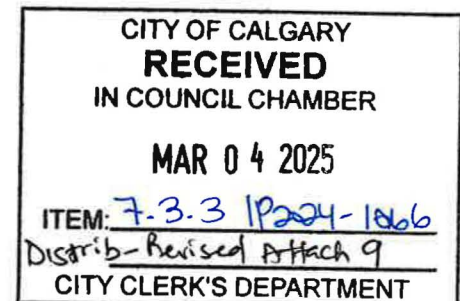




South Shaganappi Communities Local Area Plan

IP2024-1066

2025 March 04



RECOMMENDATION(S):

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

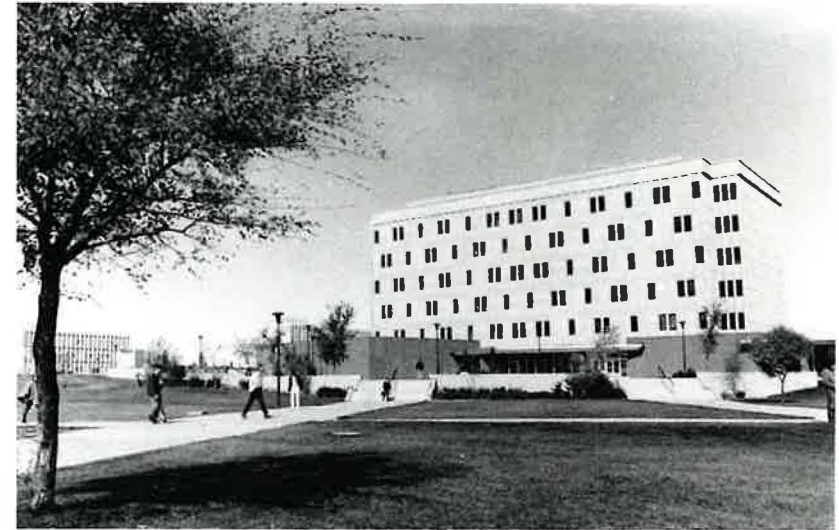
That Infrastructure and Planning Committee Recommendation be amended to read as follows:

1. 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);
2. 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; and
3. Give three readings to **Proposed Bylaw 30P2025** to amend the Brentwood Station Area Redevelopment Plan (Attachment 7).



Past Communities

IP2024-1066
Revised Attachment 9





9
Communities

Banff Trail
Montgomery
Parkdale
Point McKay
St. Andrews Heights
University Heights
University District
University of Calgary
Varsity

33,654
Total Population

2+ years

To create the **South Shaganappi Communities Local Area Plan**

4 phases
of public participation

2.7K+ instances of
direct engagement participation

70
engagement
events

34 targeted
engagement

19 public
sessions

9 walking
tours

8 working
group sessions



Phase 2 Key Growth Concept



Phase 3 Draft Urban Form Map



Proposed IPC Urban Form Map



Building Scale Map Evolution

Phase 2 Key Growth Concept

Phase 3 Draft Building Scale Map

Proposed IPC Building Scale Map







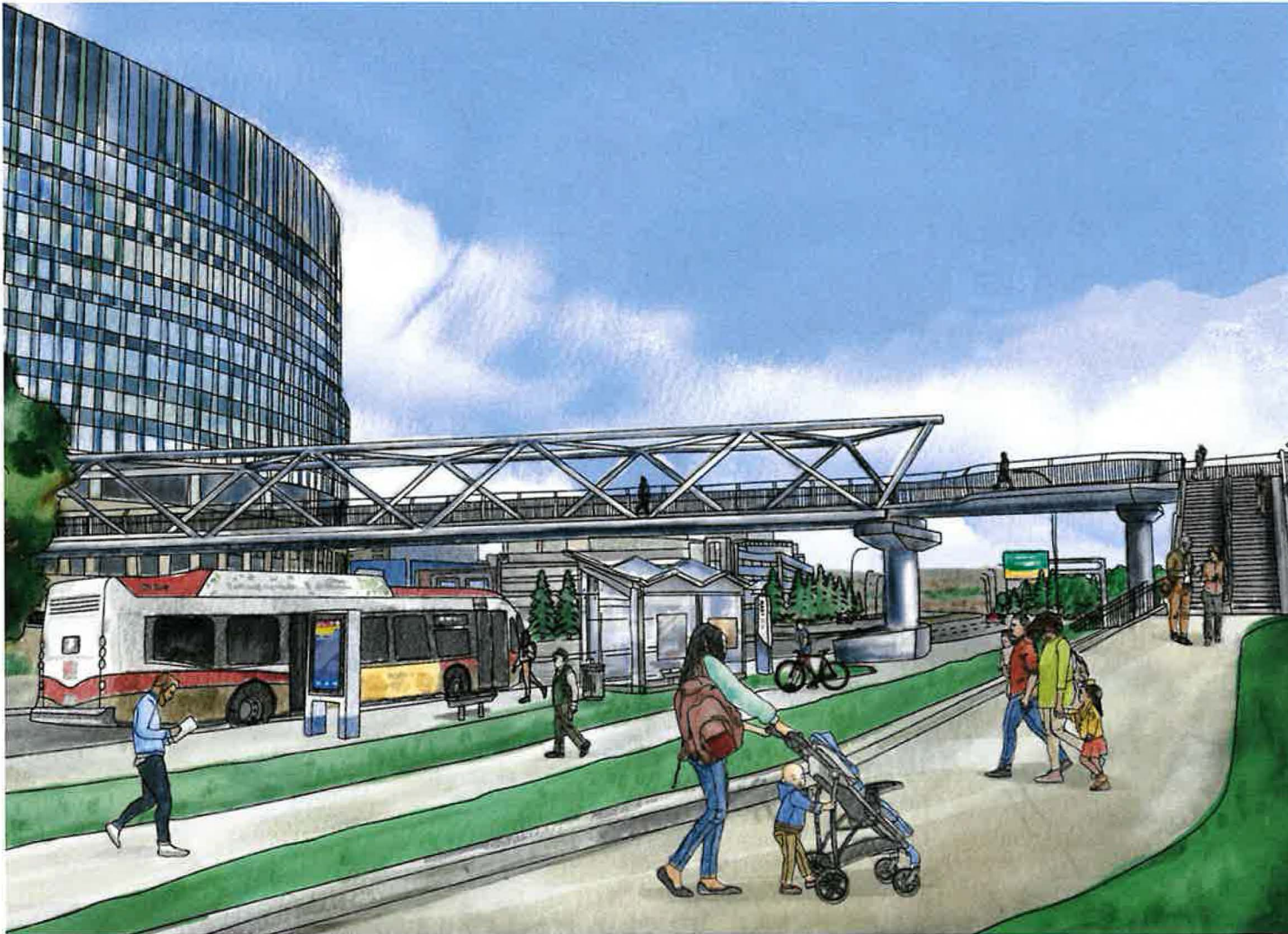
Supporting diverse housing options to meet the evolving needs of existing and future residents

- Opportunities for diverse housing types and expand housing choices to meet Calgarians' evolving needs
- Support student, mixed-market housing and non-market housing



Improving connectivity for all mobility options between destinations within and beyond the Plan area

- Improving linkages to key destinations
- Community corridor improvements
- Enabling people to live closer to public transit



Strengthening transit station areas as community hubs for services and amenities

- Focus growth near Red Line LRT & MAX Orange BRT
- Create vibrant transit hubs with services, amenities and public infrastructure

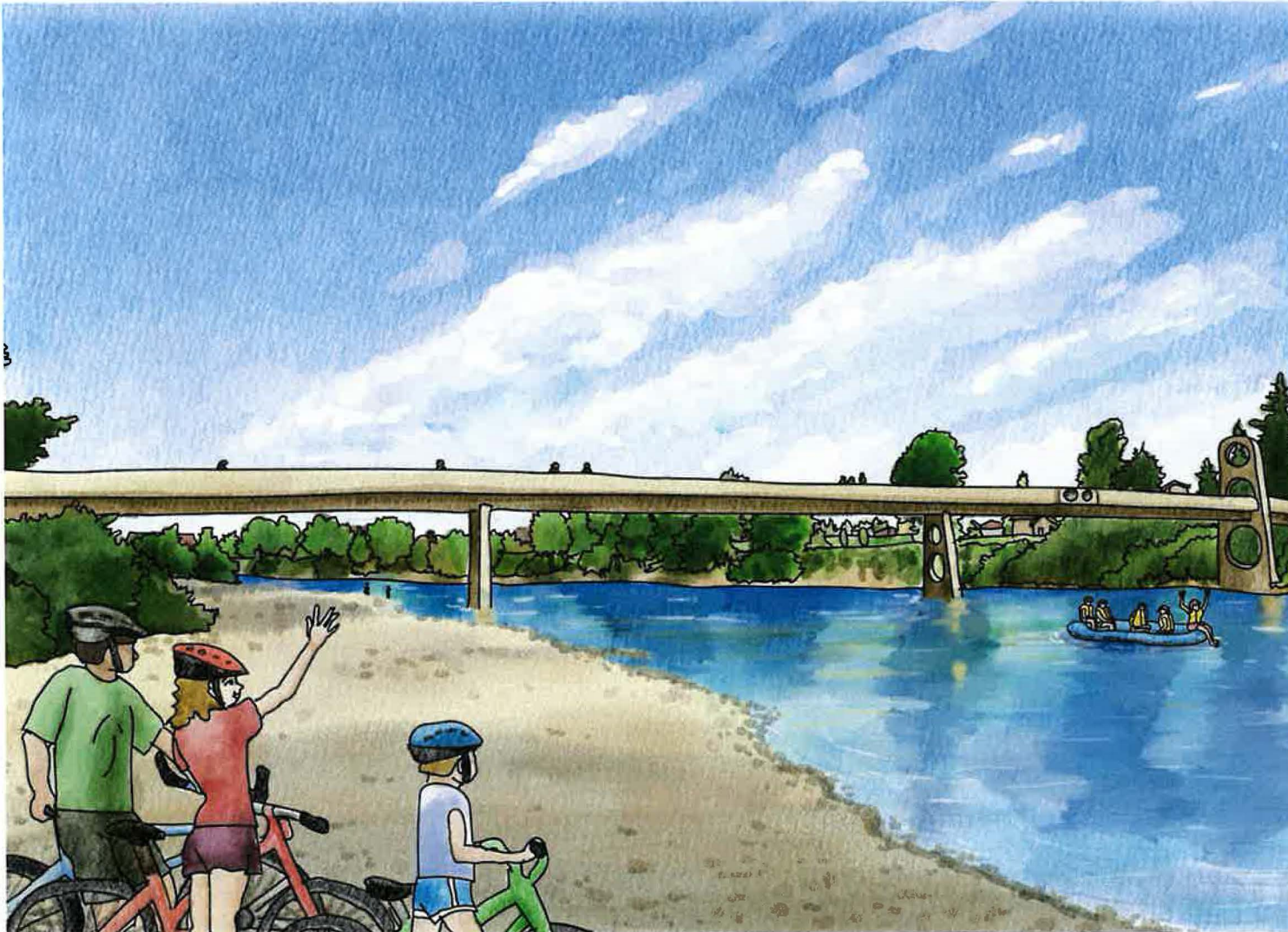


Providing affordable and accessible recreational opportunities for all

- Support affordable, inclusive recreation for all ages and abilities
- Enhance recreational facilities like Shouldice and Foothills Athletic Parks

Parks, Open Spaces, Natural Areas, and Bow River Pathway System

IP2024-1066
Revised Attachment 9



Enhancing and conserving existing parks, open spaces, and natural areas

- Invest in parks, open spaces, and natural areas like Shouldice and Dale Hodges Parks
- Protect and enhance the Bow River Pathway with scale transitions and natural area improvements



Conclusion

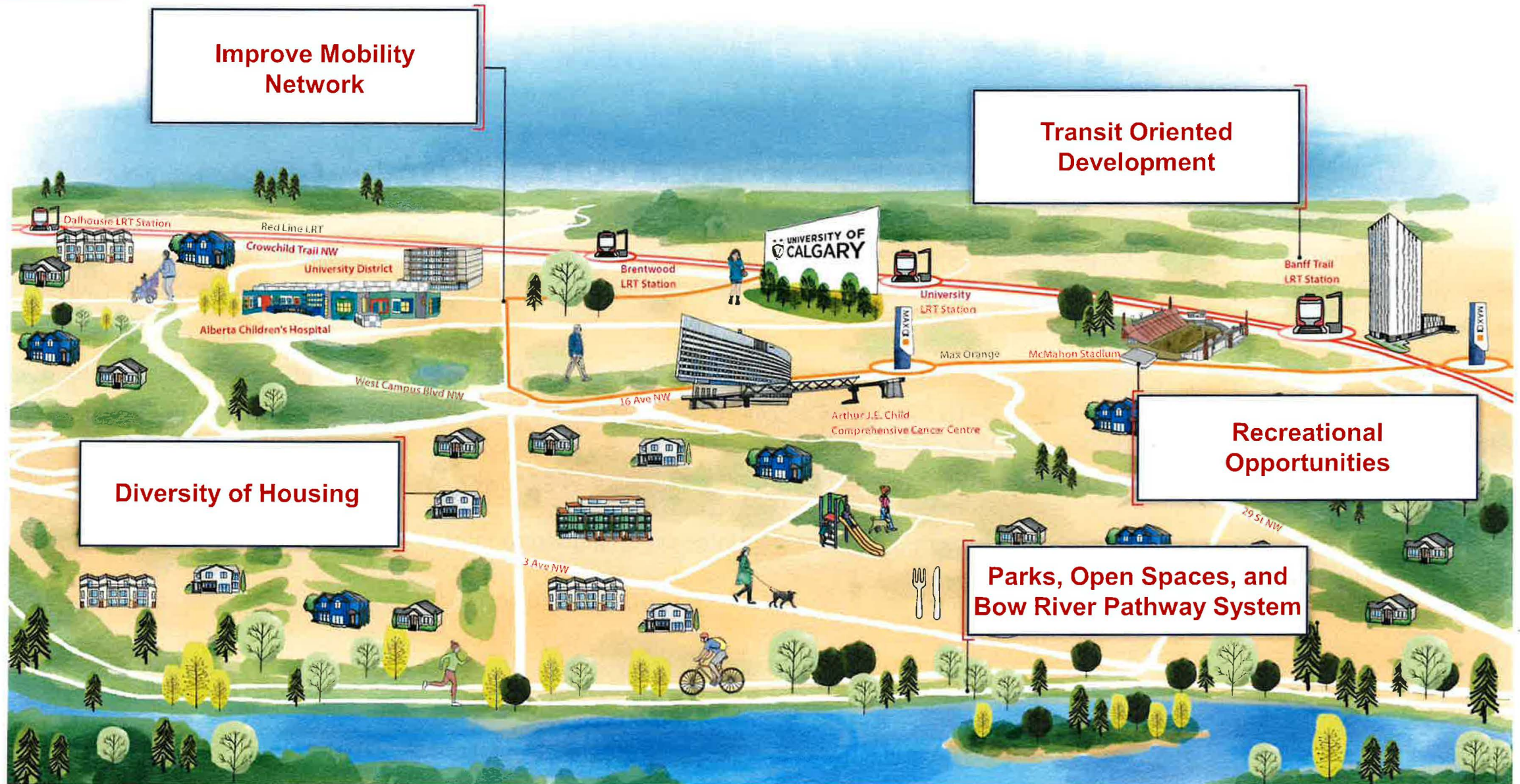
Improve Mobility Network

Transit Oriented Development

Recreational Opportunities

Diversity of Housing

Parks, Open Spaces, and Bow River Pathway System



RECOMMENDATION(S):

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

That Infrastructure and Planning Committee Recommendation be amended to read as follows:

1. 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);
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