

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Shaganappi, midblock on the south side of 12 Avenue SW between 29 Street SW and 31 Street SW. Bow Trail SW is immediately north, and runs parallel to 12 Avenue SW. The laned site is approximately 0.07 hectares (0.17 acres) in size and approximately 18 metres wide by 38 metres deep.

Presently, the site is developed with a single detached dwelling and a private driveway along the eastern property boundary. The site is approximately 500 metres (a seven-minute walk) from both the Shaganappi Point and the Westbrook Light Rail Transit Stations. The Killarney Aquatic and Recreation Centre is approximately 600 metres (a eight-minute walk) to the south.

Surrounding developments are characterized by a variety of residential land use designations and low density residential built forms. The immediate surrounding parcels are designated Residential – Grade-Oriented Infill (R-CG) District. Along 12 Avenue SW there are various multi-residential developments that vary in size from townhomes to apartment buildings.

Community Peak Population Table

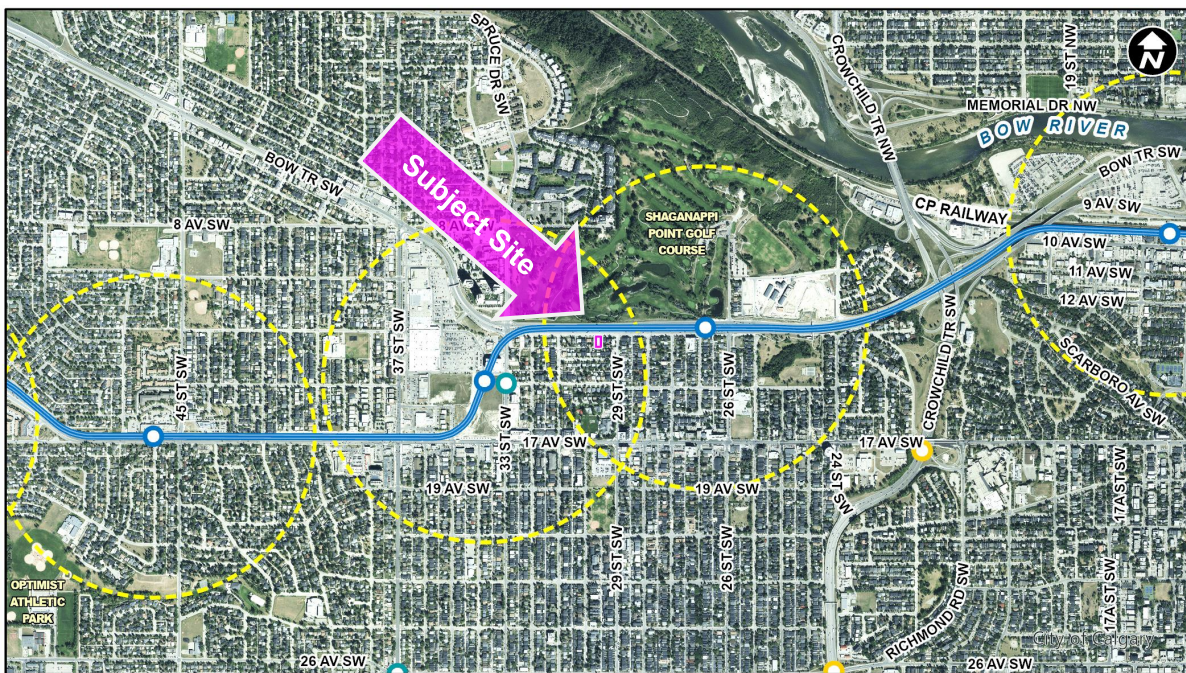
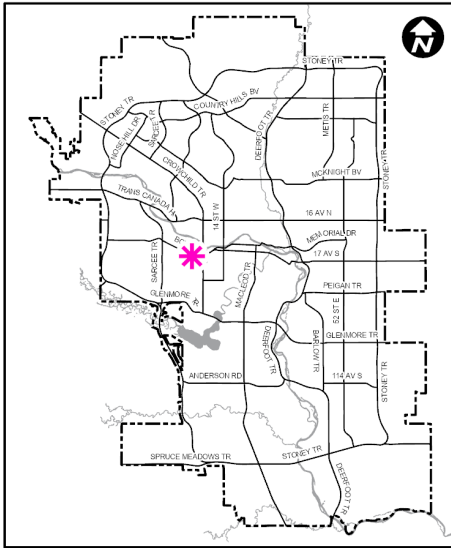
As identified below, the community of Shaganappi reached its peak population in 1969.

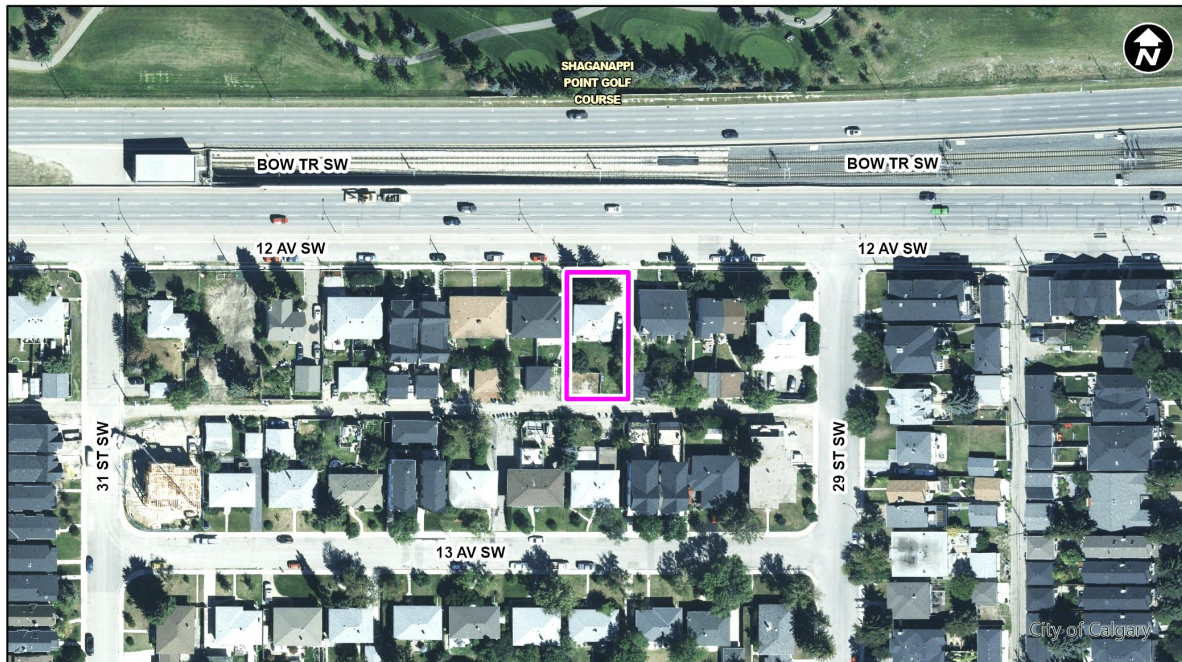
Shaganappi	
Peak Population Year	1969
Peak Population	2,132
2019 Current Population	1,626
Difference in Population (Number)	-506
Difference in Population (Percent)	-23.73%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District is a low-density residential designation applied to developed areas that is primarily for single detached, semi-detached, duplex dwellings, rowhouse and townhouse buildings. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. Based on the area of the subject site, this would allow for up to five dwelling units. Secondary suites are permitted uses within the R-CG District.

The proposed H-GO District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with adjacent residential districts. The H-GO District offers a balance of compatibility with the adjacent residential districts and greater design flexibility. The H-GO District supports the applicant's intent for ten dwelling units. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5 which allows for a total developable area of 1,029 square metres on the subject site;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

The H-GO District is intended to be designated on parcels located within an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex urban form categories. The subject site is located on 12 Avenue SW and is identified as Neighbourhood Connector on Map 3: Urban Form in the *Westbrook Communities Local Area Plan* (LAP). The subject parcel therefore meets the criteria to be considered for the H-GO.

Secondary suites are also allowed in the H-GO District as a discretionary use and do not count towards allowable density.

Development and Site Design

The rules of the proposed H-GO District, along with the policies of the LAP, will 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 site, additional items that will be considered in the development permit review includes, but are not limited to:

- providing high quality design and building articulation;
- appropriate location of landscaping and amenity space; and
- access, parking provision and encouragement of alternative mobility options.

Transportation

The subject site is located midblock on 12 Avenue SW, which is classified as a Residential Street and consists of a single eastbound travel lane with adjacent parking for eastbound traffic. There is an additional westbound on-street wheeling lane which forms part of the Always Accessible for All Ages and Abilities (5A) Network. Vehicle access to the site will be from the existing rear laneway, typically accessed from 29 Street SW.

On-street parking is presently restricted to two-hour parking during weekdays and is located under the Residential Parking Permit 'Zone RR'.

The subject site is well-served by Calgary Transit and is located 400 metres (a five-minute walk) from the Westbrook LRT Station, and 450 metres (a six-minute walk) of the Shaganappi Point LRT Station. Additionally located at the Westbrook LRT Station are bus stops for MAX Teal (Westbrook / Douglas Glen).

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water storm and sanitary sewers are available to service this site.

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 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. The proposal is in keeping with relevant MDP policies as the proposed H-GO District allows for a modest redevelopment of the site in a form that is sensitive to the existing context in terms of height, scale and massing.

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 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 part of the Neighborhood Connector urban form category (Map 3: Urban Form) with a Low Building Scale (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Low Scale policies support a range of housing forms including rowhouses, townhouses, stacked townhouses, and apartments. The proposed land use amendment is in alignment with applicable policies of the LAP.