

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Shaganappi along the south side of 12 Avenue SW, directly south of Bow Trail SW. The site is a mid-block parcel located between 29 Street SW and 31 Street SW. The site is approximately 0.07 hectares (0.17 acres) in size with approximate dimensions of 18 metres wide by 38 metres deep. Currently, the site is developed with a one storey, single detached dwelling with rear-lane vehicular access.

Surrounding development is generally characterized by single detached and semi-detached dwellings. Parcels directly to the east, south and west are designated as Residential – Contextual One / Two Dwelling (R-C2) District which permits a maximum of two dwelling units. A parcel to the east on the same block is designated as Residential – Grade-Oriented Infill (R-CG) District and several parcels to the west are designated as Multi-Residential – High Density Low Rise (M-H1) District.

The Westbrook Light Rail Transit (LRT) Station is located approximately 300 metres (a four-minute walk) to the west along 33 Street SW and the Shaganappi Point LRT Station is located 600 metres (an eight-minute walk) to the east. Westbrook Mall is located approximately 470 metres (a six-minute walk) to the west and 17 Avenue SW, a Council-designated Main Street, is approximately 400 metres (a five-minute walk) to the south.

Community Peak Population Table

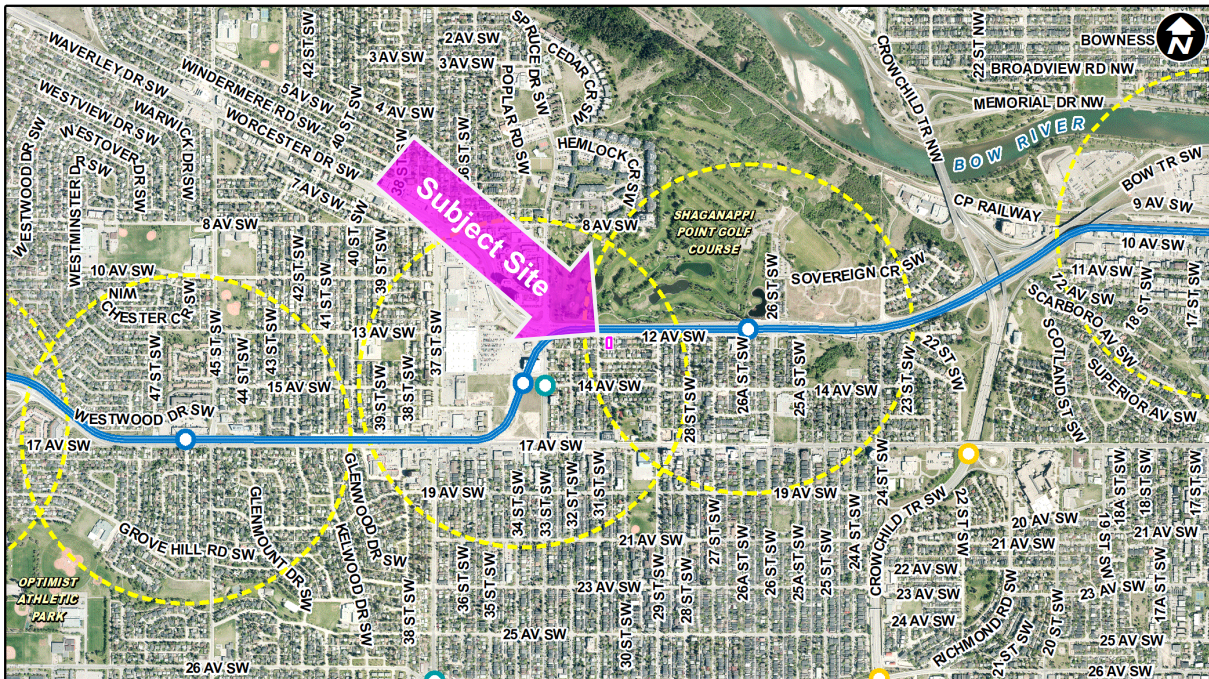
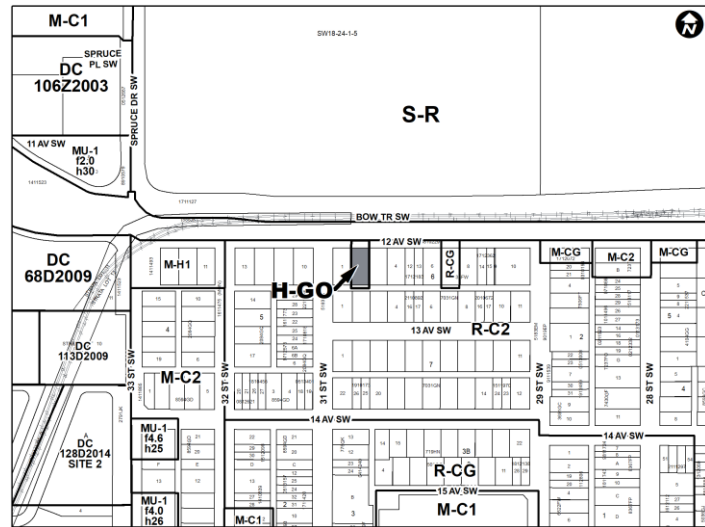
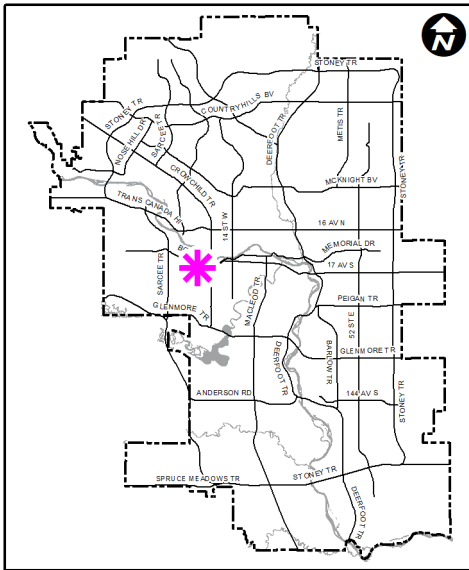
As identified below, the community of Shaganappi reached its peak population in 1969, and the population has decreased since then.

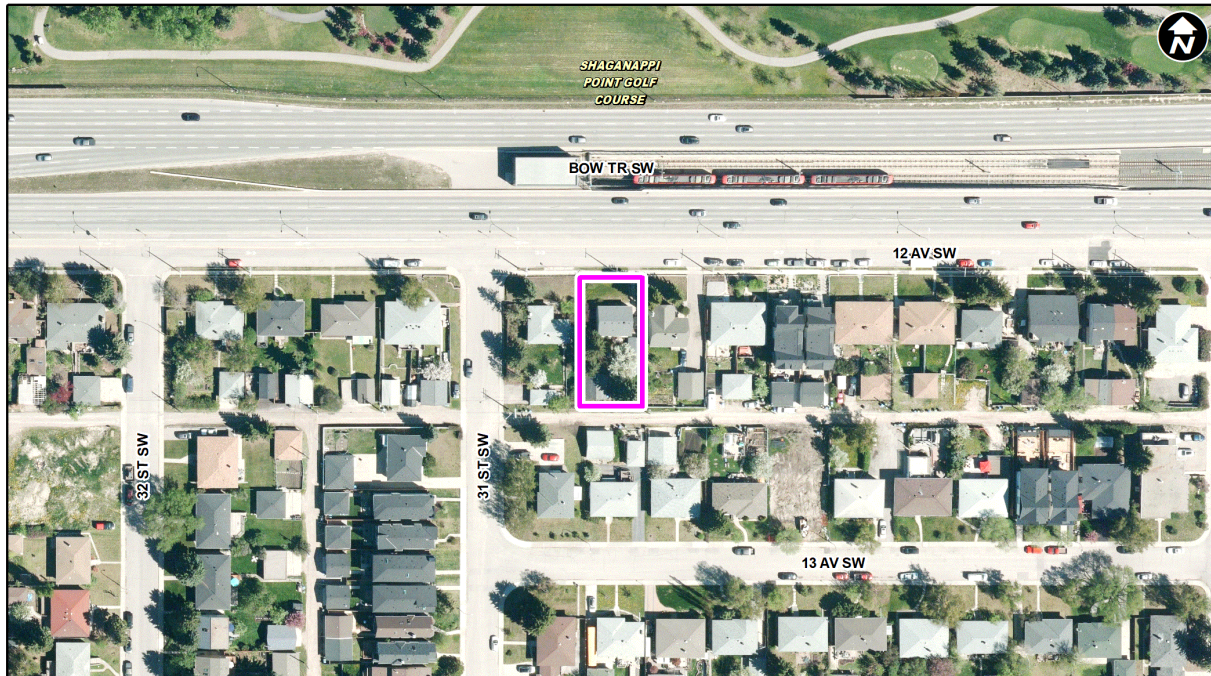
Shaganappi	
Peak Population Year	1969
Peak Population	2,132
2019 Current Population	1,626
Difference in Population (Number)	-506
Difference in Population (Percent)	-24%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade-oriented building forms that can be contextually appropriate in low-density areas. The District includes rules for overall height, parcel coverage, height chamfers and amenity space that are intended to decrease massing and shadowing impacts on neighbouring properties. The proposed H-GO District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with low density residential districts. The H-GO District also provides rules for:

- separating residential buildings on the parcel to ensure functional courtyard space at a minimum of width of 6.5 metres between the two buildings;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit and suite.

Section 1386(d) of the H-GO District states that the H-GO District should only be designated on parcels that meet a set of location criteria. The subject site meets these criteria as it is located within the Inner City area identified on the Urban Structure Map of the *Municipal Development Plan* (MDP) and is also within 600 metres of an existing LRT platform or 400 metres of an existing Bus Rapid Transit (BRT) station.

As indicated in the cover report, the initial submission for this application was to a Direct Control (DC) District based on the Residential – Grade-Oriented Infill (R-CG) District. Following Council approval of the H-GO District, the application was amended to the H-GO District. Administration considers this an appropriate change in land use as the same intended built form was facilitated, but now through a new stock district instead of a DC. Further, this change did not materially impact the uses proposed on the site or the site plan that was originally contemplated.

Development and Site Design

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

The site is proposed to be developed with two semi-detached dwellings oriented around a central courtyard. The Development Permit Summary (Attachment 3) also proposes a total of four secondary suites, each below grade in the semi-detached buildings. Vehicle parking is to be provided through a four-stall garage that is accessed via the rear lane. Items being addressed through the development permit review include, but are not limited to:

- emphasizing individual at-grade entrances and an engaging interface along the 12 Avenue SW frontage;
- ensuring high-quality amenity space for all units;
- provision of trees and landscaping; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available from an existing sidewalk along 12 Avenue SW. An on-street bike route (combination of westbound bicycle lane and eastbound shared lane) is located immediately to the north of the site on 12 Avenue SW and provides a low-traffic connection to the broader primary cycling network. Spruce Drive SW provides a direct on-street connection to the Bow River Pathway System to the north, while 26 Street SW and 29 Street SW provide on-street connections to the south.

The area is well served by Calgary Transit. The Westbrook LRT Station is located approximately 300 metres (a four-minute walk) to the west along 33 Street SW and the Shaganappi Point LRT Station is located 600 metres (an eight-minute walk) to the east.

Direct vehicular access to the proposed development will be required to come from the rear lane. Vehicular access to 12 Avenue SW is restricted to eastbound movements only (one-way). On-street parking is currently unrestricted along 12 Avenue SW adjacent to the parcel in the eastbound direction. The parcel is located within existing Residential Parking Permit (RPP) Zone RR.

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not

required.

Utilities and Servicing

Water and sanitary sewer services are available for connection. Specific site servicing details and stormwater management are being evaluated through the ongoing development permit application.

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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the proposed H-GO District allows for a modest redevelopment of the site in a form that is sensitive to the existing context in terms of height, scale and massing.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged as part of the review of the associated development permit (DP2022-03587).

Shaganappi Point Area Redevelopment Plan (2014)

The subject site falls within the Medium Density Residential policy area as identified on Map 2.1: Land Use Policy Areas of the [Shaganappi Point Area Redevelopment Plan](#) (ARP). The intent of this area is to allow for medium-density multi-residential residential developments and includes townhouses, apartments and live/work units with a maximum building height of 16 metres. The proposed H-GO District is in alignment with the Medium Density Residential policy of the ARP.

Westbrook Communities Local Area Planning Project

Administration is currently working on the [Westbrook Communities local area planning project](#) which includes Shaganappi and surrounding communities. Planning applications are being accepted for processing during the local area planning process. The proposed land use is in alignment with the applicable urban form category and building scale modifier found in the draft Westbrook Communities Local Area Plan.