

Land Use Amendment in Shaganappi (Ward 8) at multiple addresses, LOC2022-0180

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 1404, 1408, 1410 and 1414 – 27 Street SW (Plan 307EO, Block B, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Medium Profile (M-C2f2.5) District to Mixed Use – General (MU-1f3.5h21) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject properties to facilitate a six-storey multi-residential development.
- The proposal would allow higher density development near the Shaganappi Point LRT Station and compliments the existing residential development to the south. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? More housing opportunities in the inner city within walking distance to primary transit and a more efficient use of existing infrastructure.
- Why does this matter? The proposal would provide additional housing options in this area with convenient access to transit and a wide range of community amenities.
- A development permit has been submitted and is under review by Administration.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application in the southwest community of Shaganappi was submitted on 2022 September 28 by O2 Planning and Design on behalf of the landowner, Advent Capital 22 Bow Trail GP Inc. As noted in the Applicant Submission (Attachment 2), their intent is to provide a transit-oriented development that locates higher density residential near the primary transit network.

The 0.23 hectare (0.57 acre) site is comprised of four parcels located at the southeast corner of 12 Avenue SW and 27 Street SW, south of Bow Trail SW. The site is currently developed with four single detached dwellings, each with a detached garage that is accessed from the rear lane. The site is approximately 250 metres (three-minute walk) from the Shaganappi Point LRT Station.

The proposed Mixed Use – General (MU-1f3.5h21) District would allow for a mixed-use development at a maximum building height of 21 metres, up to six storeys. The MU-1 building height rule includes step back requirements for the adjacent low-density development to the south. The proposed MU-1 District would also allow for a maximum building floor area of approximately 8,014 square metres.

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

Land Use Amendment in Shaganappi (Ward 8) at multiple addresses, LOC2022-0180

A development permit for a six-storey multi-residential development was submitted on 2023 March 20 and is under review by City Administration.

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with affected residents and respective community associations was appropriate. In response, the applicant hand-delivered postcard mailers, created a project website, met with the Shaganappi Community Association (CA) and held an information session with the wider community. Efforts to notify residents of the meeting was made by email, post card drops within 100 metre radius, and via the applicant's project website.

In response to the concerns identified by the community residents, the applicant has reduced the maximum height modifier from 24 metres to 21 metres and has reduced the floor area ratio (FAR) modifier from 4 to 3.5. The development permit plans have also been amended to step back the fourth, fifth and sixth floors along 27 Street. Public sidewalks are also proposed to increase to a minimum of two metre width and the rear lane adjacent to the subject parcel is to be paved.

The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the interested parties, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received 20 letters of opposition from the public representing 30 residents. The letters of opposition included the following areas of concern:

- increased traffic and parking issues due to the narrow streets and lack of available on-street parking locations);
- 12 Avenue public realm improvements are required;
- use of a district that is purposed for commercial street not a local residential street;
- a district that allows scale and massing of the building designed for a Main Street with a lack of step back requirements and sensitivity to the context of existing low density development;
- lack of landscaping and street setback requirements in keeping with the residential context;
- inappropriate use of material that is not compatible with the existing residential character of the neighbourhood;
- loss of privacy and potential shadowing impacts;

Approval: S. Lockwood concurs with this report. Author: B. Ang

Land Use Amendment in Shaganappi (Ward 8) at multiple addresses, LOC2022-0180

- density is too high and a better mix of unit sizes to attract a wider scope of demographic is required; and
- Short term rental issues with the recently completed multi-residential development adjacent east of the site.

The CA provided their original letter in opposition on 2023 April 21 identifying the concerns summarized above. Subsequently an updated letter on 2023 July 04 (Attachment 4) indicate revisions to the proposed development permit plans that addressed some but not all the concerns. The updated CA letter provided details on the conversations and meetings about the design concerns and includes a representative letter on behalf of adjacent residents directly impacted by the development. Though acknowledging and appreciating the time and design changes made by the applicant, issues concerning the setback on 27 Street remains, therefore the CA continues to be opposed.

Administration considered the relevant planning issues specific to the application, such as the revisions from the original proposal to reduce the height and FAR and have determined that the revised proposal is appropriate. The building, site design, public realm improvements, uses, massing and height are currently under review with the development permit application.

Following Calgary Planning Commission, notifications for 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 proposal would allow for additional housing choices for Calgarians within an established neighbourhood that already offers a wide range of community amenities with convenient access to transit.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. With the current development permit application, solar ready and electric vehicle capabilities are being explored.

Economic

The site is located where people have access to employment opportunities. The subject site is located within walking distance to 17 Avenue SW Main Street and Westbrook Mall, which features a mix of retail, dining, cultural, and employment opportunities. The proposed development supports transit use and encourages future residents to live local and support local businesses.

Service and Financial Implications

No anticipated financial impact.

**Planning and Development Services Report to
Calgary Planning Commission
2023 July 20**

**ISC: UNRESTRICTED
CPC2023-0617
Page 4 of 4**

Land Use Amendment in Shaganappi (Ward 8) at multiple addresses, LOC2022-0180

RISK

There are no known risks associated with this proposal.

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