



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

**Shaganappi LOC2022-0079 - 3115 – 12 Avenue SW, LOC2022-0079**

**Council Presentation**

Mike Wilhelm, President, Shaganappi Community Association

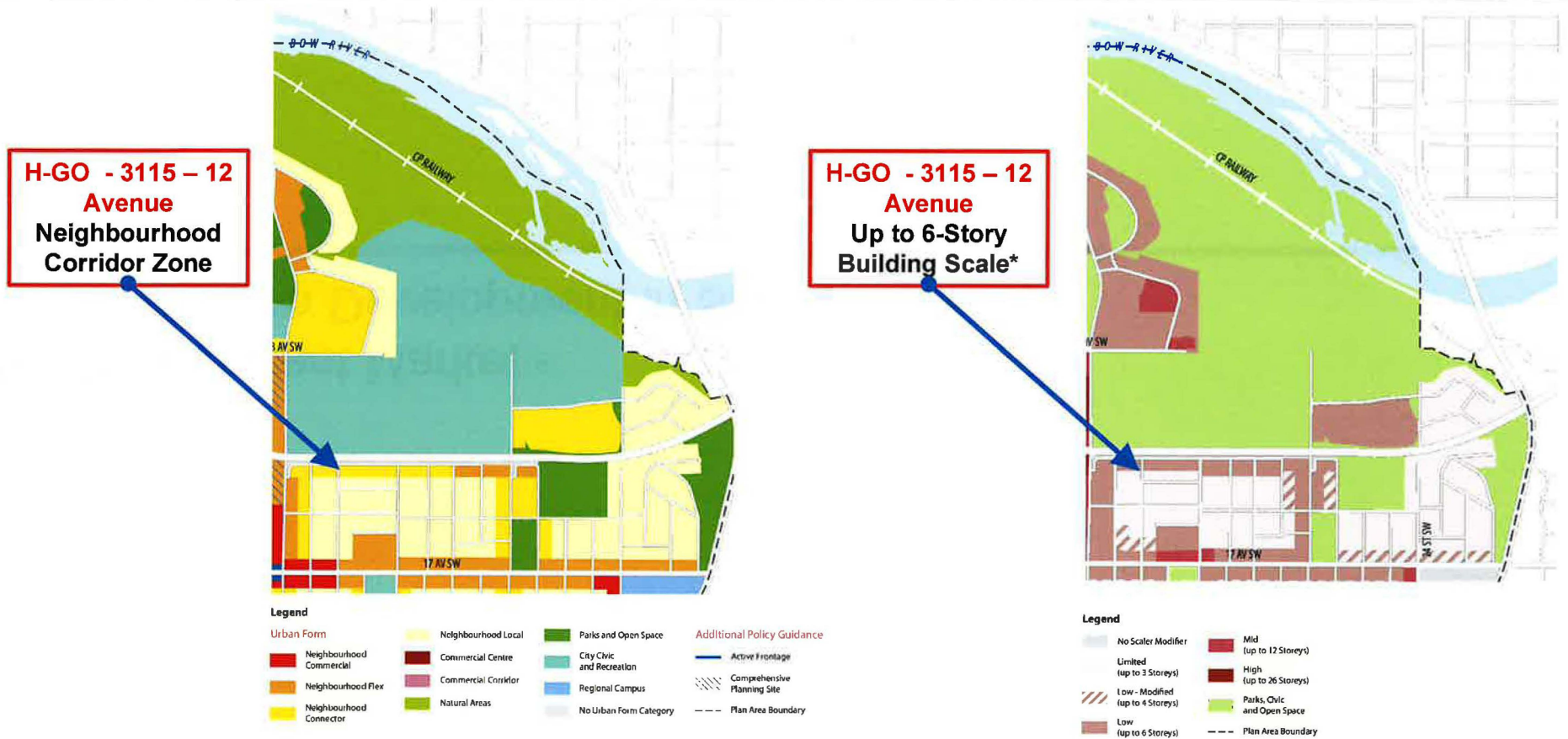
January 17, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 17 2023  
ITEM: 6.1.4 Distrib presentation 3  
CPC 2022-1156  
CITY CLERK'S DEPARTMENT

## Alignment with Pending and Current Policy

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# Shaganappi – Pending Westbrook LAP – Urban Form + Building Scale

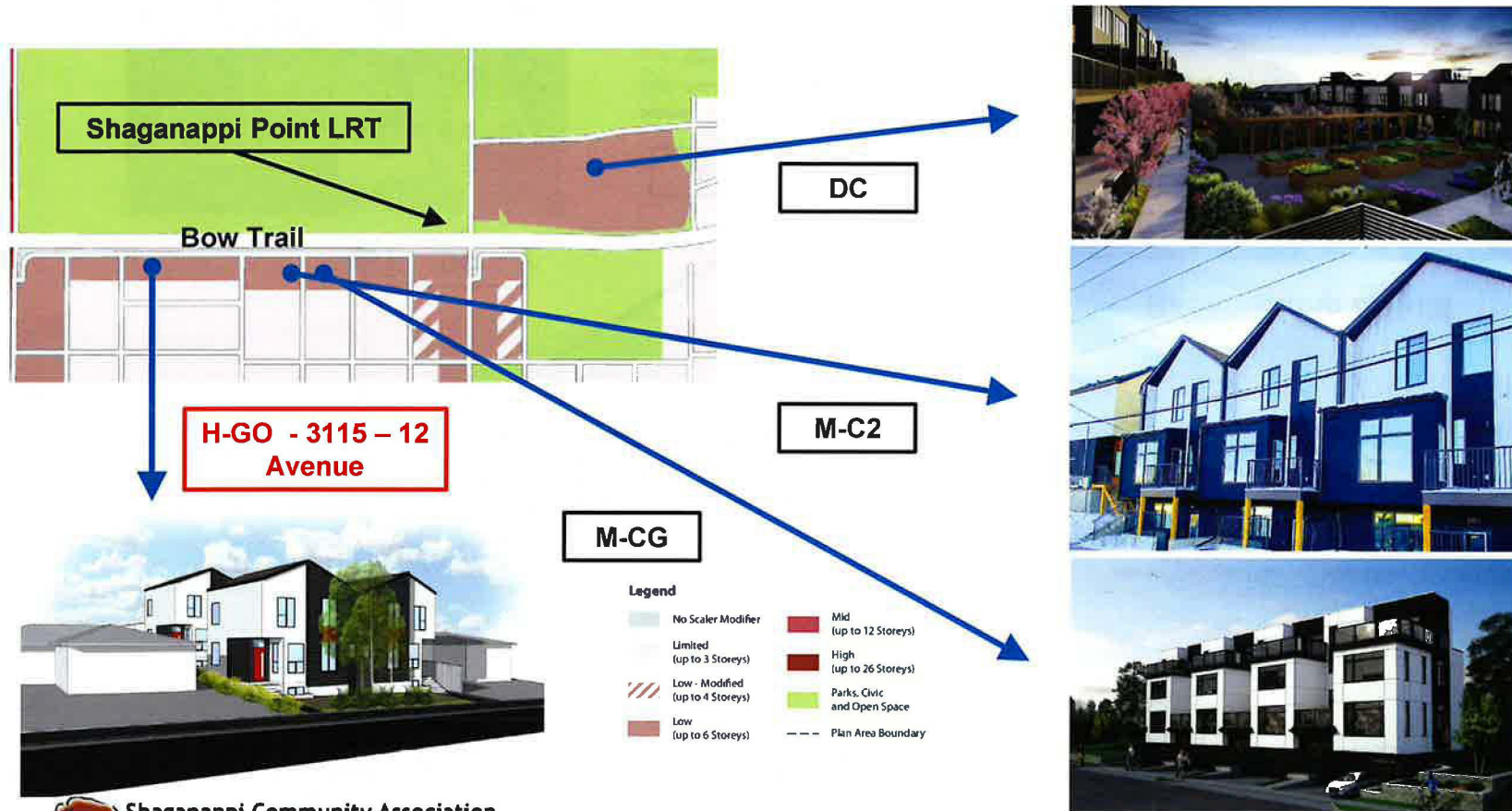


\* Up to 5-story in current ARP

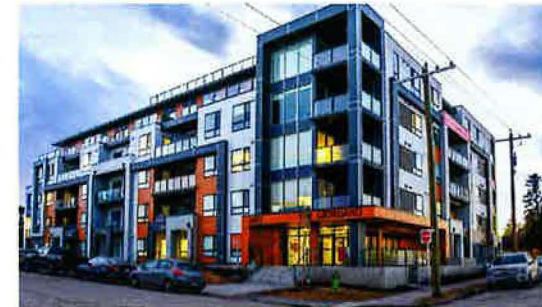
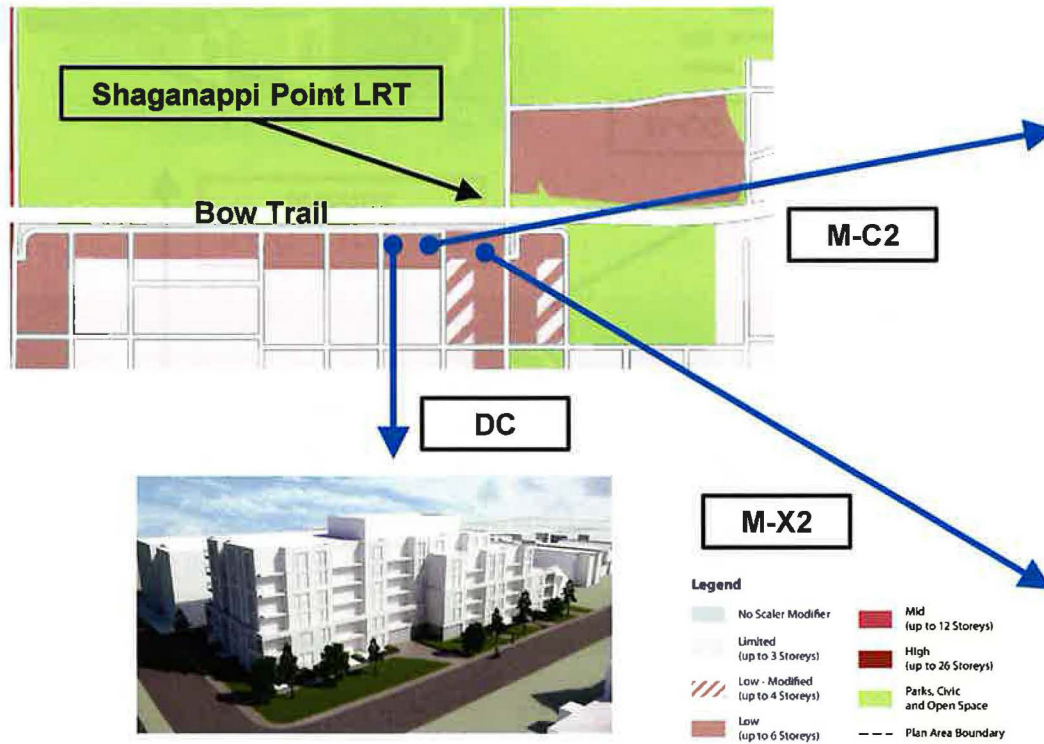
## Fit With Current Market - Transit Area Development in Shaganappi

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# Shaganappi Urban Form Success - Significant Market Support for Well-Designed Lower-Density Applications



# Less Shaganappi Success - Building Outcomes at Scale New/Less Sophisticated Applicants Introducing Multis With Limited Market Support



THE GIORDANO | 1403 26A ST SW  
Court Ordered Sale

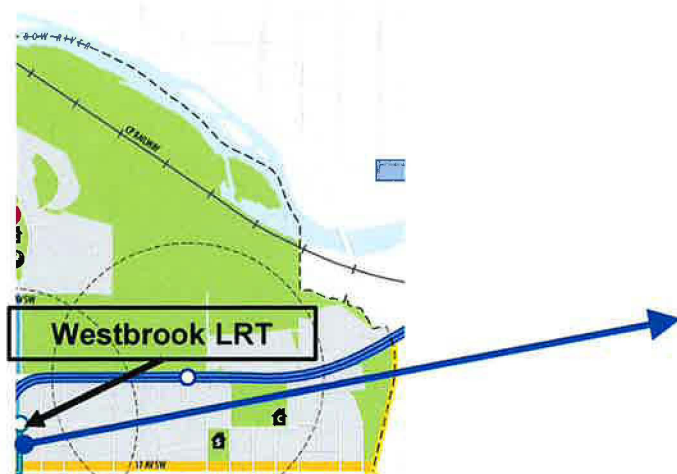
**Receivership & Sold**



**Failed – SDAB2020-0018**

**Withdrawn – LOC2021-0002 (no supporting DP)**

## Creating Transit Oriented Outcomes at Scale 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

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- The Shaganappi Community Association supports the application.
- It complies with current ARP and pending LAP policy outcomes, is innovative, well designed and has a very high probability of success in a market that needs expanded housing choice.