



Council Directed Amendments to the South Shaganappi Communities Local Area Plan (C2025-0321)

2025 April 08

RECOMMENDATION:

That with respect to Report C2025-0321, the following be approved:

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

PREVIOUS COUNCIL DIRECTION AT PUBLIC HEARING OF COUNCIL ON 2025 MARCH 04 - (IP2024-1066):

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.”





Existing Urban Form Map



Proposed Urban Form Map



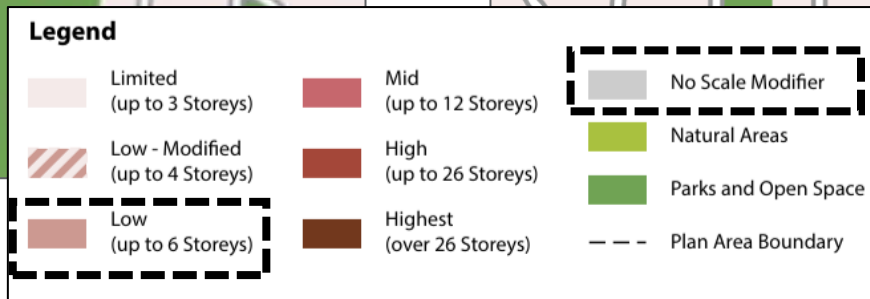
Urban Form		Additional Policy Guidance	
	Neighbourhood Commercial		City Civic and Recreation
	Neighbourhood Flex		Private Institutional and Recreation
	Neighbourhood Connector		Regional Campus
	Neighbourhood Local		No Urban Form Category
	Commercial Centre		Comprehensive Planning Site*
	Commercial Corridor		Active Frontage
	Natural Areas		Plan Area Boundary
	Parks and Open Space		



Existing Building Scale Map



Proposed Building Scale Map



2.2.5 Comprehensive Planning Sites

Comprehensive Planning Sites identify and provide direction for one or more parcels where additional planning or supplementary site design will be needed to support future planning applications. These sites may have private **infrastructure**, such as internal publicly-accessible private streets that service the site. These sites are envisioned to redevelop over time and are expected to integrate with the surrounding community. Additions to existing development or smaller scale redevelopment may be considered by the Development Authority in advance of a comprehensive development plan for these sites.

Policy

Site, Building, and Landscape Design

- a. Comprehensive Planning Sites should undertake a master planning exercise prior to, or at the time of, a planning application and should:
 - i. identify an appropriate transition of use and scale to adjacent areas;
 - ii. identify a hierarchy of streets and **pedestrian** routes that connect destinations on and to the site;
 - iii. identify active transportation supportive amenities, such as secure bicycle parking and shower facilities;
 - iv. identify and include mobility **infrastructure** and missing links to connect to adjacent areas;
 - v. identify phasing for future development, including how parking areas and parking demand and supply may change over each phase;
 - vi. identify opportunities for comprehensive energy planning and include features to reduce greenhouse gas emissions;
 - vii. use site design to activate edge and corner conditions, including setbacks, lot patterns, building siting, and landscaping;
 - viii. identify the location of publicly-accessible open space;
 - ix. identify opportunities to create a sense of place;
 - x. integrate transit **infrastructure**; and,
 - xi. identify utility connections.
- b. Where a Comprehensive Planning Site is located within the Crowchild Trail Study, additional planning considerations including feasibility of future development is needed.

c. Any land use amendment applications including 5200 53 Avenue NW will require an amendment to Map 4: Building Scale.

RECOMMENDATION:

That with respect to Report C2025-0321, the following be approved:

1. Give three readings to proposed bylaw 37P2025 for amendments to the South Shaganappi Communities Local Area Plan (Attachment 3).