

**Land Use Amendment in Shaganappi (Ward 8) at 3011 – 12 Avenue SW,
 LOC2024-0189**

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 3011 – 12 Avenue SW (Plan 8033FW, Lot 8) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale compatible with low density residential districts.
- 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 the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District will allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this 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 the proposal.

DISCUSSION

This land use amendment application, in the southwest community of Shaganappi, was submitted by EzRezone Ltd. on behalf of the landowner, Shah Pal Khan, on 2024 July 18. The mid block site is approximately 0.07 hectares (0.17 acres) in size and currently developed with a one-storey single detached dwelling with a front driveway. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends on submitting a development permit application for 10 dwelling units or five dwelling units and five secondary suites.

The subject parcel meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007 for a site located within an approved Local Area Plan (LAP) and is identified as part of the Neighbourhood Connector Urban Form Category.

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

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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 the public/interested parties and respective community association was appropriate. In response, the applicant delivered postcards to 50 adjacent residents, contacted the Shaganappi Community Association (CA) and posted a Quick Response (QR) coded sign on 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 the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received no comments from the public.

Administration received a letter of objection from the CA (Attachment 4). The letter identified concerns with speculative upzoning that inflate land value and the lack of rationale to change from the existing R-CG District. The CA indicated that they could support this with an acceptable concurrent development permit application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate, including confirming that the proposal meets the location criteria of the H-GO District. The building and site design, number of units, on-site parking and site access, and protection of public trees will be reviewed and determined at the development permit stage.

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 amendment would create the opportunity for additional housing types, which can increase the diversity of housing options in the area. This may better accommodate the housing needs of different age groups, lifestyles and demographics that will contribute to the creation of a more inclusive community.

Environmental

This application does not include any actions that specifically 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.

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Economic

The ability to moderately increase density on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

Service and Financial Implications

No anticipated financial impact.

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