

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 January 30**

**ISC: UNRESTRICTED
IP2024-1066**

South Shaganappi Communities Local Area Plan

PURPOSE

This report seeks approval of the proposed South Shaganappi Communities Local Area Plan (Plan).

PREVIOUS COUNCIL DIRECTION

At the 2022 February 15 Combined Meeting of Council, the recommendations of the 2022 City Planning Policy Roadmap ([IP2022-0053](#)) were adopted. The South Shaganappi Communities Local Area Plan was identified in Attachment 2 of the report under the Local Area Planning Program.

RECOMMENDATIONS:

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 to adopt, the proposed South Shaganappi Communities Local Area Plan (Attachment 2);
3. WITHHOLD second and third readings of the proposed bylaw to adopt the South Shaganappi Communities Local Area Plan until the South Shaganappi Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board, if such approval is required;
4. Give FIRST READING to the proposed bylaw to amend the Brentwood Station Area Redevelopment Plan (Attachment 7);
5. WITHHOLD second and third readings of the proposed bylaw to amend the Brentwood Station Area Redevelopment Plan until the South Shaganappi Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board, if such approval is required; and,
6. 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), and Varsity Land Use Study.

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**RECOMMENDATIONS OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2025
JANUARY 30:**

That Council:

1. Give first reading to **Proposed Bylaw 29P2025** to adopt the proposed South Shaganappi Communities Local Area Plan (Attachment 2);
2. Withhold second and third readings of **Proposed Bylaw 29P2025** to adopt the South Shaganappi Communities Local Area Plan until the South Shaganappi Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board, if such approval is required
3. Give first reading to **Proposed Bylaw 30P2025** to amend the Brentwood Station Area Redevelopment Plan;
4. Withhold second and third readings of **Proposed Bylaw 30P2025** to amend the Brentwood Station Area Redevelopment Plan until the South Shaganappi Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board, if such approval is required; and
5. Following third reading of **Proposed Bylaw 29P2025** 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), and Varsity Land Use Study.

Excerpt from the Minutes of the Infrastructure and Planning Committee, held 2025 January 30:

“The following documents were distributed with respect to Report IP2024-1066:

- Revised Cover Report;
- Revised Attachment 9;
- A presentation entitled "Comments on Proposed South Shaganappi Local Area Plan at I&PC January 30, 2025";
- A letter from the Varsity Community Association; and
- A package of Public Submissions.

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Moved by Councillor Chabot

That with respect to Report IP2024-1066, Attachment 2 be amended as follows:

1. Amend Map 3 entitled "Urban Form" by changing "Neighbourhood Connector" to "Neighbourhood Local" along Varmoor Road NW; and

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2. In Section 2.5.6.2.b insert the following subsection:

“i. Development between 32 Avenue NW and Varmoor Road NW, with the exception of grade oriented low density residential, should:

- a. Contribute to enhanced public spaces along both roadways;
- b. Provide direct sidewalk connections to both roadways;
- c. Have vehicular access off Varmoor Road NW;
- d. Locate waste and recycling inside of buildings or enclosures; and
- e. Integrate through pedestrian connections between the two roadways.”

For: (4): Councillor Sharp, Councillor Chabot, Councillor Chu, and Councillor Wong

Against: (3): Councillor Mian, Councillor Spencer, and Councillor Carra

MOTION CARRIED

Moved by Councillor Chabot

That with respect to Report IP2024-1066, Attachment 2 be amended as follows:

1. Amend Map 3 entitled "Urban Form" by changing "Neighbourhood Connector" to "Neighbourhood Local" on Valparaiso Place NW;
2. Amend Map 4 entitled "Building Scale" by changing "Low - Modified (up to 4 Storeys)" to "Limited (up to 3 Storeys)" on Valparaiso Place NW; and
3. In section 2.5.4.4, Figure 10 remove Valparaiso Place NW from Dalhousie Transition Zone.

For: (4): Councillor Sharp, Councillor Chabot, Councillor Chu, and Councillor Wong

Against: (3): Councillor Mian, Councillor Spencer, and Councillor Carra

MOTION CARRIED

By General Consent, pursuant to Section 121 of Procedure Bylaw 35M2017, Committee granted Councillor Carra's request to change his vote from "For" to "Against".

Moved by Councillor Chabot

That with respect to Report IP2024-1066, Attachment 2 be amended as follows:

1. Amend Map 3 entitled "Urban Form" by changing "Neighbourhood Connector" to "Neighbourhood Local" on Varsity Estates Link and Varsity Estates Grove NW;
2. Amend Map 4 entitled "Building Scale" by changing "Low - Modified (up to 4 Storeys)" to "Limited (up to 3 Storeys)" on Varsity Estates Link NW and Varsity Estates Grove NW;

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3. In section 2.2.1.4.c.iii. replace the subsection with the following subsection:
“Consider shadowing impacts on neighbouring properties, parks; and,”

For: (4): Councillor Sharp, Councillor Chabot, Councillor Chu, and Councillor Wong

Against: (3): Councillor Mian, Councillor Spencer, and Councillor Carra

MOTION CARRIED

Moved by Councillor Chabot

That with respect to Report IP2024-1066, Attachment 2 be amended as follows:

1. Amend Map 4 entitled "Building Scale" by changing "Mid (up to 12 Storeys)" to
"Low (up to 6 storeys)" at 5200 – 53 Avenue NW currently developed as Varsity
Estates Village NW.

For: (4): Councillor Sharp, Councillor Chabot, Councillor Chu, and Councillor Wong

Against: (3): Councillor Mian, Councillor Spencer, and Councillor Carra

MOTION CARRIED

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Moved by Councillor Carra

That with respect to Report IP2024-1066, the following be approved:

That a new Recommendation 5 be added as follows:

"5. Direct Administration to:

- a. Indicate and include consideration of an infill station on the Red Line at
Northland Drive; and
- b. Indicate plans for the field house and surrounding neighbourhood at Foothills
Athletic Park."

For: (4): Councillor Sharp, Councillor Mian, Councillor Carra, and Councillor McLean

Against: (4): Councillor Chabot, Councillor Chu, Councillor Spencer, and Councillor
Wong

MOTION DEFEATED

Moved by Councillor Wong

That with respect to Report IP2024-1066, Attachment 2 be amended as follows:

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1. Amend Map 2 entitled "Community Characteristics and Attributes" by defining the boundaries of the "Neighbourhood Activity Centres" that are identified on the map.

For: (5): Councillor Sharp, Councillor Chabot, Councillor Chu, Councillor McLean, and Councillor Wong

Against: (3): Councillor Mian, Councillor Spencer, and Councillor Carra

MOTION CARRIED

Moved by Councillor Wong

That with respect to Report IP2024-1066, Attachment 2 be amended as follows:

1. Amend the introductory descriptions for the following Area Specific Policies sections, where each of the Area Specific Policy sections will be structured to contain a description outlining the geographical location, an envisioning statement, and any references to supporting Area Specific Policies.
 - a. 2.2.5.2 - Foothills Athletic Park / Foothills Multisport Fieldhouse
 - b. 5.2.1 – Bowness Road NW Neighbourhood Main Street
 - c. 5.2.2 – 16 Avenue NW Neighbourhood Main Street
 - d. 5.4.1 – Banff Trail Station Area
 - e. 5.4.2 – University Station Area
 - f. 5.4.3 – Brentwood Station Area
 - g. 5.4.4 – Dalhousie Station Area
 - h. 5.4.5 – Alberta Children’s Hospital BRT Station Area
 - i. 5.4.6 – Foothills Medical Centre BRT Station Area
 - j. 5.4.7 – 31 Street NW BRT Station Area
 - k. 5.4.8 – North Hill BRT Station Area
 - l. 5.5.2 – CF Market Mall Community Activity Centre
 - m. 5.5.4 – Parkdale Neighbourhood Activity Centre
 - n. 5.5.5 – University Heights Neighbourhood Activity Centre
 - o. 5.5.6 – Varsity Neighbourhood Activity Centre
 - p. 5.6.1 – 19 Street NW
 - q. 5.6.2 – 32 Avenue NW

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- r. 5.6.3 – Varsity Drive NW
 - s. 5.6.4 – Morley Trail NW
 - t. 5.6.5 – Home Road NW; and
2. Provide the Ward 1 and Ward 7 offices the opportunity to review and discuss the amended introductory paragraphs prior to IP2024-0166 being presented at the Public Hearing on Planning Matters in Q1/Q2 of 2025.

For: (3): Councillor Chabot, Councillor Chu, and Councillor Wong

Against: (4): Councillor Sharp, Councillor Spencer, Councillor Carra, and Councillor McLean

MOTION DEFEATED

Moved by Councillor Wong

That with respect to Report IP2024-1066, amend Attachment 2 as follows:

1. Develop figure maps for the following Area Specific Policy section where each figure map will include road names that are identified in the corresponding policies, boundaries for the Area Specific Policy section, and additional details that may support the intent of the Area Specific Policy section:
 - a. 5.2.1 – Bowness Road NW Neighbourhood Main Street
 - b. 5.2.2 – 16 Avenue NW Neighbourhood Main Street
 - c. 5.3.1 – 16 Avenue NW Urban Main Street
 - d. 5.5.2 – CF Market Mall Community Activity Centre
 - e. 5.5.4 – Parkdale Neighbourhood Activity Centre
 - f. 5.5.5 – University Heights Neighbourhood Activity Centre
 - g. 5.5.6 – Varsity Neighbourhood Activity Centre
 - h. 5.6.1 – 19 Street NW
 - i. 5.6.2 – 32 Avenue NW
 - j. 5.6.3 – Varsity Drive NW
 - k. 5.6.4 – Morley Trail NW

For: (5): Councillor Chabot, Councillor Chu, Councillor Carra, Councillor McLean, and Councillor Wong

Against: (2): Councillor Sharp, and Councillor Spencer

MOTION CARRIED

...

Moved by Councillor Wong

That with respect to Report IP2024-1066, the following be approved, **as amended**:

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That the Infrastructure and Planning Committee:

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

That the Infrastructure and Planning Committee recommend that Council:

2. Give first reading to the proposed bylaw to adopt the proposed South Shaganappi Communities Local Area Plan (**Amended** Attachment 2);
3. Withhold second and third readings of the proposed bylaw to adopt the South Shaganappi Communities Local Area Plan until the South Shaganappi Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board, if such approval is required
4. Give first reading to the proposed bylaw to amend the Brentwood Station Area Redevelopment Plan;
5. Withhold second and third readings of the proposed bylaw to amend the Brentwood Station Area Redevelopment Plan until the South Shaganappi Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board, if such approval is required; and
6. 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), and Varsity Land Use Study.

For: (6): Councillor Sharp, Councillor Chabot, Councillor Chu, Councillor Spencer, Councillor McLean, and Councillor Wong

MOTION CARRIED"

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed Local Area Plan provides a clear vision that will guide future growth and change across the South Shaganappi Communities. The Plan also supports the implementation of Home is Here: The City of Calgary's Housing Strategy, specifically

Outcome 1: Increase the supply of housing to meet demand and increase affordability.

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HIGHLIGHTS

- The Plan sets the vision for the evolution of the South Shaganappi communities over the next 30 years, providing direction on future developments and investments that current and future residents, landowners, builders, city planners and Council can reference to as new developments are proposed.
- The Plan provides guidance and direction on growth and change to nine communities: Banff Trail, Montgomery, Parkdale, Point McKay, St. Andrews Heights, University Heights, University District, University of Calgary and Varsity.
- Several major institutions are located in the South Shaganappi Communities including the University of Calgary, Foothills Medical Centre and Alberta Children's Hospital. The Plan supports these employment hubs, and by extension Calgary, by enabling diverse housing types, providing greater housing choices and supporting commercial development for both existing and future residents of varying ages, abilities and lifestyles.
- Calgarians will benefit from key moves in the Plan, including more housing choices, improved mobility network, the strengthening of transit station areas as community hubs and enhanced recreational opportunities, as well as conservation of existing parks, open spaces and the Bow River pathway system.
- The Plan aligns with Council's priority to modernize local area planning by applying consistent policies across multiple communities that share common amenities and infrastructure.
- Previous Council Direction is included in Attachment 1.

DISCUSSION

The South Shaganappi Communities share common amenities, public and transit infrastructures, natural areas, regional and neighbourhood parks and schools. Major institutions including the University of Calgary, Foothills Medical Centre and Alberta Children's Hospital are regional destinations, attracting and employing people from across Calgary. The proposed Plan (Attachment 2) supports and enables existing and future residents and businesses in the area by providing development policies and identifying community improvements for future investment.

The Plan seeks to create opportunities to address the changing needs of people of different age groups, abilities and lifestyles by supporting additional and different housing choices in key locations such as transit station areas, Main Streets, Activity Centres, community corridors and along the Primary Transit Network. Increased housing options will allow people to age in place and can help attract new residents with various lifestyles, ultimately supporting local schools, businesses, and amenities.

The Plan's future growth concept identifies strategic growth areas and specific local development policies for the 16 Avenue NW Urban Main Street area, 16 Avenue NW and Bowness Road NW Neighbourhood Main Street areas, transit station areas around the four Red Line LRT stations and three MAX Orange BRT stations and Activity Centres such as the University of Calgary, Foothills Medical Centre and Alberta Children's Hospital including University District. These areas are envisioned to accommodate the greatest proportion of growth in the Plan area.

A detailed Background and Planning Evaluation can be referenced in Attachment 3.

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EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|---|---|
| <input checked="" type="checkbox"/> Public engagement was undertaken | <input checked="" type="checkbox"/> Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

Engagement Overview

The proposed Plan was developed over two years using a phased engagement approach to advance local area planning in these communities. Public input gathered through an extensive engagement and communications plan identified opportunities, challenges and solutions to guide growth and change in this area. A working group that consisted of representatives from community associations, residents and industry met a total of eight times and provided detailed feedback through each phase of engagement. In addition, engagement sessions were held with community associations and targeted groups in the communities, including University of Calgary students, the South Shaganappi Area Strategic Planning Group and the Nifty Fifties Seniors Association. A detailed description of the project's Engagement Summary is found in Attachment 4.

Calgary Planning Commission (CPC) Workshop

A closed session workshop with CPC was held on 2024 April 04. The workshop focused on the draft Plan including the Urban Form and Building Scale maps, development policies supporting growth, and community improvements. There was general support of the draft Plan and the feedback provided informed subsequent revisions. Attachment 6 provides a summary of themes from the workshop and Administration's response.

IMPLICATIONS

Social

The Plan includes policies and community improvements that provide direction to the South Shaganappi Communities to develop into a well-connected area that supports recreation, economic activity and livability through inclusive and vibrant mixed-use spaces that are anchored by the regionally recognized University of Calgary, Foothills Medical Centre and Alberta Children's Hospital. The Plan supports housing choices centered around these areas to ensure existing and future residents can find a home in the Plan area that meets their changing needs and lifestyle.

Environmental

The Plan includes directions for greenhouse gas reductions and climate resiliency. It provides development policies that encourage more efficient buildings, renewable energy generation, and improved physical and natural infrastructure. The Plan also includes policies to support expansion of the tree canopy and sets goals to increase the canopy to 17.5% by 2030, 18.5% by 2040, and 19.5% by 2050, through retention of the existing canopy and planting new trees. In addition, the Plan explores opportunities to invest in the preservation, restoration and enhancements of natural areas within the ecological network.

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Economic

The Plan will enable a more active and vibrant urban environment by promoting a compact urban form and enhancing the efficient use of existing infrastructure, including the Red Line LRT and the Max Orange BRT lines. It will also support the economic activities of major institutions such as the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and McMahon Stadium. The Plan supports a variety of local and regional commercial opportunities while expanding housing types in Activity Centres, transit station areas, and Main Streets. This approach strengthens the local economy and offers more housing choices for visitors, residents, students, and workers in the Plan area.

Service and Financial Implications

No anticipated financial impact

RISK

Over the past two years, there has been significant investment from members of the public, the working group, community associations, interested groups, the development industry and The City towards creating the proposed Plan. If the proposed Plan is not approved, communities will continue to redevelop without the guidance of a local area plan, leading to unpredictability and uncertainty.

ATTACHMENTS

1. Previous Council Direction
2. **Proposed Bylaw 29P2025**
3. Background and Planning Evaluation
4. Final Engagement Summary
5. Lessons Learned
6. Calgary Planning Commission Review
7. **Proposed Bylaw 30P2025**
8. External Comments
9. Presentation
10. Public Submissions
11. **Public Submissions Received at Committee**
12. **Public Submissions Received After Committee**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning & Development Services	Approve

Author: C. Chan, S. Wilson & S. Thompson, Community Planning

City Clerks: C. Doi / A. Lennox