

Land Use Amendment in Shaganappi (Ward 8) at 3119 – 12 Avenue SW, LOC2022-0207

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 3119 – 12 Avenue SW (Plan 8033FW, Lot 1) 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 grade-oriented housing in a variety of attached, clustered, or stacked forms.
- 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.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Shaganappi, was submitted by Horizon Land Surveys Ltd. on behalf of Dixiao Lu on 2022 November 25. No development permit application has been submitted at this time.

The approximately 0.07 hectare (0.17 acre) site is a corner parcel located on the south side of 12 Avenue SW and Bow Trail SW, at the corner of 31 Street SW and is approximately 300 metres (a four-minute walk) from the Westbrook LRT Station. The proposed Housing – Grade Oriented (H-GO) District would allow for a grade-oriented residential building of low height and low density. The intent of the application is to allow for five dwelling units with five secondary suites, as identified in the Applicant Submission (Attachment 2).

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

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Applicant-Led Outreach

As part of the review of the proposed policy and 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 contacted the Shaganappi Community Association, delivered post cards and spoke with residents within a 90 metre radius of the subject site. The Applicant Outreach Summary can be found in Attachment 3.

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 of support from the public. The Shaganappi Community Association provided a letter of no objection on 2023 March 13 (Attachment 4).

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*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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.

**Planning and Development Services Report to
Calgary Planning Commission
2023 March 23**

**ISC: UNRESTRICTED
CPC2023-0288
Page 3 of 3**

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform