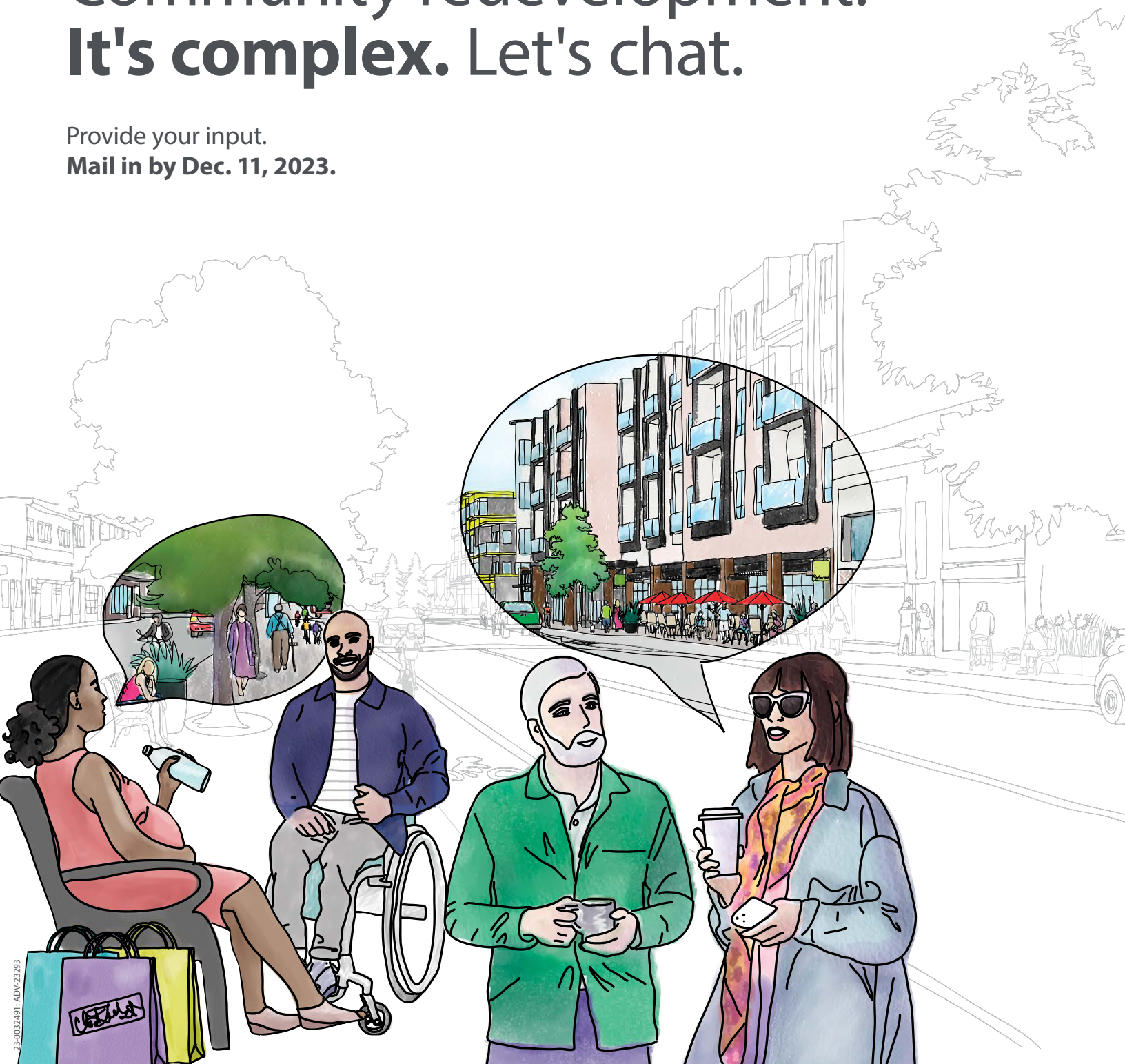


Official City of Calgary Engagement Booklet

Community redevelopment. It's complex. Let's chat.

Provide your input.
Mail in by Dec. 11, 2023.



Planning Together for the Next 30 Years

We're working together to create a local area plan for the South Shaganappi communities of Banff Trail, Montgomery, Parkdale, Point McKay, St. Andrews Heights, University District, University Heights, University of Calgary and Varsity.

What is a Local Area Plan?

A local area plan sets the vision for the evolution of the area over the next 30 years. It provides direction on future development and investment that residents, landowners, builders / developers, City Planners and Council can commonly refer to when new development and investment ideas are proposed.

Why Do We Need a Local Area Plan?

The city, communities and streets where we live and work have changed, are changing, and will continue to change. People renovate, rebuild, enlarge and modify spaces around them all the time. We need to make sure there's room for people looking to make changes and provide direction to help guide decisions. We also need to provide guidelines for investment when change is proposed, and certainty for residents and businesses to know how their community may change in the future.



ما درباره رشد، تغییر و پیشرفت دوباره در جامعه و منطقه محلی شما بحث و گفتگو می‌کنیم. بسیار خوشحال می‌شویم که با شما درباره آینده جامعه محلی‌تان گپ بزنیم. لطفاً نظرات خود را به زبان خود در وبسایت ما به آدرس calgary.ca/Shaganappi یا از طریق تماس با شماره 113، با ما در میان بگذارید.

我们正在讨论您所居住的社区和当地的发展、改造和重建情况。我们很乐意与您探讨关于您所居住社区的未来发展。请登录我们的网站 calgary.ca/Shaganappi 用您自己的语言分享想法，或拨打 311 与我们联系。

نحن نقاش النمو والتغيير وإعادة التنمية في مجتمعك ومنطقتك المحلية. نود أن نتحدث معك حول مستقبل مجتمعك. يُرجى مشاركة أفكارك بلغتك على موقعنا عبر الإنترنت calgary.ca/Shaganappi أو الاتصال بنا على 113.

Get Involved

We Need Your Input

We are working together to create the South Shaganappi Communities Local Area Plan and need your feedback on this key phase of engagement.

Please read this engagement booklet carefully, add your feedback to the form on the last page, tear it out and drop it in the mail (postage is prepaid) by December 11, 2023.* You can also provide your feedback online at calgary.ca/Shaganappi or at an engagement session (check out the schedule online or call 311).

- **Topic 1:** Vision and Core Values – pages 6-9
- **Topic 2:** Potential Focus Areas for Growth – pages 10-13
- **Topic 3:** Small-Scale Growth – pages 14-16
- **Feedback Form** – page 19

***Please note:** Feedback forms received after December 22, 2023 may not be included in the 'What We Heard Report'.

"Where housing density will increase – more bike lanes – keep the green spaces!"
— PARTICIPANT

Learn More and Stay Connected

To find out about future opportunities to get involved, subscribe for updates and learn more about what's happening in the South Shaganappi Communities, visit calgary.ca/Shaganappi



Creating the Local Area Plan



What We’ve Discussed So Far

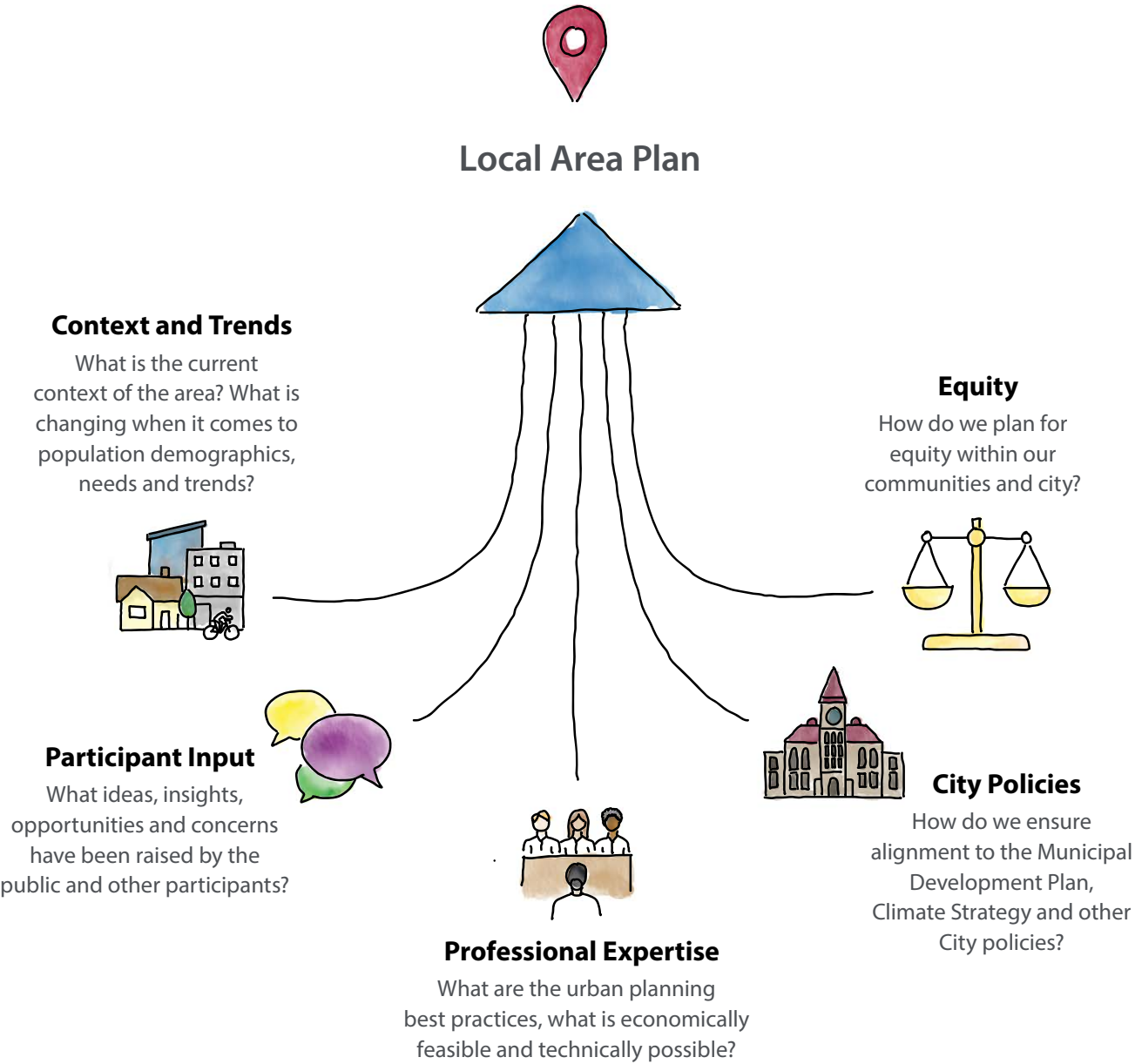
In Phase 1 – ENVISION, we asked you to help us look back at the past, understand the present and envision the future. The feedback provided helped us draft a Vision and Core Values for the South Shaganappi Communities that will help guide decisions about the evolution of the area over the next 30 years.

What We’re Talking About Now

We are currently in Phase 2 – EXPLORE, and we want to hear your thoughts on the draft Vision and Core Values. We’re also going to start looking at where and how growth and change could happen in the area.



Key Considerations for Local Area Plans



Did you know?

Feedback provided by participants helps shape the local area plan as it is created. Review the full **What We Heard** and **What We Did** reports at calgary.ca/Shaganappi

Following each phase of engagement, the project team compiles and shares what was heard, highlights the key themes raised, and provides responses for how key themes were considered and addressed.

In addition to participant input, other key inputs are also considered to help inform the creation of the local area plan, as shown above.

Topic 1:

South Shaganappi Communities Draft Vision and Core Values

Community change and evolution are gradual, but many small changes can have a big impact over the long term. Having a local area plan in place will ensure that future developments contribute to the big picture outcomes that we're planning for. The draft Vision and Core Values in the local area plan summarize the big ideas, hopes and priorities for the area's evolution and are used as a foundation for discussions as the local area plan is created.

Vision

The South Shaganappi Communities will continue to develop into a well-connected, innovative hub that supports recreation, economic activity, and livability through inclusive and vibrant mixed-use spaces and natural areas that are anchored by the regionally recognized University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital.



WE NEED YOUR INPUT

Please review the draft Vision and Core Values.

Think about the South Shaganappi Communities and how the area could evolve over the next 30 years. Do the Vision and Core Values resonate with you?

Please share your thoughts and let us know what you would add and/or change and why?

Let us know on page 19.

Core Values



Diversity of Housing

Provide diverse housing choices in the South Shaganappi communities to meet the evolving needs of existing and future residents of all income levels, ages and abilities while supporting major institutions and local employment centres in the Plan area, achieving a welcoming and inclusive community environment.

Improved Mobility Network

Improve connectivity by providing safe and accessible mobility options, including transit, walking, and wheeling networks that efficiently connect institutions, recreational assets, Red Line LRT and MAX BRT stations, and major destinations within the Plan area and surrounding communities to allow all residents and visitors to access employment, housing, and recreation.

Transit Oriented Development

Strengthen the transit station areas at Dalhousie, Brentwood, University of Calgary and Banff Trail LRT station areas as community hubs that provide services and amenities for residents and visitors by concentrating a mixture of high-quality pedestrian-oriented commercial and residential development that encourages environmentally sensitive design and climate resilience transportation options.

Recreational Opportunities

Continue to provide high-quality, affordable, and accessible local and regional recreational opportunities by enhancing and expanding community playgrounds, parks, and facilities as well as major civic recreational infrastructures such as Shouldice Park, McMahon Stadium, Foothills Athletic Park and the Field House.

Parks, Open Spaces, and River Pathway System

Enhance and conserve existing local parks, open spaces and natural areas such as the Bow River pathway network to protect local biodiversity and wildlife, while providing inclusive programmable spaces for social gathering and year-round activities.

Why Do We Need to Plan for Growth, Change and Redevelopment?

Conversations about where, why and how revitalization and redevelopment should happen are essential to ensure there's a plan in place to help guide future changes.



Predictability
Increasing predictability about how the area could change in the future.



Changing trends
Responding to changing trends and demographics such as population decline, family composition, aging in place, housing preferences.



Housing choice
Expanding housing choice to welcome additional people and increase population.



Local amenities
Supporting local amenities and businesses through increased population.



Reinvestment
Informing decisions about reinvestment such as improvements to public spaces.



Sustainability
Adding more homes, increasing bikeability, walkability and access to amenities and transit, as well as reducing the need to expand our city's footprint all play a role in environmental sustainability.

Having a Variety of Small-Scale Homes Has Many Benefits for a Community

Population stabilization and growth

Communities that have more housing choices have seen their populations stabilize or gradually increase which supports local businesses, schools, recreation facilities and community reinvestment.



Single-detached

Housing choice

One size doesn't fit all. Having a variety of homes to choose from attracts people of different ages and family compositions, creating vibrant communities.

Supporting changing life needs

Having more housing options provides the opportunity to live and remain in the same community close to friends, family and the things we know and enjoy, as our housing needs change over our lifetime.



Semi-detached



Rowhouse

Topic 2: Potential Focus Areas for Growth

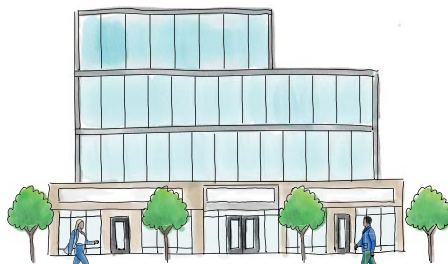
Let’s start by exploring potential areas where new moderate-to large-scale homes and businesses (four storeys or more) could be welcomed.



Residential



Mixed-Use



Commercial

Moderate- to large-scale growth – Four storeys or higher

Moderate-to large-scale growth represents homes and businesses that are four storeys or more in height. These can be completely residential or mixed-use with both residences and businesses.

New moderate-to large-scale buildings for homes and businesses give more people the option of living and working near local amenities, shops, and restaurants. Since more people bring more businesses to an area, it also provides all residents and employees with increased access to a greater variety of amenities and services nearby.

There are areas in the city where this type of development is already directed to go. Focus areas for growth are outlined in Calgary’s Municipal Development Plan (MDP).

These growth focus areas include:

- **Transit Station Areas** – Locations around Light Rail Transit (LRT) stations and bus stops with frequent transit such as the MAX line where mixed-use and higher density development should occur. The Banff Trail, University, Brentwood and Dalhousie LRT Stations and the Alberta Children’s Hospital, Foothills Medical Centre, 31 St. N.W. and Brentwood MAX Orange BRT stations are located within the South Shaganappi Communities Plan area.
- **Main Streets** – Areas of higher density, activity and a variety of uses along specified streets or routes. Examples in the South Shaganappi Communities are Bowness Rd. N.W. and 16 Ave. N.W.

- **Activity Centres** – Concentrated areas of growth with high activity and a variety of uses. Examples in the South Shaganappi Communities include the area surrounding the University of Calgary, University District, Foothills Medical Centre, and CF Market Mall.
- **Primary Transit Network** – Locations adjacent to a network of major corridors with transit service running every ten minutes or better, at least 15 hours a day, seven days a week
- **Public Parks and Open Space** – Parks and open spaces that are accessible to the public.

In addition to these focus areas, City planners, the South Shaganappi Communities Working Group and local community associations have reviewed public feedback from the first engagement phase on what exists today and discussed areas where there could be potential for additional growth in the future.

The map on the following pages (see map spread on pages 12 and 13) outlines areas where this type of moderate-to large-scale development is already directed to go (existing focus areas that already support, through zoning or policy, new development that is four storeys or higher are shown in **grey** on the map) as well as potential focus areas for growth where we think this type of development could be appropriate (up for discussion; based on engagement so far and key considerations from page. 5 – shown in **pink** on the map).



Things to keep in mind

1. The map on the next pages (12 and 13) shows **initial ideas** and **potential** focus areas for moderate-to large-scale growth.
2. **We want and need your feedback to refine the map.**
3. The map was created based on direction in the Municipal Development Plan (see overview on page 10), with some refinements made based on initial feedback.

Pink areas show potential focus areas where new buildings that are four storeys (or potentially higher) could potentially be welcomed if proposed in the future, but again, these areas are a starting point for discussion.
4. **New development will continue to be proposed with or without a local area plan in place.** Through discussions like these, we can work together to help guide where new moderate- to large-scale buildings could fit best.
5. In the next phase of engagement, Spring 2024, **revised maps with additional detail** (including potential building scales/heights and uses – residential/commercial/mixed-use) **will be shared and additional opportunities for discussion and feedback will be provided.**

Grey areas are existing focus areas that are already supported (though zoning or policy) for new development that is four storeys or higher.

Potential Focus Areas for Growth Map








Moderate- to Large-scale Growth

This map outlines existing focus areas for growth (grey) as well as potential focus areas to consider for future growth (pink).

This map is draft and for discussion purposes.

Please provide your feedback to help refine it.

Legend

-  **Potential Focus Areas for Growth**
(up for discussion; based on engagement so far and key considerations – see page 5)
 -  **Existing Focus Areas for Growth**
These areas are existing focus areas that already support (through zoning or policy) new development that is four storeys or higher.
 -  **Institutions**
(areas that are not under The City's Jurisdiction include the University of Calgary, Foothills Hospital, Alberta Children's Hospital and McMahon Stadium)
 -  **Red Line LRT**
 -  **MAX Orange**
 -  **Distance from Station**
 -  **Plan Area Boundary**

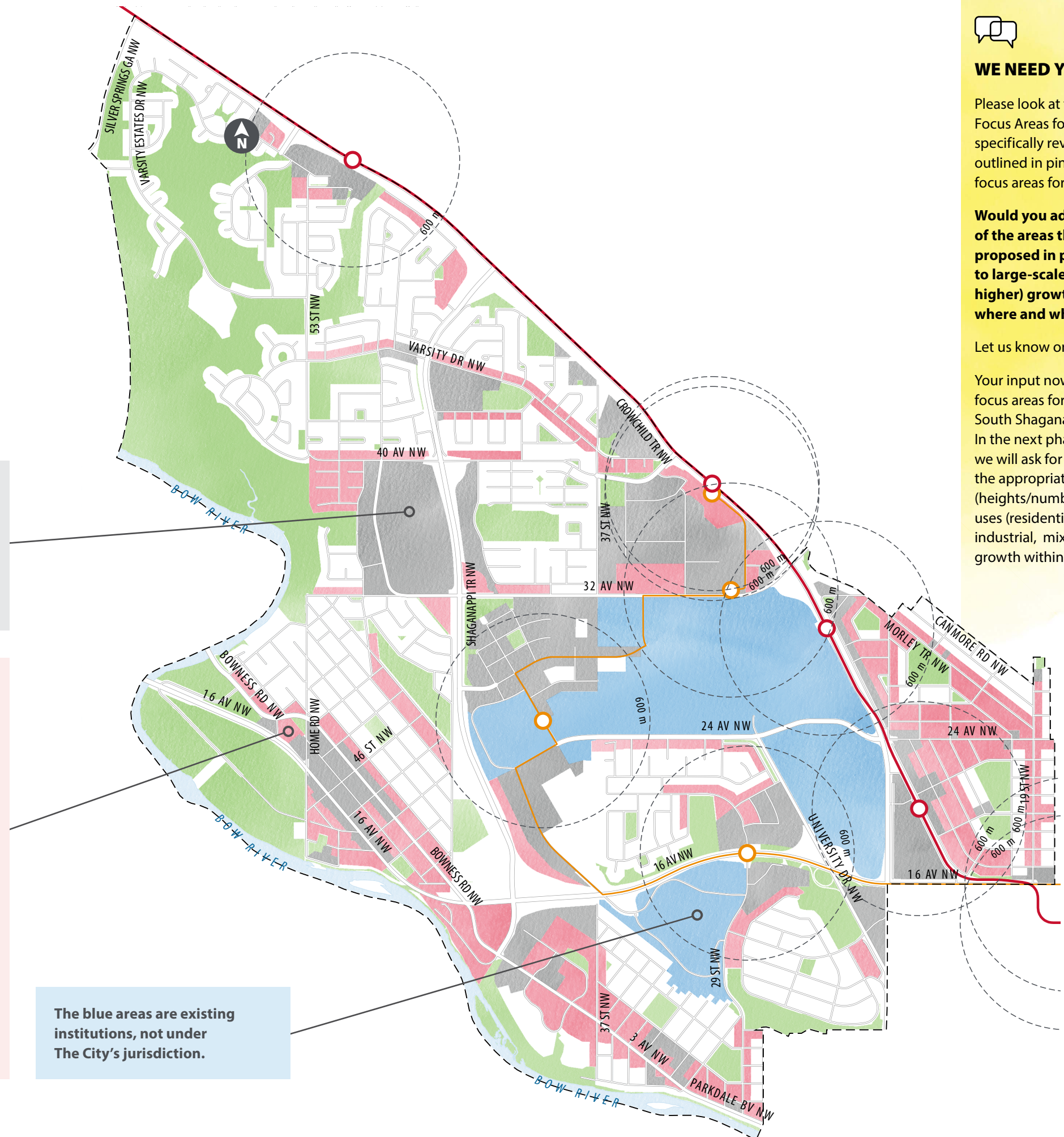
The grey areas are existing focus areas for growth.

These areas are existing focus areas that already support (through zoning or policy) new development that is four storeys or higher.

The pink areas are potential focus areas for growth to discuss and consider. Based on the Municipal Development Plan and feedback received so far, these are areas that have been highlighted as potential areas for discussion and feedback, where new buildings that are four storeys (or potentially higher) might fit best if proposed in the future.

Focus areas for growth are areas where buildings such as residential apartments, buildings with shops on the bottom floor and residential above (mixed-use), or commercial and professional office buildings (as shown on page 10) could fit best.

The blue areas are existing institutions, not under The City's jurisdiction.



WE NEED YOUR INPUT

Please look at the Potential Focus Areas for Growth map, specifically review what is outlined in pink (potential focus areas for growth).

Would you add or remove any of the areas that are being proposed in pink for moderate-to large-scale (four stories or higher) growth? Please tell us where and why.

Let us know on page 19.

Your input now will help inform focus areas for growth in the South Shaganappi Communities. In the next phase of engagement, we will ask for your thoughts on the appropriate building scales (heights/number of storeys) and uses (residential, commercial, industrial, mixed-use, etc.) for growth within all areas of the plan.

Topic 3: Small-Scale Growth

What is a small-scale home?

A small-scale home is any home that is three storeys or less with one or more units that each have their own exterior entrance.

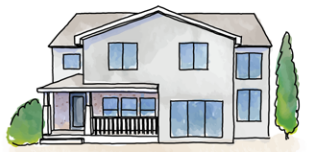
Small-scale homes include:

Single-detached homes*

- Contain one primary residence and may include a backyard or basement suite.
- Can be different scales including one storey (bungalow), two or three storeys.
- The general lot coverage (the amount of a parcel taken up by buildings) is 45 per cent and the maximum height is 10 metres.



One storey (bungalow)



Two storeys



Three storeys

Semi-detached and duplex homes*

- Contain two primary residences in one building and may include a basement suite or backyard suite for each primary residence.
- Residences in semi-detached homes are separated from each other side to side, and duplexes are separated above and below.
- Can be different scales including one storey (bungalow), two or three storeys.
- The general lot coverage (the amount of a parcel taken up by buildings) is 45 per cent and the maximum height is 10 metres. This makes the massing/overall size generally similar to a single-detached home.



Three storeys



One storey



Two storeys

Rowhouses*

- Contain three or more residences and may include a basement or backyard suite for each primary residence.
- Typically have up to 60 per cent lot coverage (the amount of a parcel taken up by buildings) and up to three storeys in height (11 metres).



Three storeys



Two storeys



Two storeys

Triplexes and fourplexes*

- Contain three or more primary residences (suites are not permitted).
- Residences are not required to have front entrance facing the street.
- Typically have up to 60 per cent lot coverage (the amount of a parcel taken up by buildings) and can be up to three storeys in height (11 metres).
- Residences are separated from each other side to side and/or top to bottom.



Triplex



Fourplex

Today, a single-detached home can be built up to three storeys in any residential area without the need to change the zoning. Rather than only having the option to rebuild a single-detached home (which is and always will be a choice), people may want, need or prefer something different.

*Based on the Land Use Bylaw Rules.

Let's Talk About Small-Scale Homes

On September 16, 2023, Council approved **Home is Here – The City of Calgary’s Housing Strategy**. Part of that strategy directed Administration to bring forward land use changes that would make R-CG the base residential district across the city.

What would change if R-CG were the base residential district across the city?

If Council approves these changes, it would then be legal to apply to build a variety of small-scale homes such as single detached, semi detached, rowhouses and townhouses on any residential lot in the city. While this would remove the land use redesignation/rezoning requirement for these homes, this does not change the existing development permit review process.

What are the next steps?

Administration is currently working on providing more information and opportunities for you to share your input. All property owners who may be affected by these changes will be directly notified by The City. We currently expect that the public hearing, which will include the opportunity to submit comments and speak to Council, will take place in spring (Q2) 2024. The date will be confirmed as soon as possible. For more information on **Home is Here – The City of Calgary’s Housing Strategy**, go to calgary.ca/HousingStrategy



WE NEED YOUR INPUT

As Administration responds to Council’s direction on small-scale homes throughout Calgary, what opportunities and challenges exist when thinking of welcoming a variety of small-scale homes into the South Shaganappi Communities? We want to know what you think and why.

Please answer the question on page 19.

Frequently Asked Questions

Why do we need a local area plan? Why should we be discussing growth and change at all?

Growth and change happen in a community with or without a local area plan. Consumer demand, market forces, and other factors will drive change in the community. However, in areas with high demand that do not have a local area plan, developers will often have to undertake site-by-site land use redesignation / rezoning applications in order to build developments to meet demand for new housing and businesses.

This site-by-site approach can create uncertainty for local residents, who don’t know where the next application will come from and what it will propose. It also creates uncertainty for developers, who don’t know for certain what types of proposals will be acceptable where. Without a local area plan, conversations about growth and change happen application by application, often in a manner disconnected from a wider vision.

A local area plan helps create more certainty for everyone by outlining the general expectation for what scale and type of new development is appropriate where and what policies will help shape development that is proposed.

Can local area plans be updated or amended?

Local area plans are meant to be living documents that may be amended and updated over time as the community changes and evolves and as conditions and circumstances in the area change.

City Council is the decision maker for all local area plan amendments.

Will the local area plan result in land use redesignations / rezoning?

No. The local area plan itself does not redesignate / rezone land. Property / landowners determine if and when to propose a redesignation / rezoning of their land. If a land use rezoning (redesignation) were brought forward by a property / landowner, it would be reviewed for alignment with the South Shaganappi Communities Local Area Plan, if the local area plan is approved by Council. The local area plan provides policy direction that would inform and guide decisions about development in the area.

Who makes the decision on proposed land use redesignation (rezoning) proposals?

City Council makes the final decision on land use redesignation applications. Administration must review all land use redesignation (rezoning) proposals and makes a recommendation to Council based on planning merits, supporting policy and comments received. Council refers to the local area plan and other City policy and holds a public hearing prior to making a decision. Council can make the final decision on a land use redesignation as outlined in the Municipal Government Act (MGA) based on their own interpretation of policies, site characteristics and the merits of the application.

What are courtyard style developments and are they considered small or large scale?

Courtyard-style developments allow buildings on the front and back of a lot that are separated by a courtyard. These developments require that all units provide direct access to grade. Courtyard-style developments are generally considered small-scale development but may be an appropriate building form for moderate-to large-scale development in areas with higher levels of activity.

Why aren’t the institutions under consideration for focus areas of growth?

The City of Calgary does not have jurisdiction over institutions’ lands, including the University of Calgary, Foothills Medical Centre, Alberta Children’s Hospital, and McMahon Stadium. The South Shaganappi Communities Local Area Plan cannot apply future growth policies or direction on this land.

Engage Station Booklet Pick-up Locations



Topic 1: South Shaganappi Communities Draft Vision and Core Values

Please review the draft Vision and Core Values. When thinking about the South Shaganappi Communities and how the area could evolve over the next 30 years, do the Vision and Core Values resonate with you? Please share your thoughts and let us know what you would add and/or change and why?

Tell us about you. Check all that apply.

How old are you?

- ☐ Under 18 ☐ 18–24
☐ 25–34 ☐ 35–44
☐ 45–54 ☐ 55–64
☐ 65+

Which community do you live in?

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

Do you?

- ☐ Own ☐ Rent

What's your connection to the plan area?

- ☐ Live ☐ Work
☐ Attend school

What type of home do you live in currently?

- ☐ Single-detached
☐ Semi-detached/Duplex
☐ Townhouse/Rowhouse
☐ Apartment/Condo

How long have you lived in the area?

- ☐ Less than 5 years
☐ 5–10 years ☐ 10+ years



WE NEED YOUR INPUT

Topic 3: Small-Scale Growth

As Administration responds to Council's direction on small-scale homes throughout Calgary, what opportunities and challenges exist when thinking of welcoming a variety of small-scale homes into the South Shaganappi Communities? We want to know what you think and why?

Topic 2: Potential Focus Areas for Moderate- to Large-Scale Growth

Please look at the Focus Areas for Growth Map (p12-13), specifically what is outlined in **pink** (potential focus areas for growth). Would you add or remove any of the areas that are being proposed in **pink** for moderate- to large-scale (four stories or higher) growth? Please tell us where and why.



South Shaganappi Communities Local Area Planning Project

Share your thoughts

STEP 1

Review the information
in this engagement booklet.

STEP 2

Respond to the questions
at the back of this
engagement booklet.

STEP 3

Tear out the comment page,
and drop it in the mail by
December 11, 2023.

Feedback received after
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