

Planning & Development Services Report to
Public Hearing Meeting of Council
2025 April 08

ISC: UNRESTRICTED
C2025-0321

Amendments to the South Shaganappi Communities Local Area Plan

PURPOSE

This report seeks approval of amendments to the South Shaganappi Communities Local Area Plan (Plan) pertaining to the municipal address 5200 53 Avenue NW. The amendments include adding a Comprehensive Planning Site to Map 3: Urban Form which will require additional planning to support future planning applications, changing the Low Scale (up to 6 storeys) to No Building Scale on Map 4: Building Scale, and adding a policy to Section 2.2.5 Comprehensive Planning Site, stating that any land use amendment applications for the subject parcel will require an amendment to Map 4: Building Scale.

PREVIOUS COUNCIL DIRECTION

At the 2025 March 04 Public Hearing of Council, Bylaw 29P2025, the South Shaganappi Communities Local Area Plan, ([IP2024-1066](#)), was approved with map and text amendments. The following Council direction was provided:

Direct Administration to prepare the following amendments for the portion of the block that is located on the east side of 53 Avenue NW, bordering the parks and open space to the north and having a municipal address of 5200 53 Avenue NW, and to bring a new proposed bylaw directly to the 2025 April 08 Public Hearing of Council for three readings:

- a. Amend Map 3: Urban Form by adding “Comprehensive Planning Site”;
- b. Amend Map 4: Building Scale by changing “Low (up to 6 storeys)” to “No Building Scale”; and
- c. Amend Section 2.2.5 Comprehensive Planning Site, to add the following policy:
“c. Any land use amendment applications including 5200 53 Avenue NW will require an amendment to Map 4: Building Scale.”

RECOMMENDATION(S):

1. Give three readings to proposed bylaw **37P2025** for amendments to the South Shaganappi Communities Local Area Plan (Attachment 2).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report

HIGHLIGHTS

- The South Shaganappi Communities Local Area Plan outlines the vision and policies that guide development and investment in the South Shaganappi Communities over the next 30 years. Calgarians living and working in the South Shaganappi Communities will benefit from strategic and consistent development policies.

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Council Directed Amendments to the South Shaganappi Communities Local Area Plan

- Council directed amendments to the Plan for one parcel, located at 5200 53 Avenue NW in Varsity.
- These amendments provide additional flexibility in the event that redevelopment occurs on this parcel.

DISCUSSION

On 2025 March 04, Council approved the South Shaganappi Communities Local Area Plan, (Plan) with amendments ([IP2024-1066](#)). The Plan provides a strategic framework for future growth and development in nine northwest communities over the next 30 years.

As part of this approval, Council directed Administration to amend maps and text within the South Shaganappi Communities Local Area Plan. Plan amendments are for one parcel, located at 5200 53 Avenue NW.

This includes:

- Amending Map 3: Urban Form in the Plan to add a Comprehensive Planning Site overlay; and
- Amending Map 4: Building Scale to remove Low Scale (up to 6 storeys) for the parcel and replace it with No Scale Modifier category.
- Amendments to Section 2.2.5 Comprehensive Planning Sites to include a policy that would require an amendment to Map 4: Building Scale in the Plan in conjunction with the approval of a land use amendment on the parcel.

EXTERNAL ENGAGEMENT AND COMMUNICATION

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

Engagement

Engagement was not required to bring these amendments forward. Any future land use application for the parcel would undergo a separate application, review and engagement process at that time.

IMPLICATIONS

Social

The amendments will offer greater flexibility for various housing types and uses in future redevelopment within the Comprehensive Planning Site.

Environmental

Not Applicable

Economic

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Council Directed Amendments to the South Shaganappi Communities Local Area Plan

Comprehensive Planning Sites in the Plan area require the landowner to undertake a master plan at the time of redevelopment. These amendments will allow for future development to better suit market conditions when the parcel is redeveloped.

Service and Financial Implications

No anticipated financial impact.

RISK

No anticipated risk.

ATTACHMENT(S)

1. Previous Council Direction
2. Proposed Bylaw 37P2025
3. Presentation
4. **Public Submission**

Department Circulation

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

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