

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Shaganappi on 29 Street SW midblock between 12 Avenue SW and 14 Avenue SW. The site is approximately 0.06 hectares (0.14 acres) in area, has dimensions of 40 metres long by 15 metres wide and is serviced by a rear lane. There is currently a single detached building and detached garage on the site. Surrounding development is characterized by single and semi-detached dwellings.

The site is 310 metres (5-minute walk) southwest of the Shaganappi Point LRT Station, 580 metres (10-minute walk) east of the Westbrook LRT Station and Nicholls Family Library, 570 metres (10-minute walk) northwest of Alexander Ferguson School and 650 metres (11-minute walk) west of Shaganappi Park, which contains an off-leash dog park, playground and community association site. The 17 Avenue SW Main Street, Killarney Aquatic & Recreation Centre and stops for Transit Route 2 (Mount Pleasant/Killarney 17A) are 340 metres (6-minute walk) south of the site.

The proposal was originally submitted as a semi-detached building (2 units) with a backyard suite attached to the garage building. The application was submitted concurrently as requested by the Shaganappi Community Association. Through the development permit review process, the design evolved into a 4-plex (townhouse) proposal. No suites are currently proposed.

Community Peak Population Table

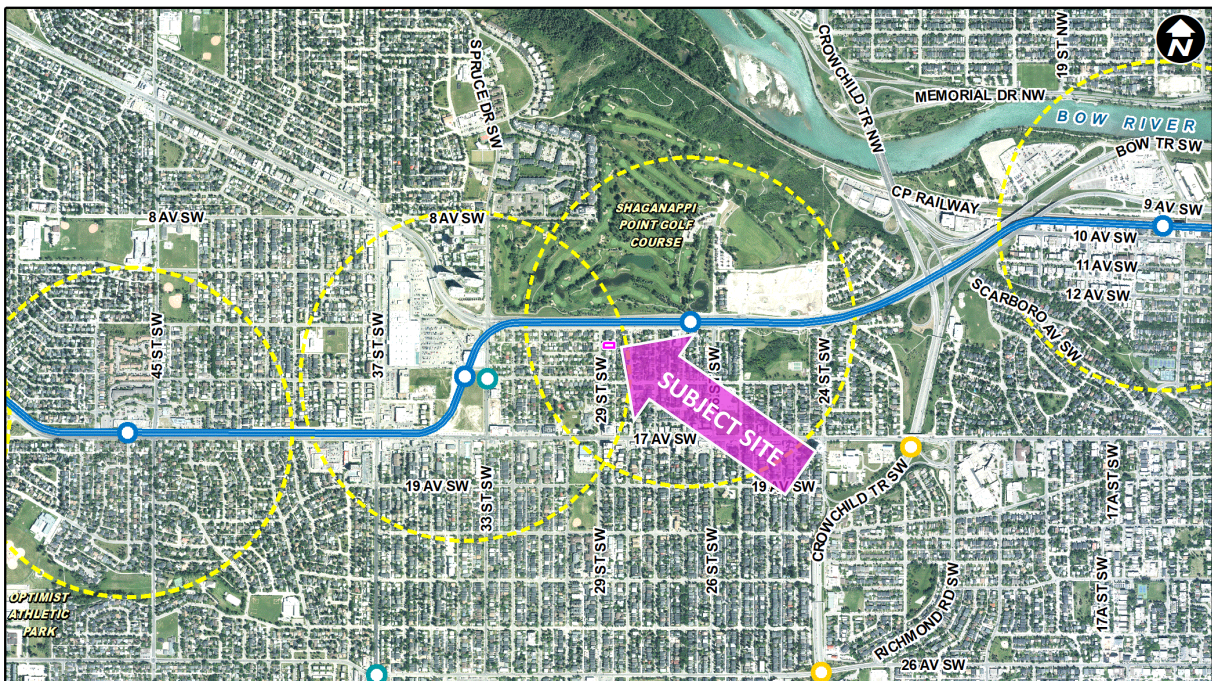
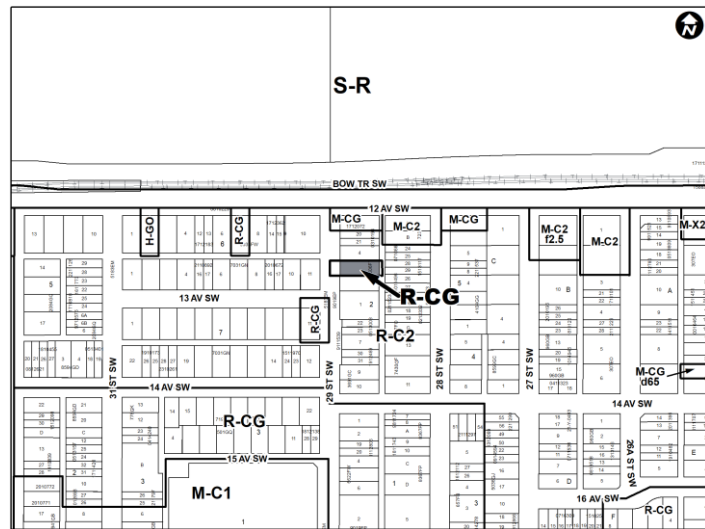
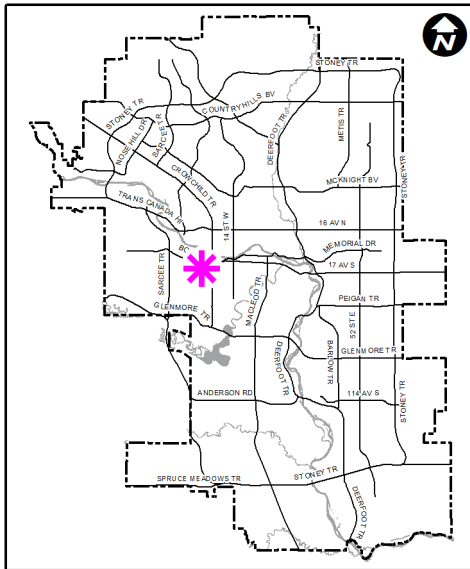
As identified below, the community of Shaganappi reached its peak population in 1969.

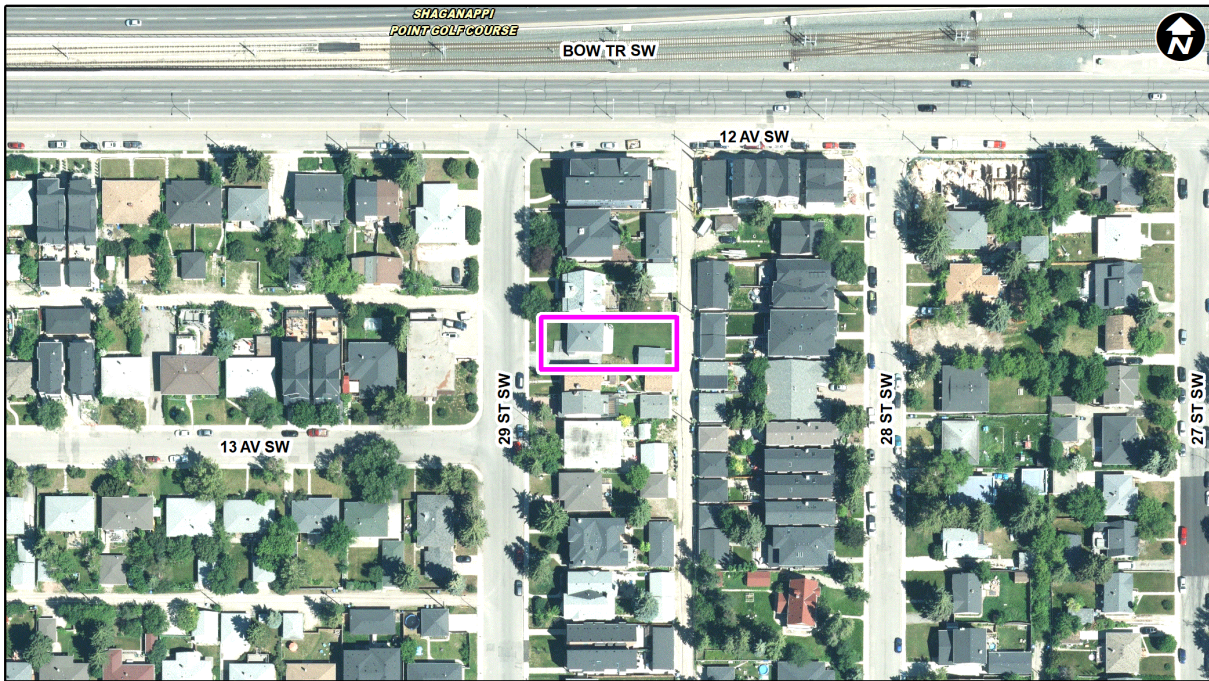
Shaganappi	
Peak Population Year	1969
Peak Population	2,132
2019 Current Population	1,626
Difference in Population (Number)	-506
Difference in Population (Percent)	-23.7%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

The existing Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. 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.

In addition to the residential uses allowed in the R-C2 District, the proposed Residential – Grade-Oriented Infill (R-CG) District allows for the additional low-density housing form of 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 parcel area, this would allow up to four dwelling units on the subject site.

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 R-CG District requires 0.5 parking stalls per dwelling unit and suite. Note that no secondary suites are proposed in the concurrent development permit (DP2023-02143).

Development and Site Design

The rules of the proposed R-CG District provides guidance for the concurrent development permit, including appropriate uses, building height and massing, landscaping and parking. Given the specific context for this mid-block site, additional items that are being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 29 Street SW;
- providing high quality shared amenity space; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available from an existing sidewalk along 29 Street SW. As part of the Available for All Ages and Abilities (5A) network, this portion of 29 Street is recommended for an on-street bikeway.

The area is well-serviced by Calgary Transit. The Shaganappi Point LRT station is located 310 metres (5-minute walk) northeast of the site. The Westbrook LRT station is located 580 metres (10-minute walk) west of the site. Bus stops for Route 9 (Dalhousie Station/Chinook Station) and 70 (Valley Ridge Express) are located 305 metres (5-minute walk) northeast along Bow Trail SW.

Direct vehicular access to the proposed development will be required to come from the rear lane. The parcel is located within [Residential Parking Permit \(RPP\)](#) Zone RR on the east side of 29 Street SW. The west side of 29 Street SW is presently restricted to two-hour short stay parking.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and Sanitary utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements will be determined at the time of development. Storm is not available for connection.

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](#). The proposal complies with the MDP which states that sites within the Inner City Area may intensify, particularly if the intensification is consistent and compatible with the existing character of the neighbourhood. More efficient use of existing infrastructure, public amenities and transit represent incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application does not include a specific action that address the objectives of [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being located within the Neighbourhood Local Urban Form Category (Map 3: Urban Form) with a Low Building Scale of up to six storeys (Map 4: Building Scale). The LAP indicates that where the 'low' building scale is shown on 12 Avenue SW, between 26A Street SW and 29 Street SW, as indicated on Map 4: Building Scale, the 'low' building scale is interpreted to extend a distance of 65 metres from the property line shared with 12 Avenue SW.

The LAP envisions Shaganappi Point Station to be primarily residential with some supporting commercial activity (Figure 12: Shaganappi Point Transit Station Area). The proposal complies with the Westbrook LAP which states that Neighbourhood Local areas are characterized as being primarily residential and supporting a broad range and mix of housing types, unit structures and forms. The proposed land use amendment is compatible with the existing community and is in alignment with the applicable policies of the LAP.