

Policy Amendment, Land Use Amendment and Outline Plan in Shaganappi (Ward 8) at multiple addresses, LOC2020-0106

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1199 - 24 Street SW, 1200 - 26 Street SW, and 2500 Bow Trail SW (Plan 1510643, Block 2, Lot 1; Plan 574JK, Block 2, Lots A and B) to subdivide 5.36 hectares \pm (13.23 acres \pm) with conditions (Attachment 12); and
2. Forward this report (CPC2021-0191) to the 2021 April 12 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendments to the Shaganappi Point Area Redevelopment Plan (Attachment 10);
4. Give three readings to the proposed bylaw for the redesignation of 0.88 hectares \pm (2.17 acres \pm) located at 2500 Bow Trail SW (Portion of Plan 574JK, Block 2, Lot A) from Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d165) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District to Direct Control District to accommodate a variety of low-density grade-oriented residential building forms, with guidelines (Attachment 7);
5. Give three readings to the proposed bylaw for the redesignation of 3.91 hectares \pm (9.67 acres \pm) located at 1199 - 24 Street SW, 1200 - 26 Street SW, and 2500 Bow Trail SW (Plan 1510643, Block 2, Lot 1; Portion of Plan 574JK, Block 2, Lots A and B) from Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d140) District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d165) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School Park and Community Reserve (S-SPR) District, and Direct Control District to accommodate a variety of medium-density grade-oriented residential building forms, with guidelines (Attachment 8); and
6. Give three readings to the proposed bylaw for the redesignation of 0.57 hectares \pm (1.40 acres \pm) located at 2500 Bow Trail SW (Portion of Plan 574JK, Block 2, Lot A) from Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d140) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District to Direct Control District to accommodate mid-rise multi-residential development, with guidelines (Attachment 9).

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HIGHLIGHTS

- This application seeks to establish a new subdivision framework and to redesignate the subject property to allow for redevelopment of this inner-city site with a range of residential uses, open spaces, and roadways.
- The proposal is intended to accommodate a variety of residential housing types at low and medium density, which supports demographic and economic diversity in the community, allows for development of a vacant site within walking distance to LRT, and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? This proposal supports missing-middle housing in a location with access to alternative transportation modes and makes more efficient use of existing infrastructure, lowering overall servicing costs to Calgarians.
- Why does this matter? This proposal will allow for a vacant site to be developed in a form that reflects its context and supports higher-density development in more appropriate locations.
- Amendments to the *Shaganappi Point Area Redevelopment Plan* are required to allow for this application.
- Two development permits for: stripping and grading, and a multi-residential development, have been submitted and are under review.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2020 July 23 by Ground Cubed on behalf of the landowner Carma Ltd. The approximately 5.4 hectare site is in the community of Shaganappi between 24 Street SW and 26 Street SW and is bounded by the Shaganappi Point Golf Course to the north and Bow Trail SW to the south. A pedestrian bridge over Bow Trail SW directly connects the site to Shaganappi Park, and the entire site is within 600 metres (a seven-minute walk) of the Shaganappi Point LRT Station. The site was previously the home of the Jacques Lodge cottages for seniors which were demolished in 2014.

As referenced in the Applicant Submission (Attachment 2), the proposed land use districts allow for a variety of residential building forms including semi-detached dwellings, rowhouses, stacked townhouses, ground-oriented dwelling units and mid-rise apartment buildings. Public park space is planned along the south property line and in the northeast corner. The site is to be accessed from 24 Street SW, a widened Sovereign Crescent SW, and a new public road near the site's western edge with the proposed name of Sovereign Heights SW.

Administration has reviewed the proposal and while it does represent a substantial decrease in allowable density, it still meets city-wide objectives of accommodating residential growth in established areas well-served by transit. High-density development is planned nearby at Westbrook Village, providing this site with the opportunity to support a different type of transit-oriented development focused on grade-oriented forms.

Two development permits have been received and are currently under review. One, submitted on 2021 January 19 (DP2021-0337; Attachment 3) is for the medium-density multi-residential

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development comprising the majority of the site and includes 150 dwelling units in 22 buildings. A second permit, submitted on 2021 March 02 (DP2021-1303), is for stripping, grading and deep utility construction.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant attended Shaganappi Community Association meetings with both the full board and multiple times with the development committee, notified residents throughout the adjacent neighbourhood of Sunalta West, met with residents expressing specific concerns, and hosted two online forums.

In response to specific concerns heard from the neighbours, the applicant has proposed additional regulations to limit the height of the intended future mid-rise building and provided additional information to The City regarding traffic demand in the area and possible solutions. The full Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received 27 letters of opposition to the project from nearby residents. Reasons for opposition include:

- traffic and ability to exit the community;
- the density of the development being too high next to detached housing;
- potential shadowing from the mid-rise site;
- effects on adjacent property values;
- potential slope issues; and
- loss of green space and mature trees.

The Shaganappi Community Association provided a letter (Attachment 5) on 2021 February 04 in support of the overall project vision and development concept, while committing to work with The City on specific transportation solutions and designs for the multi-residential site.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Site design, placement of larger buildings, the total number of units, location of green space, accesses to and from adjacent roads, and amount of on-site parking will be reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal allows for a variety of housing choices in low and medium-density residential building forms. The proposal may accommodate the housing needs of a more diverse population looking for convenient access to transit within a walkable distance, including families choosing to live in an inner-city community.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposal enables a greater variety of housing choice within the community of Shaganappi. Redevelopment of this vacant site will enable it to contribute to Calgary's overall economic health by creating property value and housing new residents within a short distance of an existing activity centre (Westbrook Mall).

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2021-0337) Summary
4. Applicant Outreach Summary
5. Community Association Response
6. Proposed Land Use District Map
7. Proposed Direct Control District (DC/R-2, R-G)
8. Proposed Direct Control District (DC/M-G)
9. Proposed Direct Control District (DC/M-H1)
10. Proposed Amendments to the Shaganappi Point ARP
11. Proposed Outline Plan
12. Proposed Outline Plan Conditions of Approval
13. Proposed Outline Plan Data Sheet

Department Circulation

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General Manager (Name)	Department	Approve/Consult/Inform