), SECA continues to have significant concerns relative to traffic safety associated with Cardel/Genstar/Graywood Shawnee Park development on the former Shawnee Slopes golf course property. SECA is again formally requesting that an upgraded crosswalk be installed at the intersection of Shawnee Drive SW and 6<sup>th</sup> Street SW.

In our January 17, 2016 letter to Ms. Dean, SECA requested that the City of Calgary mandate that Cardel/Genstar upgrade and/or relocate the crosswalk at what will become a significant intersection at Shawnee Drive SW and 6<sup>th</sup> Street SW. We pointed out that the intersection in question is already located at the convergence of three roads, sits at the crest of a hill, and is subject to prominent glare from the sun at sunset/sunrise. Additionally, natural drainage from the former golf course site (which still occurs today) runs directly across the crosswalk location which, when frozen, makes the hill treacherous for both vehicles and pedestrians.

Over the past many months, Cardel, Genstar and more recently, Graywood Developments have been meeting with SECA to share their plans for the northeast corner of the Shawnee Park development. During public hearings regarding development of the site, Councillor Gian-Carlo Carra specifically requested that an east facing multi-family building be constructed at the subject intersection. The nature of this mixed commercial and residential design is heavily pedestrian-focused and emphasizes high "walkability" with connectivity to the nearby Fish Creek-Lacombe transit centre and Fish Creek Provincial Park. At our October 2016 Board of Directors' meeting, SECA was surprised and disappointed to learn that the City of Calgary had visited the intersection in question and had deemed a crosswalk upgrade unnecessary. We take substantial exception to this assessment which seems completely inconsistent with a pedestrian focused transit-oriented development. SECA is struggling to understand why the City would mandate road modifications to improve vehicle flow but would not sanction or require similar improvements designed to protect human lives? By way of this letter,

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SECA formally requests that this intersection be revisited and re-assessed. Allowing the crosswalk to be reinstated “as is” will almost certainly result in additions to the already tragic number of pedestrian injuries that occur within the City of Calgary.

In SECA’s March 15 letter to Ms. Dean (relative to the Detailed Team Review “DTR” of the proposed land use amendment for the Shawnee Park property), we requested that the City of Calgary mandate the crosswalk located at Shawnee Drive and 6 St SW be upgraded to a prominent, fully signaled, crosswalk and suggested that the upgrade could most effectively be done as part of the additional lane being added to Shawnee Drive between 6th Street SW and Shawnee Gate SW (which is still incomplete). We acknowledged that the City of Calgary has a process for evaluating crosswalk risk and allocating capital for upgrades; however, we suggested that this situation represents a unique opportunity for the City, as part of the project approval process, to mandate that the project proponent improve a crosswalk that is being impacted directly by their project. SECA recognizes that there are cost implications to the developer and likely precedent concerns; however, we have repeatedly made the City of Calgary aware that these concerns must be held secondary to the preservation of pedestrian safety.

SECA appreciates the time and effort taken by the City of Calgary and by Cardel/Genstar/Graywood to meet with us and to provide the community with project related information. We do not want our community to be the location of Calgary’s next pedestrian injury or fatality and trust that both the developers and the City of Calgary have the same goal. As such, and by way of this and previous letters, we are continuing to request that the City of Calgary put safety first and mandate the installation of an upgraded crosswalk at the intersection of Shawnee Drive SW and 6<sup>th</sup> Street SW.

Sincerely,

*Original not signed, sent via email*

Brad Smith  
President, SECA

cc:  
Mayor Nenshi  
Councillor Diane Colley-Urquhart  
Councillor Gian-Carlo Carra  
Councilor Shane Keating  
Kerensa Fromherz, Manager Transportation Development Services  
Iris Ye, Transportation Development Engineer, Transportation Planning Development Services  
Division  
Mac Logan, General Manager Transportation  
Rafal Cichowlas, Senior Planner, South Area Local Area Planning & Implementation  
Mike Selinger, Cardel Homes  
Marcello Chiacchia, Genstar Development  
Patrick Briscoe, Graywood Developments  
SECA Directors



Brad Smith, President

March 15, 2016

Angelique Dean  
Planner 2, South Area Local Area Planning & Implementation  
City of Calgary, Planning Development & Assessment

**Re: Community Response – Detailed Team Review (DTR)  
Land Use Amendment Number: LOC2015-0180**

Angie;

Thank you for your ongoing participation in our SECA Board of Directors meetings, for hosting the City of Calgary open house on Feb 23, 2016, and for sharing your letter of February 11, 2016 addressed to Brown & Associates Planning Group regarding the Detailed Team Review (DTR) of Land Use Amendment Number LOC2015-0180. We appreciate the opportunity for our community to learn more about the Shawnee Park development and to raise concern with City of Calgary representatives.

Further to our initial letter to you dated January 17, 2016 regarding proposed land use amendments for the Shawnee Park property, the following letter contains additional comments from our community regarding your DTR letter.

SECA is generally supportive of the conditions being requested by Genstar/Cardel but would like to re-iterate our concerns regarding three key areas:

1. Tree Retention
2. Buffer Fencing
3. Safety concerns in the Shawnee Drive/6 Street SW area.

### **Tree Retention**

As indicated in our January 17, 2016 letter, tree preservation is a key element of the Shawnee Park development. SECA believes the community and developer are aligned on the concept that construction of a well treed, high quality development that preserves value of the overall existing neighbourhood is more important than strict adherence to initial tree preservation targets. We further acknowledge that damage from the September, 2014 snowstorm precludes certain initial tree preservation targets from being reached; however, we do challenge the notion that half the interior trees proposed to be lost in the original bylaw should be allowed to be lost due to development, and we encourage the Corporate Planning Applications Group (CPAG) to push interior tree preservation requirements beyond the currently stated 37%.

Also, Perimeter trees represent the interface between the new and old community and preservation of these trees is even more critical to existing homeowners. We acknowledge a 33% loss due to tree health

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and encourage dead trees in the perimeter be removed and replaced early in the project. We agree that all but 1% of live remaining trees should be preserved. Given that high tree preservation and density has been held up as a cornerstone of the project, SECA requests that tree preservation requirements across the site be held at a 2:1 ratio rather than the 1:1 ratio currently contemplated for the project interior and that language be modified accordingly in clauses 3 & 6.

We further agree with Clause 12 and advocate that, as part of tree preservation, transplanting be maximized in the spirit of preserving the maximum possible number of mature trees that presently characterize our neighborhood.

## **Buffer Fencing**

The preservation of a clearly defined, robust perimeter buffer continues to be a primary concern as we do not see this buffer zone being integrated into part of “the backyard” for the new residents. Clause 4 of your letter recognizes this principle but, in our view leaves too much discretion in the hands of the developer. SECA respectfully requests that Clause 4 be changed from a “should” statement to a “shall” statement mandating fencing around the entire project perimeter. We are aware that at, some certain locations, topography or other land features may make such a fence challenging; however, we strongly request fencing be mandated throughout. Suggested language is included below:

Item 4 currently reads: In order to clearly delineate the privately-owned, publicly-accessible amenity space in the buffer area, a transparent-style fencing should be provided at the rear of the new dwellings that abut the buffer area. The Fencing Rules Section (S. 16) to require fencing along those boundaries.

We suggest the following wording: In order to clearly delineate the privately-owned, publicly-accessible space in the buffer area, a transparent-style fencing **shall** be provided at the rear of the new dwellings that abut the buffer area at a minimum of 15 metres from the Shawnee Park rear property line adjoining to the existing dwellings. The Fencing Rules Section (S. 16) to require fencing along those boundaries.

We are amenable to some wording changes so long as the fencing mandate is not left at the discretion of the developer. We also agree strongly with Clause 7 that patios and landscaped areas must not be with the 15-meter setback area nor within tree drip lines.

This issue is important to SECA as the buffer space remains the sole preserved greenspace behind homes that used to back onto a golf course. The absence of a fence enables the greenspace to effectively become part of the backyard of the new homeowners which runs contrary to the intent of such space.

## **Safety & Traffic**

As part of the additional lane being added to Shawnee Drive between 6th St and Shawnee Drive, SECA is formally requesting that the City of Calgary mandate the crosswalk presently located at Shawnee Drive and 6 St SW be upgraded to a prominent, fully signalled crosswalk. We assume there is a City of Calgary process for evaluating crosswalk risk and allocating capital for upgrades; however, we believe this instance represents a unique opportunity for the City, as part of your project approval process, to mandate that a project proponent improve a crosswalk that is, and will be, substantially impacted by their project. SECA recognizes that there are cost implications to the developer and likely precedent concerns; however, when considered as part of the road upgrade, we believe the incremental cost of a

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crosswalk upgrade can be readily absorbed by the developer in service of building a safer, more walkable community. It is our understanding that the City of Calgary is presently awaiting resubmission of a draft of the "Step Forward" program and that it will contain recommendations directly aligned with our requests. Crosswalk safety has recently received considerable coverage in the Calgary Herald (Feb 19 & 27) revealing an alarming 9.5 deaths and 383 collisions annually on city streets. The Shawnee crosswalk in question is located at the convergence of three roads, has a sloping grade, and is subject to prominent glare at sunset/sunrise. It should also be noted that the City Traffic Calming report issued by Rick Morris in 2008 recommended that this intersection be upgraded at the time of future development. In service of increased pedestrian safety, we request this crosswalk be fully signed, lit, and upgraded as part of the road widening.

With further regards to traffic, SECA would like to express our appreciation for the increased scope of the traffic capacity analysis (Clause 12) requested by the City. We have maintained from the outset the greatest impact to an already congested traffic situation will be access to MacLeod Trail at Bannister and not just access/egress directly from the new community. We believe this was not considered adequately during initial traffic impact assessments which, in our view, understated cars per dwelling, and overstated use of public transit. We look forward to a more rigorous analysis of projected development impact to the only real northbound access to MacLeod trail.

### **Concluding Comments:**

SECA again appreciates all the time and effort taken by the City and Cardel/Genstar to meet with us and provide the community with project-related information. By way of this letter, and our previous letter dated January 17, 2016, we continue to request that the City consider our fair and reasonable requests as you weigh amendments presently being requested to the existing bylaw. Thank you for your consideration.

Sincerely,  
Brad Smith  
President, SECA

cc: Councillor Diane Colley-Urquhart  
Councillor Gian-Carlo Carra  
Councillor Shane Keating  
Mayor Nenshi  
City of Calgary General Manager, Rollin Stanley  
Zoran Carkic - Transportation  
Iris Ye - Transportation  
Mike Selinger, Cardel  
Patrick Brisco, Genstar  
Peter Snell, SECA Secretary/Treasurer and Membership Secretary



Brad Smith, President

January 17, 2016

Angelique Dean  
Planner 2, South Area Local Area Planning & Implementation  
City of Calgary, Planning Development & Assessment

**Re: Proposed Shawnee Park Land Use Amendment LOC2015-0180 for DC Bylaws 51D2012 and 52D2012**

Angie;

Further to discussions at our December and January SECA Board of Directors' meetings, and feedback you received at the Cardel/Genstar October 21<sup>st</sup> 2015 open house, SECA is pleased to submit this letter reflecting community concerns regarding the proposed amendment to DC Bylaws 51D2012 and 52D2012. As I suspect you've heard, and as SECA is increasingly hearing from the community, there are a several key areas of concern relative to both the current development and the proposed bylaw amendment. These issues include, but are not limited to, trees, preservation of the perimeter buffer, and pedestrian safety/connectivity to the new community.

This letter contains a consolidation of general comments SECA has gathered from the community plus our comments specific to the Cardel/Genstar Shawnee Park Land Use Amendment document dated November, 2015.

***General Comments:***

**1. Trees**

We know that that current bylaw conditions require 98% tree preservation in the perimeter buffer and 70% tree preservation elsewhere on the Shawnee Park property. Cardel has made it clear to SECA that tree preservation which adheres strictly to the conditions in the current land use bylaw are not realistic as they preclude certain engineering requirements and compromise the quality of the overall development. SECA believes everyone is aligned on the idea that construction of a well treed, high quality development that preserves value of the overall existing neighbourhood is more important to the community than strict adherence to tree preservation levels set forth in the initial bylaw. What we are increasingly hearing from the community is concerns about the quality in addition to the quantity of trees.

We appreciate that the proposed land-use amendment increases the absolute number of trees at completion of the project; however, the community is taking issue with the quality of the trees that will be on the property at the completion of the project. SECA has been asked to push for preservation of the initial “spirit” of the Shawnee Park vision which was a new community developed within a backdrop of mature trees. A unique and differentiating feature of Shawnee Slopes is the presence of many mature trees. The high retention of 98% for the buffer area per Bylaws 51D2012 and 52D2012 was clearly an intention to preserve the mature trees principle. In Calgary it takes decades to achieve a mature tree canopy and the community is fearful that we are losing many of our mature trees only to be replaced with juvenile trees that are more consistent with a Greenfield development. This fear was recently escalated as the community watched trees being effectively clear cut from the non-DC area (because the approved bylaw permitted Cardel/Genstar to do so) for what appears to have been ease of development. We know tree preservation is a key consideration for infill development across Calgary, and it seems many of these trees could have been saved.

## **2. Perimeter Buffer:**

The preservation of a robust perimeter buffer is another primary concern relative to the current bylaw and any proposed amendments to that bylaw. As we’ve outlined during our prior meetings, the community was under the misunderstanding that a 20 metre “no development” zone was being implemented around the entire perimeter of the property. While we now understand, and as Cardel has illustrated in figures and schematics presented to SECA and to the community, where not restricted by the presence of a tree, decks or buildings can encroach 5 metres into this landscape buffer. SECA has been asked by the community to strongly object to this encroachment as the community believes preservation of trees and the full 20 metre perimeter buffer is the only true concession granted by the City during the original rezoning process. We do not see this buffer zone as part of “the backyard” for the new residents, but rather as a true 20 metre buffer between existing homes and the new development.

SECA does; however, now recognize that the CPC Policy Amendment Land Use document dated May 24, 2012 clearly spells out “a predominant building set back of minimum 15.0 meters”. In the interest of reaching an acceptable compromise between community and developer interests, SECA is advocating a clearly defined 15 metre “buffer” area, with fencing installed around the entire perimeter at a minimum of 15 metres from the boundary of our existing properties. Gates to this buffer area should be permitted from both the new residences and existing residences as they are in our member Evergreen Estates community.

## **3. Other Proposed Changes to the Bylaw:**

Beyond the tree and perimeter issues, SECA has the following comments relative to other Land Use Amendment requests. The positions outlined below largely reflect concessions made by SECA in the many meetings with Cardel. These positions are reiterated below:

- a. Cardel is provided the opportunity to target a maximum of 400 units within the DC area. The overall total for the entire project remains at 1700 units.

SECA supports a unit count capped at 400 vs. the original maximum density of 487 per the approved outline plan. This pushes higher density to the multi-family units at the eastern side of the property and allows Cardel to vary the allocation of product types to match changes in market conditions. Product type selection will remain at Cardel's discretion as endorsed by SECA.

- b. Allow an 11 m building height for select single family and semi-attached units that will accommodate 9' main floors, 9' upper floors, walk-out lots, and required architectural styles.

Where certain house designs call for steeper roof pitches, SECA acknowledges a maximum building height for select single family and semi-attached units will be 11 metres as opposed to 10 metres as currently specified. This variance is not intended to allow or reflect wholesale upsizing of houses to 11 metres but rather to allow improved architectural design where appropriate. A building height maximum of 10.0 metres should be retained for buildings on lots adjacent to existing developed properties.

- c. Rezone the current 1.8 acre, M-C1 site (100 units/hectare) zoning to allow for lower density townhomes.

Rezone the area to match the current adjacent DC area zoning (25 units/hectare) with a maximum building height of 14 metres. SECA endorses this proposed change in design; however, wants to emphasize that support of this variance to 14 metres is not intended to reflect a 14 metre "wall" of townhomes, but rather to allow for design variance and variable roof pitches. SECA suggests that the variance be granted only to a specific number of units (for example only 25% will be allowed to meet the proposed 14 metre height) and that not all can be constructed in a series.

#### **4. Pedestrian Safety**

Lastly, SECA requests that the City of Calgary take action on a concern that has increasingly come up within the community. As the development of Shawnee Park begins, SECA is requesting Cardel/Genstar be mandated to upgrade and/or relocate the crosswalk at what will become a significant intersection at Shawnee Drive SW and 6<sup>th</sup> Street SW. Allowing the crosswalk to be reinstated "as is" will almost certainly result in additions to the already tragic number of pedestrian fatalities in the City of Calgary. The convergence of three roads, the sloping grade of the intersection, and the prominent glare from the sun at sunset/sunrise at this location (which will already be subject to widening as part of the traffic improvement plan) demands that a crosswalk modification be installed in order to preserve public safety in the community.

#### **Specific Comments Relative to the Cardel/Genstar Shawnee Park Land Use Amendment document dated November, 2015.**

Attached (Appendix A) is a table which details those paragraphs in the "PROPOSED DRAFT DIRECT CONTROL DISTRICT" section (pages 20 to 24) of the Cardel/Genstar document which SECA requests be changed. We ask that City Administration reword as appropriate and include in the recommendations that go to the Calgary Planning Commission (CPC).



### **SECA Comments re Section 8.0. "COMMUNITY CONSULTATION"**

SECA acknowledges and appreciates that Cardel & Genstar have been attending our Board of Director meetings and providing advance information to SECA regarding the development. The community also appreciates the Open House held at Cardel Recreation Centre on October 21, 2015. Beyond those concerns listed in the Community Consultation section of the Cardel/Genstar document, SECA would like to advise the City of Calgary of other concerns related to the development. These include traffic impact, perimeter pathways, recreational space, and connectivity to the existing.

Our specific comments regarding the Community Consultation items are:

#### ***1. Response to Tree Preservation Concerns***

As noted above, we accept that some reduction in percentage of trees retained is required; however, SECA continues to advocate that tree preservation be maximized at levels that balance development and preservation goals.

#### ***2. Response to Tree Size Concerns***

We maintain that the quality of replacement trees should be increased by increasing their minimum size. We have seen little evidence of transplanting existing trees. In fact, we have seen virtual clear cutting of trees in the areas where Cardel was not regulated to preserve trees. Many of these trees could have been transplanted. The community remains very concerned that the mature tree "signature feature" of our community will be eroded by replacement with small calliper trees typically used in greenfield developments.

#### ***3. Response to 1 metre Building Height Increase***

As noted above, we accept this increase on the condition that it be applied only to the actual extent needed and not recklessly. The increase to 11 metres should be restricted to buildings that are not on lots adjacent to existing developed properties.

#### ***4. Response to Property Lines Running up to the Existing Residential Parcels***

We support this **provided a fence is installed at a minimum of 15 metres** from existing property owners' property line with unrestricted public access.

#### ***5. Response to Fencing, Perception of Encroachment into 20 m Landscaped Area and Loss of Open Space***

The community believes that Geo Energy badly misled both the City and the Community regarding the "buffer" area width. All communications emphasized a 20 metre buffer. Only in the "fine print" was there reference to 15 metres. Our view is that the issue is less with the loss of open space but rather with the lack of a green area that can be enjoyed by both existing residents and Shawnee Park home owners. The required fencing will help to mitigate this issue.

We wish to ensure the two communities are able to blend as one and that facilities added to the new development are truly accessible to members of both the existing and new community.

**Concluding Comments:**

SECA appreciates all the time and effort taken by Cardel/Genstar to meet with us and provide the community with project-related information. However, as a community association we still feel that the meetings are largely informative rather than consultative. We are grateful that Genstar/Cardel has acknowledged our concerns relative to enhancement of recreation space for all residents of Shawnee Slopes/Shawnee Park and we are similarly seeking the support of City Administration to ensure the voice of the community is truly heard while you consider requested amendments to the existing bylaw (which, as you will recall, was strenuously opposed by the community). We remain hopeful that through the continued collaboration, dialogue and the relationship built over the past 20 months with Cardel/Genstar plus renewed cooperation and consultation with the City of Calgary, we can collectively work towards the construction of a great Shawnee Park development.

Sincerely,  
Brad Smith  
President, SECA

cc: Mayor Naheed Nenshi  
Councillor Gian-Carlo Carra  
Councillor Shane Keating  
Councillor Diane Colley-Urquhart  
Mike Selinger, Cardel  
Patrick Brisco, Genstar



**PROPOSED SHAWNEE PARK LAND USE AMENDMENT**  
**LOC2015-0180 FOR DC BYLAWS 51D2012 AND 52D2012**

<u>Page/Paragraph</u>	<u>Cardel submission</u>	<u>SECA Revision/Comments</u>
Page 21 - 9.	Prior to the first development permit submission, a plan of survey identifying the outer drip line of trees with trunk located entirely within 20.0 metres of a property line shared with an existing residential development, must be approved by the Subdivision Authority.	Prior to the first development permit submission, a plan of survey identifying the outer drip line of trees with <b>any portion of the trunk</b> located entirely within 20.0 metres of a property line shared with an existing residential development, must be approved by the Subdivision Authority.
Page 22 - 11. (2) d.	The requirement for the provision of two trees is met where: (i) a deciduous tree has a minimum caliper of 225 millimetres; and (ii) a coniferous tree has a minimum height of 9.0 metres.	<i>Please delete/disregard this paragraph – we believe tree sizes should be maximized and a 2 for 1 replacement ration should be maintained..</i>
Page 22 – 11 (2) a.	Deciduous canopy trees must have a minimum caliper of 75 millimetres at the time of planting;	We understand there is a balance between transplanted tree size and tree mortality rates and request that the City specify (through consultation with a qualified arborist) the largest possible tree caliper that will have a high survival rate and will reduce degradation of the mature tree canopy that presently defines Shawnee Slopes/Park.

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Page 22 – 11 (2) b.	Deciduous ornamental trees must have a minimum caliper of 60 millimetres at the time of planting;	We understand there is a balance between transplanted tree size and tree mortality rates and request that the City specify (through consultation with a qualified arborist) the largest possible tree caliper that will have a high survival rate and will reduce degradation of the mature tree canopy that presently defines Shawnee Slopes/Park.
Page 22 – 11 (2) c.	Coniferous trees must have a minimum height of 3 metres at the time of planting;	We understand there is a balance between transplanted tree size and tree mortality rates and request that the City specify (through consultation with a qualified arborist) the largest possible tree caliper that will have a high survival rate and will reduce degradation of the mature tree canopy that presently defines Shawnee Slopes/Park.
Page 22 - 12. (2).	A minimum of 25.0 per cent of all other trees, existing as of the date of this the Direct Control District Bylaw 51D2015 must be preserved.	A minimum of <b>50.0</b> per cent of all other trees, existing as of the date of this the Direct Control District Bylaw 51D2015 must be preserved.
Page 22 - 12. (3).	A development permit is required to alter landscaping including, removal of an existing tree, located within a landscape buffer area.	The entire perimeter buffer area is to be cleaned up as soon as this amendment is approved. Dead trees and those requested by adjoining property owners are to be removed and replaced with new trees planted within 12 months.
Page 22 - 12. (6).	<i>New paragraph</i>	Any trees damaged during construction activity must be replaced on a 2 for 1 basis within 1 year.
Page 23 - 14. (1) c.	In all other cases is 15 metres.	In all other cases is <b>20</b> metres.

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Page 23 - 14. (3)	The minimum setback from a property line shared with a low density residential district is 6.0 metres.	The minimum setback from an <b>internal</b> property line shared with a low density residential district is 6.0 metres.
Page 24 - 15 a.	The maximum building height is 11.0 metres.	The maximum building height is 11.0 metres except 10.0 metres for buildings on lots adjacent to existing developed properties.
Page 24 - 16 a.	Fencing is allowed within a landscape buffer area but must not be within the 15.0 metres from a property line shared with an existing residential development.	Fencing is <b>required</b> in the landscape buffer area <b>at a minimum of 15 metres</b> from a property line shared with an existing residential development. Gates to this buffer area are permitted from both the new residences and existing residences.
Page 24 - 16. c.	Fencing abutting <b>or within</b> the landscape buffer area must be chain-link, wrought iron or other transparent style.	Fencing abutting the landscape buffer area must be chain-link, wrought iron or other transparent style.