



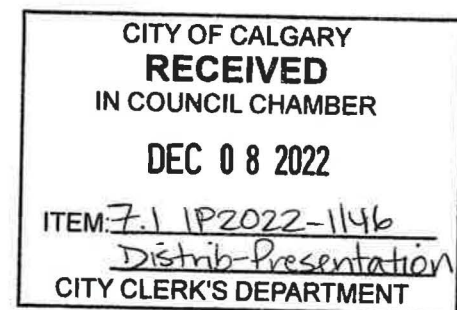
Shaganappi Community Association
2516 14 Avenue SW • Calgary, AB • T3C 3V2

Westbrook Communities Local Area Plan

Presentation to the Infrastructure and Planning Committee

Mike Wilhelm, President, Shaganappi Community Association

December 8, 2022



Shaganappi - Rationale for Overall Support for the Plan

- General alignment with our previously approved ARP policies, with the notable exception that the new Low building scale category signals a move from a generalized 5 to 6 story base standard.
- Certain building requirements previously in the Shaganappi Point ARP have been moved to the Shaganappi Station Area policy (Page 62) in the new plan.
- Engagement and support of Westbrook mall area stakeholders has supported City staff revisiting policy in in the former Westbrook ARP area to make it less prescriptive, and hopefully more attractive to developers.
- A large-scale plan with a consistent rationale for all the LAP communities could mitigate the previous “standard” practice of amending policy documents on file review to up-zone development proposals. We anticipate the original rationale for building scale and urban form for our area of the LAP will be maintained.

Shaganappi - Context



Shaganappi Golf Course (62 ha/153 acres
- 42% of land base - out of LAP scope)

Included in Community
Association Area



Westbrook Station Area

Shaganappi Point Station Area



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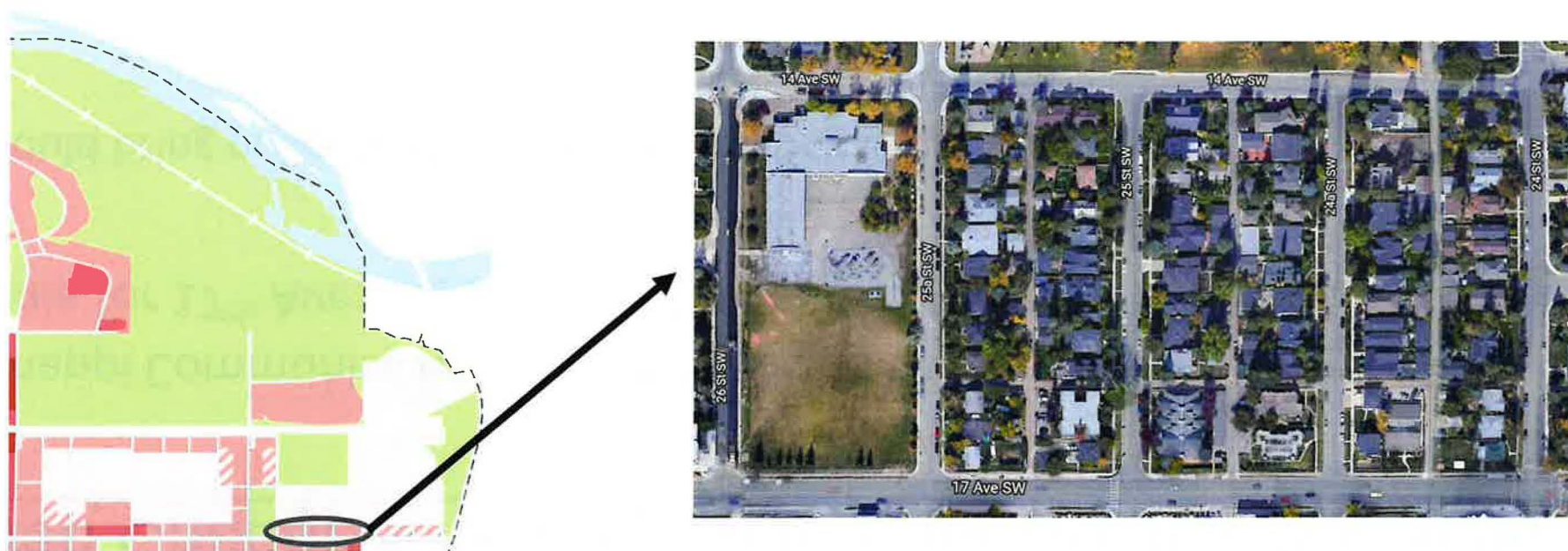
Special Considerations - 17th Avenue between 24th Street and 25A Street



Newly Identified Heritage Assets

After the final working group session, City administration have identified and included certain Heritage Assets in Shaganappi (page 70 and 71) in the plan:

- The north side of the adjacent east/west laneway on 17th Avenue between 24th Street and 25A Street meet the definition of Heritage Assets, as defined in the Guide for Local Area Planning.
- This is the last and only concentration of Heritage Assets in the entire Westbrook Plan.



Requested Change – To Align with Prior Council Approval

- The Shaganappi Community Association requests an amendment to retain a Low Modified building scale for 17th Avenue, between 24th and 25A Streets immediately south of these Heritage Assets.
 - This would bring policy back in line with existing increases in land use just set by Council.

Prior 2017 Council Approval

November 2022 Proposed for Approval



- Legend**
- No Scaler Modifier
 - Limited (up to 3 Storeys)
 - Low - Modified (up to 4 Storeys)
 - Low (up to 6 Storeys)
 - Mld (up to 12 Storeys)
 - High (up to 26 Storeys)
 - Parks, Civic and Open Space
 - Plan Area Boundary

May 2017 Approved Land Use Changes



Mixed Use General District MU-1 f3 h16
(3 to 4 storeys, 16 metre maximum)

Rationale for Council's Previous Approval of Lower Building Scale in Area

- Prior engagement and the attendance of much of our Board at the May 8, 2017 Public Hearing was supportive of a Council approval to up-zone this area to M-U1, at 3-4 stories with a 16-metre height modifier. The 3-4 story maximum addressed the negative impacts on block faces with already well-established single-family streetscapes and at a point where the community is only one block long.
- Documents on the City's website has the north side of 17th Avenue between 24th and 26th Street restricted to a maximum of 4 storeys, not 6 storeys, in spite of the 16 m allowable height.
- The height was supported by significant engagement in 2016, and any ancillary rooftop structures were intended to be included in the height determination. See the post-approval document on the City website:
<https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>
- The LAP process was initiated in September 2019, only 1 ½ years after approval of this Building Scale limitation
- Consequently, a Low Modified, rather than a Low building scale category should be maintained here.



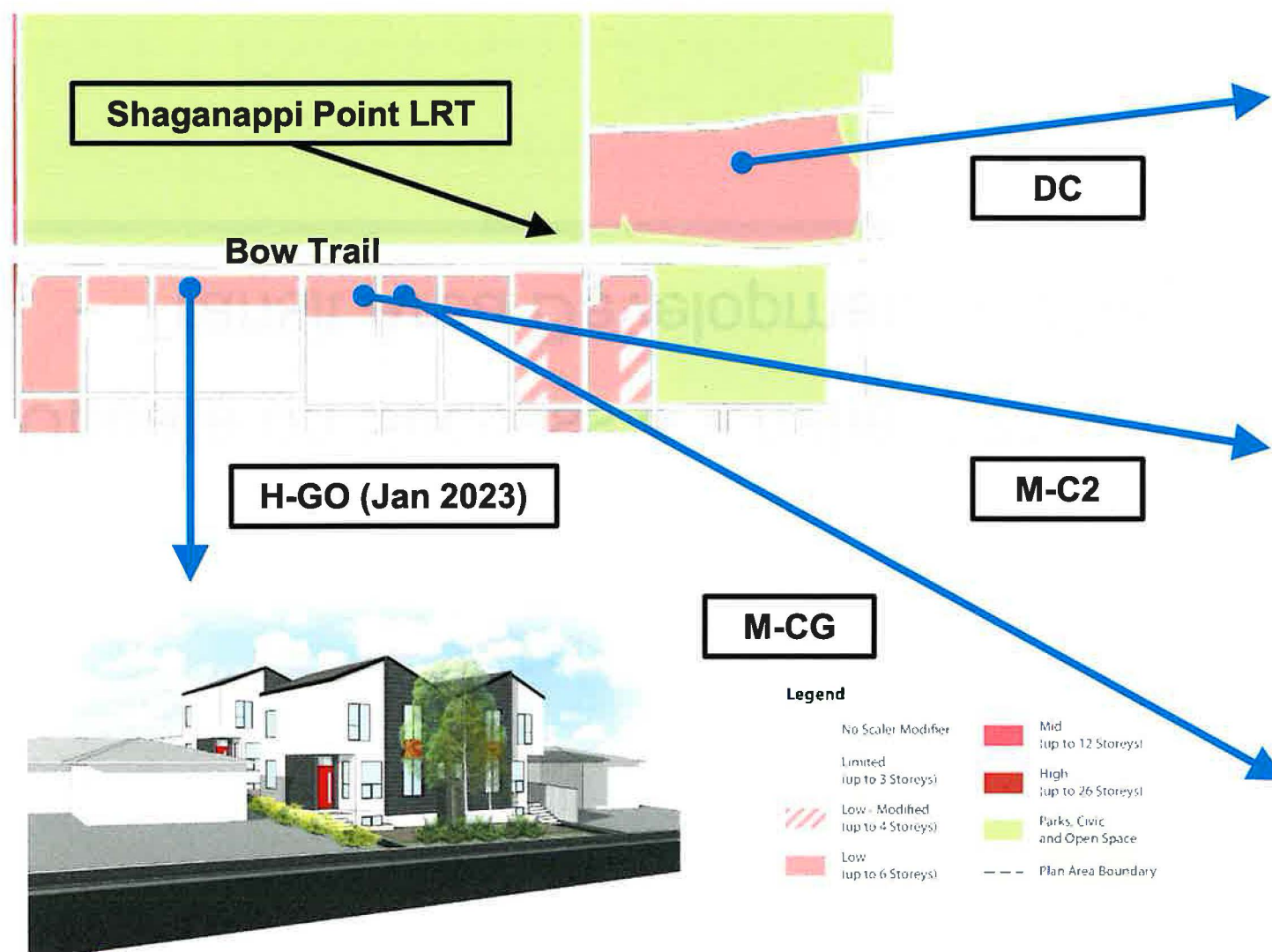
Update on Success & Challenges

– Transit Area Development in Shaganappi



Shaganappi Point Station Area

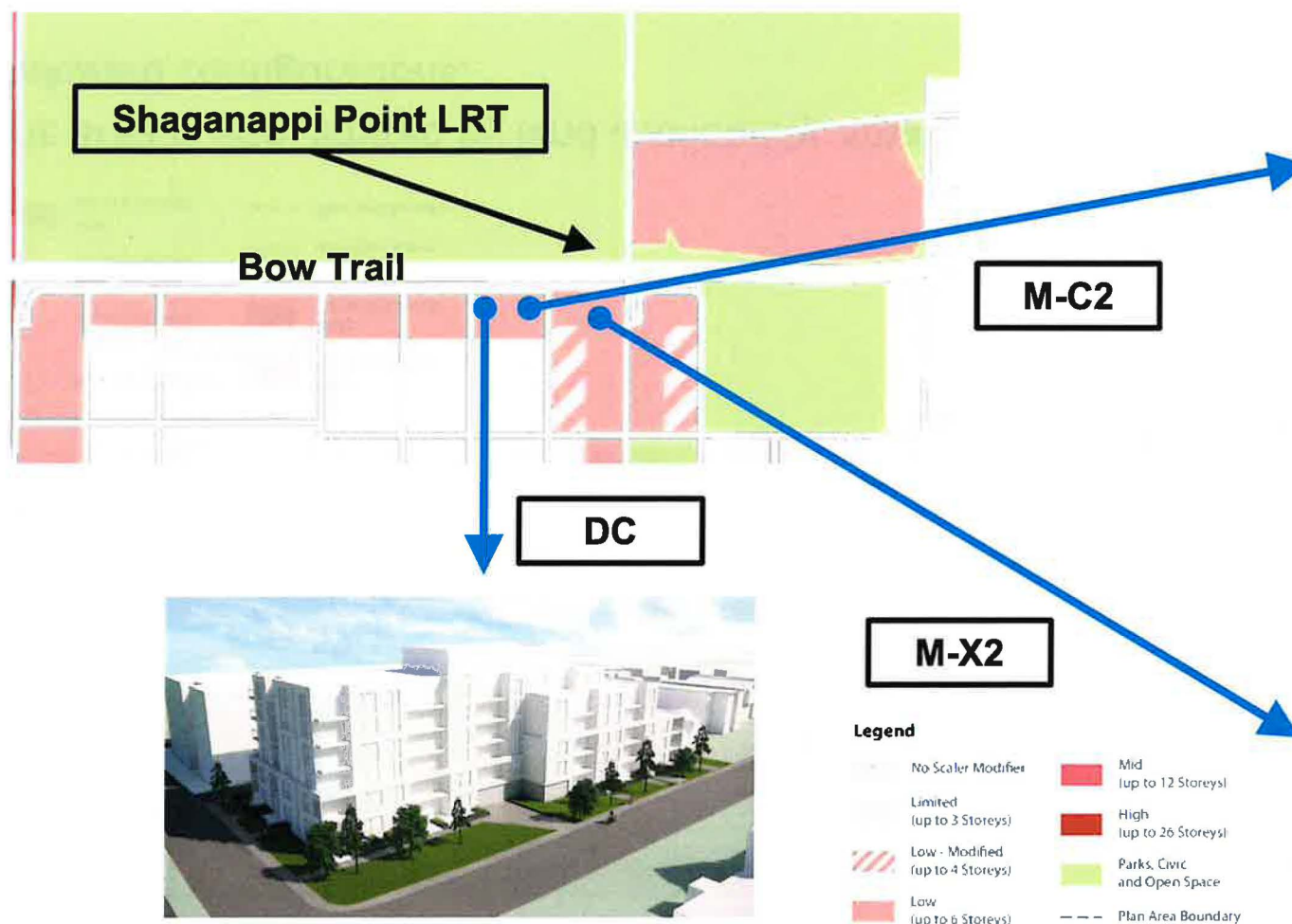
Significant Market Support for Well-Designed Lower-Density Applications



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Shaganappi Point Station Area

Limited Market Support for Multis Introduced by New/Less Sophisticated Applicants



THE GIORDANO | 1403 26A ST SW
Court Ordered Sale

Receivership & Sold



Failed – SDAB2020-0018

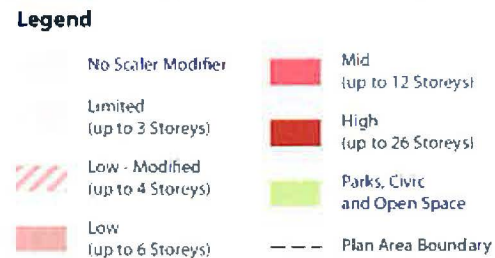
Withdrawn – LOC2021-0002 (no supporting DP)



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Policy Implications – Shaganappi Point Station Area

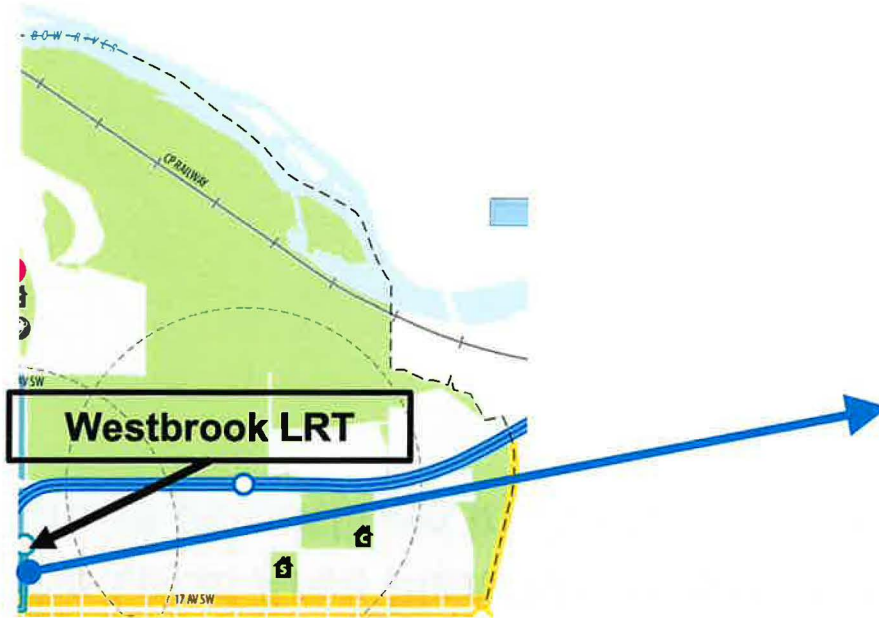


- The area is also limited by land availability, small, awkward configurations.
- Residents sought more restrictions on building scale at this location to mitigate future aggressive applications for multi-unit projects.

Resolution

- General requirements for specifically mapped TOD transition zones (pages 59-60) have been set and specific requirements for the Shaganappi Point Station area (page 61) have been carried over from the previous ARP policy.
- **We expect improved file support from applicants and area provisions to be enforced.**
- Policy enforcement has not been a consistent practice in applying similar provisions in the current Shaganappi Point ARP.

Creating Transit Oriented Outcomes in Shaganappi



**Uptown at Westbrook (Old Ernest Manning Site)
– On Hold Since 2016**

- At both Shaganappi LRT stations, multis and large-scale projects will succeed if applicants create their own market by offering great design and lifestyle options. Brookfield is taking this approach at Crown Park, immediately north of Shaganappi Point Station.
- Without a clear view to a market, proximity to transit in our area, in of itself, will not be a sufficient market driver.

Shaganappi – In Summary

- The Shaganappi Community Association supports the applicable portion of the Westbrook Local Area Plan covering the Community of Shaganappi.
- However, we ask for consideration to be given to changing the building scale category for the portion of 17th Avenue between 24th and 25A Streets from Low to Low Modified. This change will bring the Local Area Plan into congruence with Council's recent May 8, 2017 approval of a 4-story maximum as outlined in the Main Streets rezoning rationale.

