

**ROAD CLOSURE AND LAND USE AMENDMENT  
SHAGANAPPI (WARD 8)  
26 STREET SW AND BOW TRAIL SW  
BYLAW 15C2016 AND 253D2016**

**MAP 18C**

**EXECUTIVE SUMMARY**

This application proposes to redesignate 3 parcels of land from Residential - Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Medium Profile Support Commercial (M-X2) District to provide for two redevelopment sites. A portion of 12 Avenue SW, adjacent to 26 Street SW and Bow Trail SW, is proposed to be closed and redesignated from Undesignated Road Right-of-Way to Multi-Residential – Medium Profile Support Commercial (M-X2) District to form part of the east site.

These two corner sites and this portion of 12 Avenue SW have been deemed surplus lands from the West LRT construction project and will provide for a redevelopment opportunity to develop mixed-use gateway buildings at an important entrance into the Shaganappi Community.

**PREVIOUS COUNCIL DIRECTION**

None

**ADMINISTRATION RECOMMENDATION**

2016 July 28

That Calgary Planning Commission recommends **APPROVAL** of the proposed Road Closure and Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 15C2016 and 253D2016; and

1. **ADOPT** the proposed closure of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) of road (Plan 1512108, Area A) adjacent to 2609 and 2615 – 12 Avenue SW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 15C2016
3. **ADOPT** the proposed redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 1403 – 26 Street SW, 2609 and 2615 – 12 Avenue SW and the closed road (Plan 307EO, Block A, Lot 1; Plan 5536R, Block 5, Lots 23 and 24; Plan 1411304, Block A, Lot 52; Plan 1512108, Area A) from Residential – Contextual One/Two Dwelling (R-C2) District and Undesignated Road Right-of-Way to Multi-Residential – Medium Profile Support Commercial (M-X2) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 253D2016

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**REASON(S) FOR RECOMMENDATION:**

The proposal conforms with applicable policies of the Municipal Development Plan (MDP) and the Shaganappi Point Area Redevelopment Plan (ARP). The proposed land use district was designed to be implemented in close proximity or directly adjacent to low density residential development. The increase in density and intensity complements the adjacent Shaganappi Point Light Rail Transit (LRT) Station and provides for a development that has the ability to be compatible with the character of the existing neighbourhood.

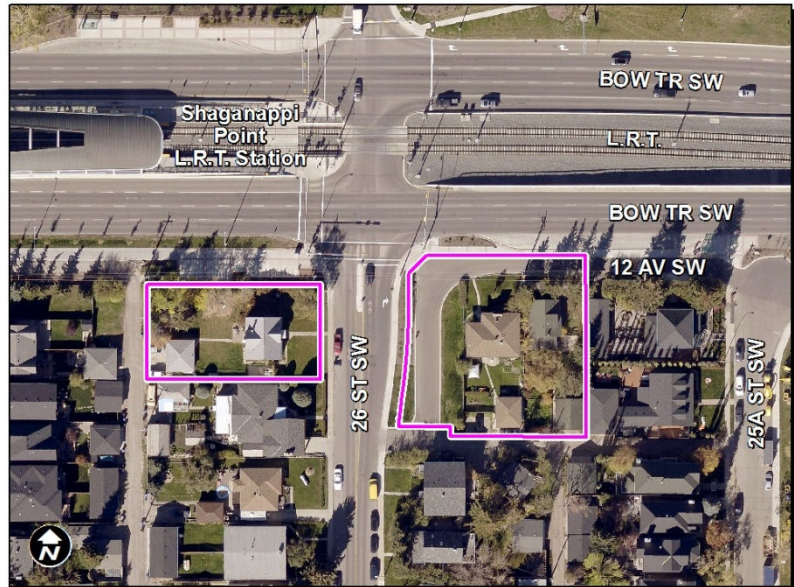
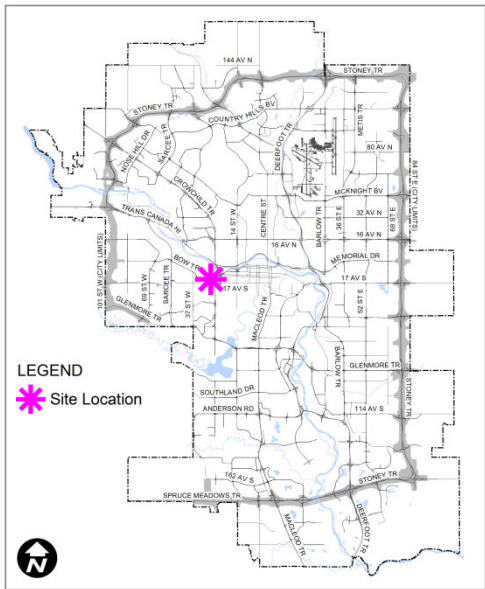
**ATTACHMENTS**

1. Proposed Bylaw 15C2016
2. Proposed Bylaw 253D2016

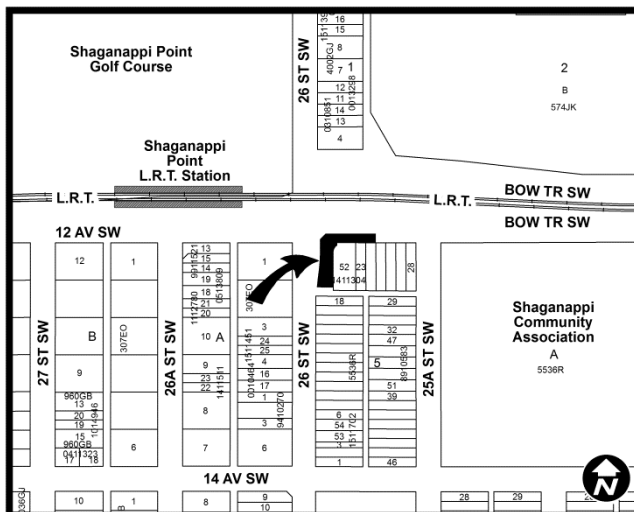
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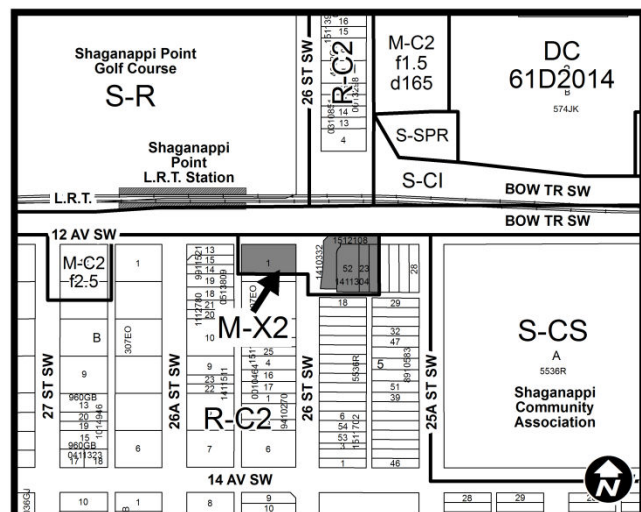
LOCATION MAPS



Road Closure Map



Land Use Amendment Map



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) of road (Plan 1512108, Area A) adjacent to 2609 and 2615 – 12 Avenue SW, with conditions (APPENDIX II).

**Moved by: M. Foht**  
Absent: S. Keating

**Carried: 4 – 1**  
Opposed: G.-C. Carra

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 1403 – 26 Street SW, 2609 and 2615 – 12 Avenue SW and the closed road (Plan 307EO, Block A, Lot 1; Plan 5536R, Block 5, Lots 23 and 24; Plan 1411304, Block A, Lot 52; Plan 1512108, Area A) from Residential – Contextual One/Two Dwelling (R-C2) District and Undesignated Road Right-of-Way to Multi-Residential – Medium Profile Support Commercial (M-X2) District.

**Moved by: M. Foht**  
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**Carried: 4 – 1**  
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**Applicant:**

The City of Calgary

**Landowner:**

The City of Calgary

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject sites consist of two corner sites which are the southwest and southeast corners of the intersection of 26 Street SW and Bow Trail SW. The west site is comprised of one parcel of land and the east site is comprised of two parcels of land as well as the road closure. The road closure consists of the portion of 12 Avenue SW which is adjacent to the east site on the west and north sides that has been deemed surplus road right-of-way from the West LRT construction project. The Shaganappi Point LRT Station is located across the eastbound lanes of Bow Trail SW to the north and low density residential developments are located to the south, east and west of the sites.

<b>Shaganappi</b>	
Peak Population Year	1969
Peak Population	2,132
2015 Current Population	1,603
Difference in Population (Number)	-529
Difference in Population (Percent)	-25%

**LAND USE DISTRICTS**

The proposed land use is the Multi-Residential – Medium Profile Support Commercial (M-X2) District. This district allows for a development of medium height and medium density that is in close proximity or adjacent to, low density residential development. Due to the proximity of the Shaganappi Point LRT station, this land use is ideal to provide for multi-residential developments with minimum density requirements as well as to accommodate a limited range of support commercial multi-residential uses.

The language in this land use district provides for a development that has the ability to respond to current market conditions in regards to the commercial component. Since the requirement is only to accommodate and not contain commercial multi-residential uses, redevelopment can be built in such a way that would allow residential uses to occupy the space immediately but that the space could easily convert to a commercial multi-residential use when warranted. The Development Authority would require commercial ceiling heights for the minimum required floor area at the Development Permit stage to allow for future conversion from residential to commercial multi-residential uses.

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	Maximum Building Height	Maximum Number of Dwelling Units	Minimum Number of Dwelling Units	Maximum F.A.R.
Existing R-C2 District	10 metres	2 (west site) 4 (east site)	No Minimum	No Maximum
<b>Proposed M-X2 District</b>	<b>16 metres</b>	<b>No Maximum</b>	<b>6 (west site) 12 (east site)</b>	<b>3.0</b>

**LEGISLATION & POLICY**

Municipal Development Plan (MDP)

The subject sites are located within the *Residential Developed – Inner City Area* as identified on Map 1 of the MDP. Section 3.5.2 (a) states:

*A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.*

The proposed redesignation allows for the intensification of three parcels of land which are directly adjacent to the Primary Transit Network and are supported by the Shaganappi Point Area Redevelopment Plan.

Section 3.5.2 (c) states:

*Maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations.*

The proposed M-X2 district allows for a land use that will accommodate local commercial development at grade when it is warranted.

Shaganappi Point Area Redevelopment Plan (ARP)

The subject sites are located within the Residential Commercial area as identified on Map 2.1 of the ARP. The policies of section 2.5 state:

1. *New development within this precinct should be medium-density, multi-residential development and include townhouses, apartments, and live/work units.*
2. *The ground floor of buildings may include small scale, community supportive commercial units.*
3. *New development must include residential uses above the ground floor.*

The proposed M-X2 district provides for development that would comply with these policies of the ARP. Figure 3.4 in the ARP allows for development with a maximum height of 16.0 metres

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which also aligns with the M-X2 district height maximum.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required for this application.

The subject sites are located immediately adjacent to an LRT station.

Vehicular access is available for the west site from the lane on the west side and for the east site from the lane on the south side. The lane on the south side of the east site will be widened to the current City of Calgary standard of 7.0 metres to allow for greater vehicle access to and egress from this site.

The portion of 12 Avenue that is to be closed will be consolidated with the lands to the east and south, 2609 and 2615 - 12 Avenue SW, for future development. Since this existing road currently only provides access to these parcels and the portion of this road that runs east to west was narrowed to a one way access at the time Bow Trail SW was widened, it has been deemed surplus. The closed road would continue to function as a private roadway for the lands that it is to be consolidated with until redevelopment occurs. The remaining portion of 12 Avenue SW directly to the east of the subject sites would continue to function as private access for the adjacent neighbor at 2403 - 25A Street SW. The northernmost 4.5 metres of the proposed road closure will be rededicated as road right-of-way to provide for a regional pathway connection from Shaganappi Park to the corner of Bow Trail SW and 26 Street SW, an expanded transit stop on Bow Trail SW as well as continued ingress and egress to the adjacent resident's private garage.

**UTILITIES & SERVICING**

Water, sanitary and storm services are available adjacent to the sites from 12 Avenue SW and sanitary and storm services are also available from 26 Street SW.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

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**ENVIRONMENTAL SUSTAINABILITY**

An analysis of features related to environmental sustainability will occur at the Development Permit stage.

**GROWTH MANAGEMENT**

The proposed amendments do not trigger capital infrastructure investment and therefore, there are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Although no formal letter was received from the Shaganappi Community Association (CA), the CA expressed the following concerns:

- Potential issue with access to the lane (located to the south of the east site) from the west impinging on left turn traffic from Bow Trail to southbound 26 Street; and
- It is not viable to have commercial uses on these corners due to the lack of traffic volumes (vehicular or pedestrian) and overall accessibility.

Any increase in traffic by the increased density can be supported at the intersection and lane and will also be considered at the Development Permit stage. Concerns regarding the viability of commercial uses on these corners were considered during the development of the Shaganappi Point Area Redevelopment Plan and the proposed M-X2 district will allow for a development that is able to respond to market conditions.

**Citizen Comments**

Six letters of opposition were received from neighbouring citizens. The letters can be summarized as expressing the following concerns:

- Increase in traffic in the rear lanes;
- Concerns with crime and safety;
- Increase in traffic at the intersection of Bow Trail and 26 Avenue;
- Commercial uses will not be viable at this location;
- Commercial uses are not supported at this location; and
- Loss of privacy for adjacent residential developments.

Any increase in traffic by the increased density can be supported at the intersection and lanes and will be considered at the Development Permit stage. By adding additional density to these locations, there will be additional natural surveillance of this area. Although commercial uses are not supported by neighbouring citizens, this portion of the plan area



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within the ARP supports small-scale commercial uses.

**Public Meetings**

Administration and the applicant attended an open house hosted by the Shaganappi Community Association in February, 2016. Citizens expressed concerns with the commercial component of the land use district and how that may affect the adjacent low density residential developments.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Located in the community of Shaganappi, this application is to redesignate surplus lands from the West LRT construction project located at both southeast and southwest corners of 26 Street SW and Bow Trail SW (2609 and 2615 12 AV SW, and 1403 26 ST SW). The proposed M-X2 district will bring into effect the desired residential commercial land use envisioned by the Shaganappi Point Area Redevelopment Plan. The land use will provide an opportunity to create "gateway" buildings into the Shaganappi Community.

The subject parcels are currently designated R-C2 (Residential – Contextual One/Two Dwelling).

The road closure application is to close a portion of 12 AV SW between 26 ST SW and 25A ST SW.

Area A – The eastern parcels (2609 and 2615 12 AV SW) will ultimately be consolidated with the proposed closed road into a single parcel. A road plan is proposed along the southern edge of the parcels to widen the rear lane to current standards of 7.0m.

Area B – The western parcel (1403 26 ST SW) will be a standalone parcel requiring only a land use amendment.

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**APPENDIX II**

**PROPOSED ROAD CLOSURE CONDITIONS**

1. That all costs associated with the closure be borne by the applicant;
2. Protection and/or relocation of any utilities be at the applicant's expense and to the appropriate standards; and
3. That the closed right of way be consolidated with the adjacent lands located at 2609 and 2615 - 12 Avenue SW.