

**Land Use Amendment in Shawnessy (Ward 13) at 30 Shannon Place SW,  
LOC2022-0019**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.52 hectares  $\pm$  (3.76 acres  $\pm$ ) at 30 Shannon Place SW (Plan 8111812, Block 15, Lot 35) from Multi-Residential – Contextual Grade Oriented (M-CGd44) District to Multi-Residential – Contextual Medium Profile (M-C2f1.2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JULY 7:**

That Council give three readings to **Proposed Bylaw 121D2022** for the redesignation of 1.52 hectares  $\pm$  (3.76 acres  $\pm$ ) at 30 Shannon Place SW (Plan 8111812, Block 15, Lot 35) from Multi-Residential – Contextual Grade Oriented (M-CGd44) District to Multi-Residential – Contextual Medium Profile (M-C2f1.2) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject property to allow for additions to an existing assisted living development, up to 16 metres (four to five storeys) in height.
- The proposal would allow for an appropriate increase in height and development intensity and is in alignment with the applicable policies of the *Municipal Development Plan* (MDP) and the *Revised Midnapore Phase 2 Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal would allow for more seniors housing in an established community that has access to alternative transportation modes, as well as local services and amenities.
- Why does this matter? The proposal would allow for residential intensification, thus promoting compact urban growth, efficient use of land, and the utilization of existing services and infrastructure.
- 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, located in the southwest community of Shawnessy, was submitted by CivicWorks on behalf of the landowners, Alberta Social Housing Corporation, on 2022 February 04. No development permit has been submitted at this time; however, the applicant intends to develop two four-storey additions to the existing assisted living development on site as per the Applicant Submission (Attachment 2).

This 1.52 hectare site is located on the southwest corner of the intersection of Shawnessy Boulevard SW and Shawnessy Drive SW. It is currently developed with a single-storey seniors

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assisted living facility operated by Silvera for Seniors. Vehicular access is provided from both Shawnessy Drive SW and Shannon Place SW.

Council's Strategic Direction 2023-2026 has a focus area on Social Equity and aims to diversify the range of housing options by increasing transitional and affordable housing and simplifying the pathways to permanent housing. Furthermore, the *Corporate Affordable Housing Strategy* defines a 10-year strategic direction for The City of Calgary to guide the creation of safe, affordable homes. If this land use amendment is approved, the applicants wish to provide an additional 65 independent and 35 supportive living units.

A detailed planning evaluation of the application, including 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 created a project website, hand delivered letters to 322 neighbours, placed a sandwich board with information about the project on the parcel and held two open house events.

The first open house was an in-person event on 2022 April 19 and the second was an online event on 2022 April 20. The applicants also spoke with the Ward Councillor's office and the Shawnessy Community Association. The Applicant Outreach Summary can be found in Attachment 3, with the Applicant What We Heard Report 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](#). Notification letters were also sent to adjacent landowners.

Administration received 21 letters of opposition from the public. The letters of opposition included the following areas of concern:

- too much density for the area;
- will increase traffic and parking concerns, will lead to more pressure for on-street parking and road safety will deteriorate;
- more deliveries to the parcel, with less maneuvering room available for trucks;
- four-storey development allowed under M-C2 would be out of character with surrounding development and will set a precedent;
- loss of family-friendly neighbourhood;
- will discourage investment in the area;
- impacts on wildlife and loss of green spaces;
- construction and associated noise for many years;

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- shadowing and loss of privacy concerns;
- adjacent pathway to the west will become unsafe;
- increase in criminal activity and vandalism; and
- lack of amenity spaces for residents of the parcel.

The Shawnessy Community Association did not provide any comments.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, along with massing, number of units, parking requirements and shadow impacts, will be reviewed in detail at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use application 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 proposed land use meets the vision of the *Municipal Development Plan* (MDP) which is to provide development that accommodates the housing needs of different age groups, lifestyles and demographics.

### **Environmental**

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

### **Economic**

The ability to develop a low-rise assisted living development may support the viability of the local neighbourhood. It would also allow for a more efficient use of land and existing services, and the leveraging of existing transit infrastructure in the area.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this application.

## **ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Applicant What We Heard Report
5. **Proposed Bylaw 121D2022**
6. **CPC Member Comments**

**Planning & Development Report to  
Calgary Planning Commission  
2022 July 7**

**ISC: UNRESTRICTED  
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**7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform