

**SHAGANAPPI POINT AREA REDEVELOPMENT PLAN
SHAGANAPPI (WARD 8)
BYLAW 16P2014**

Calgary Planning Commission Directives:

At their 2014 April 24 meeting, the Calgary Planning Commission adopted the following motion:

“The Calgary Planning Commission **REFERRED**, sine die, the Shaganappi Point Area Redevelopment Plan back to the Administration to address issue raised at CPC and to seek funding to provide an economic/market analysis.”

Calgary Planning Commissions primary concerns had to do with the need for greater density within the Plan area as well as the Plan boundary, both of which will be addressed in this report.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)	2014 July 31
That Calgary Planning Commission recommend APPROVAL of the proposed Shaganappi Point Area Redevelopment Plan	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 16P2014; and	
1. REFUSE the proposed Shaganappi Point Area Redevelopment Plan; and	
2. ABANDON the proposed Bylaw 16P2014.	

REASON(S) FOR RECOMMENDATION:

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Administration reaffirms the recommendation of the original Calgary Planning Commission report to recommend that Council Adopt by bylaw, the Shaganappi Point ARP, excluding the appendices. The Shaganappi Point ARP was developed after significant community and stakeholder engagement as well as alignment with the Municipal Development Plan/Calgary Transportation Plan and other corporate plans and policies.

ATTACHMENTS

1. Proposed Bylaw 16P2014
2. Proposed Shaganappi Point ARP Document
(Schedule A of Bylaw 16P2014)

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed Shaganappi Point Area Redevelopment Plan excluding the appendices (APPENDIX I).

Moved by: J. Sturgess

LOST: 1 - 7

Opposed: M. Wade, R. Wright,
M. Thompson,
G.-C. Carra, S. Keating,
R. Honsberger and
J. Gondek

The Calgary Planning Commission **FILED** Administration's recommendation of APPROVAL and recommends that Council:

1. **REFUSE** the proposed Shaganappi Point Area Redevelopment Plan; and
2. **ABANDON** the proposed Bylaw.

Moved by: R. Wright

Carried: 8 – 0

Reasons for Refusal recommendation from Cllr. Carra:

- Planning Commission had referred the back to Administration as the consensus was that:
 1. The boundaries were wrong;
 2. The proposed densities were totally wrong:
 - i. The density steps down to the LRT Station???
 - ii. The increments of density changes contemplated were way too fine grained and not robust enough to stand the test of time.
 3. There was not enough discussion of public realm improvements required to accommodate necessary density (for example: what is the character of 12 Avenue SW??)
- Rather than recommend Refusal, CPC referred the ARP back to Administration to address these issues.

The ARP has come back with these issues both inadequately addressed as well as not addressed. Therefore, I can't support the ARP.

This is a unfortunate outcome surrounding a \$1.4 billion investment in the West LRT and years of planning work in and with the community.

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Reasons for Refusal recommendation from Ms. Gondek:

- The assumption is the current housing values and aesthetics of the community create a situation where residents are not interested in moving out, and developers are not interested in purchasing layer blocks (cost prohibitive). When asked if changing the land use in some areas to allow greater density might draw out larger developers interested in multi-unit projects the response was that it is still cost prohibitive and current applications better reflect the true appetite for investment in the area (generally 4 plexes). This seems to be a present day perspective that does not look to the future changes and potential, which is what and ARP should strive to accomplish.

Reasons for Refusal recommendation from Ms. Wade:

- Need improvements to public realm. There was considerable debate around this issue at the April 24 CPC meeting.
 - Need a strategy to improve park space on open space plan.
 - Make useful space and connections give topography and infrastructure.
- With intensity increase consideration will need to be given to improvements to existing and proposed open spaces.
- No solution provided in the ARP to address how to improve public realm given capital program and limitations.
- How can we be innovative to create public realm space and improve existing?
- Need to consider community needs for public realm in an area receiving intensification.

Reasons for Refusal recommendation from Mr. Honsberger:

- The ARP is far too detailed for this higher level of document (e.g. engineering standards (5.2.4)).
- See 4.0 Open Space
 - As this is an older area, MR is unlikely to be owed by a land owner.
 - General Policies will fall to the City.
- See 3.0 Built form – too detailed.

Reasons for Refusal recommendation from Mr. Wright:

- This ARP could be described as a missed opportunity and an attempt to ensure change is minimized. The exciting vision of the West LRT Land Use Study has been lost with no attempt to advance public realm improvements and to capitalize on the LRT Station through appropriate rejuvenation and densification of the area. As such I cannot support the document even with the minor changes of densification.

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AMENDMENT: The proposed amendments, as outlined on page 7 – 9 of the Supplementary Report, are to be incorporated into the proposed “Shaganappi Point Area Redevelopment Plan”.

Moved by: R. Wright

Carried: 7 – 1

Opposed: J. Gondek

AMENDMENT: In the proposed “Shaganappi Point Area Redevelopment Plan”, Section 2 “Land Use & Density”, Subsection 2.1 “General Policies” at the end of policy “2.”, after “the opportunity to age in place.” insert “This plan encourages owner initiated redesignation to allow for secondary suites within this area.”

Moved by: R. Wright

LOST: 3 – 5

Opposed: J. Gondek,
R. Honsberger,
G.-C. Carra, S. Keating
and M. Thompson

AMENDMENT: In the proposed “Shaganappi Point Area Redevelopment Plan”, Section 4.0 “Open Space”, Subsection 4.1 “General Policies” insert new policy “12.” to read “The City shall develop public realm scheme to:

- a) To support and enhance the high usage pedestrian environment of 14 Avenue and 26 Street (as per Map 5 – West LRT Land Use Study).
- b) Improvement to Shaganappi Park.
- c) The above public realm improvements should engage the community and include funding strategies.”

Moved by: R. Wright

LOST: 4 – 5

Opposed: J. Gondek,
R. Honsberger,
G.-C. Carra,
M. Thompson and
R. Stanley

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PLANNING EVALUATION

DENSITY

The primary Calgary Planning Commission concern was that there was not enough density proposed in the ARP given the location around the LRT station. The potential densities proposed in the ARP are a result of the nature of the Shaganappi Point LRT station, the potential in the area to accommodate increased density and the considerable available density identified at the two adjacent stations through the Westbrook Village ARP and the Sunalta ARP.

In examining the Shaganappi Point LRT station in relation to the Council approved Transit Oriented Development Guidelines, it was determined that it fits the Residential Neighbourhood station type. This type of station is intended to be primarily residential with medium density residential and a sensitive interface to existing residential. This would fit with the density and land use provided in the proposed ARP.

Given the number, value and location of recent infills and well maintained dwellings in the area, there are few opportunities for parcel consolidations to create development sites large enough to physically accommodate development of a scale beyond those provided in the ARP or in the proposed amendments identified in this report. Current land and assessment values support the density being proposed by the applications being submitted by area developers (see maps in SUPPLEMENTARY APPENDIX II).

In consideration of Calgary Planning Commissions concerns, Administration has prepared potential amendments that would allow for some additional density in the Plan area. These have been broken down into separate areas to allow Calgary Planning Commission to propose amendments as they see fit. These areas will be outlined here with detailed wording for the amendments included in SUPPLEMENTARY APPENDIX I should Commission wish to make amendments to the proposed ARP.

Area 1

This area runs along 12 Avenue SW from 29 Street SW to the lane between 26a and 26 Streets SW. The area falls under the Low Density Multi-Residential policy area of the proposed ARP. Current built form guidelines allow for a building height of 12 metres with allowance of up to 14 metres is a site meets certain conditions. This area could be amended to fall under the Medium Density Residential policy area. Subsequent adjustment to the built form guidelines could allow for a building of up to 16 metres in height with some transition to the adjacent low density residential dwellings to the south. This would allow for the use of the M-C2 land use district which allows for up to 2.5 FAR.

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Area 2

This area is along 26 Street SW north of Bow Trail SW. The area falls under the Low Density Multi-Residential policy area of the proposed ARP. Current built form guidelines allow for a building height of 12 metres. This area could be amended to fall under the Medium Density Residential policy area as well as adjustment to the built form guidelines to allow for a building of up to 16 metres in height. This would allow for the use of the M-C2 land use district.

Area 3

This area is along 12 Avenue SW between 31 Street SW and 29 Street SW. The area falls under the Medium Density Residential policy area of the proposed ARP. Current built form guidelines allow for a building height of 14 metres. This area could be amended to allow for a building height of up to 16 metres in height. This would allow for the use of the M-C2 land use district.

Area 4

This area is along 12 Avenue SW at the corners of 12 Avenue SW and 26 Street SW. The area falls under the Residential Commercial policy area of the proposed ARP. Current built form guidelines allow for a building height of 12 metres. This area could be amended to allow for a building height of up to 16 metres in height. This would allow for the use of the M-C2 or M-X2 land use district.

Area 5

This area is north of 13 Avenue SW between 31 Street SW and 29 Street SW. The area falls under the Low Density Residential policy area of the proposed ARP. This area has seen little redevelopment or reinvestment and currently consists of bungalows. Given the increased density proposed across the lane this area could be amended to the Low Density Multi-Residential policy area with a maximum building height of 12 metres in height. This would allow for the use of the M-CG land use district.

Area 6

This area is south of 12 Avenue SW west of 25A Street SW and north of the lane. The area falls under the Low Density Residential policy area of the proposed ARP. Given the increased density proposed along the rest of 12 Avenue SW and the separation from the low density residential provided by the lane this area could be amended to the Low Density Multi-Residential policy area with a maximum building height of 12 metres in height. This would allow for the use of the M-CG land use district.

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PLAN AREA BOUNDARY

The Calgary Planning Commission expressed concerns with boundary of the ARP particularly along the south and east edges. Along the southern edge of the ARP area 14 Street SW was chosen as the boundary. This street was used as it provided the most logical dividing line through the community especially given the planning work that will take place along 17 Avenue SW as part of the Corridor Project. This work will include studying all lands south of 14 Avenue SW. Depending on the results of this work, amendments to the Shaganappi Point ARP could be made to ensure consistency of policy for either side of 14 Avenue SW. Adjusting the boundary to run somewhere south of 14 Avenue SW would result in a boundary that would cut through the blocks along a potentially arbitrary line between properties.

The eastern boundary was again chosen based on a logical dividing line of 24A Street SW. This street separates the community of Shaganappi from Scarboro/Sunalta West as well as different areas of street and lot pattern. The area to the east of the ARP boundary is more curvilinear in nature and does not include lanes. Therefore, adjusting the boundary to run somewhere east of 24A Street SW could again result in a boundary that would cut through the blocks along a potentially arbitrary line between properties. It was also recognized that this area east of the ARP boundary is a relatively stable residential area that is unlikely to see much redevelopment with the exception of the area adjacent to 17 Avenue SW and the neighbourhood corridor.

ECONOMIC/MARKET ANALYSIS

The Calgary Planning Commission directed Administration to seek funding to provide an economic/market analysis. Administration has had discussions with several sources, including land owners and applicants, regarding the economic potential of sites in the ARP area. There are three active land use amendment applications for the area along 12 Avenue SW, which can be found elsewhere on this agenda. Discussions with these applicants determined that all were satisfied with the densities that they had applied for, which were in keeping with the ARP. Two of these were for single parcels while one application included two 50 foot lots. In the case of the single parcels, the applicants expressed that it would be difficult, given the limited site size, to develop beyond the proposed density allowed under the desired M-CG land use district. The third applicant is proposing an M-C2 land use district; however this has more to do with the built form and building envelope and the ability to develop on a sloping site rather than a need for more density. Discussion has also taken place with another potential applicant looking at the redevelopment of three 50 foot lots along 12 Avenue SW. Again, the potential developer indicated to Administration that they would not desire a land use district of any greater density than the M-C2 District which allows for a 2.5 FAR and a four to five storey height limit.

Administration also had discussions with the Office of Land, Servicing and Housing (OLSH), as the owners for the sites at the corner of 12 Avenue SW and 26 Street SW. They indicated that through their analysis a land use district of either M-X2 or M-C2 would be viable for their sites. The only adjustment to the ARP needed to accommodate these particular districts would be an

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increase in the maximum building height, which has been included in the potential amendments prepared by Administration.

PUBLIC ENGAGEMENT

Community Association Comments

The Shaganappi Community Association was forwarded a copy of the potential amendments that were prepared by Administration. A letter has been received in response and is included in SUPPLEMENTARY APPENDIX III.

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SUPPLEMENTARY APPENDIX I

POTENTIAL AMENDMENTS

Area	Potential Consideration	Proposed Wording of Amendment
1	<p>This area runs along 12 Avenue SW from 29 Street SW to the lane between 26a and 26 Streets SW. The area falls under the Low Density Multi-Residential policy area of the proposed ARP. Current built form guidelines allow for a building height of 12 metres with allowance of up to 14 metres is a site meets certain conditions. This area could be amended to fall under the Medium Density Residential policy area.</p> <p>Subsequent adjustment to the built form guidelines could allow for a building of up to 16 metres in height with some transition to the adjacent low density residential dwellings to the south. This would allow for the use of the M-C2 land use district.</p>	<p>Amend Map 2.1: Land Use Policy Areas by changing the sites along 12 Avenue SW between 29 Street SW and the lane between 26a Street SW and 26 Street SW from Low Density Multi-Residential to Medium Density Residential.</p> <p>Amend Figure 3.4 Building Heights and Setbacks by changing the Max Building Height (m) for the sites along 12 Avenue SW between 29 Street SW and the lane between 26a Street SW and 26 Street SW from 12m to 16m.</p> <p>Delete Figure 3.2 Maximum Building Height and replace with revised Figure 3.2 Building Height Transition.</p> <p>Under Section 3.3 South of Bow Trail, delete Policy 4 and 5, replace with the following text and renumber accordingly:</p> <p>“4. Building massing and height should be reduced as proximity increases to low-density residential parcels in order to minimize the impact of new development on the existing homes. Building heights should generally be no greater than 10-12 metres within 5-10 metres of the adjacent low density residential property line (Figure 3.2). “</p>

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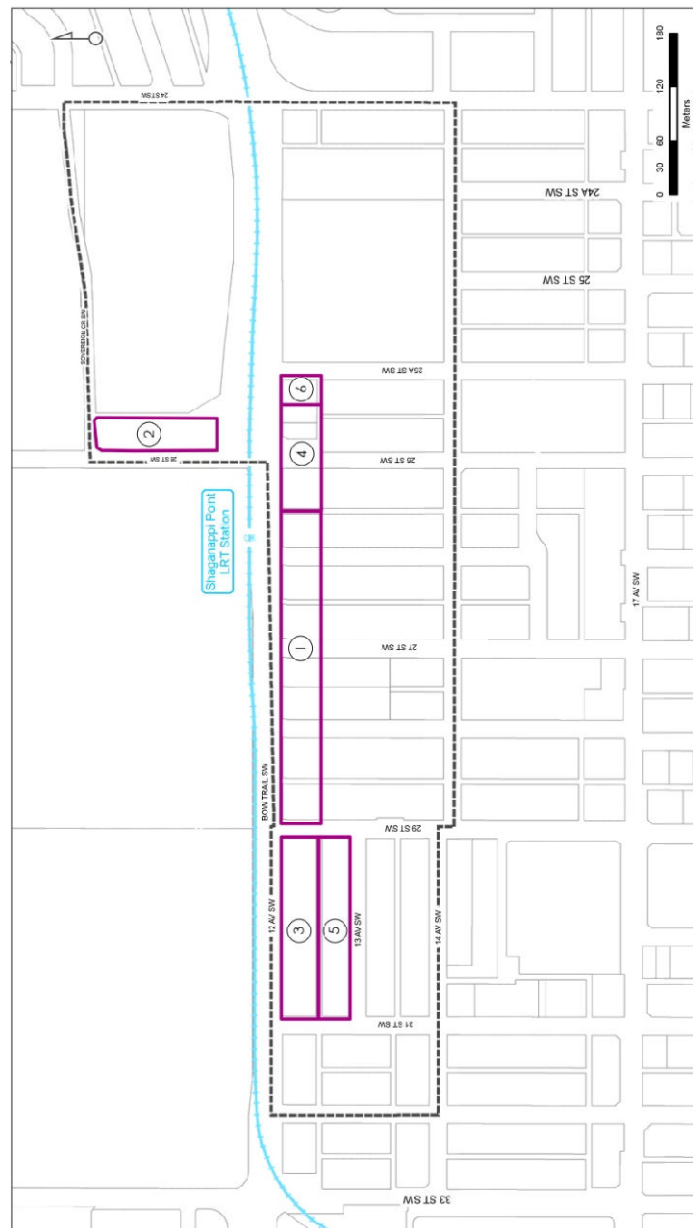
Area	Potential Consideration	Proposed Wording of Amendment
2	This area is along 26 Street SW north of Bow Trail SW. The area falls under the Low Density Multi-Residential policy area of the proposed ARP. Current built form guidelines allow for a building height of 12 metres. This area could be amended to fall under the Medium Density Residential policy area as well as adjustment to the built form guidelines to allow for a building of up to 16 metres in height. This would allow for the use of the M-C2 land use district.	Amend Map 2.1: Land Use Policy Areas by changing the sites between 29 Street SW and the lane between 26a Street SW and 26 Street SW from Low Density Multi-Residential to Medium Density Residential. Amend Figure 3.1 Building Heights and Setbacks by changing the Max Building Height (m) for the sites on the east side of 26 Street SW and north of Bow Trail SW from 12m to 16m.
3	This area is along 12 Avenue SW between 31 Street SW and 29 Street SW. The area falls under the Medium Density Residential policy area of the proposed ARP. Current built form guidelines allow for a building height of 14 metres. This area could be amended to allow for a building height of up to 16 metres in height. This would allow for the use of the M-C2 land use district.	Amend Figure 3.4 Building Heights and Setbacks by changing the Max Building Height (m) for the sites along 12 Avenue SW between 31 Street SW and 29 Street SW from 14m to 16m.
4	This area is along 12 Avenue SW at the corners of 12 Avenue SW and 26 Street SW. The area falls under the Residential Commercial policy area of the proposed ARP. Current built form guidelines allow for a building height of 12 metres. This area could be amended to allow for a building height of up to 16 metres in height. This would allow for the use of the M-C2 or M-X2 land use district.	Amend Figure 3.4 Building Heights and Setbacks by changing the Max Building Height (m) for the sites south of 12 Avenue SW at the corners of 12 Avenue SW and 26 Street SW from 12m to 16m.

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Area	Potential Consideration	Proposed Wording of Amendment
5	<p>This area is north of 13 Avenue SW between 31 Street SW and 29 Street SW. The area falls under the Low Density Residential policy area of the proposed ARP. This area has seen little redevelopment or reinvestment and currently consists of bungalows. Given the increased density proposed across the lane this area could be amended to the Low Density Multi-Residential policy area with a maximum building height of 12 metres in height. This would allow for the use of the M-CG land use district.</p>	<p>Amend Map 2.1: Land Use Policy Areas by changing the sites north of 13 Avenue SW between 31 Street SW and 29 Street SW from Low Density Residential to Low Density Multi-Residential.</p> <p>Amend Figure 3.4 Building Heights and Setbacks by changing the Max Building Height (m) for the sites north of 13 Avenue SW between 31 Street SW and 29 Street SW to 12m and adding a 3m Setback line around the whole of the area.</p>
6	<p>This area is south of 12 Avenue SW west of 25A Street SW and north of the lane. The area falls under the Low Density Residential policy area of the proposed ARP. Given the increased density proposed along the rest of 12 Avenue SW and the separation from the low density residential provided by the lane this area could be amended to the Low Density Multi-Residential policy area with a maximum building height of 12 metres in height. This would allow for the use of the M-CG land use district.</p>	<p>Amend Map 2.1: Land Use Policy Areas by changing the sites south of 12 Avenue SW, west of 25A Street SW and north of the lane from Low Density Residential to Low Density Multi-Residential.</p> <p>Amend Figure 3.4 Building Heights and Setbacks by changing the Max Building Height (m) for the sites south of 12 Avenue SW, west of 25A Street SW and north of the lane to 12m and adding a 3m Setback line around the whole of the area.</p>

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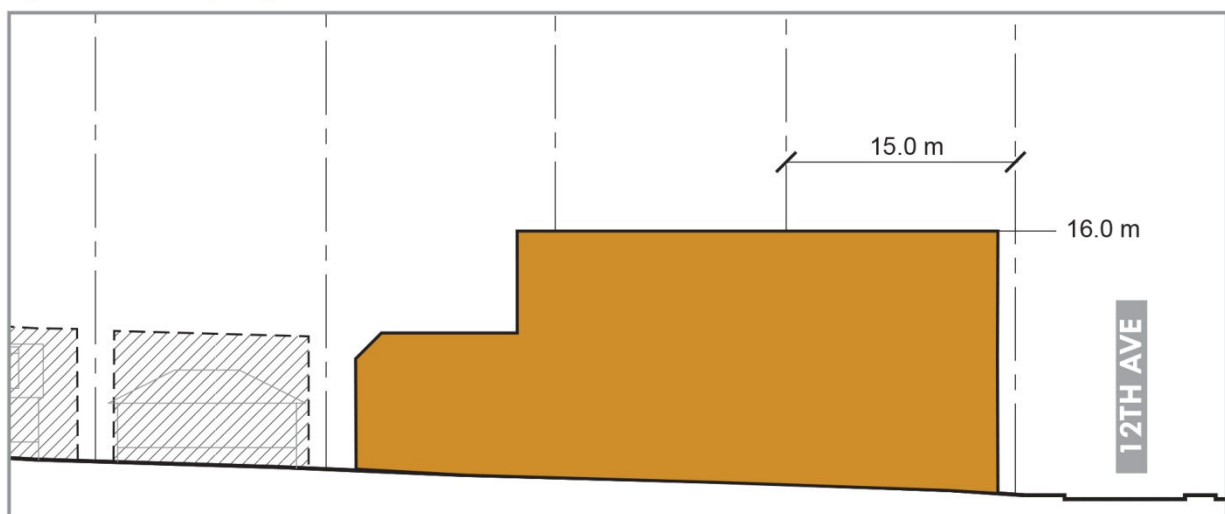
AREA MAP



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Revised Figure 3.2

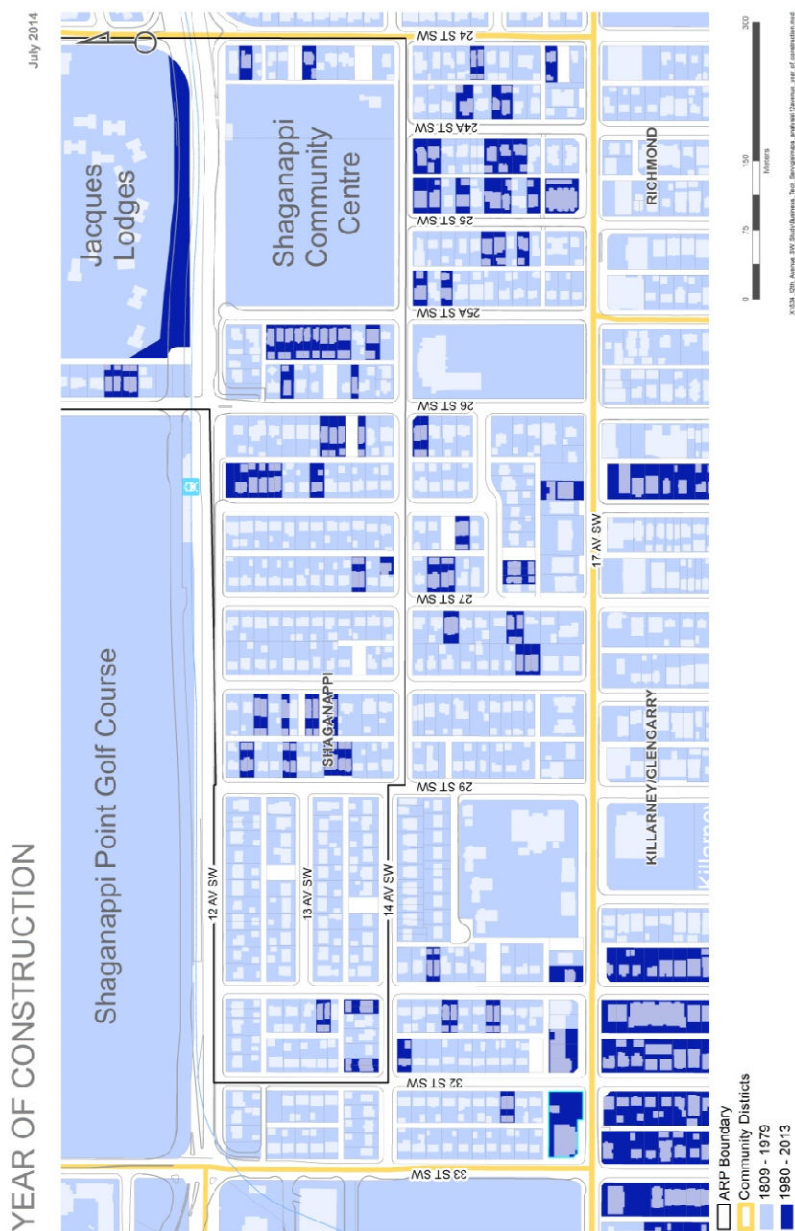
Figure 3.2 Building Height Transition



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SUPPLEMENTARY APPENDIX II

YEAR OF CONSTRUCTION AND ASSESSED VALUE MAPS



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SUPPLEMENTARY APPENDIX III

SHAGANAPPI COMMUNITY ASSOCIATION LETTER



July 21, 2014

Steve Jones, Senior Planner
Land Use Planning and Policy,
City of Calgary
Calgary Alberta,
T2P 2M5

Dear Mr. Jones,

Re: Shaganappi Point ARP - Proposed Revisions

As you are aware, this letter is being prepared under severe time constraints. We have had just a few days to comment on the proposed amendments (Potential Considerations) that you will be presenting to the Calgary Planning Commission on July 31st, 2014. As such, we have not had time to engage with members of our community.

Notwithstanding the time constraints, we make the following comments to help the Commission understand the interests of those who are most affected by the Area Redevelopment Plan; a plan initiated by your team with the enthusiastic support of the Shaganappi Community Association, and which had extensive input from our residents.

With two LRT stations to serve the area under consideration, we understand the pressure to increase density and to take advantage of mobility benefits that they offer. Unfortunately, when the West LRT and Westbrook Land Use Studies were done, two strips of land; one along 12th Avenue between 32nd St and 25th Streets and the second between Sovereign Crescent and 14th Ave SW along 26th Street SW were not addressed. The purpose of the Shaganappi Point ARP is to integrate these two narrow parcels of land into the greater context of the major developments at Westbrook and the Jacques Lodges. .

Shaganappi Community Association
2608 – 14 Avenue SW
Calgary AB T3C 3V2
Phone (403) 233-0179

1/3

S. Jones

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Density at Westbrook has had overwhelming support from the community, as has increased density along 33rd St SW. Density proposed at the Jacques site has been difficult for us to understand, as information concerning traffic constraints, particularly at 26th Street and Bow Trail, transitioning and grading issues have taken an inordinate amount of time to resolve and incorporate into the plan. Nevertheless, we do support the proposed density for Jacques, with expectations that unresolved design issues will be addressed as the process moves forward.

We encourage a full range of housing types in Shaganappi to serve a diverse range of socio-economic populations. The overall neighbourhood plan should include and respect a range of development from high end single family homes, to low rise (up to four storeys) apartments and condominiums, mid rise accommodations (up to eight storeys) and the intensive development that is being proposed for Westbrook and Jacques.

The lands along 12th Avenue/Bow Trail could be seen as the bar of a dumb bell; a link that connects the two higher intensity developments at Westbrook and Jacques. The 12th Avenue lands are already proving to be attractive to smaller scale developers with several active proposals awaiting approvals to proceed. These low rise projects on 12th Avenue require zoning beyond RC-2 to complement very active infill activity that is already doubling the density throughout the core of the community. Current activity in the R-C2 core area is therefore complementary to the densities proposed and to much larger scale proposals at each end of the community.

The addition of town housing along the north side of 13th Avenue (consideration 5 in the document) was a late arriving initiative by area residents. It was intended to help transition down from the four storey development on 12th Avenue to the R-C2 core. While it has broad support along the north side of 13th Avenue, we have not had time to review it with residents on the south side of the street. We believe it may be acceptable to them as well.

A significantly expanded Bow Trail transportation corridor, with adjacent traffic noise and air pollution, provides a significant challenge to 12th Avenue as an attractive pedestrian environment. We believe 14th Avenue will continue to be the primary route for our residents to access Westbrook as, unlike 12th Avenue, it is a walkable street. We would suggest that instead of insisting that traffic access underground parking through steep, narrow, already congested and poorly unmaintained lanes, that developers be allowed to choose whether to access their parking off of 12th Avenue or from the lane.

In conclusion, we feel the height and density guidelines that were agreed to in the extensive public engagement process, as presented to the Calgary Planning Commission on April 24, 2014, have been well considered by your team and are complementary with other plans to significantly intensify development in our community. The original height and density proposals are

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consistent and complementary with current redevelopment trends in the area and they have broad support within the community. We believe the original plans, when seen in the context of the surrounding development plans meet the wider objectives of diversity and choice for our rapidly urbanizing community.

Thank you again for your continued consideration, hard work and for the support of your team. We look forward to your leadership and guidance in forthcoming discussions with our residents.

Yours truly,
SHAGANAPPI COMMUNITY ASSOCIATION



Errol Stewart, President
Shaganappi Community Association



Ron Goodfellow, Architect, MAAA, FRAIC (retired)
Planning and Development
Shaganappi Community Association

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EXECUTIVE SUMMARY

The purpose of the Shaganappi Point Area Redevelopment Plan (ARP) is to establish a policy framework for new and re-development within the area around the Shaganappi Point Station. The ARP boundary generally includes the lands bounded by 32 Street SW and 26 Street SW in the west, 14 Avenue SW in the south, 24 Street SW in the east and 12 Avenue SW and Sovereign Crescent SW in the north. The ARP proposes primarily residential development including seniors housing and modest increases in density consistent with the Municipal Development Plan that complements and contributes to the existing character and quality of life in the area. The ARP provides clear policy direction for key aspects such as the use, scale, urban form and character for Shaganappi's redevelopment.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

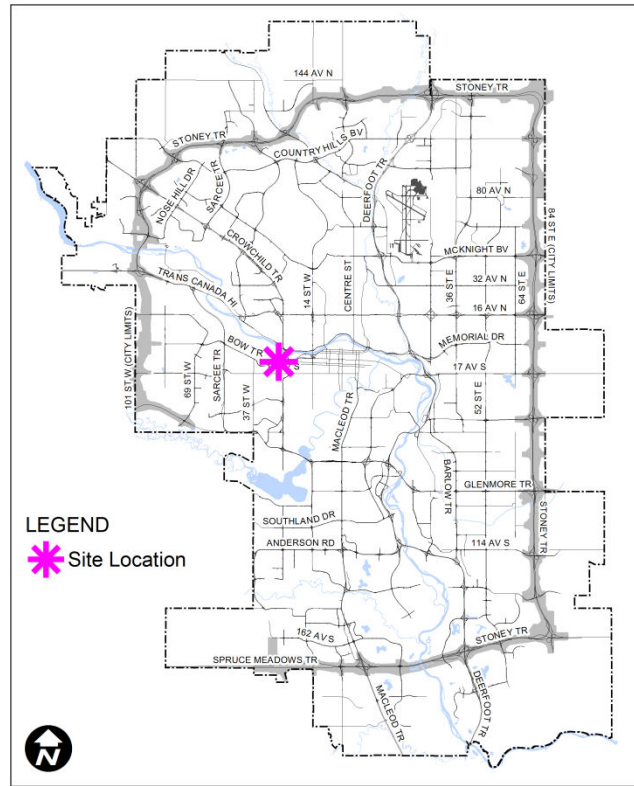
2014 April 24

That Calgary Planning Commission recommend **APPROVAL** of the proposed Shaganappi Point Area Redevelopment Plan

REASON(S) FOR RECOMMENDATION:

After significant community and stakeholder engagement, alignment with the Municipal Development Plan/Calgary Transportation Plan and other corporate plans and policies, Land Use Planning and Policy has prepared the Shaganappi Point ARP. The proposed Shaganappi Point ARP has been created in accordance with the sustainable long-term growth for The City of Calgary. Effective implementation will require a coherent, consistent and comprehensive approach, as set out in the Plan.

LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed Shaganappi Point Area Redevelopment Plan excluding the appendices (APPENDIX II).

2014 April 24

MOTION: The Calgary Planning Commission accepted correspondence from:

- Brad Reiser dated 2014 April 15;

as distributed, and directs it to be included in the report as APPENDIX III.

Moved by: G.-C. Carra

Absent: J. Gondek

Carried: 4 – 3

Opposed: M. Wade, R. Wright and J. Sturgess

AMENDMENT: Include wording in policy and allow for physical possibility for better than code grading towards the LRT and over the pedestrian bridge.

Moved by: G.-C. Carra

Absent: R. Wright

Carried: 7 – 0

The Calgary Planning Commission **REFERRED**, sine die, the Shaganappi Point Area Redevelopment Plan back to the Administration to address issue raised at CPC and to seek funding to provide an economic/market analysis.

Moved by: R. Wright

Carried: 8 – 0

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PURPOSE:

The main purpose of the Shaganappi Point Area Redevelopment Plan (available through the Land Use Planning & Policy Business Unit or at www.calgary.ca/shaganappipoint) is to provide a policy framework to guide the long-term redevelopment of the area around the Shaganappi Point LRT Station. As a result, the Administration in collaboration and consultation with local residents and landowners has prepared the Shaganappi Point ARP. The Plan proposes statutory policy to guide development over the next 30 years and includes policies to aid in the implementation of the Plan.

BACKGROUND:

In March 2007, The City held a series of workshops as part of the West LRT Land Use Study. With the approval of the West LRT line the planning focus shifted to specific priority areas along the line, including the Westbrook Village ARP and the Sunalta ARP. The public engagement that took place during the West LRT Land Use Study was consolidated in the West LRT Land Use Study Summary Report. The West LRT Land Use Study Summary Report provided a summary of the analysis undertaken and the input received from the public during the West LRT Land Use Study. It also acknowledged that planning would continue for the areas surrounding the West LRT stations. One of the locations identified was the area around the Shaganappi Point LRT Station. Due to the transformation this area has seen, and will continue to see, as a result of the construction of the West LRT and increased traffic along Bow Trail SW, as well as current interest in redevelopment in the area, The City, in consultation with the community, determined the need to put in place planning policy to guide future development in this area.

Work on the Shaganappi Point ARP originally began with a meeting between the Planning Department and members of the Shaganappi Community Association (CA) in 2012 regarding a land use application along 12 Avenue SW. The community expressed a need to have planning policy in place in order to be able to evaluate this and other future applications. The CA further provided a letter detailing their request for planning work to be undertaken for the entire length of 12 Avenue SW, from 33 Street to 24 Street. Not long after planning work had begun for what was then known as the 12 Avenue Land Use Study, an application for a Land Use Amendment and Outline Plan was submitted for the former Jacques Lodge site. The decision was made to include the Jacques Lodge site within the boundaries of the study and create the Shaganappi Point ARP to ensure that the proposed redevelopment of Jacques Lodge site was considered as part of the overall long-range planning for this area.

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PLANNING EVALUATION

Existing Conditions

The Plan area is located within the south west quadrant of the city and is within close proximity to the downtown core. The Plan area boundary is defined by 32 Street SW and 26 Street SW along its western edges; 14 Avenue SW in the south; 24 Street SW in the east; and 12 Avenue SW and Sovereign Crescent SW along the northern edge.

Lands within the Plan area are currently primarily designated as low density residential (R-C2). The exceptions include the former Jacques Lodge site, which is designated for community institution (S-CI) and the Shaganappi Community Centre and park, which is designated Community Service (S-CS). To the west of the Plan area, between 32 and 33 Street SW, lands have been designated as medium density residential (M-C2 and M-H1). These higher density designations reflect the policy direction of the Westbrook Village ARP to promote greater density and increased building height in this area. The lands immediately south of the Plan area are designated as low density residential (R-C2) with a variety of commercial and medium density designations along 17 Avenue SW. The lands east of the Plan area are all designated for low density residential (R-C1), while the lands north include the Shaganappi Golf Course, which is designated for recreation (S-R).

Vision & Guiding Principles

Through consultation with the residents and other stakeholders, a vision and set of guiding principles were developed for the West LRT Land Use Study in 2007. The vision and guiding principles represent the aspirations of all the West LRT communities and the key ideas that can guide development toward the achievement of the vision.

The areas along the West LRT line are envisioned to become a vibrant, accessible, and safe corridor with a variety of amenities that are valued by residents and visitors alike. A range of convenient transportation opportunities are offered, which include walking, biking and public transit, that provide an alternative to the automobile. New development will offer a mix of employment and housing choices in buildings that are attractive and blend into the existing communities. The areas around each of these LRT stations will have their own unique identities where people of all ages can conveniently and comfortably work, live and play.

Land Use

Five different land use policy areas have been established for the Plan area. Land use within these areas is primarily multi-residential with the exception of sites near the LRT station, the former Jacques Lodge site as well as interior of the Shaganappi community. Two sites south of the LRT station have been identified for the inclusion of some support commercial uses on the ground floor. However, the commercial use is not proposed to be a mandatory requirement as commercial market viability has not been studied as part of the process. The interior of the Shaganappi community has been left as low density residential as much of the community has already experienced infill development and there is considerable available density identified in

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the community through this ARP and the Westbrook Village ARP. A portion of the Jacques Lodge site is intended for a mix of uses including seniors housing, assisted living and associated seniors' facilities. A high degree of flexibility with respect to land use and land use mix has been provided to allow for a variety of development options depending on market conditions and trends over time.

Built Form & Site Design

Buildings within the Plan area should foster active pedestrian-oriented street life. They should relate well to the street and to each other, provide opportunities to maintain views and sunlight penetration to streets, create varied rooflines and minimize shadowing. Building heights vary throughout the Plan area, with a primarily low scale building form proposed throughout most of the area in order to integrate with the existing community. Taller buildings have been proposed on the Jacques Lodge site where they will have little impact on the surrounding existing development. Building heights in the rest of the Plan area have been set to create a transition to the adjacent low density residential buildings. Building height is only one aspect of regulating building design as buildings will have to comply with all applicable built form guidelines within the Plan.

Open Space

The new park spaces proposed for the Plan area are within the former Jacques Lodge Site. The current vision for the park design includes two park spaces at major pedestrian gateways to the area on the north side of Bow Trail SW. These spaces are intended to establish better linkages to the neighbourhood and provide opportunities for passive and active recreation and socializing for all ages.

Mobility

The existing street network provides the basic framework for the Plan area. With every new development or street improvement, opportunities to improve pedestrian, bicycle and transit connectivity should be capitalized upon. The pedestrian and bicycle network within the Plan area has a prominent role in the transportation system. A diversity of street types accommodates different travel modes and experiences. Bow Trail SW is part of the regional arterial road network and accommodates a very auto-centric travel pattern including buses with higher speeds and wider right-of-ways. Connecting the two areas to each other, 26 Street SW provides access to Bow Trail and 17 Avenue SW. The primary pedestrian and bicycle connection from east to west in the community is provided by 14 Avenue SW, which also links the Shaganappi Point LRT station to the Westbrook LRT station.

PUBLIC ENGAGEMENT

Significant public engagement has been conducted as part of this Plan, including the original engagement held through the West LRT Land Use Study. The general public was consulted through several Open Houses and workshops through the process for the initial 12 Avenue

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Study, the Jacques Lodge Land Use and Outline Plan application and the eventual Shaganappi Point ARP. Workshops were undertaken for the 12 Avenue Study and for the Jacques Lodge application, thus covering both portions of the Plan area. At the Open Houses, attendees were given the opportunity to review concepts and policies under different stages of development and to provide feedback verbally. The public also provided feedback through questionnaires available at the Open Houses and online. The questionnaires were used to further guide the ARP and Land Use and Outline Plan application and to inform specific policies.

Throughout the engagement process, the concerns from the public have focused on traffic issues potentially created by higher densities, particularly for the area north of Bow Trail as well as the physical impacts of the introduction of greater building heights within the Plan area. A letter from the Shaganappi Community Association has been included within APPENDIX II.

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APPENDIX I – PROPOSED SHAGANAPPI POINT AREA REDEVELOPMENT PLAN

(Separate Distribution)

The proposed Shaganappi Point Area Redevelopment Plan is provided through the following link: www.calgary.ca/shaganappipoint

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APPENDIX II – LETTER FROM THE SHAGANAPPI COMMUNITY ASSOCIATION



April 8, 2014

Steve Jones
Senior Planner, Established Community Planning
Land Use Planning & Policy
The City of Calgary
Calgary Alberta,
T2P 2M5

Dear Mr. Jones,

Re: Shaganappi Point Area Redevelopment Plan ("ARP")

As you are aware, the Shaganappi Community Association has been a strong supporter of redevelopment in the Community. The input and support we gave to the Westbrook Station Transit Oriented Development and the Shaganappi Point ARP speak to a progressive outlook on redevelopment and an awareness that change can benefit not only the community, but the City as a whole.

General Comments

The Shaganappi ARP was initiated to create context in response to developers approaching us with innovative plans along the 12th Street corridor. Going forward, it will be an appropriate framework to manage further development for a number of years.

Overall, we feel that City staff have proposed a workable plan that will encourage active investment in the community and intensify land use in proximity to the LRT. Considering the approach taken (without regard to the related Jacques Land Use Amendment - #LOC2012-0058 – for the reasons below), the proposed increases in zoning are reasonable approaches to density around the Shaganappi Point Station.

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We have active investment in infill activity on the west side of our community, which is supported by existing RC-2 zoning outside of the ARP area. The increase in zoning within the ARP will be complementary to this, and appropriate for an area that is now facing a large scale transportation corridor. Based on the experience of other jurisdictions, we would not want to see more zoning than this, as speculative land holdings may sustain an inventory of poorly maintained housing in an already deteriorated area. We like this area focused approach in the ARP; we think it will continue to incent active rather than passive investment throughout the community.

As the market evolves, we would want the current infill activity to continue in the RC-2 area, with higher density projects appropriately directed to the adjacent APR area and to the Westbrook ARP.

Comments on Integration of the Jacques Land Use Amendment

The Jacques land use application was added to the ongoing area planning process at 12th Avenue to provide both projects with a consistent context. We agree with this approach.

However, we await the integration and application of planning principles experienced in the open, iterative consultation process for the balance of the ARP to be applied to the Jacques plan.

We understand that more information is coming, but at this stage our comments of December 23, 2013 should be taken as our current position. There are two main issues:

1. We don't yet understand how the significantly different expectation around density at Jacques will integrate with the larger ARP; and,
2. Transportation data and models may not have been reviewed with the same depth and openness as the balance of the ARP and the application. Therefore, based on the current inconsistent functionality of the Bow Trail/26th St SW intersection, we don't believe the suggested modifications to 26 Street will support a proposed density that is many times what currently exists.

We will respond to the Jacques application separately when we have this information.

Comments on Commercial and Additional Density at 26 Street SW, South of Bow Trail

Small scale commercial next to transit stations has been unsuccessful in other jurisdictions, and we do not think the commercial element is either viable or desirable. There could be better opportunities along 17th Avenue, Westbrook and at the Jacques site. Accordingly, we would like the commercial designations removed.

In addition, we will need to complete our consultation processes before we will be able to support the Multi-Residential – Contextual Grade-Oriented District designation for the balance of 26 Street between 12th Avenue and 17th Avenue.

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Thank you for your continued consideration, hard work and for the support of your team. We look forward to your leadership and guidance in forthcoming discussions with our residents.

Yours truly,
SHAGANAPPI COMMUNITY ASSOCIATION



Errol Stewart, President
Shaganappi Community Association



Ron Goodfellow, Architect, AAA, FRAIC
Planning and Development
Shaganappi Community Association

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APPENDIX III

From: Brad [mailto:breiser@endtech.ca]

Sent: 2014 April 15 8:05 PM

To: Stanley, Rollin; Logan, Malcolm; Carra, Gian-Carlo S.; Keating, Shane; Battistella, Paul; Sturgess, Jeremy; Gondek, Jyoti; Honsberger, Robb; Wade, MariAnna; Wright, Roy; Cope, Ian; Holberton, Kimberly

Subject: re: Draft Shaganappi Point ARP and Application for Land Use Amendment of the Jacques Lodges Site, # LOC2012-0058

To whom it may concern,

I have 2 concerns about the Shaganappi Point ARP.

1. The proposed density increase of the area far exceeds the current road infrastructure, and only adding a right hand lane will not suffice (Only 3 exit lanes to leave the location at Bow and 26th street). Commonly, during peak traffic hours residents currently have to wait 4-5 traffic signals due to the LRT. Additively, when the golf is in season the problem only compounds. I can not imagine the impact of 1000-2000 more resident only having 3 options to exit the land mass. This seems completely unreasonable and this issue is being completely ignored. If this item is not dealt with there will be huge issues moving forward.
2. Removing existing trees and open space is hypocritical with the City's Open Space Plan. Allocating more space to keep mature trees and topography will only preserve the uniqueness of the site, which could potentially be a gem within the city rather than mass buildings packed into an area that lacks character.

These issues among others are constantly being brought up by the current residents. Hopefully solutions can be developed for the betterment of the area and city.

Regards,
Brad Reiser

Owner 1222 26th ST SW
Calgary, AB
T3C 1K2