

**Policy Amendments and Land Use Amendment in Shaganappi (Ward 8) at multiple addresses, LOC2021-0002**

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**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Shaganappi Point Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.29 hectares  $\pm$  (0.71 acres  $\pm$ ) located at 1404, 1408, 1410, 1414, and 1418 – 27 Street SW (Plan 307EO, Block B, Lot 11 and 12 and portion of Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Medium Profile (M-C2f2.5) District to Direct Control District to accommodate multi-residential development, with guidelines (Attachment 3).

**HIGHLIGHTS**

- This policy and land use amendment application seeks to redesignate the subject properties to a DC District to facilitate a six-storey multi-residential development with reduced parking requirements.
- The proposed land use allows higher density development near the Shaganappi Point LRT Station, and appropriately responds to the existing residential context. The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP), and the goals of the *Shaganappi Point Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? More housing opportunities in the inner city within walking distance to primary transit, and more efficient use of existing infrastructure.
- Why does this matter? The proposal would provide additional housing options in this area, with convenient access to transit and a wide range of community amenities.
- Amendments to the *Shaganappi Point ARP* are required.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This application was submitted on 2021 January 08 by O2 Planning and Design on behalf of the landowners, Daniel Balaban and Tim Cran Holdings Ltd. While no development permit has been submitted at this time, the applicant identifies the intent to pursue a development permit for a six storey multi-residential development in the future, as noted in the Applicant Submission (Attachment 4).

The subject site is comprised of five parcels located in the community of Shaganappi, at the southeast intersection of 12 Avenue SW and 27 Street SW, south of Bow Trail SW. The site is currently developed with five single detached dwellings, each with a detached garage that is accessed from the rear lane. The site is approximately 200 metres (3-minute walk) from the Shaganappi Point LRT Station.

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A DC District is being proposed to accommodate a specific built form and setbacks, as well as a lower parking requirements on this site (Attachment 3). The proposed building height steps down from 12 Avenue SW to low-density development to the south. Site specific rules within the DC District and the local area plan policies will guide the design of future redevelopment on site and ensure it is responsive to both their existing and planned context.

This application was reviewed by the City Wide Urban Design Team and the Urban Design Review Panel (UDRP) on 2021 April 14. Comments from UDRP are included in Attachment 7.

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 proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. In response, the applicant attended four virtual meetings with both the Shaganappi Community Association Development Committee and with community residents. Efforts to notify residents of these meetings were made by email, post card drops, and via the applicant's project website.

The first meeting held on 2021 February 21 was to introduce the project to the Community Association. A meeting with the Community Association and the wider community residents group was hosted by the applicant and held on 2021 March 17 through a Microsoft Teams Live event, which included a presentation of the project and a question session, during which the applicant responded to written questions submitted. As a result of this meeting, the applicant committed to additional communication once residents had an opportunity to review the application information.

A subsequent meeting was hosted by the community residents group on 2021 March 24. The applicant attended this meeting to answer follow up questions from the 2021 March 17 meeting. Following application revisions, a meeting on 2021 April 21 was held with the Community Association to provide an overview of the changes to the design and proposed development to address community comments. These changes included addressing the compatibility of the proposed development with the existing low density development (fifth storey and third storey step backs, reduced building height, and changes to parking). The revisions were communicated to community residents via email and the project website.

The Applicant Outreach Summary can be found in Attachment 5.

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### City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners. Administration also attended the aforementioned community meetings with the applicant. Administration received 22 letters of opposition from the public and a joint residents' letter representing 21 residents. The letters of opposition include the following areas of concern:

- inclusion of the fourth and fifth lot (1414 and 1418 – 27 Street SW) in the land use application. The residents contend that the application proposes medium-density redevelopment in the Low Density Residential area identified in the ARP;
- inappropriate location for another mid-rise development and suggested density should be allocated to the 17 Avenue SW Main Street;
- size and height of the building, and sensitivity to surrounding low density development;
- ARP amendments that would be required to accommodate this development;
- compatibility of the proposed development with the existing character of the neighbourhood;
- traffic and parking concerns;
- loss of privacy and potential shadowing impacts;
- no concurrent development permit being submitted with the land use application; and
- use of a DC District to solidify a lower parking rate will eliminate residents' right to appeal.

The Shaganappi Community Association provided their original letter in opposition on 2021 April 02 (Attachment 6) identifying similar concerns as those referenced in the joint residents' letter. A second letter from the Community Association was received on 2021 May 07. The second letter outlines concerns on design in the original community letter that have been resolved, but certainty around design and implementation during the development permit remains an open issue.

Administration considered the relevant planning issues specific to the application, and the revisions from the original proposal, including reducing the height and increasing building setbacks, and determined the revised proposal to be appropriate. The base district chosen for the proposed DC Direct Control District has also been revised from Multi-Residential – High Density Low Rise (M-H1) District to Multi-Residential – Contextual Medium Profile (M-C2) District to better align with the proposed density, uses, and height. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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.

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**IMPLICATIONS**

**Social**

The proposal would allow for additional housing choices for Calgarians within an established neighbourhood that already offers a wide range of community amenities with convenient access to transit.

**Environmental**

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application allows choice and access to alternative transportation modes, other than owning a personal vehicle, which supports Calgary's Climate Change Mitigation Action Plan Program 5: Low or Zero-Emissions Transportation Modes. In addition, the applicant has committed to providing one electric vehicle charging station as part of a future development permit application and adapting electric vehicle capable supply equipment for 80 percent of the required parking stalls. This supports Program 4: Electric and Low-Emissions Vehicles of the Climate Resilience Strategy.

**Economic**

The site is located where people have access to employment opportunities. The subject site is located within walking distance to 17 Avenue SW Main Street and the Westbrook Mall, which features a mix of retail, dining, cultural, and employment opportunities. The proposed parking reduction promotes active mobility and transit use, and encourages future residents to live local and support local businesses.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Proposed Amendments to the Shaganappi Point Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. Urban Design Review Panel Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform