

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Shaganappi at the northeast corner of 14 Avenue SW and 26A Street SW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 38 metres deep by 15 metres wide. It is currently developed with a single detached dwelling with a rear detached garage. Vehicle access is currently provided from the rear lane.

The surrounding lands are developed with a mix of single and semi-detached homes, a five-storey apartment building at the corner of 26A Street SW and Bow Trail SW is located approximately 110 metres (two-minute walk) to the north. The Shaganappi Point LRT Station is located approximately 300 metres (four-minute walk) north along Bow Trail SW. The site is also located roughly 200 metres (three-minute walk) north of 17 Avenue SW, which is identified as a Main Street on Map 1: Urban Structure in the *Municipal Development Plan*. Alexander Ferguson School, an elementary school for kindergarten to grade six, is located one block to the east.

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)	- 24%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Shaganappi Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings and single detached dwellings in the Developed Area. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and secondary suite.

Development and Site Design

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

- ensuring an engaging built interface along 14 Avenue SW and 26A Street SW; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

The site fronts onto 26A Street SW and 14 Avenue SW, which are both classified as a local road. Pedestrian connectivity in the neighbourhood is provided through sidewalks on each street frontage. The subject site is well-served by Calgary Transit with the eastbound transit stop for Route 9 on Bow Trail SW is located within approximately 330 metres (four-minute walk). Additionally, the Shaganappi Point LRT Station is located within approximately 300 metres (four-minute walk) of the subject parcel.

On-street parking is presently restricted along 14 Avenue SW and 26A Street SW under the Residential Parking Permit (RPP) program, 'Zone RR'. Vehicle access is from the lane off 14 Avenue SW. A Transportation Impact Assessment was not required for this proposal.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management are being reviewed in detail through the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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 applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed land use amendment is in alignment with the applicable policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged as part of the associated development permit currently under review.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as Neighbourhood Local (Map 3: Urban Form) with a Low – Modified building scale modifier (Map 4: Building Scale), which allows for buildings of up to four storeys. Neighbourhood Local, Limited scale policies in the LAP support building forms that contain three or more residential units on parcels with rear lanes in the following areas:

- within transit station area Core Zones and Transition Zones;
- along a street identified as a Main Street or separated by a lane from a parcel along a Main Street;
- on corner parcels; or,
- adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares.

As the subject parcel has a lane, is a corner parcel and is within a transit station area Transition Zone, the proposed land use amendment is in alignment with the applicable policies of the LAP.