

## External Comments



June 24, 2024

Your file  
South Shaganappi Communities Local Area Planning Project  
Our file  
24-2013

Development Circulation Controller  
City of Calgary  
Floor 3, Municipal Building - 800 Macleod Trail S.E.  
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

**RE: Building(s): Other - Calgary, AB  
(See attached document(s))**

Hello Development Circulation Controller,

NAV CANADA has evaluated the captioned preliminary proposal and has no objection to the project as submitted.

Any construction equipment exceeding the height of this submission must be submitted at least 30 business days prior to usage.

The subject proposal data have been distributed to External Design Organizations (EDOs) for their assessment of possible effects on procedures they maintain. They will contact you directly if any concerns arise during their evaluation. If you have any questions or concerns pertaining to their assessment, please contact the EDO directly.

If you should decide not to proceed with this project, please advise us accordingly so that we may formally close the file. If you have any questions, contact Stakeholder and Commercial Relations by email at [commercialrelations@navcanada.ca](mailto:commercialrelations@navcanada.ca).

**NAV CANADA's land use evaluation is based on information known as of the date of this letter and is valid for a period of 18 months, subject to any legislative changes impacting land use submissions. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science and Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA Engineering as deemed necessary.**

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Regards,

**Stakeholder & Commercial Relations  
NAV CANADA**

cc QUEB - Region Quebec, Transport Canada  
CAC6 - CALGARY (ALBERTA CHILDREN'S HOSP)(HELI)  
CEL2 - CALGARY (CITY/BOW RIVER)(HELI)  
CEP2 - CALGARY (BOW CROW)(HELI)  
CMT3 - CALGARY (FOOTHILLS HOSP MCCAIG TOWER)(HELI)  
Air Navigation Data  
C. Cormier  
JetPro  
[south.shaganappi@calgary.ca](mailto:south.shaganappi@calgary.ca)



Healthy Albertans.  
Healthy Communities.  
**Together.**

November 26, 2024

The City of Calgary  
Community Planning, Planning & Development Services  
C/O South Shaganappi Communities Local Area Planning Project Team  
[South.shaganappi@calgary.ca](mailto:South.shaganappi@calgary.ca)

Dear South Shaganappi Communities Local Area Planning Project Team,

**Re: South Shaganappi Communities Local Area Planning (ARP)**

Local community planning and design directly affect health and well-being. Communities can support the prevention and management of chronic health conditions by creating healthier places for people to live, work and play. Supporting Alberta Health Services' vision (*Healthy Albertans. Healthy Communities. Together.*), Safe Healthy Environments endorses the use of an evidence-based public health approach to designing healthy communities. Healthy community design promotes healthy lifestyle choices; strengthens social connections; improves community safety and resilience; and reduces rates of some injuries, chronic diseases and forms of cancer. Healthy community design can also have social and economic benefits.

Alberta Health Services-Safe Healthy Environments (AHS-SHE) reviewed the South Shaganappi Communities Local Area Plan from a public health perspective. Healthy communities by design (HCBD) concepts and conventional areas of public health concern were considered.

It is understood that this plan includes nine residential communities (Banff Trail, Montgomery, Parkdale, Point McKay, St. Andrews Heights, University District, University Heights, University of Calgary, and Varsity) bounded by Crowchild Trail NW, Morley Trail NW and West Confederation Park to the north; 19 Street NW, 18 Street NW, Crowchild Trail NW and 29 Street NW to the east; the Bow River to the south; and the Bow River, Dale Hodges Park and Silver Springs Gate NW to the west. The Plans vision includes continuing to develop into a well-connected, innovative hub that supports recreation, economic activity, and livability through inclusive and vibrant mixed-use spaces and natural areas that are anchored by the regionally recognized University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital. The core values supporting this Plan include diversity of housing, improved mobility network, transit-oriented development, recreational opportunities and parks, open spaces, and Bow River pathway system.

Prioritizing healthy communities by design principles (**neighbourhood design, transportation networks, natural environments, food systems and housing**) will help build healthier people and communities. The principles for designing healthy communities are explained in detail in *Healthy Built Environment Linkages: A Toolkit for Design, Planning and Health*. This document is available at: <http://www.bccdc.ca/health-professionals/professional-resources/healthy-built->

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[environment-linkages-toolkit](#). Many of the goals outlined in this proposed ARP include these principles.

**Neighbourhood Design:** Planning complete, compact, and connected communities supports physical, mental, and social health.

- The Plan envisions the highest densities and activity levels to be located around transit station areas and the Major Activity Centres, including the University of Calgary, McMahon Stadium, Foothills Athletic Park, University Innovation Quarter, University District, Alberta Children's Hospital and Foothills Medical Centre. Concentrating a mixture of pedestrian-oriented residential and commercial development around these transit station areas will increase safety and comfort of transit users, provide a destination and gathering space for residents, will support employment opportunities and provide greater accessibility to public transit.
- The Plan is looking to put attention into amenity spaces to provide opportunities for people to gather, socialize, play, and relax throughout all seasons of the year.
- Mixed land use areas help increase safety and security, strengthen social connections, increase physical activity and have environmental and economic co-benefits within a neighborhood.

**Transportation Networks:** Offering accessible, safe, and active transportation options can increase physical activity and reduce traffic-related environmental impacts.

- The Plan stresses the importance of supporting shared mobility options close to transit station areas and creating and highlighting pedestrian routes especially those that connect to other destinations within the plan and beyond. This is important as the South Shaganappi Communities depend on interconnectedness for their commercial services, amenities, and recreation facilities.
- The Plan is looking to implement traffic calming measures and shade and cooling infrastructure along pedestrian/cycling corridors. Ensuring pedestrian routes are safe and comfortable increases useability and reduces vehicle reliance.
- Infrastructure designs that create a walkable, cycle-friendly city supports the creation of a healthy, barrier-free, age friendly and safe city where active modes are a preferred transportation choice

**Housing:** Supporting a variety of safe and suitable housing options that meet the needs of diverse households positively impacts physical and mental health.

- The Plan is looking to foster greater inclusivity by providing a variety of housing choices that are diverse and accessible. Access to safe and stable housing helps create inclusive communities and adds to the overall health, prosperity, and safety of an area. Non-market and mixed-market housing add diversity by attracting young adults and families into the neighborhood and it enables residents to age in place. Diverse inclusive housing improves individual outcomes related to the social determinants of health, promotes self-sufficiency, and builds equity in communities.

- Healthy communities have accessible housing, supportive housing, housing located near community amenities and housing located in diverse tenure and use developments

**Food Systems:** Providing accessible, affordable, and nutritious food options contributes to a healthy local food system.

- The Plan encourages publicly accessible and shared private amenity spaces to provide opportunities for urban agriculture, community gardens, local food sales, and community markets. Inclusion of these opportunities can help support local food systems, food security, and community connections. Urban agricultural food production is gaining in popularity because such practices increase sustainability and quality-of-life of communities. Although growing food in urban settings has many benefits, there are also potential health concerns. Urban soils may harbor physical, chemical or biological contaminants from historical land use or nearby activities. We encourage municipalities to define urban agriculture and include conditions for these types of sites in their land use bylaw or other planning policies as this promotes the development of healthy and safe initiatives, mitigates potential public health risks and nuisances and contributes to healthy community design. AHS-SHE supports local food systems that offer healthy food options for everyone and encourage collaboration with other AHS partners (such as Nutrition Services) as well as community organizations and non-profit groups to develop innovative, community-specific ways to reach specific populations.
- In addition to opportunities to grow food within the neighborhood, access, availability and affordability of healthy foods offered in commercial areas of the neighborhood should be considered as development advances. Providing healthy food and beverage choices in the community, as well as potentially limiting access to unhealthy food options, can create more supportive environments for healthy eating.

**Natural Environments:** Creating and preserving natural features and green spaces promotes physical, social and mental health while supporting a resilient ecosystem.

- The Plan looks at supporting the protection, preservation and rehabilitation of ecological processes and functions, connecting parks and open spaces with natural areas to support ecological networks and provide habitat and movement corridors, supporting accessible pedestrian and cycling infrastructure in and near natural areas without inhibiting overall ecological function and using a winter-city design with parks and open green spaces.
- Protecting natural areas and improving passive and active recreation opportunities in parks, open spaces, and natural areas along the Bow River pathway system and across the South Shaganappi Communities will help contribute to mental and physical health and wellness for residents and visitors in the Plan Area by helping to increase safe and welcoming areas for physical activity, social connectedness and relaxation in nature.

The South Shaganappi Communities Local Area Planning (ARP) includes many examples of HCBD principles, and promotes many aspects of healthy lifestyles, including physical activity, healthy eating, and supportive, safe environments.



The Plan is looking at adopting an equity-based approach to area development to ensure the health benefits of growth and change are realized for residents in the South Shaganappi communities. Areas where health equity were included in the planning process include encouraging publicly accessible and shared private amenity spaces to provide access to drinking water and universally accessible washrooms, having a well-connected, all season accessible mobility network that includes options for walking, cycling, taking transit and using personal vehicles and the inclusion of diverse housing. Health equity means that all people have the opportunities they need to reach their full health potential and are not disadvantaged due to social, economic and environmental circumstances.

Although not a separate HCBD pillar on its own, there is an inter-relationship between climate resiliency in a community and the five pillars of HCBD. The Plan identified how it would support community climate resiliency by: including policies to help maintain, improve and expand the existing tree canopy, contributing to broader City climate resiliency objectives; encouraging the development of net zero or net zero ready buildings; reduction of greenhouse gas emissions through energy efficiency improvements and/or renewable energy; inclusion of community climate resilience assets such as green roofs and walls and on site storm management that reduce net stormwater runoff volume or using cisterns. Reducing impervious surfaces to improve water quality and reduce runoff volume by applying stormwater management practices such as low impact development is also being explored. Prioritizing healthy communities by design concepts that incorporate climate mitigation and adaptation strategies makes communities more resilient. Resilient communities are healthier and more prepared for the future.

Thank you for the opportunity to review the South Shaganappi Communities Local Area Planning (ARP), which includes HCBD principles. Visit [www.ahs.ca/healthycommunitiesbydesign](http://www.ahs.ca/healthycommunitiesbydesign) to learn more about healthy community design.

Please contact the undersigned if you have any questions or concerns.

Sincerely,

Cortney Hlady, CPHI(C)  
Public Health Inspector/Executive Officer  
Safe Healthy Environments  
Alberta Health Services

Enclosed: Healthy Communities by Design information page

