



South Shaganappi Communities Local Area Plan

IP2024-1066

2025 January 30

RECOMMENDATION(S):

That Infrastructure and Planning Committee:

1. Forward this Report to the 2025 March 04 **Public Hearing Meeting of Council**; and

That Infrastructure and Planning Committee recommend that Council:

2. Give FIRST READING to the proposed bylaw, the proposed South Shaganappi Communities Local Area Plan;
3. WITHHOLD second and third readings of the proposed bylaw until the South Shaganappi Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board, if such approval is required; and
4. Following third reading of the proposed bylaw to adopt the proposed South Shaganappi Communities Local Area Plan, REPEAL by bylaw the Banff Trail Area Redevelopment Plan, Banff Trail Station Area Redevelopment Plan, Montgomery Area Redevelopment Plan, Parkdale Neighbourhood Activity Centre Area Redevelopment Plan, Stadium Shopping Centre Area Redevelopment Plan, and RESCIND, by resolution, Bowmont Design Brief, South Shaganappi Communities Area Plan, Parkdale Special Planning Study, Varsity Community Special Study, Varsity Design Brief (also referred to as Varsity Acres Design Brief), Varsity Land Use Study, and AMEND by bylaw the Brentwood Station Area Redevelopment Plan.





Past Communities





9 Communities

- Banff Trail
- Montgomery
- Parkdale
- Point McKay
- St. Andrews Heights
- University Heights
- University District
- University of Calgary
- Varsity



2+ years

To create the **South Shaganappi Communities Local Area Plan**

4 phases
of public participation

70
engagement
events

34 targeted
engagement

19 public
sessions

9 walking
tours

8 working
groups





Urban Form Map Evolution

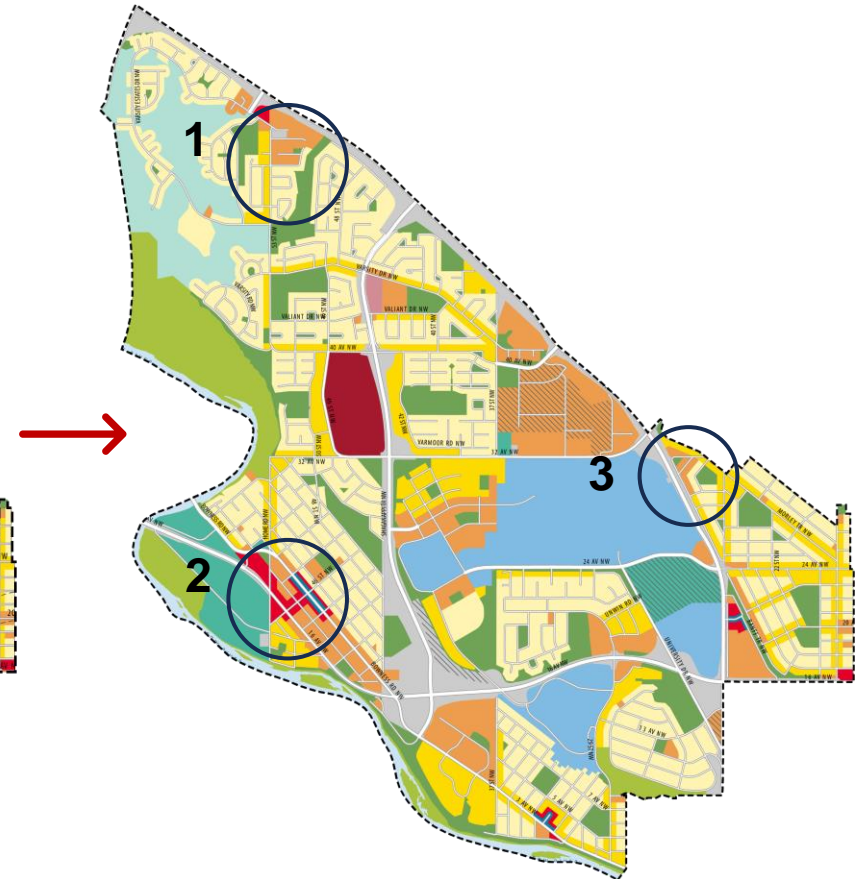
Phase 2 Key Growth Concept



Phase 3 Draft Urban Form Map



Proposed Urban Form Map





Building Scale Map Evolution

Phase 2 Key Growth Concept



Phase 3 Draft Building Scale Map

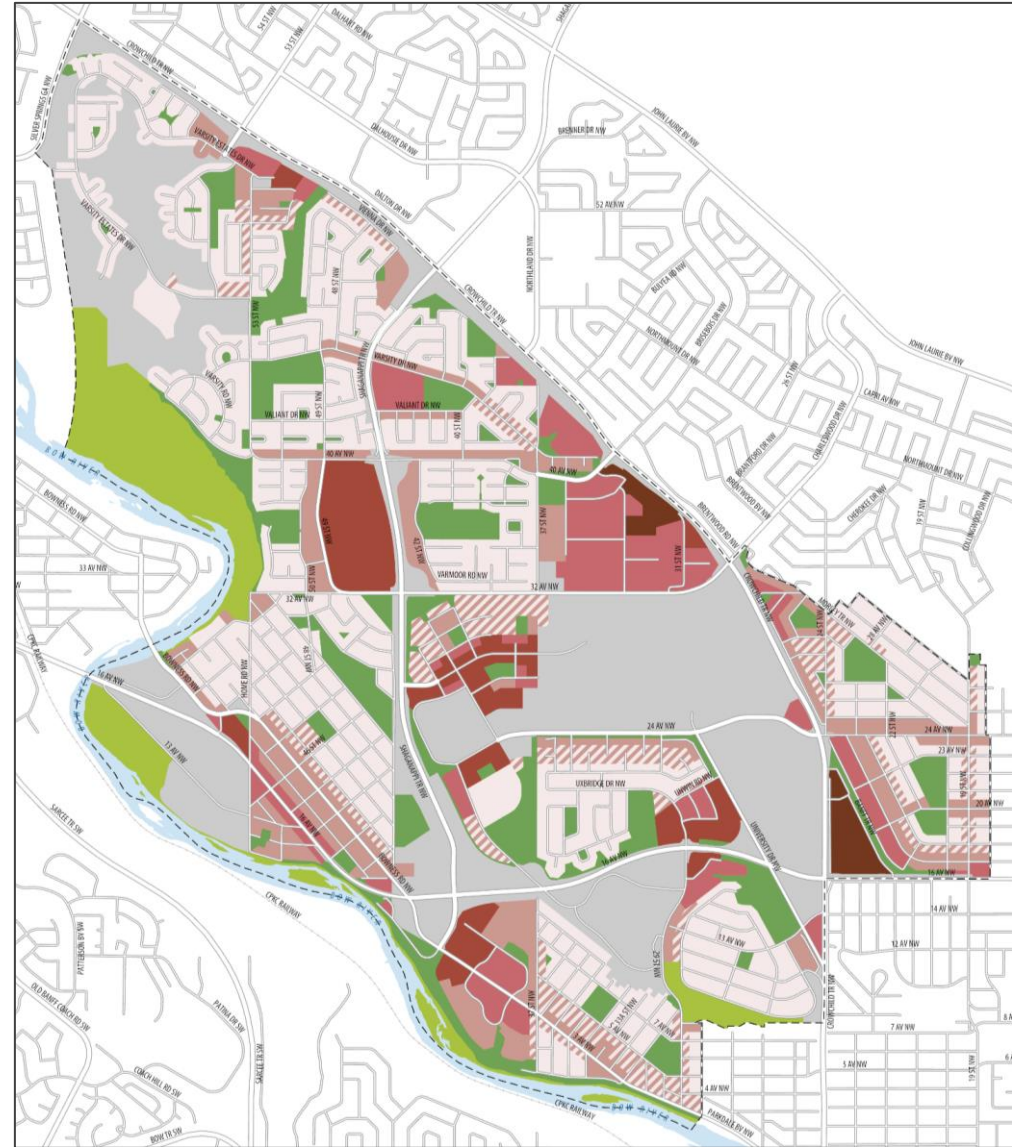


Proposed Building Scale Map





Proposed Urban Form & Building Scale Maps





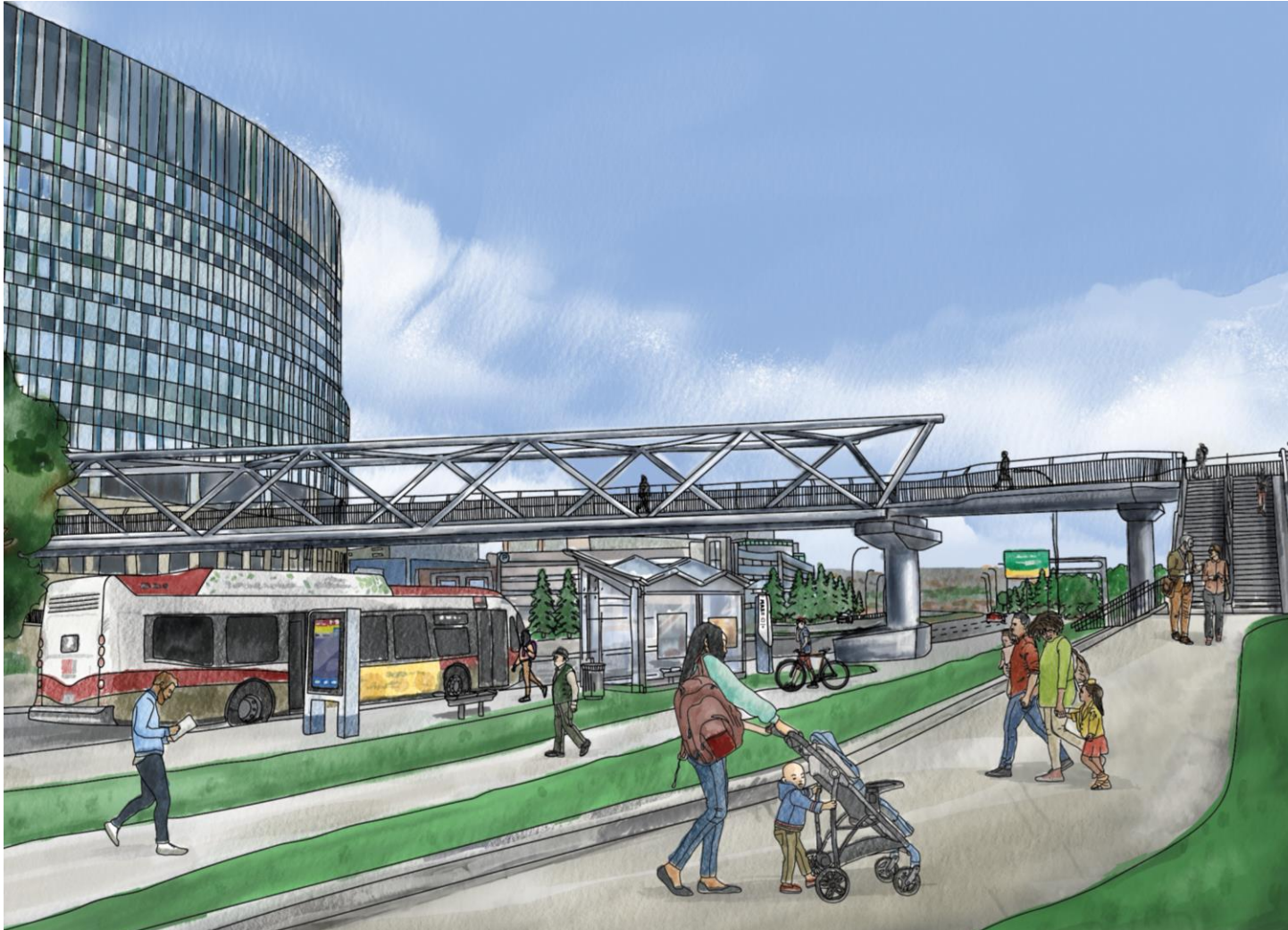
Supporting diverse housing options to meet the evolving needs of existing and future residents

- Opportunities for diverse housing types and expand housing choices to meet Calgarians' evolving needs
- Support student, mixed-market housing and non-market housing



Improving connectivity for all mobility options between destinations within and beyond the Plan Area

- Improving linkages to key destinations
- Community corridor improvements
- Enabling people to live closer to public transit



Strengthening transit station areas as community hubs for services and amenities

- Focus growth near Red Line LRT & MAX Orange BRT
- Create vibrant transit hubs with services, amenities and public infrastructure



Providing affordable and accessible recreational opportunities for all

- Support affordable, inclusive recreation for all ages and abilities
- Enhance recreational facilities like Shouldice and Foothills Athletic Parks

Parks, Open Spaces, Natural Areas, and Bow River Pathway System

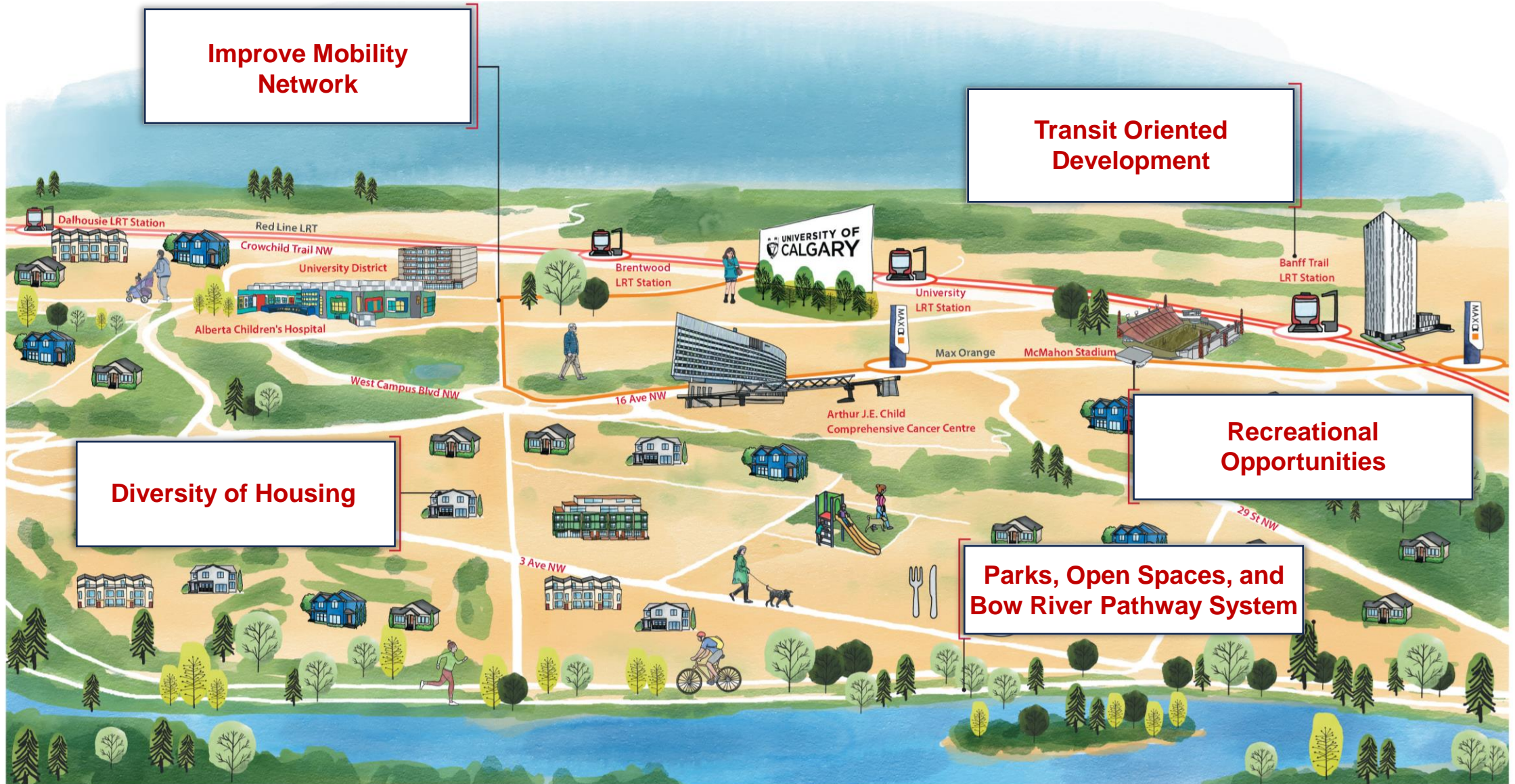


Enhancing and conserving existing parks, open spaces, and natural areas

- Invest in parks, open spaces, and natural areas like Shouldice and Dale Hodges Parks
- Protect and enhance the Bow River Pathway with scale transitions and natural area improvements



Conclusion



Improve Mobility Network

Transit Oriented Development

Diversity of Housing

Recreational Opportunities

Parks, Open Spaces, and Bow River Pathway System

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