

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Shawnessy and fronts onto Shawnessy Boulevard SW to the north, Shawnessy Drive SW to the east and Shannon Place SW to the south. The site is 1.52 hectares ± (3.76 acres ±) in size and is approximately 175 metres wide and 95 metres deep. The site is currently developed with a single-storey assisted living development.

Vehicular and pedestrian access to the site is currently provided from Shannon Place SW and Shawnessy Drive SW. Surrounding development consists of a mix of single and two-storey detached dwellings. Directly to the west is a regional pathway. A bus stop for Route 52 (Evergreen/Somerset-Bridlewood Station) is immediately adjacent to the parcel on Shawnessy Boulevard SW. The Shawnessy LRT Station is located 1.3 kilometres (a 20-minute walk) to the southeast, whilst the Shawnessy Village Shopping Centre, with a variety of community services and retail opportunities, lies 2.5 kilometres (a 30-minute walk) to the southeast.

## Community Peak Population Table

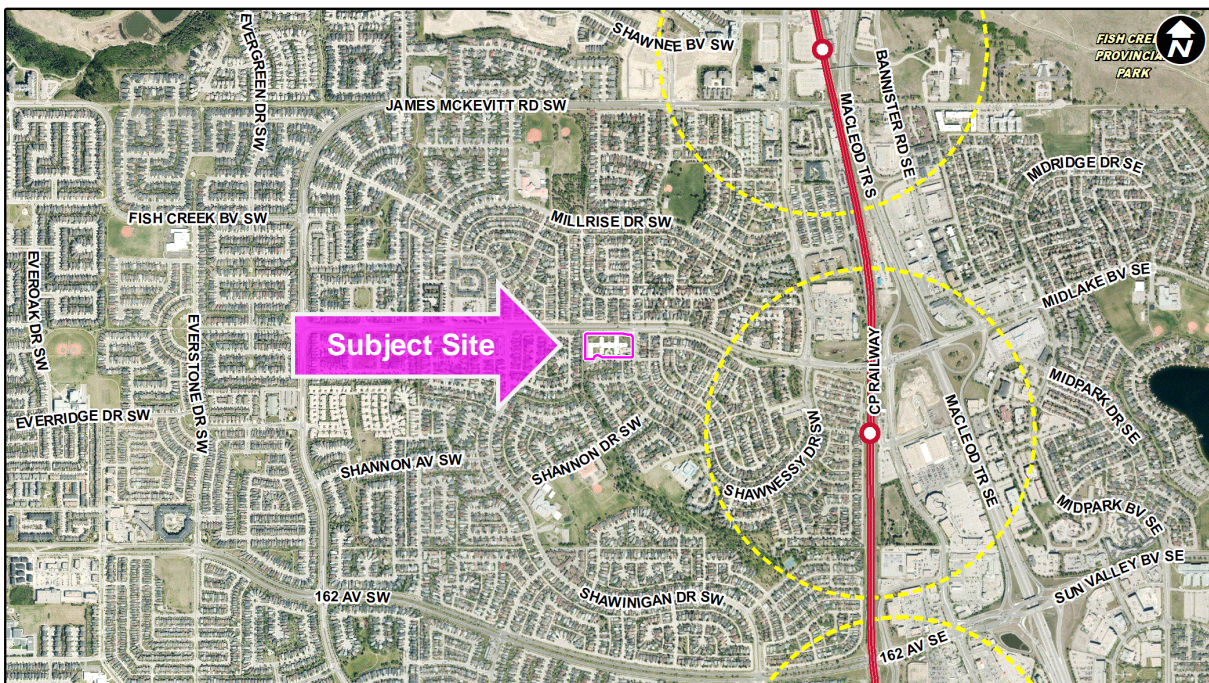
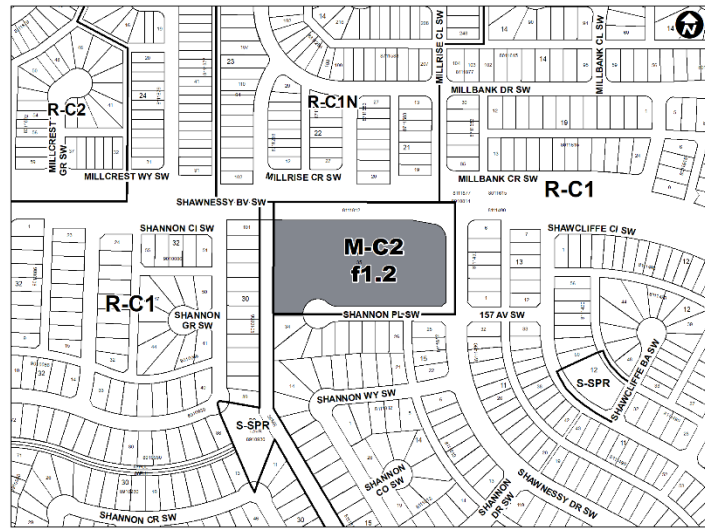
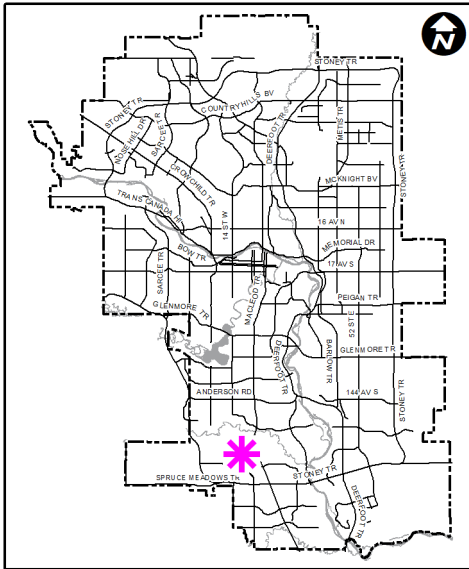
As identified below, the community of Shawnessy reached its peak population in 2005.

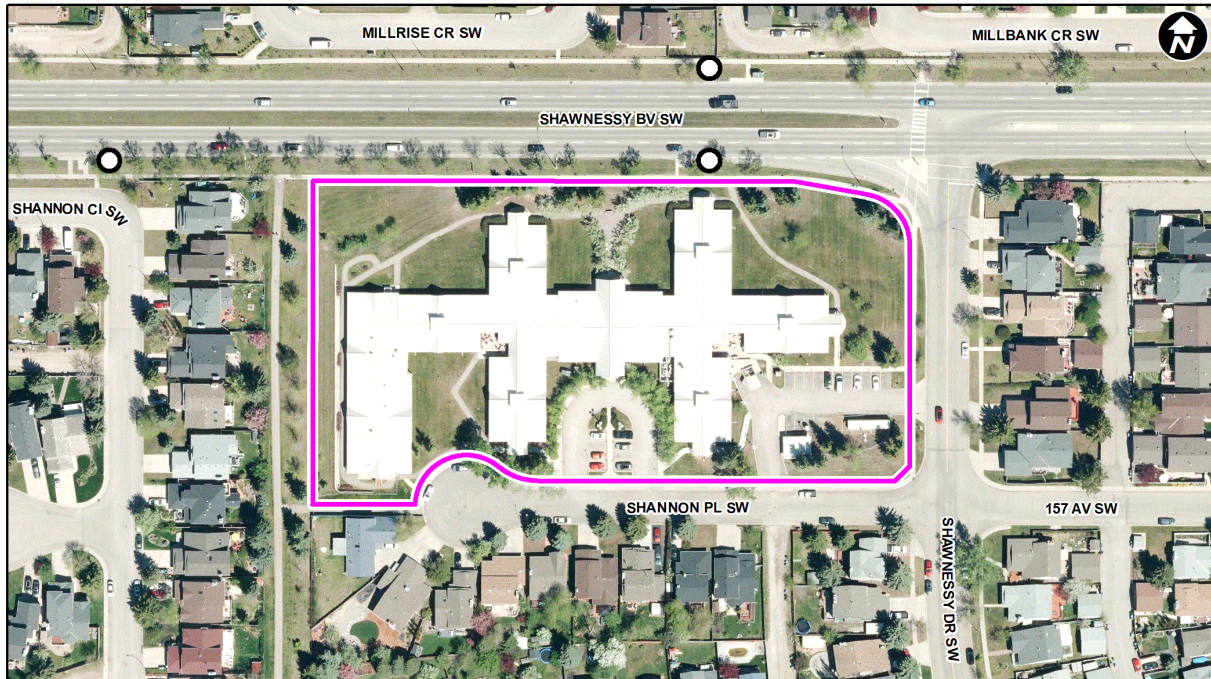
<b>Shawnessy</b>	
Peak Population Year	2005
Peak Population	9,621
2019 Current Population	9,368
Difference in Population (Number)	-253
Difference in Population (Percent)	-2.63%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Shawnessy Community Profile](#)

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Multi-Residential Grade-Oriented (M-CGd44) District is a residential designation in developed areas that provides for multi-residential development in a variety of forms, of low height and low density. The current density modifier of 44 units per hectare equates to a maximum of 66 units on the parcel.

The proposed Multi-Residential – Contextual Medium Profile (M-C2f1.2) District is intended to apply to the developed area and allows for developments that typically have higher numbers of dwelling units and traffic generation than lower-density multi-residential districts. The M-C2 District allows for a maximum building height of 16.0 metres. The proposed district has a maximum floor area ratio of 1.2 which, based on the parcel area, would allow for a maximum floor area of 18,232 square metres on the parcel. Assisted Living is a discretionary use within the M-C2 District.

Other land use districts were considered, including the Multi-Residential – Contextual Low Profile (M-C1) District, however, in order to address site grading challenges, the applicants have determined that they require a height of 16.0 metres to achieve the form of development envisioned, which can only be achieved under the M-C2 District.

### **Development and Site Design**

If this redesignation is approved by Council, the rules of the M-C2 District will provide guidance for the future site development including appropriate uses, building massing, height, landscaping and parking.

Additional items to be considered through the development permit process will include, but are not limited to, an assessment of any impacts of additional density on traffic and parking, shadowing and loss of light, as well as the quality of assisted living amenity spaces to be provided.

### **Transportation**

Vehicular accesses are permitted via Shannon Place SW. Transit service is available immediately to the north on Shawnessy Boulevard SW for Route 52 (Evergreen/Somerset-Bridlewood Station), and the Shawnessy LRT Station is located approximately 1.3 kilometres (a 20-minute walk) to the east.

A Transportation Impact Assessment was not required as a part of this application.

### **Environmental Site Considerations**

There are no known environmental concerns associated with the site.

### **Utilities and Servicing**

Water, sanitary and storm deep utilities are available to service the subject site. Servicing requirements will be determined at the time of development.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Interim Growth Plan (2018)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Residential – Developed – Established Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Policy 3.5.3 encourages modest redevelopment of the Established Areas.

The MDP's city-wide policies encourage redevelopment and modest intensification within existing communities in a sensitive manner. This will make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. The city-wide policies also encourage a full range of housing choices, covering a mix of built forms and ownership tenures, at densities that support transit viability, local commercial and other services. The proposed modest increase in density meets the applicable policies of the MDP.

**Climate Resilience Strategy (2018)**

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

**Revised Midnapore Phase 2 Area Structure Plan (Statutory – 1991)**

The subject parcel is located within the 'Residential and Related Uses' on Map 2: Land Use in the [Revised Midnapore Phase 2 Area Structure Plan](#) (ASP). The proposed M-C2f1.2 District is aligned with this policy.