

# Applicant Submission

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## **APPLICANT SUBMISSION: SHAGANAPPI ONWARD HOMES LAND USE AMENDMENT**

**Company:** B&A

**Developer:** Onward Homes Calgary

**Applicant's Name:** Jack Moddle

**Date:** 4 July, 2025

On behalf of Onward Homes, B&A is submitting this application for a Land Use Redesignation at 1406 26 St SW in the community of Shaganappi. This application creates a Direct Control (DC) district based on the MU-1 (Mixed Use – General) land use to enable 63 multi-residential affordable housing units at a proposed height of 5 storeys. A pre-application assessment was received for this site in January 2025 under PE-2024-01967.

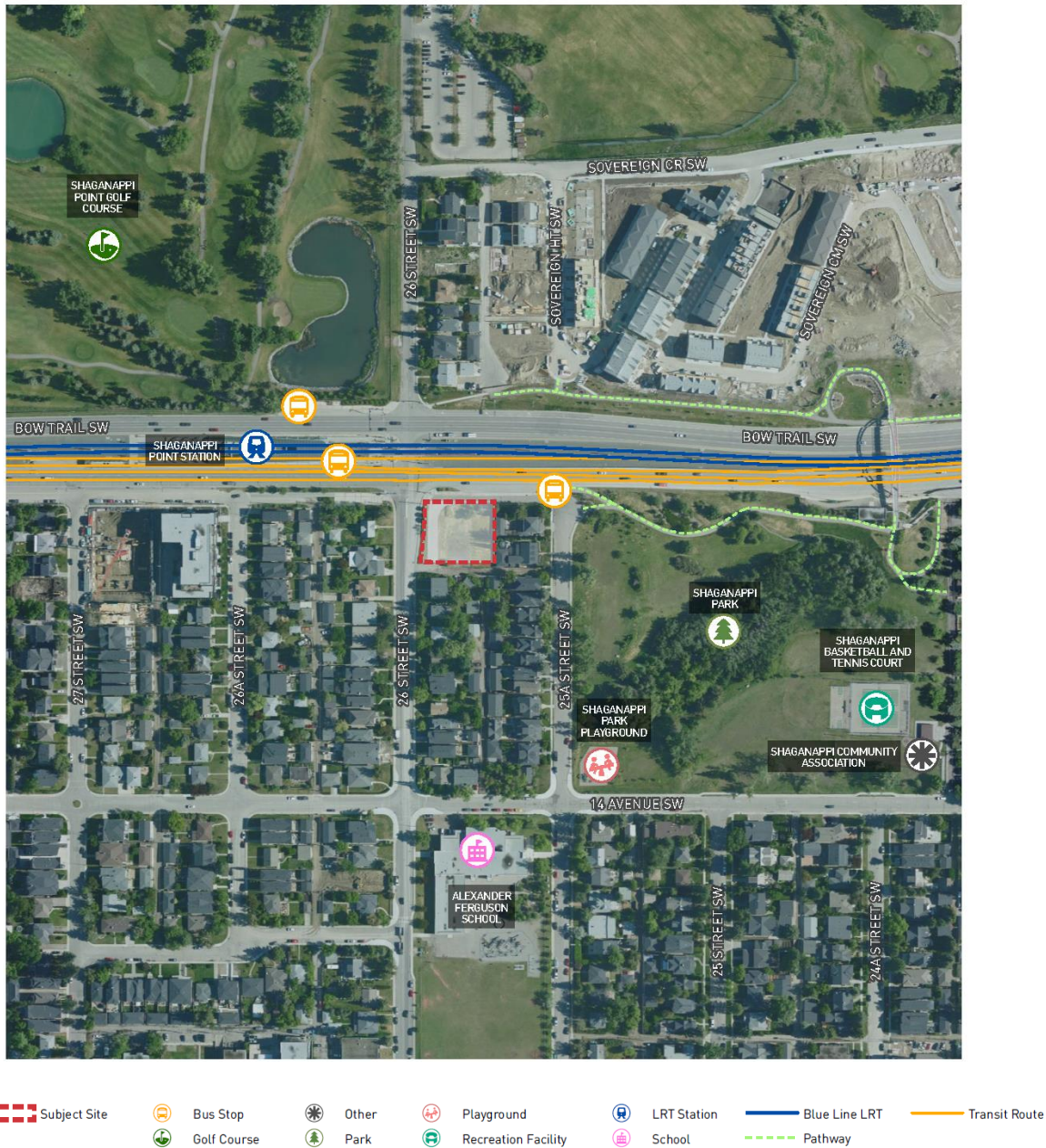
This site is part of the City-led 2025 Non-Marking Housing Land Sale program. This site was sold to Onward Homes for the express purpose of developing affordable housing. This program is accompanied by requirements for the delivery of affordable housing within a set timeframe, and as such an expedited approvals process is necessary in order to meet these timing conditions.

### **Site Context**

The subject site is a +/- 0.44 acre parcel directly located at the southeast corner of Bow Trail SW and 26 Street SW and is currently vacant. The site is also bounded on the west and north by 12 Ave SW, which provides a unique access point and connection to 25a Street to the east. To the east is Shaganappi Park and Playground. Immediately to the northwest is the Shaganappi Point LRT station. The surrounding community is characterized by low-density residential development in the form of single detached and semi-detached homes. There are two recently approved 4-6 storey multi-residential developments to the west along Bow Trail, including the now-complete Giordano building.

The subject site is currently zoned M-X2 (Multi Residential – Medium Profile Support Commercial) and is shown as Neighbourhood Flex – Low (up to 6 storeys) in the Westbrook Local Area Plan (LAP). The project vision is for a 5-storey multi-residential building with below-market affordable housing. Based on the existing policy, the proposed use is supported, however a Direct Control (DC) land use is required for this site based on the necessary parking reductions and landscape requirements as covered under the DC Rationale section.

FIG 1 – SITE CONTEXT



### DIRECT CONTROL (DC) RATIONALE & BYLAW REVIEW

A DC District is proposed for this site. Section 20 (1) of the Land Use Bylaw 2P2007 indicates:

*Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.*

Based on a comprehensive bylaw review, the MU-1 (Mixed Use – General) District is the best base district to allow for the intended use which is a multi-residential building at up to 5 storeys in height.

However, a DC is required to accommodate site-specific outcomes which cannot otherwise be managed under any stock mixed-use or multi-residential district.

The proposed development is for affordable housing in close proximity to an LRT station, and as a result the applicant is seeking a reduction to 0.25 stalls per Dwelling Unit in exchange for the increased cycling facilities on-site. Additionally, the parcel includes a portion of the 12 Avenue SW right-of-way and a utility right-of-way which impacts the buildable area of the site, therefore, site specific rules for landscaping, parking and building design are being sought through this DC .

A summary of all items proposed in the Direct Control Land Use:

- MU-1 as the base land use district.
- Reduction in Motor Vehicle Parking Stalls to 0.25 per Dwelling Unit in exchange for a bike repair station and an increase to 1.0 Class 1 bike stalls per unit (doubling the bylaw minimum)
- Various minor adjustments to site-specific rules responding to the local context, through discussion with Administration.

## SUMMARY

In conclusion, the proposed application allows for the development of a specific site outcome which is approximately 63 Affordable Housing units. The proposed built form of 5-storey multi-residential aligns with the policies of the Westbrook Local Area Plan and with the existing approved land use on site. The primary intent of this application is to allow for adjustments to bylaw rules to accommodate the proposed use, where these adjustments cannot be accommodated through any existing district. The proposed DC will also give additional certain of the final proposed use on site.

Thank you for your consideration. Please do not hesitate to reach out with any questions or concerns. We look forward to Administration's support of this application.

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