

**Land Use Amendment in Shaganappi (Ward 8) at 3115 – 12 Avenue SW, LOC2022-0079**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 3115 – 12 Avenue SW (Plan 8033FW, Lot 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a courtyard-style development in a semi-detached building form that also includes secondary suites.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Shaganappi Point Area Redevelopment Plan* (ARP).
- What does it mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for two semi-detached dwellings (four units) and four secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This application, in the southwest community of Shaganappi, was submitted by CivicWorks on behalf of DGSJ Holdings LTD. on 2022 May 05. The original submission was to change the land use to a Direct Control (DC) District based on the Residential – Grade-Oriented Infill (R-CG) District. However, following Council's decision to approve the incorporation of the new Housing – Grade Oriented (H-GO) District into Land Use Bylaw 1P2007 on 2022 October 05, the applicant chose to amend the application to seek the H-GO District. The H-GO District can only be approved by Council after 2023 January 02, which is when the amendments and the new district come into effect.

The approximately 0.07 hectare (0.17 acre) site is a mid-block parcel located on the south side of 12 Avenue SW and Bow Trail SW, just east of 31 Street SW and is approximately 300 metres (a four-minute walk) from the Westbrook LRT Station. The proposed H-GO District would allow for two grade-oriented residential buildings of low height and low density that share a common courtyard-style amenity space. The intent of the application is to allow for a courtyard-style development with four dwelling units and four secondary suites, as identified in the Applicant Submission (Attachment 2).

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A development permit application (DP2022-03587) was submitted on 2022 May 25 and is currently under review (Attachment 3). The application proposes two semi-detached buildings for a total of four units, plus four secondary suites, that share a common amenity area. One semi-detached building faces 12 Avenue SW and the second semi-detached building is located closer to the rear of the property. Four vehicle parking stalls are proposed to be provided from the lane.

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

**PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Outreach was undertaken by the Applicant
- Public was informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response, the applicant delivered 110 letters and 90 postcards to residents surrounding the subject site. The applicant also shared the information with the Shaganappi Community Association (CA) and the Ward 8 Councillor's Office. The CA provided a letter to the applicant indicating their support for the proposed development. Furthermore, the applicant held a digital information session intended for the neighbours and also placed signage with additional information on the site. Following the amended application to the H-GO District, the applicant contacted the CA to provide an update on the change in the land use district. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

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

Administration received one letter from the public that highlighted concerns regarding:

- the lack of parking for four units and four suites, and;
- the potential for insufficient space for storage of waste and recycling bins.

The Shaganappi CA provided a letter of support on 2022 September 14 (Attachment 5) regarding the original application and then a second letter on 2022 November 22, regarding their support for the associated development permit (DP2022-03587).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking are currently being reviewed through the development permit application.

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Following Calgary Planning Commission, notifications for a 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 proposed land use district would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics towards fostering an inclusive community.

**Environmental**

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant as part of the associated development permit review.

**Economic**

The ability to moderately increase density in this location would make for more efficient use of existing infrastructure and services.

**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 (DP2022-03587) Summary
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform