

Background and Planning Evaluation

Background and Site Context

The subject parcel is located at the southwest corner of 13 Avenue SW and 29 Street SW in the community of Shaganappi. The site is approximately 0.06-hectares (0.14-acres) in area, is approximately 19 metres wide by 31 metres deep, and has rear lane access. Surrounding development is predominantly single and semi-detached houses.

The site is ideally located within walking distance to a Community Activity Centre (Westbrook Mall), Westbrook and Shaganappi Point LRT Stations, Killarney Recreation Centre and bus stops.

Community Peak Population Table

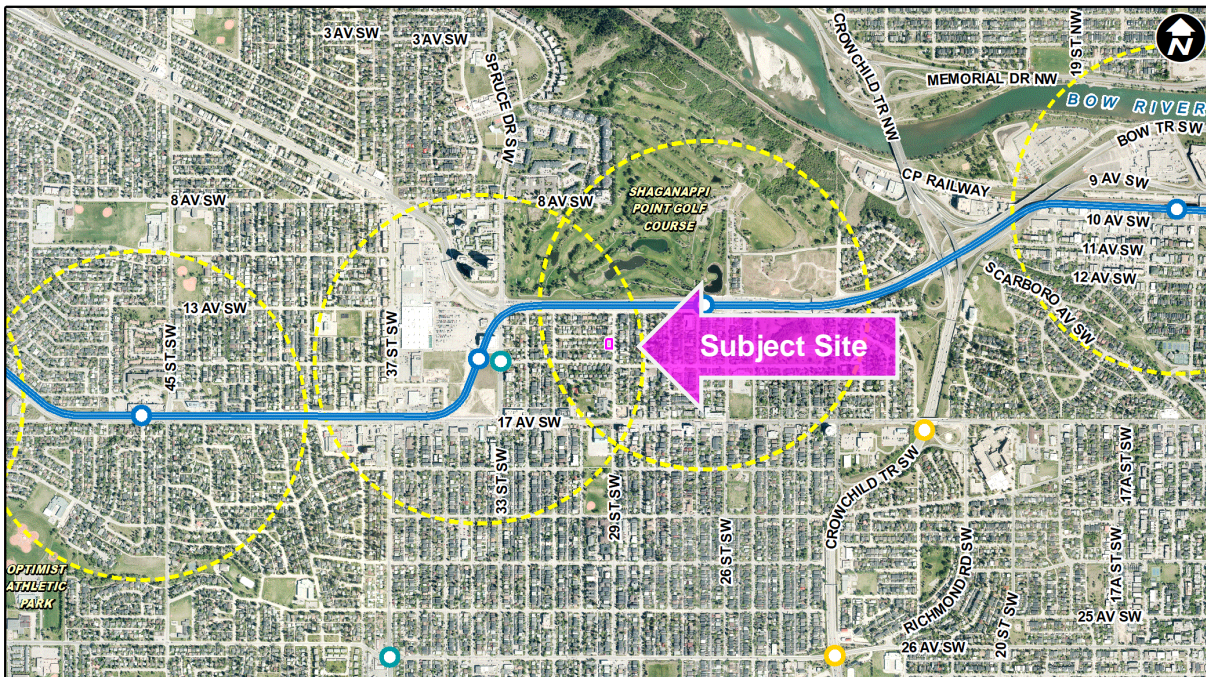
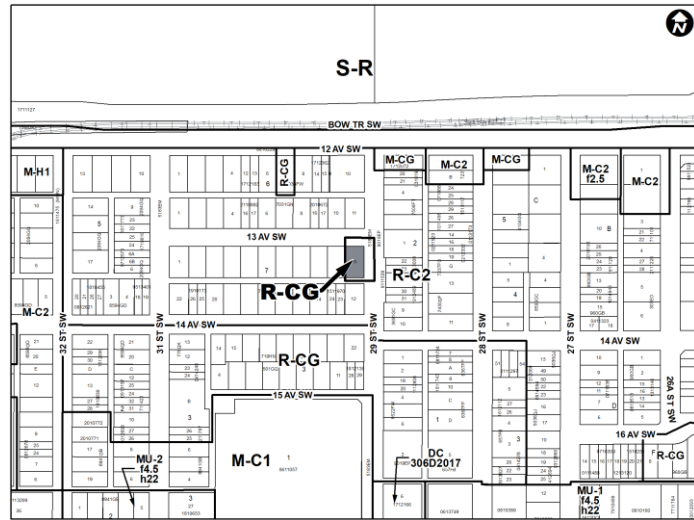
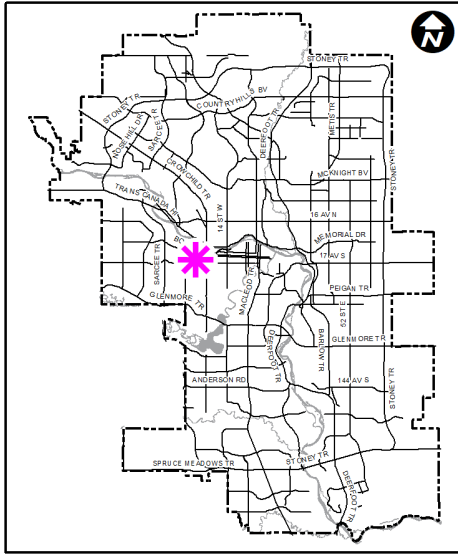
As identified below, the community of Shaganappi reached its peak population in 1969.

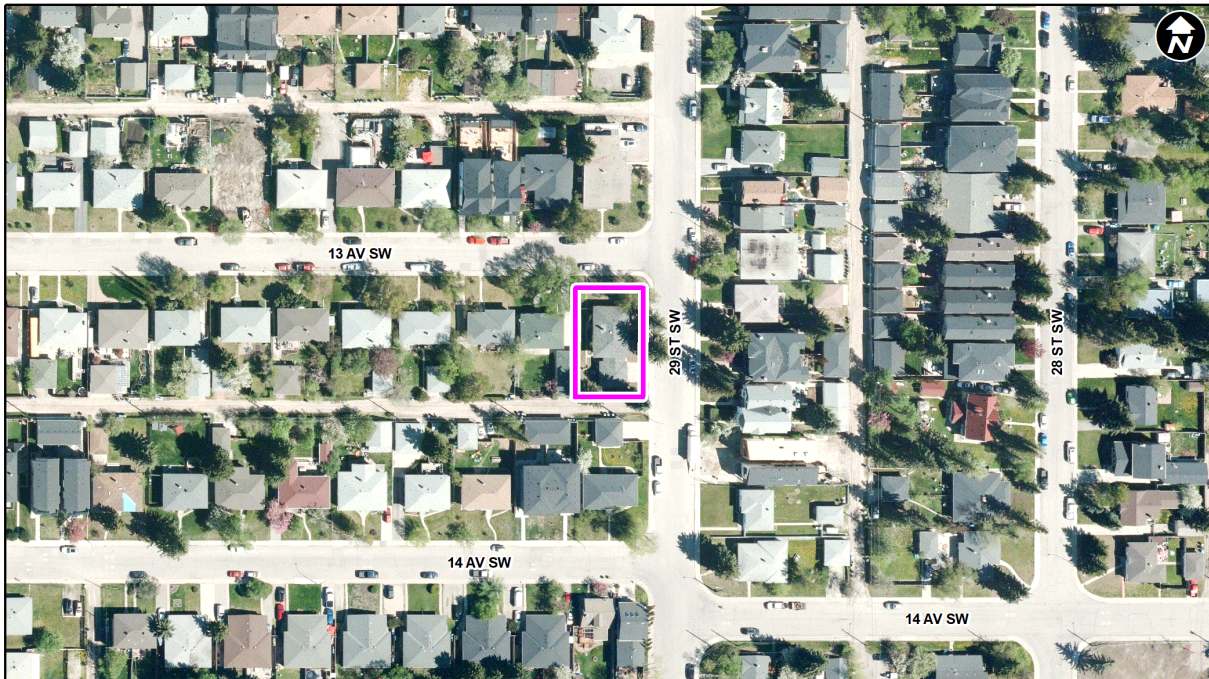
Shaganappi	
Peak Population Year	1969
Peak Population	2,132
2019 Current Population	1,626
Difference in Population (Number)	-506
Difference in Population (Percent)	23.7%

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 accommodates residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings and single detached dwellings in the Developed Area. This District allows for a maximum of two dwelling units and a maximum building height of 10 metres.

The proposed R-CG District accommodates a diverse range of grade-oriented development in the form of rowhouse buildings, duplex dwellings, single-detached dwellings, semi-detached dwellings and cottage housing clusters, as well as secondary suites and backyard suites. Based on the parcel area, the District would allow for a maximum of four dwelling units with four secondary suites on the subject site and a maximum building height of 11 metres. The subject parcel does not require parking stalls for secondary suites as the site is located within 600 metres of existing LRT stations (Westbrook and Shaganappi Point) and within 150 metres of frequent bus service routes. Parking requirements will be determined at the development permit stage and will be reviewed for compliance with all the rules of Section 546(2) of the Land Use Bylaw.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that

have been considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 29 Street SW and 14 Avenue SW;
- mitigating shadowing, overlooking, and privacy concerns; and
- ensuring appropriate inclusion of required residential parking and back-of-house functions.

Transportation

The subject parcel is within the 600-metre walkshed (a five-minute walk) of both Westbrook and Shaganappi Point LRT Stations and benefits from lane access supporting back-of-house functions. The parcel also benefits from an existing bikeway located along 29 Street SW designated as a residential street. Bus stops for Route 2 (Mount Pleasant/Killarney 17 Av SW) and Route 68 (68 St E) are within 250 metres (a three-minute walk) south along 29 Street SW at 17 Avenue SW.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time. As such, an Environmental Site Assessment was not required.

Utilities and Servicing

Water, and sanitary deep utilities are available to service the site. Public storm utilities are not currently available. Development servicing requirements are being determined at the development permit and Development Site Servicing Plan (DSSP) stages.

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 proposed redesignation complies with relevant land use policies that recognize the predominantly low-density residential nature within these communities and support retention of housing stock or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

Shaganappi Point Area Redevelopment Plan (Statutory – 2014)

The subject parcel is located within the Low Density Residential area as identified in Map 2.1 Land Use Policy Areas of the *Shaganappi Point Area Redevelopment Plan*. Low Density Residential areas are to maintain stability in the community and to project the existing character and quality of the neighbourhood. Policies for this area intend to maintain low density built form within this area. The proposed land use amendment is found to comply to this policy that would allow for a modest increase in density through low density built forms consistent in this policy area. This is demonstrated through the details found in the associated development permit summarized in Attachment 3, where a four-unit rowhouse without secondary suites are currently under review with Administration.

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*.