



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Sandy

Last name [required] O'Connor

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 30, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters Item 7.1 South Shaganappi Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing in opposition to one particular area of the South Shaganappi Local Area Plan. Specifically I am opposed to the designation of Neighborhood Flex assigned to existing church and school properties in this plan. I understand and support Multi Flex in areas where it makes sense, for instance on the perimeter of the communities, closer to main roads, higher density etc. However this designation has also been applied to all existing school and church properties as a default designation. These can be seen placed right in the middle of neighborhoods (eg: University Heights and St. Andrews Heights) where there are no other commercial or high density. I have attended your open houses and forums, submitted comments and repeatedly asked why this is the appropriate designation for these sites. Each time your own City Planners respond with "I don't really know, it is just the default we have been using". This makes absolutely no sense to me, and to use a blanket designation within something called a LOCAL area plan flies in the face of logic. These plans should be community focused and should absolutely consider whether or not increasing density with this designation fits within the actual context of the neighborhood and surrounding structures, not just because it is a school or church today. If the plan is to allow churches or schools to create some opportunity to diversify, as one of your planners suggested might be the case, then a new designation should be established for that, one that also recognizes these institutional sites are squarely in the middle of existing residential areas. I do not believe these locations are appropriate for "the more commercially-oriented areas of the South Shaganappi Communities". Thank you for your time.



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First name [required] Julie

Last name [required] Reynolds

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[required] - max 75 characters The South Shaganappi Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I am writing to respectfully request that the proposed plan for building scale on the stretch of 40 Ave NW between 49 Ave NW and Shaganappi Trail NW (across from Market Mall Professional Centre) be changed from "low (up to 6 storeys)" to at a maximum "limited (up to 3 storeys)". The reason for this is because there is no street parking along that street, and traffic is considerably busy along this area. I do not believe that the infrastructure is sufficient to support such an increase in traffic and/or parking for an increased number of inhabitants and/or customers. This is something that the committee should take very seriously, as the home owners in Varsity have invested in this area because they prefer a quiet neighbourhood, and it was also designed for such. This section of the proposed development plan was not thoughtfully considered, and it would be a mistake to ignore that there is no capacity in this area for such an influx of traffic and population.



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First name [required] Hai

Last name [required] Doan

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jan 30, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters South Shaggapi LAP

Are you in favour or opposition of the issue? [required] In opposition

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ATTACHMENT_02_FILENAME

The South Shaganappi LAP is a 30-year document meant to guide the future of this area. Thirty years is significant—long enough for Calgary to grow by half a million people, long enough for entire generations to build their lives. Yet, despite this long horizon, the plan offers little real change. The same low-rise, single-detached houses dominate, while the few allowances for medium density are pushed to the far edges—out of sight, out of mind.

For an area so rich in amenity, services, and transit access - what can be characterized as Calgary's second downtown, we've decided so have communities opt-out of growth and exclude others. We're building communities for doctors but not nurses, tenure pros but not grad students. This is economic segregation plain and simple.

Equitable engagement is a key issue. The data speaks for itself: the majority of those engaged in the planning process were older, homeowners of SFH neighbourhoods. But when the most affected demographic—young people struggling with housing affordability—has the least input, what does that say about our commitment to generational equity? Why does a 30 year plan most heavily engaged the oldest age bracket?

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Privilege is also a defining factor in this LAP. The ability to influence planning decisions is not equally distributed. Those with cars can attend meetings easily; those with flexible schedules or retirement can engage consistently, building relationships with planners. Meanwhile, younger, working-class, and transit-dependent individuals are effectively excluded. Do the Communities Association leaders (who should be reminded do not speak for that community) need another exclusive engagement session?

The outcome reflects this imbalance. Communities with the loudest, most connected voices have secured an exemption from meaningful growth. In a city grappling with housing affordability, these neighborhoods have been granted the privilege of exclusion. And those of us advocating for change? We see the final draft with virtually no revisions, as if our concerns never mattered.

A Local Area Plan should envision the upper limit of growth, not the bare minimum. Roads can be reconfigured, neighborhoods can evolve, and car dependence will not last forever. We need a plan that aligns with the city's promises of ambition and progress.

Council must reject this LAP and create one that truly reflects the future of Calgary—one that includes everyone, not just those already comfortably housed.



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First name [required] Laura
Last name [required] MacGregor

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Date of meeting [required] Jan 30, 2025

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[required] - max 75 characters Infrastructure and Planning Committee Meeting

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

Jan 30 2025 Infrastructure and Planning Meeting Comment.docx

ATTACHMENT_02_FILENAME

Laura MacGregor House pic.jpg

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see attached document and picture. I have included a picture of my house to show the type of nice, well maintained houses that are on Vienna Drive. ie. they are not decrepit tear downs.



City of Calgary

Infrastructure and Planning Meeting Jan 30, 2025

South Shaganappi Local Area Plan

My name is Laura MacGregor and I live on Vienna Drive N.W.

I have reviewed the SSLAP and have attended many of the City planning meetings and spoken to City planning representatives and previously submitted comments, as part of the public engagement process.

I was pleased to see, in the most recent SSLAP Proposed plan, that Vienna Drive has been changed, to Neighbourhood Local from Neighbourhood Connector – this shows that our comments have been listened to the taken into consideration. Thank you.

At the same time, I still believe that 4 storeys on Vienna Drive, which is proposed in the most recent SSLAP, is inappropriate and should be changed to a maximum of 3 Stories. My primary concern is the roadway infrastructure's capacity to accommodate more vehicles and traffic. Vienna Drive is a dead-end street, which cannot be connected to Crowchild in the future, and can only be accessed via 48th Street, which is a narrow residential street. 48th Street can only be accessed by Varsity Drive, which has large volumes of traffic -several times a day. There are actually several rush hours – as we have 3 schools on Varsity Drive, that have different start and finish times, as well as normal business rush hour. There are times when is it's almost impossible to turn from 48th Street onto Varsity Drive – because of these “rush hours”.

As a result of these severe limitations in our roadways near and around Vienna Drive, combined with the prospect of lower parking requirements for developers, Vienna Drive, despite being so close to an LRT Station, it is not appropriate for much higher density. A maximum of 3 storeys would allow for some significant densification, but without overwhelming the street and neighbourhood.

I would like the proposed maximum height changed from 4 storeys to 3 please.

Thank you, Laura MacGregor



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First name [required] Soren

Last name [required] Xu

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Are you in favour or opposition of the issue? [required] In opposition

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While the intentions for the plan are good and I broadly agree, I do not think it goes far enough. Increased density and affordable housing options, especially with regard to student housing opportunities should be scaled up. How strange is it that a place called University District doesn't have many student housing options or students themselves? Student housing issues and affordability are hot topics on campus with funding cuts and an affordability and employment crisis in the city. A lack of great transportation options for many students living far from campus along with the lack of close-to-campus housing also contributes to the University's reputation as a commuter school and not a social centre. Although it's a step in the right direction, I cannot express support for this plan as it continues to normalize the glacial pace of change in response to quickly-worsening issues felt by a demographic that often lacks representation here in the city.



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First name [required] Patricia

Last name [required] Muir

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Date of meeting [required] Jan 30, 2025

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[required] - max 75 characters Item 7.1 South Shaganappi Communities LAP - IP2024-1066

Are you in favour or opposition of the issue? [required] Neither



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

version 4 FINAL comments for IPC SSCLAP hearing January 30_25.docx.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please find our letter attached. I will be speaking. Given the timing, we will ask Councilor Wong to have our letter submitted to the public record.



University Heights Community Association
c/o UHCA President, 3427 Utah Cres NW, Calgary, AB, T2N 4A9

January 29, 2025

To the Chair and Councillors,

My name is Patricia Muir and I am representing the University Heights Community Association Development Committee.

The University Heights Community Association (UHCA) would like to register our profound concern for the manner in which the statutory Stadium Shopping Centre-ARP (SSC-ARP) has been insufficiently represented in the policies of the proposed LAP. The former Stadium Shopping Centre (now rebranded as UXBorough), defined as a Neighbourhood Activity Centre in the SSC-ARP, has now been morphed into a larger *University Heights Neighbourhood Activity Centre* which has not been discussed with our community in any meaningful form.

We contend that the major UXBorough development, which only has two of the proposed 6 buildings completed, is one of the most significant projects in our LAP, aside from University District. The relatively small site is in a highly busy area adjacent to the Foothills Medical Centre including the newly opened cancer centre, the Trans-Canada Highway, with proximity to the University of Calgary, University District, ACH, and the Foothills Athletic Park/McMahon Stadium area.

Our community recognizes the need for increased density which we have supported in the SSC-ARP and in the build-out of University District. We also supported the MAX-Orange BRT. We are aware of the potential for further densification along University Drive in the Foothills Athletic Park/McMahon Stadium area. Our community was master-planned in the 1960s to include a higher density area which houses 2/3 of our community population in missing middle style housing plus small apartments and high rises. UXBorough has 203 new units in the completed residential building with another 75 units planned in a future building. Overall, to understand the intensity of this development, the built form already will represent about 84% of the size of Market Mall on a very small site.

The SSC-ARP has been revised twice in addition to the creation of the Direct Control (DC) District in 2016. In spite of reassurances from our LAP planning team, the policies in the proposed LAP do not adequately include, protect and respect the many community-involved policy decisions that were included in the ARP and the assurances given to our community over many years. There needs to be a mechanism that encompasses the policies of the ARP within the proposed LAP that adequately addresses our community concerns. Given the proposed repealing of the SSC-ARP, we request that the specific statutory items from Chapters 5 and 6 that are not adequately covered in either the LAP or in the existing DC District rules, be incorporated into the LAP. We further request that Map 4 be altered to respect the height restrictions of the ARP so they aren't in conflict with the ARP and DC.

We are including a list of our concerns after our letter (pp. 3-4) referencing the existing SSC-ARP and the items in question. We request that these changes we suggest be made and that a meeting between the LAP team and UHCA be convened as soon as possible to further clarify our concerns, and prior to this matter going to Council.

These are only some of the issues of concern for us and we are not certain if all have been adequately addressed here given the release of the new version of the LAP on January 21st, and the posting of the agenda on January 27th which has severely limited our abilities to analyze everything as completely as we would have preferred.

We thank you for your time and consideration of our requests.

Sincerely,

David Richardson, Architect, AAA, LEED-AP
Chair, UHCA Development Committee, UHCA Director at Large

Patricia Muir
Member of UHCA Development Committee, UHCA Director at Large

Deficiencies in the proposed LAP with respect to the existing requirements of the Stadium Shopping Centre ARP (SSC-ARP – Office Consolidation 2023 July) and the Direct Control bylaws (183D2016, 123D2023).

The sections of concern from the existing SSC-ARP are itemized below. We strongly object to the proposed repealing of the SSC-ARP and the exclusion of many highly specific areas of concern from the LAP. Very few items are included in the Direct Control District requirements for the UXBorough property. The SSC-ARP has already been amended three times since it was approved in 2013, the most recent being in 2023. Only two of the proposed 5 major buildings have been constructed to date. A 6th smaller building, for a possible restaurant was also in the plans.

We request clarity around Figure 12 in the proposed LAP. We note that the BRT station is named *Foothills Medical Centre* by Calgary Transit due to its location. Unfortunately, this is rather confusing for readers who might immediately think of the hospital and not a transit station. The legend for this figure should be edited to read Foothills Medical Centre **Station** Core Zone and Foothills Medical Centre **Station** Transition Zone.

CHAPTER 5 Policies

5.1 Land Use and Density p.9

5.1.1 Land Use

Some issues are covered in the LAP and/or the DC but others are not. Missing items from the ARP include:

5.1.1.3 regarding modifications to setback areas

5.1.1.5A included in Bylaw45P2023 but this references the ARP – location of retail & consumer services

5.1.1.6 – specific information about the mix of uses and their size. Some reference to 6B in the DC bylaw.

5.1.1.7 Re: disallowed uses, only C & D are in the LAP. Some reference to parking lot in the DC.

What happens to Map 3 (p.10): Land Use Pattern which was revised in 2023? This is specific to the site and is not in the LAP or the DC.

5.1.2 Density p. 11

These items were highly specific in the ARP and are not in addressed in the LAP. Amendments in 5.1.2.3 (Bylaw 45P2023) and 5.1.2.4 (Bylaw 38P2014) were made in reference to the ARP. These are not in the LAP and they are not included in the DC.

5.2 Interface and Edges pp. 12-13

This section of the ARP is highly specific to Uxbridge Drive, the northern laneway which has become a western extension of Unwin Road, a more general rules for the school and park sites, and specific requirements for the 16th Avenue interface at the southern edge of the plan area. These are not referenced in the LAP or the DC. In fact, Bylaw 123D2023 item 14(2) states: No other landscaping requirements or rules apply to this Direct Control District. Only hard soft surfaced landscape areas are mentioned in 14(1).

5.3 Public Realm p. 14

The Municipal Reserve (5.3.1) was already incorporated into the plan.

Open Space Network (5.3.2) is addressed in 2.3.2.1 Site Design in the proposed LAP but consideration for Crime Prevention Through Environmental Design (CPTED), item 5.3.2.4 in the ARP is not mentioned in the proposed LAP. Further 5.3.2.5 B and C are highly specific regarding the size of the central plaza on the site (5.3.2.5.B) as well as the requirement for 24 hour access (5.3.2.5.C).

5.3.3 Street and Pathways p. 15

This section is less specific and may be covered by a number of general design rules.

5.4 Form, Massing and Design of Buildings

5.4.1 Building Heights p. 16-17 The policies and Map 5 in this section are highly specific to the site.

5.4.2 Shadow minimization p. 17

The community and the schools had major concerns over the shadowing on the school playground. In addition, there were complaints raised by some of the owners of the semi-detached homes on the east side of Uxbridge Drive. A shadow study was completed for our ARP. 5.4.2.2 and 5.4.2.3 were included in the ARP to address these concerns. They are not mentioned in a specific way in the LAP for this site and are not in the DC. While shadowing is included in 2.4.2.1(j) in the LAP there is no mention of schools specifically where playgrounds may be impacted significantly in certain seasons.

5.4.3 Frontage design p. 18

5.4.3.1 and 5.4.3.4 have specific requirements.

5.4.4 Building Design and Architecture p. 19

5.4.4.1.A is specific to Uxbridge Drive and Unwin Road NW

5.5 Transportation

5.5.1 Streets p. 20

5.5.1.1, 5.5.1.2 and 5.5.1.3 are highly specific to the area and need to be included given the amount of traffic in the area, the impact of the school traffic patterns and the safety of all users of this busy area.

5.5.2 Transit p. 20

There are specific requirements cited in this section.

5.5.3 Walking and Cycling p. 21-22

This section and the accompanying Map 5 are highly specific to the area and critical to the safety of all users. This area is the highest density area in University Heights with 2/3 of our population living in the area shown on Map 5.

5.5.4 Vehicles p. 22-23

The intersection at 16th Avenue and Uxbridge Drive NW/29th Street NW has undergone a number of improvements, most of which were requirements in the ARP. The dual left turns heading northbound on Uxbridge Drive from eastbound 16th Avenue still have not been completed. This is a very high traffic area and it is

the 2nd busiest pedestrian traffic area outside of downtown. Very little has been done regarding the recommendations of 5.5.4.4 regarding intersections of Unwin Road at Usher Road NW and University Drive NW.

5.5.5 Parking p. 23-24

Parking management for the UXBorough development was a major issue for the community during the creation of the ARP. We have yet to see how this will work out once more units in the first two buildings are occupied. The school traffic gridlock at arrival and dismissal times is a significant issue for our residents. Unfortunately, many drivers are not compliant with the speed limits, the area parking restrictions, and compliance with traffic laws in general, even in front of the police. The Westmount Charter Mid-high School website indicates that over ½ of the students are not taking the school buses, and parents were being subsidized for driving those children to school. The charter school population was approved to be 1200 students, and there is a lengthy waiting list.

5.6 Water Resources

5.6.1 Policies p. 25

Item 1 was completed before the remainder of the site construction started.

Items 2-4 may be covered under various city policies. Item 4 describes an effective imperviousness ratio between 10% and 20% for the Plan area.

Chapter 6 Implementation

6.1 Master Plan

6.1.1 Master Plan Requirements p. 26

Much of this has been completed but the project will be underway for several more years with 4 more planned buildings remaining. Specific sections of the SSC-ARP are cited throughout this section and notable 6.1.1.1H includes formal requirements for community engagement including a reference to the non-statutory South Shaganappi Communities Area Plan (2011) which the planners are proposing to rescind.

6.2 and 6.2.1 Infrastructure Investments p. 27

This section and the accompanying Table (p. 27) are *critical* to the development. Although the majority of the requirements have been completed, the 1st and 3rd and the EB dual left turns on 16th Avenue NW are not. We are uncertain about whether the last item on the list (16 Avenue NW: Additional EB and WB through lanes) is fully completed. This information must be carried forward in a statutory form.

6.3 and 6.3.1 Further Analysis and Actions p. 28

The information in this section was a **critical** promise to UHCA along with nearby landowners and institutions regarding traffic issues, walking & cycling connections, school related issues including the operation of the public laneway between the formally named Sir William Van Horne High School site (occupied by Westmount Charter Mid-High School) and the Our Lady Queen of Peace Church, as well as the now completed extension of Unwin Road along the northern boundary of the Plan area. Item D covers several issues regarding configurations for the intersection of University Drive NW & 16th Avenue NW and their area impacts on Uxbridge Drive and Unwin Road.

All of the above **MUST** be in statutory form to give any assurance to the University Heights community.