



South Shaganappi Communities Local Area Planning

Working Group Session 4

February 1, 2024

**"I got to meet so many great people from surrounding communities and have some really interesting discussions with them and The City."
— Former Working Group member**

Welcome & Introductions



For Working Group discussions only



Community Planning

Calvin Chan, Project Lead

Scott Thompson, Project Planner

Sara Wilson, Project Planner

Engagement & Communications

Stephanie Lake

Claire Owens

Bannoura Awad

Theresa Cheng

Local Area Plan Coordinator

Breanne Harder

Calgary



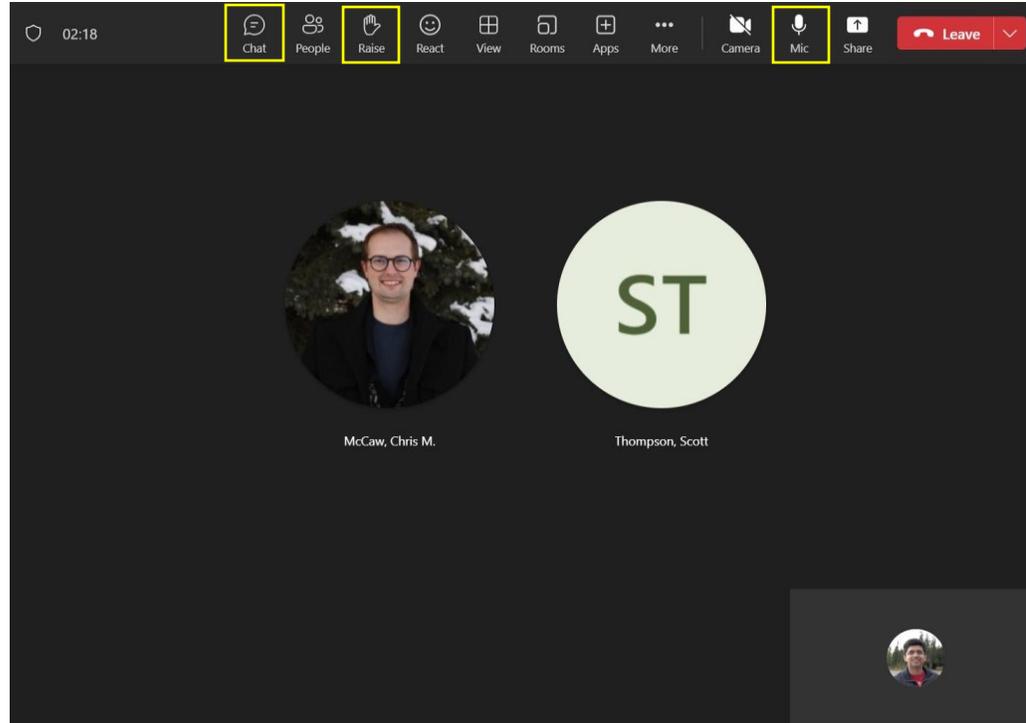
Land Acknowledgement



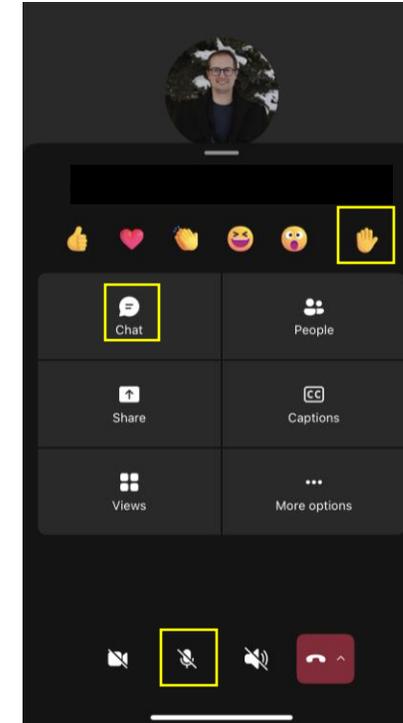


Questions and Comments

Desktop View



Mobile View





Respectful Workplace Policy

- The City is committed to ensuring that everyone will be treated with respect, honesty and dignity.
- It is our objective to create and sustain environments that are healthy, productive, efficient and make all feel welcomed and included.
- Behaviour and/or situations that run contrary to such treatment will not be tolerated. The City recognizes that disagreements may occur. We expect these issues to be resolved in a manner that contributes to a healthy and positive workplace and service delivery environment.
- The City is required by the Human Rights & Citizenship Commission to ensure that there is no discrimination or harassment on any one of the prohibited grounds of discrimination covered by this law.
- The City is committed to responding quickly to issues alleging inappropriate consideration for privacy and confidentiality.



Participation Guidelines

This is our shared commitment for all of us and outlines how we can work together in a way that maintains respect, honesty, and dignity. We agree to:

Share the space

- Give everyone a chance to speak and consider all ideas
- Listen without interrupting
- Speak from our own experiences and avoid assumptions

Show respect

- Respect everyone's time and focus on our topics
- Use polite language, even if we don't agree
- Offensive behavior, harassment or abuse won't be tolerated

We ask that everyone share this commitment as they participate in this session.



Agenda

- **Project Update: What Has Happened So Far** – *5 mins*
- **Introduction to Urban Form and Building Scale** – *20 mins*
- **Urban Form and Building Scale Case Study Activity** – *60 mins*
- **Next Steps and Working Group Session 5 Overview** – *5 mins*

Project Update: What Has Happened So Far?

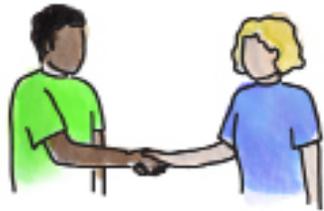




Project Timeline

We are here

Spring 2023



Phase 0: Discover
Pre-project research, awareness building, and knowledge transfer.



Phase 1: Envision
Looking back at the past, understanding the present and envisioning the future of the area.

Fall 2023



Phase 2: Explore
Exploring where and how growth and change could happen in the area.

Spring 2024



Phase 3: Refine
Refining the plan and confirming the investment priorities.

Fall 2024 to Winter 2025



Phase 4: Realize
Committee and Council review and decision.



What Has Happened So Far?

- Drafted and refined Chapter 1
- Developed a draft Vision and Core Values
- Identified focus areas for growth
- Drafted an interim Chapter 2





Engagement Process

Phase 2: EXPLORE

Working Group

Focus: UFC & Scale Maps & Implementation Options



Working group session 4 – **Intro to UFC & Scale Categories**

Feb 29, 2024

Working group session 5 – **Intro to UFC & Scale Maps**

March 19, 2024

Working group session 6 – **UFC & Scale Maps + Implementation Options**

Phase 3: REFINE

Targeted Engagement

Focus: Draft UFC & Scale Maps & Implementation Options

Community Association Session (in-person)

Community Association Session (virtual)

Industry Session (virtual)

University of Calgary Session – UrbanCSA (in-person)

University of Calgary Session – SAPL (in-person)

Public Engagement

Focus: Draft UFC & Scale Maps & Implementation Options

Public Session (virtual)

Public Session (in-person)

Public Session (virtual)

Online Engagement

Engagement Booklets

Youth engagement booklets

Age-friendly sessions (TBD)

Working Group

Focus: Refining the local area plan

Working group session 7 – **Refine Plan**

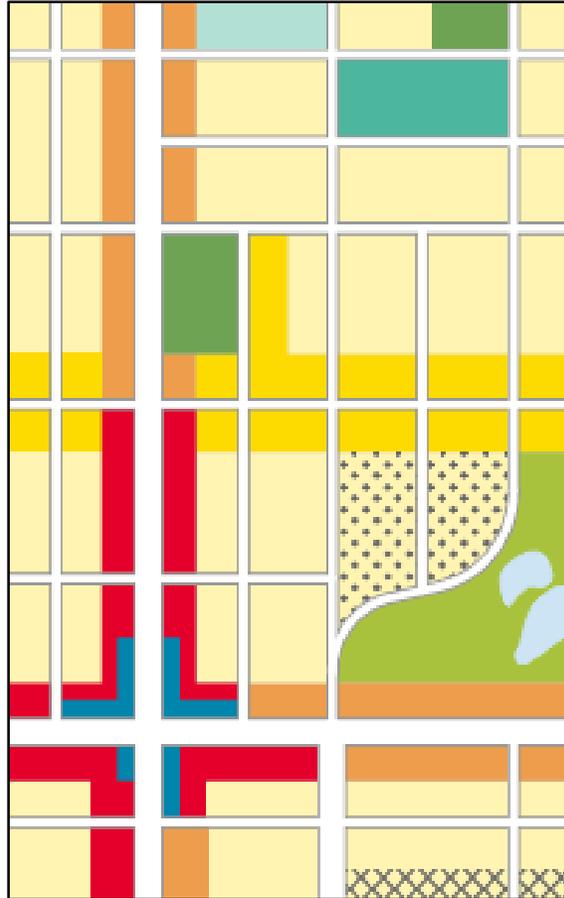
Working group session 8 – **Additional session for outstanding issues**

Introduction to Urban Form and Building Scale



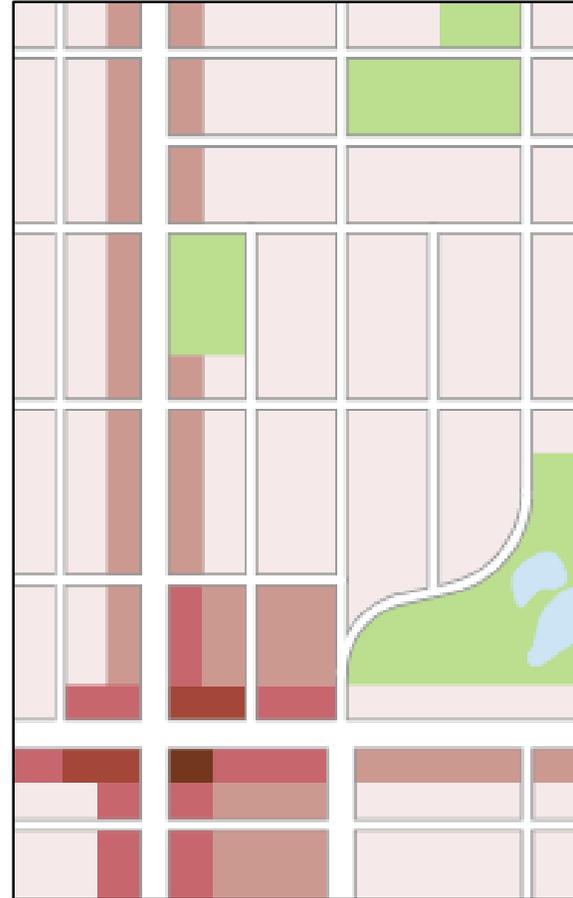
Urban Form and Building Scale Map

Urban Form Map



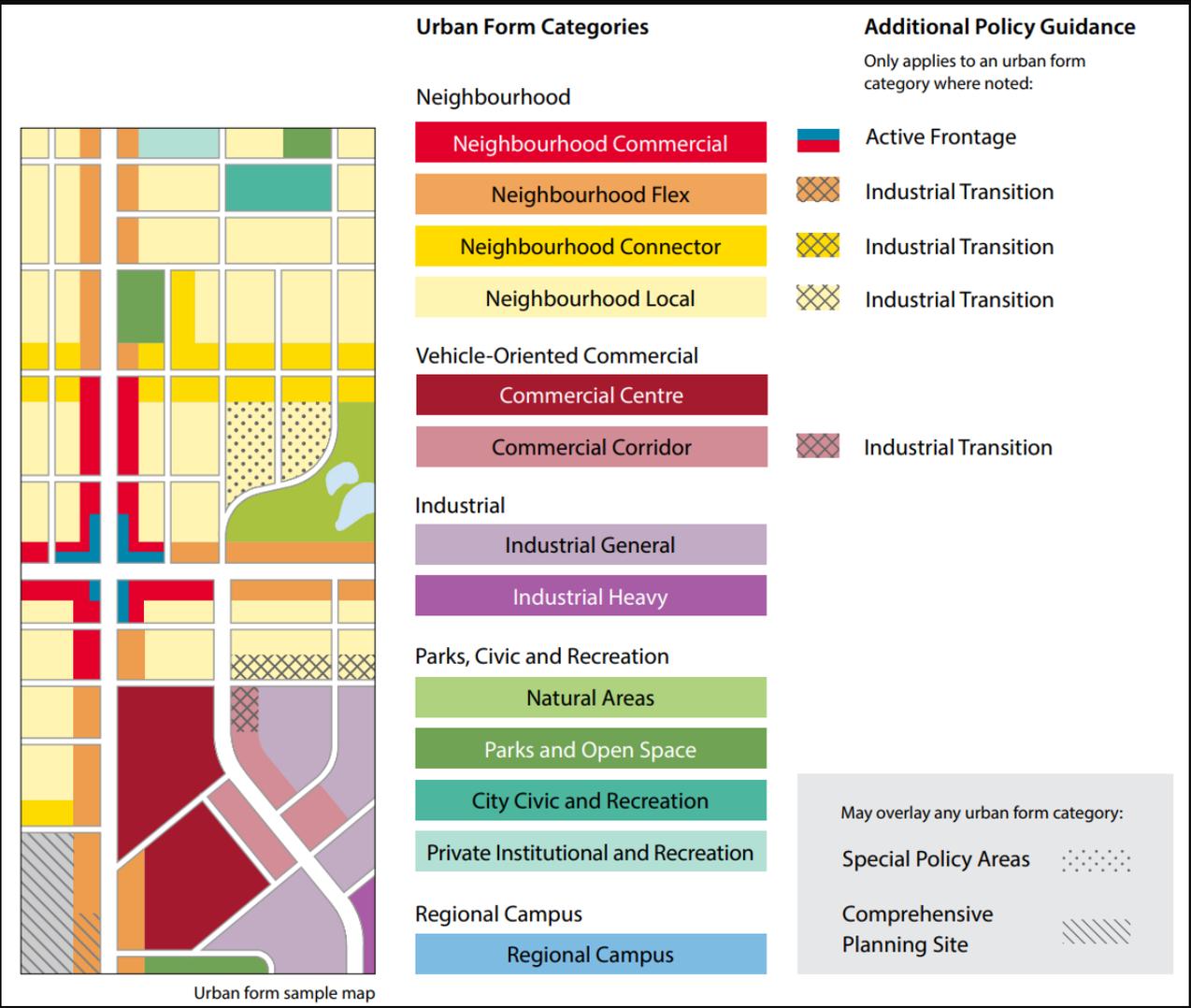
Urban Form Sample Map

Building Scale Map



Building Scale Sample Map

Urban Form Categories



- Detail the purpose and general function of different parts of the communities.
- Describes the mixture of different building types
- Site and building design policies

Neighbourhood Urban Form Categories

Neighbourhood Urban Form Categories

Characterized by smaller blocks where buildings are typically oriented to the street

-  **Neighbourhood Commercial**
Commercial required on the ground level
-  **Neighbourhood Flex**
Either commercial or residential at the ground level
-  **Neighbourhood Connector**
Primarily residential with opportunity for small-scale local commercial
-  **Neighbourhood Local**
Primarily residential



Neighbourhood Urban Form Categories

Neighbourhood Commercial
 Areas with a range of commercial/businesses located on the ground floor of a building.



Neighbourhood Flex
 Areas with a range of different types of homes as well as a range of commercial/businesses, and buildings that face the street.



Neighbourhood Urban Form Categories

Neighbourhood Connector
 Areas with a range of different types of homes along higher activity streets with small-scale local-focused commercial only.



Neighbourhood Local
 Areas with a range of different types of homes and home-based businesses.

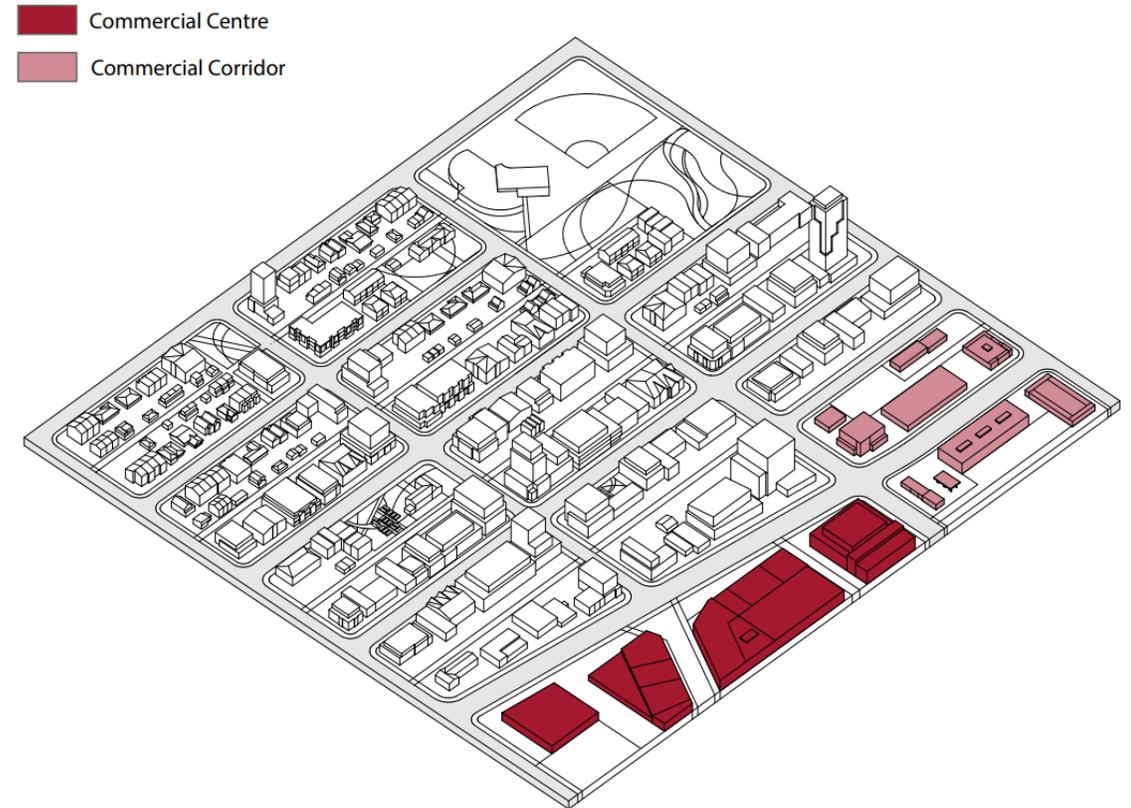


Vehicle Oriented Commercial Urban Form Categories

Vehicle Oriented Commercial Urban Form Categories

Direct access to the sidewalk, parking areas or private streets

-  **Commercial Centre**
Hubs and corridors that support regional commercial activity, typically arranged in larger blocks in a non-grid pattern
-  **Commercial Corridor**
Support a range of commercial uses, typically concentrated at key nodes or along key corridors



Vehicle-Oriented Commercial Urban Form Categories



Commercial Centre

Hubs and corridors that support regional commercial activity, typically arranged in larger blocks in a non-grid pattern



Commercial Corridor

Support a range of commercial uses, typically concentrated at key nodes or along key corridors



Industrial Urban Form Categories

Industrial Urban Form Categories

Various industrial uses including a limited range of supporting office and commercial uses.

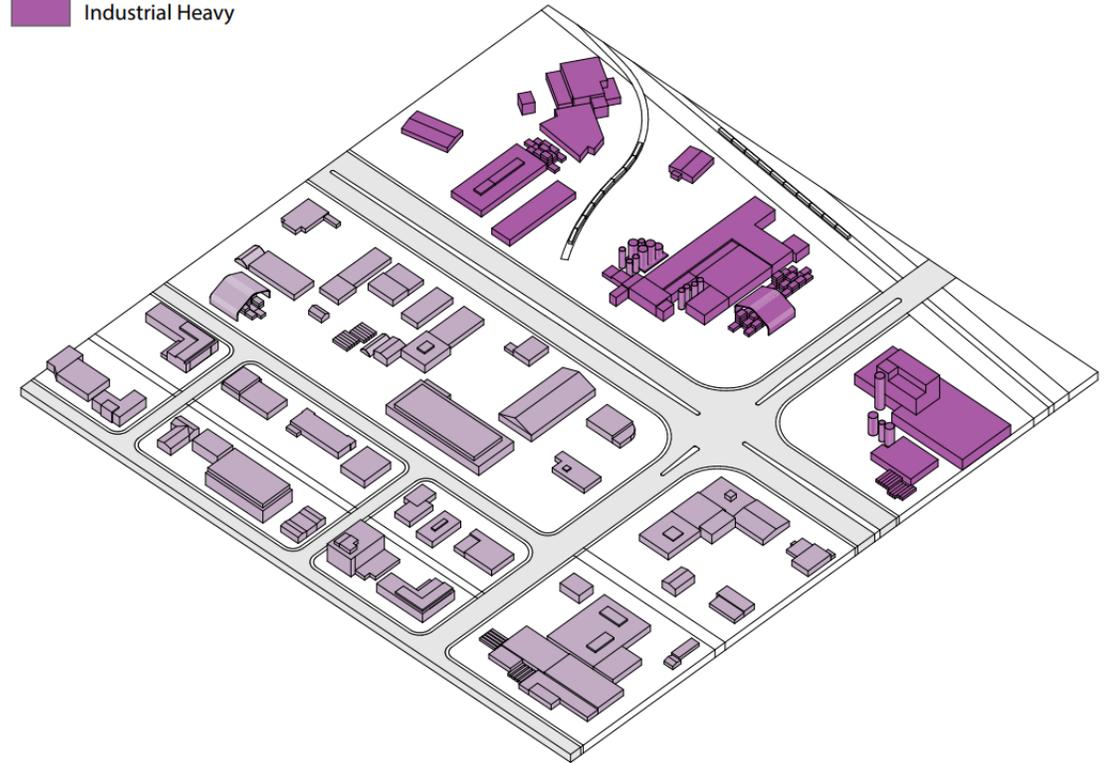
Industrial General

A range of light and medium industrial uses and allow for a variety of building sizes and industrial uses including outdoor activities and storage

Industrial Heavy

A range of heavy industrial uses that requires larger parcels for activities that may generate off-site impacts

 Industrial General
 Industrial Heavy



Industrial Urban Form Categories

Industrial General
Range of light and medium industrial uses



Industrial Heavy
Range of heavy industrial uses that requires larger parcels



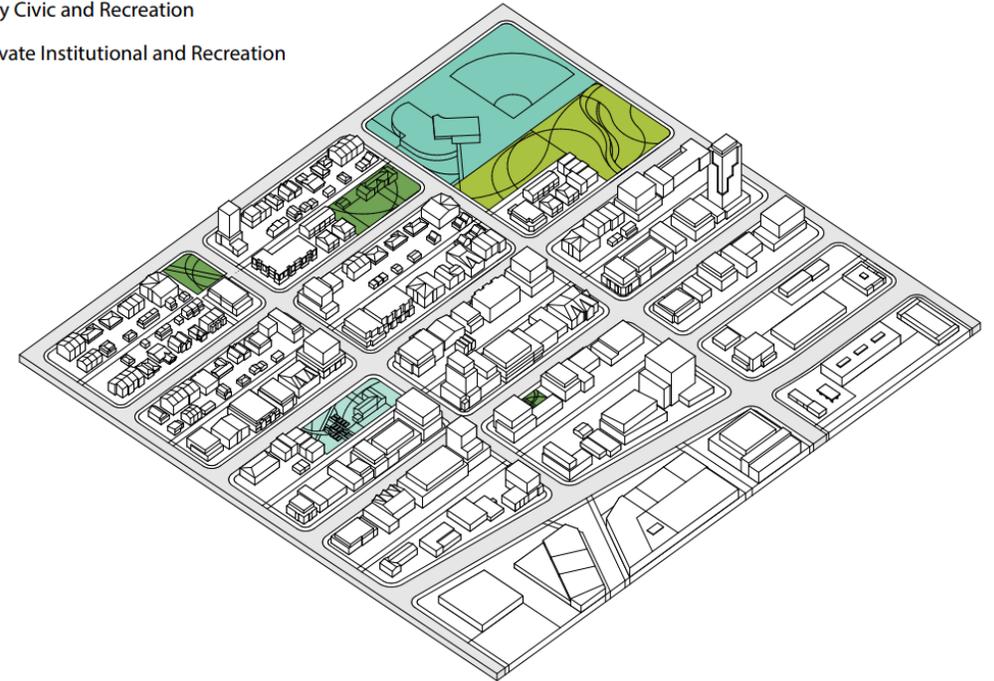
Parks, Civic and Recreation Urban Form Categories

Parks, Civic and Recreation Urban Form Categories

Centres of neighbourhood activity and provide a range of opportunities for people to play, relax, recreate and connect.

-  **Natural Areas**
Environmentally significant and ecological benefit areas (e.g.: steep slopes, wetlands, etc.)
-  **Parks and Open Space**
Publicly-accessible outdoor space, schools, parks, and community associations
-  **City Civic and Recreation**
Indoor and outdoor recreational facilities on public land
-  **Private Institutional and Recreation**
Indoor and outdoor recreation facilities on private land

-  Natural Areas
-  Parks and Open Space
-  City Civic and Recreation
-  Private Institutional and Recreation



Parks, Civic and Recreation Urban Form Categories



Natural Areas

Environmentally significant and ecological benefit areas



Parks and Open Space

Publicly-accessible outdoor space, schools, parks, and community associations



Parks, Civic and Recreation Urban Form Categories



City Civic and Recreation

Indoor and outdoor recreational facilities on public land



Private Institutional and Recreation

Indoor and outdoor recreation facilities on private land



Regional Campus Urban Form Category

Regional Campus

Large sites that are used for regional institutional or transportation functions regulated by the provincial or federal government.

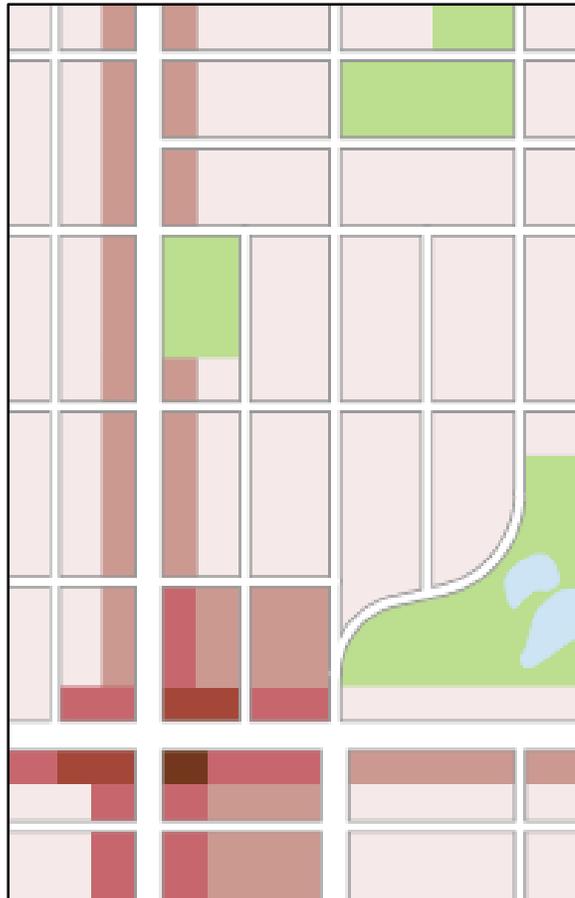
Regional Campus areas contain a concentration of uses that serve regional civic, institutional or transportation purposes, including airports, railyards, hospitals and post-secondary institutions.

The sites are typically serviced by internal street networks and are comprised of multiple buildings.





Building Scale



Scale Sample Map

Legend

-  Limited (up to 3 Storeys)
-  Low - Modified (up to 4 Storeys)
-  Low (up to 6 Storeys)
-  Mid (up to 12 Storeys)
-  High (up to 26 Storeys)
-  No Building Scale Category
-  Parks and Open Space
-  Plan Area Boundary

- Sets maximum height (in storeys) of buildings
- Applies to the Neighbourhood and Vehicle-Oriented Commercial Categories

Building Scale



Limited

- Buildings of three storeys or less.



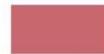
Low-Modified

- Buildings of four storeys or less.



Low

- Buildings of six storeys or less.



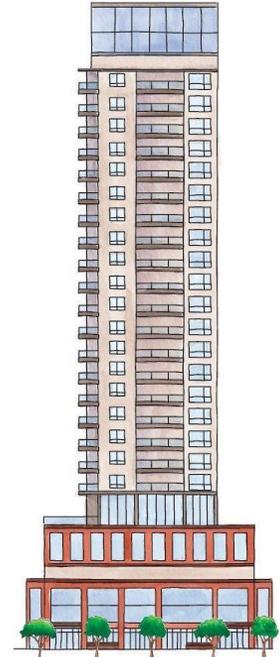
Mid

- Buildings of twelve storeys or less.



High

- Buildings of twenty-six storeys or less.



Highest

- Buildings of twenty-seven storeys or more.

Additional Policy Guidance

Additional tools that can be applied to specific areas, allowing for further policy customization.

-  **Special Policy Areas**
Applied over an area to modify existing policy or provide additional policy guidance
-  **Comprehensive Planning Site**
Additional planning or site design requirements for future planning applications
-  **Industrial Transition**
Range of low-impact and small-scale industrial uses for transition to non-industrial uses
-  **Active Frontage**
Commercial/businesses required on ground floor and must face sidewalk/street



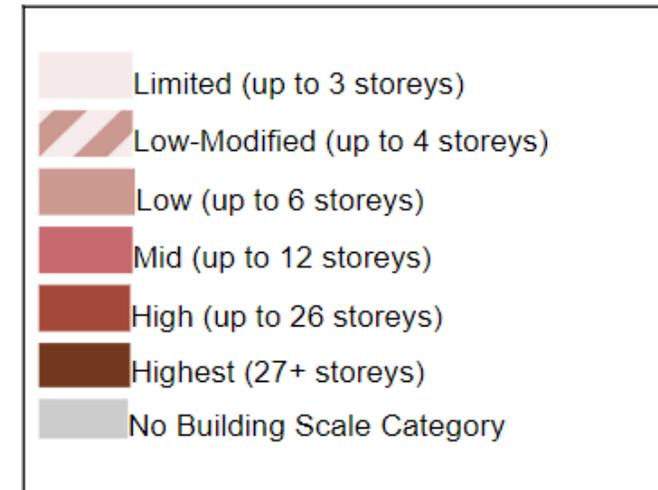
Urban Form and Building Scale Case Study Activity

Group Activity: Hypothetical Case Studies

Time: 60 minutes

Direction: small group discussions

- Discuss 6 hypothetical case studies with your group (10 mins each)
- Which Urban Form and Building Scale category or categories could apply to the case study?





Breakout Rooms

| Room 1 | Room 2 | Room 3 |
|-------------------------|------------------------|-------------------------|
| Calvin C. (facilitator) | Scott T. (facilitator) | Sara W. (facilitator) |
| Theresa C.(notetaker) | Claire O. (notetaker) | Bannoura A. (notetaker) |
| Adev A. | Liz M. | Jason T. |
| Jo Anne A. | David R. | Pat M. |
| Kristin S. | Amtul Q. | Tony B. |
| Robert C. | Charlotte A. | Julia D. |
| Hilary R. | Allan W. | Elizabeth C. |
| David N.E. | Lee E. | Sarah N. |
| Janine M. | Jeremy M. | Carly F. |
| Boris D. | Jenny M. | Craig M. |
| Sylvana L. | David K. | Chetna S. |
| Kathryn D. | Lindsay K. | Chris C. |
| | Bob B | Bill R |

NEXT STEPS

Working Group Session 5
Urban Form and Building Scale
February 29, 2024
7- 8:30 p.m. In-person



"I'm really grateful I had this opportunity to take input from the wider community and collaborate with such a diverse group of people."

— Former Working Group member



Thank you! Questions?

Next Session: **5 – Urban Form and Building Scale**

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