

Previous Council Direction

Context

The South Shaganappi Communities Local Area Plan is part of the Local Area Planning Program which seeks to update and modernize local area plans in Calgary. Six local area plans have been approved since the Local Area Planning Program was launched.

Previous Council Direction

At the 2025 March 04 Public Hearing of Council, Council approved the South Shaganappi Communities Local Area Plan (IP2024-1066) with map and text amendments. Council directed Administration to prepare the amendments and bring a new proposed bylaw directly to the 2025 April 08 Public Hearing of Council for three readings.

Approved recommendations:

For reference, the table below lists the verbatim amendments from Council.

<p>2025 March 04 Public Hearing of Council</p>	<p>IP2024-1066</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. 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: <ol style="list-style-type: none"> 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: <p>“c. Any land use amendment applications including 5200 53 Avenue NW will require an amendment to Map 4: Building Scale.”</p>
<p>2025 March 04 Public Hearing of Council</p>	<p>IP2024-1066</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. 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: <ol style="list-style-type: none"> a. Amend Map 3: Urban Form by adding “Comprehensive Planning Site”;

		<ul style="list-style-type: none">b. Amend Map 4: Building Scale by changing “Low (up to 6 storeys)” to “No Building Scale”; andc. Amend Section 2.2.5 Comprehensive Planning Site, to add the following policy:<ul style="list-style-type: none">“c. Any land use amendment applications including 5200 53 Avenue NW will require an amendment to Map 4: Building Scale.” <ol style="list-style-type: none">2. Give three readings to Proposed Bylaw 29P2025 to adopt the South Shaganappi Communities Local Area Plan and repeal the Bylaw 7P86 Banff Trail Area Redevelopment Plan, Bylaw 16P2011 Banff Trail Station Area Redevelopment Plan, Bylaw 11P2004 Montgomery Area Redevelopment Plan, Bylaw 39P2013 Parkdale Neighbourhood Activity Centre Area Redevelopment Plan, and Bylaw 40P2013 Stadium Shopping Centre Area Redevelopment Plan (Attachment 2);3. RESCIND, by resolution, the 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; and4. Give three readings to Proposed Bylaw 30P2025 to amend the Brentwood Station Area Redevelopment Plan (Attachment 7).
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