

# Shaganappi Trail Corridor Study Adjacent Landowner Meetings – April 5, 2014 Question, Comment and Summary Report

## Overview

The City of Calgary is completing a study for the Shaganappi Trail corridor between north of 16 Avenue and Stoney Trail. The purpose of this study is to establish a long-term vision for the Shaganappi Trail Corridor that aligns with the 2009 Calgary Transportation Plan (CTP), supports adjacent land use plans and handles projected increases to traffic volume over the next 30 years.

Through the CTP, Shaganappi Trail was reclassified from a Skeletal Road to an Arterial Street. The CTP also identified Shaganappi Trail as part of the Primary HOV network, Primary Cycling network, and Primary Transit network. As such, there is a need to include High Occupancy Vehicle (HOV) facilities as well as cycling and pedestrian routes.

The City of Calgary knows that decisions are improved with input from stakeholders and citizens. The project team has held engagement sessions with stakeholders that included businesses, residents of Varsity and other surrounding communities, commuters who use various modes of transportation, community associations, homeowners, other City of Calgary business units and the general public. The engagement sessions were designed to listen to and understand community perspectives and values in order to gather feedback about Shaganappi Corridor Study concepts, and to incorporate the feedback where possible.

In early engagement sessions, concept plans were discussed with stakeholders; input was captured and integrated into new design concepts to reflect stakeholder concerns. Through the engagement program, the project team heard one concept (Concept A) was viewed as the preferred option, but suggestions from adjacent landowners indicated that further design changes were needed. Information about previous stakeholder and citizen engagement meetings can be viewed at [Calgary.ca/shaganappicorridor](http://Calgary.ca/shaganappicorridor).

The project team met with approximately 37 adjacent homeowners on April 5, 2014 to share the recommended plans for Shaganappi Trail that were based in part on the input gathered from February 18 and March 17, 2014 engagement sessions. The project team gave a brief presentation, followed by a group discussion and also asked attendees to provide comments during a workshop-style exercise specific to the updated plans. Below is a summary of what we heard from adjacent landowners followed by verbatim comments and questions from the discussion and workshop-style exercise from the April 5, 2014 meeting.

## What we heard:

### **Quality of Life**

#### *Snow removal*

- Plowing and removal needed. Questions surrounded where Shaganappi plowing will be 'stored' as there will be no room if it is 'stored' on Voyageur Drive.
- Maintenance – to avoid ruts – needs to be addressed.
- Snow Route designation
- Share which are Priority One routes
- The City highlighted that shared “bikeway” routing along Voyageur Drive would provide Priority 1 status to these streets.

### *Paving Alleyways*

- Support was given for paving alleyways, but expressed interest in paving all Shaganappi-facing homes, “including paving behind the park” (northeast part of Voyager) and “continue paving to Verona” to connect bike path to the park by Vegas Way.
- Consider how this will impact parking, garbage cans, and sidewalks.

### *Sound wall*

- The City confirmed that existing sound walls would be grandfathered and maintained. Area without sound walls would have the opportunity to consider adding them in future, based on City policy (two-thirds support required from affected homeowners).
- Expression of interest in details on the height of sound walls

### *Median*

- Still interested in making median narrower. The City illustrated how the “wide” median is needed to accommodate left-turning lanes and that only a narrow median actually exists in that case.

### *Sidewalk and setback*

- Questions regarding who would be paying for changes (driveways, front sidewalks, etc.) when the frontage is taken for the Shaganappi widening. The City confirmed that the cost of constructing any changes driven by Shaganappi would be borne by the City, as is typical practice.
- Concern over replacing trees that have been removed due to the project and that The City promises to replace them. The City indicated that standard practice is to replace affected trees on a 2-for-1 basis.

### *Renaming Voyager*

- Adjacent stakeholders expressed support for renaming Voyager Drive(s) to other site-specific names such as Van Dyke Drive. The City recommended that homeowners on each block could with the Varsity Community Association to request such changes, if desired.

## **Traffic Lights**

- Request for Traffic Impact Analysis.
- Need for traffic signal coordination.
- There is an existing safety concern for pedestrians trying to cross the right-turn bay in the northwest corner of 40 Avenue. The City will refer this concern to the Traffic Operations department, which can refer the existing concern.

### *Traffic signal at Valiant Drive*

- Pedestrian safety was a concern. It was suggested to keep the overpass instead of having street level lights. The City highlighted that construction of an overpass with proper; wheel-chair accessible ramps would have a substantial property impact on adjacent homes, and is not consistent with the arterial designation of the corridor, which provides for a lower-speed environment with accommodation for all modes of transportation.

## Verbatim Comments and questions:

Outstanding questions/comments from attendees:

- Will Voyageur Drive become a snow route in this concept?
- Driveway that extends 5 ft onto City property – property owner will invoke his squatter rights
- Snow removal on Voyageur Drive – will the pile make the road too narrow? And what if Shaganappi piles its snow too? If it snows, we need the removal. It needs to not just be plowed and stowed, it needs to be removed
- How do we know that the grandfathering of the sound wall will be put forward? (ANSWER: a concern we will note)
- Can The City take property (the 65% that needs to be green space) within my property line?

## Questions and Answers:

- **Is there room for a sound wall?**  
ANSWER: Yes, there is room in this cross section for a sound wall. Height of the wall would be determined in future, but would not be lower than existing walls.
- **Is there a sewer upgrade?**  
ANSWER: Sewer and utility upgrades are typically completed at the same time as road construction, if they are required.
- **My biggest concern is the vote for the sound barrier. I want to know before I invest if the wall is there in the future...I have concerns of uncertainty**  
ANSWER: The City confirmed that existing sound barriers would be “grandfathered”. Sound walls in new areas will follow City policy, which requires support from two-thirds of affected homeowners at that time.
- **Is there grandfathering of sound wall decisions?**  
ANSWER: Yes.
- **Why is my alley not paved?**  
ANSWER: The paved alleys have been identified where they are needed for primary access to or from Voyageur Drive., but not in other areas.
- **Your measurement of width of Shaganappi is 45.2, is that property line to property line?**  
ANSWER: Yes. This is the width at the narrowest point; there are other points where it is slightly wider.
- **How do I know where my property line is?**  
ANSWER: Property lines are marked with steel posts. Homeowners who want to re-mark their property lines can engage an Alberta Land Surveyor to prepare a Real Property Report (RPR).
- **Will we lose frontage for sidewalk to our property line and will we get paid for that?**  
ANSWER: There is an existing “frontage” area adjacent to most lots that are owned by the City within their road right-of-way. This area will be used for relocation of the sidewalk in most cases. There is no purchase required, and no compensation is provided.

- Will alley way between Virginia and the alley way be removed and paved?**  
ANSWER: Yes.
- Why would we have bicycle lanes on Voyageur Drive? 48<sup>th</sup> Ave makes more sense for bike lanes**  
ANSWER: Shaganappi Trail is a continuous corridor that can provide bike routing through the entire NW quadrant, from north of Nose Hill to the Bow River. The Voyageur Drive links are essentially to maintain continuity of this system. 48 Avenue or other local streets would not provide such links.
- Will 5ft of property be moved in for sidewalk? Yes or no?**  
ANSWER: No, no private property will be obtained for the sidewalk. The sidewalk will be in the existing frontage area already owned by the Cite.
- Will City provide home owners new property line reports reflecting changes to property boundaries?**  
ANSWER: There will be no changes to property boundaries, and the City will not provide reports.
- I like your plan but does Bike Calgary like it? Can the plan change?**  
ANSWER: This is the first time the plan has been reviewed. Other stakeholders including Bike Calgary and the general public will be engaged at the May 1 open house. Plans can still be changed based on public feedback, but at this time we expect that this recommended plan will remain as shown. The plans have been reviewed by the City's Cycling Coordinator.
- Worried about pollution and traffic closer to houses. How will pollution be monitored?**  
ANSWER: The City does not monitor street-specific pollution. The system-wide measures adopted by the Calgary transportation Plan, including enhancement of transit and cycling mode, would improve emissions on a City-wide basis.
- Will it be monitored?**  
ANSWER: The City doesn't monitor emissions on a street-specific level.
- Pedestrian overpass at Valiant Drive, any changes?**  
ANSWER: The plan recommends removal of this overpass, as it does not meet accessibility standards (wheelchairs, etc.) There would be substantial property impacts to construct an overpass that meets these requirements.
- If they shore properties back by 5 ft and our driveway is at an incline, what would City do?**  
ANSWER: If retaining walls or driveway revisions are required to accommodate relocation of the sidewalk in the City setback, the cost of these changes would be borne by the City. The City will work with individual homeowners on these issues at the time of future construction.
- The alley that connects to Virginia and Voyageur has property push back?**  
ANSWER: No, the current fence is the current property line. There will be a single shared lane.
- Will City compensate for property value?**  
ANSWER: It is not possible to know the affect of such studies on property value, either positive or negative. No compensation will be provided.
- We have a tree close to our sidewalk – would the tree be replaced?**  
ANSWER: If a tree is affected, the City typically replaces these on a 2-for-1 basis.

- **About taxes, we are worried about compensation and resale values.**  
ANSWER: Assessment is separate from this plan. Transportation studies are not typically considered a relative factor in real estate, assessment, etc.
- **I don't think it will devalue.**  
ANSWER: Noted.
- **Why are we slowing down speed limits, are we widening and slowing down , adding lights or am I confused?**  
ANSWER: The reduced speed limits are intended to better reflect the multi-modal arterial environment, with better accommodate of pedestrians and cycling.
- **People from Market Mall turning left onto Shaganappi will hit a light at the next block...it gets backed up.**  
ANSWER: Noted. Traffic timing programs can be coordinated for weekend traffic demand, which is a detail considered following construction.
- **Will Shaganappi cross the river through Edworthy and connect to Sarcee?**  
ANSWER: No.
- **Property assessments have been going up and up but these houses on Voyageur Drive will not go up the same.**  
ANSWER: Assessment doesn't set market. Those (market values) are set by buyers and sellers and we assess the value at sale prices on similar properties.
- **Nobody stops. We need stop signs for pedestrians and it's not safe for pedestrians at 40<sup>th</sup> Ave and Shaganappi.**  
ANSWER: This concern will be addressed with the Traffic Operations unit of the City.
- **Can we use it (the concept map) to determine from the map how much grass is owned by City?**  
ANSWER: The maps are to scale so do provide a realistic view of proposed changes.
- **How set in stone are you on intersection/lights at Valiant Drive?**  
ANSWER: Nothing is set in stone until the study is approved, but it is intended that this will be among the recommendations brought forward, yes.
- **Could it be a four-way intersection instead of a three-way at Valiant Drive?**  
ANSWER: It is not recommended that the Valiant Drive intersection connect to the west, as the street there is a local residential street that is not intended for traffic from Shaganappi trail.
- **Is there a TIA for Shaganappi? Or is it tied to West Campus and some other development and how it impacts other streets besides Shaganappi?**  
ANSWER: We are considering all these plans and the South Shaganappi community plan. The study hasn't looked at other roads in the area (53 Street, etc.), but in general the improvement of primary corridors such as Shaganappi would tend to reduce any perceived "short-cutting".
- **How does this affect alley? Can you park, get garbage or sidewalk? Is there restricted access?**  
ANSWER: We don't know details for whether or not parking will be allowed and it is expected that this would be dealt with on a block-by-block basis with each group of local homeowners at the future design stage.

## Workshop Feedback Form questions and answers:

### Accessibility

**With the change to a one-way street, and considering that the alleyways are paved, do you think there will be any challenges to access the homes in the shaded area? Why or why not?**

- The front street being a road a bicycle pathway will have “priority 1” for snow removal. Now that our alleyway will be designated as a road. Does it to set “priority 1” snow removal? The alley ways can get badly congested and with the extra snow + traffic will make it very difficult. Of course this makes things a challenge.
- Since it would change to one-way traffic in front of my house when there is snow it would be more difficult to get in and out.
- Current address is just off of Vandyke Rd. Sure would like to see our Voyageur drive changed to Vandyke Rd.
- I would like to see snow removal continue on the alley to 49<sup>th</sup> street. Going valliant dr to van dyke PL to Vandyke Rd to Voyageur Dr is akward.
- My only concern is winter time + snow issues. If snow gets piled along one way it could reduce traffic \_ parking flow. Also...when we have huge amounts of snow like this year we had lots of ruts + issues in backalley.
- Small challenges like parked vehicles in alleys.
- Yes.
- We are at the north end of Voyageur Dr. E. getting rid of the cul-de-sac is a bonus. Please pave the alley directly behind the houses – Plus a secondary extension to the alley pavement from cul-de-sac behind the houses to the east past the park onto Verona Dr.
- It would be wise to pave alley behind the park just east of voyageur Dr. (East) as it exists onto Verona Dr.
- We do not want a one-way street.
- My area looks fine.
- In our street north of Varsity west side they will be no real challenges – we are basically doing that now.
- Remeasure and even with the excessively wide median 2 way traffic is feasible on Voyageur Dr. on both E + W side of Shaganappi Tr.
- Make sure the alleys will be plowed in the winter. Mention Priority 1 in plowing the alley and back alleys. Voyageur Dr at south end needs to be plowed every winter. House at end of street where lane is needs to be plowed.
- Am situated on west side of Shaganappi and, under the recommended plan, no challenges will be presented. Am in agreement with recommended plan.
- One way street and paved alleyways is an EXCELLENT PLAN. There will be NO CHALLENGES to access homes. My home faces Shaganappi Trail and I am happy with the recommended plan.
- Yes – we will have to take a very roundabout route through the back alleys to park in front of our home. We lose additional parking space in back alley.

- I think it will be ok. I am very relieved that the City will pave the back alleys. This, in my opinion, will improve access.
- No, as long as snow removal is in place and back alleyways are paved.

### Sound Barrier option

#### What do you like about the option? What do you think needs to be changed and why?

- I want to keep the sound barrier. I bought it with the house and I don not want to see/hear traffic.
- We would like to keep the fence.
- Our property currently has a sound barrier and expect it to be replaced with a equal or better sound barrier (grandfathered). With the barrier the same height or higher.
- Grandfather sound barrier (must have!!!)
- It is very important for us to keep our sound barrier. It needs to be grandfathered in.
- I want to continue to have the sound barrier wall as I have currently. I would like the idea of grandfathering the sound wall where it currently exists.
- I like having the sound barrier. I would like to see the sound wall being grand fathered in & get a new sound wall put up guaranteed.
- No sound barrier.
- No sound barrier – Thanks.
- None! Only if the wall height is kept to a minimum, like 6!
- We need a wall along Shaganappi + Voyageur Dr.
- We have a chain-link fence. We would very much like a sound barrier. Hopefully this will be an option.
- I like the option – it is the best for us.
- No Barrier Wall – Replace chain link fencing on a 1 metre double curb base – NO Grass.
- Sound Barrier is fine. Be grandfathered. No change in height.
- Wait to see noise level increase with recommended plan and put to vote at time.
- Sound barrier north of Varsity Dr on Shaganappi Trail was VOTED DOWN the last time. We have no crime on the block because there is no sound barrier. We DO NOT want a sound barrier.
- Keeping the sound barrier is good.
- I live on Voyageur Dr. North of Varsity. People in my area have been opposed to sound walls. I think we need one in this new configuration. I think the City should give all Voyageur Drive residents (all four Voyageur Drives) a sound wall so we all have same experience.
- I think a sound barrier is necessary, and existing barriers should be grandfathered in.

### Medians

#### What do you like best about the option? What do you think needs to be changed and why?

- Decrease the medians. I do not want any piece of my front yard taken back. However I would be more okay with the land being moved back towards the house 5 feet, etc. if the city put in a

chain linked fence as a signal of good will.

- I was very happy with the proposed recommendations. Would like to be emailed on if the recommendations are accepted.
- I like the option I have been presented
- I think that the median is fine.
- The medians have no effect on me.
- Does not work for me.
- Overall everything works
- [what do you like best about the option] Nothing. Need Voyageur snow removed and snow plowed. Can barely drive on road.
- Medians are fine.
- No change.
- Reduce median to 2 meters wide (to include curbs) flat cement base – NO grass/No trees. Rotation direction traffic-control lights (similar to John Laurier/Shag intersection) which allows median curb lane as both thru traffic and left hand turns.
- Medians are fine. Just make sure they fit in wall with what is recommended for Shaganappi
- I do feel this project should be strictly of a utilitarian nature therefore the median should be as small as is allowable under city legislation.
- Nothing needs to be changes we are in favour of and fully support the recommended plan
- Median fine with me. I understand its necessity for safety.
- I feel the city has worked to make this plan acceptable for Voyageur Dr. Residents. I feel the recommended plan (as of April 5/2014) is a good plan if improvements need to be made to Shaganappi.

**Do you see any other concerns? Yes \_\_\_ No \_\_\_**

**If yes, please list them below and tell us why they are a concern.**

- We need assurance that the sound barrier will be grandfathered in. Not only am I losing property in front, it would be very difficult to live without the sound barrier both for sound + privacy in addition to my property values.
- The concern is my house value is going to be depreciated.
- Yes, Concerned about Vallent drive intersection I'm not a big fan of more street lights do you need to have a new street light
- No, Finding Voyageur Dr (SW voyageur Dr) is very difficult. Can we rename street to Vandyke Road or Vandyke Circle or something else?
- Yes, crossing Shag – without over pass I just want to ensure that we can cross to go to otherside + are still able to walk to school. Ie. Cross shag – walk along Valiant drive on west side towards 49<sup>th</sup> street.
- No, I am very happy that the city is listening and making decision that seem to be making the best fore everyone.
- Yes, By the new sidewalk lines we would probably lose two mature trees. Would new trees be planted closer to home.
- Yes (1) The use of back alley for public 2-way traffic. Not a reality. Diagram is an optical

disillusion

- If paving the alley – one-way traffic – okay; garbage & recycling bins; parking for various things next to the property. – okay
- Yes, my driveway affected by extending sidewalk onto house frontage, slope will increase and there will be a drop off. Who will redo the driveway.
- Yes, we do need a wall along Shaganappi + Voyageur not higher – just a normal wall. We would like to keep the overpass. It would be safety for children.
- Yes, To relocate Voyageur Dr. pedestrian sidewalks 4 ½ feet closer to frontage boundaries, How do you intend to resolve [taking property that has existed for over 30 years]
- 1. Valiant Drive Pedestrian overpass changeover to at grade lights – safety – make sure there is enough time for pedestrian to get across the street.
- 2. 40<sup>th</sup> Ave turn to Shaganappi Trail. Right now no one pays attention to pedestrian. Just looking for space to get car onto Shaganappi
- 3. Make sure there is coordination of the lights so no bottleneck on Shaganappi
- No, My question re pollution was answered, because this is an important issue, however, with speed re-education will certainly be helped.
- No.
- Yes, The city will not expropriate or purchase a portion of a homeowner's property; however, our enjoyment of our property which we purchased is definitely affected, as well as enjoyment of life.
- Yes, I want to say more about the sound wall. I don't think the city should leave sound walls up to individual homeowners on particular blocks (i.e., block-by-block). (There is such a thing as too much democracy!) The city should have certain parameters for sound walls, and then simply impose the walls when necessary. Why leave such a thing up to a vote? If there is too much noise/danger, then place a sound wall without opening it up to discussion. It improves homeowners quality of life (whether they realize it or not), and makes it safe for children. Thanks for listening.
- Yes, This relates to the proposal. It appears this plan is not accurate particularly in the junction of Vandyke Rd & Voyageur Dr on the west side of Shaganappi Trail. The wheel chair ramp was recently built on this junction. One of the ramps on the north side of the Vandyke Road way still be used in the proposed construction. This way save costs at least of one ramp (demolition & construction)
- Yes, snow plowing vs. snow removal. I think that snow needs to be removed from Voyageur Dr.

**Do you have any suggestions to alleviate these concerns? Yes\_\_\_\_\_ No\_\_\_\_\_**

**If yes, please list them below.**

- Keeping sound barriers – giving us assurances.
- Why not consider using lights as they don on Memorial Drive and expand the road ways past Market Mall as required (to West Campus). This would save time + money to all those involved. Because you still have a bottleneck between Varsity drive + 32<sup>nd</sup> avenue due to the traffic lights.
- Between Varsity Drive to Crowchild Trail, the Shaganappi Trail can use the 1.2 Median instead of 4.5 median. That space can add to the owner's sidewalk and make no change to the existing sidewalk.
- Change the name of the streets [on Voyageur]

- Get snow removal on the alley to 49<sup>th</sup> street going Valliant Dr to Van dyke Pl to Vandyke Rd to Voyageur Dr
- Yes, planting new trees [when removing them].
- Yes, do not use [back alley] as a public street.
- N/A.
- Yes, work with homeowners to come up with viable solution. City bears the cost.
- Yes, we do not want a bike path in front of our house.
- Alley behind Voyageur Dr East – continue paving to Verona Dr + connect bike path to park by Vegas Wy.
- No.
- No.
- Yes, offer significant compensation for loss of enjoyment.
- Yes, maybe city can re-evaluate its existing (overly democratic, “let homeowners decide”) policy on sound walls.
- See above [snow plowing vs. snow removal. I think that snow needs to be removed from Voyageur Dr.]

#### **Have more comments and suggestions? Please let us know.**

- In general I like the proposed recommendations. I feel the city did listened to the home owners from the last meeting.
- Considering 45% of Landowner’s property can be covered with Building and 65% of the property must be green Lawn, trees, and whatever else If I build a garage and add onto my house and use 100% of the 45% of allowable Building space today if at a later day 10 years or however long the corridor study changes and the city has to take some of my 65% green space How would that effect me
- Change Voyageur 10 yrs – 30 yrs
- Next meeting May
- Traffic light into overpass valliant is.
- Reducing speed from 60km to 50.
- Thank you I feel the city has listened.
- Renaming the different Voyageur Drive b/c there is so many + it is confusing.
- Great presentation – everything is reasonable – there will always be “issues”
- We would like to choose 2 way traffic in front street of our house.
- You have done a very good job of addressing and integrating input. I finally feel like the plan is acceptable and will have a minimal impact on our home. Thank you.
- [Project Manager] has done a very good job of listening to our concerns and working with the homeowners.
- Evasive answers. Reality not perceived. Be honest and in reality.
- WB Varsity Dr West of Shag Tr (apartment) – Access to apartment complex
- Am contented with the recommended plan – thought the meeting today was very well hosted. Thank you.
- WE ARE IN FAVOUR OF AND FULLY SUPPORT THE RECOMMENDED PLAN.
- No, thank you!