

Land Use Amendment in Shaganappi (Ward 8) at 1406 – 26 Street SW, LOC2025-0062

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 1406 – 26 Street SW (Plan 2311009, Block 5, Lot 55) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 24:

That Council give three readings to **Proposed Bylaw 148D2025** for the redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 1406 – 26 Street SW (Plan 2311009, Block 5, Lot 55) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to a Direct Control (DC) District to allow for an affordable housing proposal, with a maximum floor area ratio (FAR) of 3.0 and maximum height of up to 20 metres.
- The proposal would allow for an increase in density at a strategic location within a two-minute walk of the Shaganappi Point Light Rail Transit (LRT) Station and is in alignment with the policies of the *Municipal Development Plan* (MDP) the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application allows for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Why does this matter? The proposal will enable transit-supportive development and a more efficient use of existing infrastructure and nearby amenities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Shaganappi, was submitted by B&A Studios on behalf of Onward Homes on 2025 March 18. While the property currently belongs to The City of Calgary, Onward Homes is the successful non-profit affordable housing provider that was awarded this parcel through the non-market housing land disposition program.

The site is approximately 0.18 hectares (0.44 acres) in size and is located at the southeast corner of Bow Trail SW and 26 Street SW. It is approximately 130 metres (a two-minute walk) south of the Shaganappi Point LRT Station. The parcel is currently undeveloped.

No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), this application proposes to redesignate the site to a Direct Control

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(DC) District based on the Mixed Use – General (MU-1) District to accommodate approximately 63 affordable housing units.

The DC District (Attachment 2) is required to enable site-specific rules related to the 12 Avenue SW road right-of-way and utility right-of-way within the parcel that limit its buildable area.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. The applicant team developed several ways to connect with the public. For example, postcards were delivered to 550 surrounding residents and the applicant hosted a virtual public information session. Feedback was also received from residents through an online form. The applicant also presented and discussed the proposal with the Shaganappi Community Association (CA). Please refer to the Applicant Outreach Summary, Attachment 4, for additional details on the engagement undertaken.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report. The CA provided a letter of no objection on 2025 July 07 (Attachment 5). The letter outlines several considerations related to the parking reductions proposed and future street parking solutions.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use district would provide flexibility in building a mixed-use development that is compatible with the adjacent area and in alignment with a recently approved local area plan. The detailed design of the development will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposal enables the continuation of development in Shaganappi and supports The City’s efforts to develop and increase the supply of permanent affordable housing. The development of this parcel would allow for increased density in close proximity to the Shaganappi Point LRT Station, while also enabling more efficient use of land and infrastructure and providing additional amenities for the community.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to align the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

This proposed land use amendment is intended to allow for the development of affordable housing units. The development would provide housing opportunity, support local businesses and employment opportunities within Shaganappi.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with the application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 148D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Shaganappi Community Association Response
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform