

Your input today will help shape your community's tomorrow

Get involved

Info on p. 3

Let's chat

community
improvements
& maps

Provide your input

on p. 19 by

June 24



Provide your
input online

Help Shape Your Community's Future

We're refining the South Shaganappi Communities Local Area Plan to provide direction on future redevelopment and reinvestment in this area.

Your feedback will help inform where different types of new development and community improvements could be fit best in the South Shaganappi Communities of Banff Trail, Montgomery, Parkdale, Point McKay, St. Andrews Heights, University District, University Heights, University of Calgary, and Varsity.

Your feedback today will help shape how your community evolves over the next 30 years.

The local area plan is not finalized. Your input is needed in this key stage to help inform changes to the draft maps and community improvement ideas that are being shared right now.



WE ARE HERE



Phase 0: Discover

Pre-project research, relationship building, and knowledge transfer.



Phase 1: Envision

Looking back at the past, understanding the present and envisioning the future of the area.



Phase 2: Explore

Exploring where and how growth and change could happen in the area.



Phase 3: Refine

Refining the plan and confirming the community improvements.



Phase 4: Realize

Committee and Council review and decision.

Get Involved. We Need Your Input.



Your feedback is critical to help inform refinements to the South Shaganappi Communities Local Area Plan.

Get involved and provide input today in the following ways:

ENGAGEMENT BOOKLET

Review this engagement booklet and complete the feedback form on the back page. Drop the feedback form in the mail (pre-paid postage included) by June 24, 2024.

- **Introduction** – p. 4–7
- **Topic 1: Draft Maps** – p. 8–13
- **Topic 2: Community Improvements** – p. 14–16
- **Feedback Form** – p. 19

ONLINE ENGAGEMENT

Provide feedback online at calgary.ca/Shaganappi from May 28 – June 24, 2024.

IN-PERSON ENGAGEMENT SESSION

Attend an in-person engagement session on Thursday, June 13, 2024 from 6 – 8 p.m. at the Parkdale Community Association (3512 5 Ave NW). Drop in anytime.

VIRTUAL ENGAGEMENT SESSIONS

Attend a virtual engagement session on either June 6 and/or June 18, 2024. (Both sessions have the same presentation.)

Register at ShaganappiLAP.eventbrite.ca (registration is required).



Change is Inevitable. Let's Create a Plan to Guide It.

It's not about if things will change, but how things will change.

All property/landowners have the right to propose changes to their land (from a new deck to a new home or business). New homes, buildings and community improvements are proposed in response to people's changing wants and needs.

When new ideas are proposed, a local area plan provides direction on local redevelopment, investment and community improvements that residents, landowners,

builders/developers, City Planners and Councillors can commonly refer to and which is used to help inform decisions on proposed changes.

A local area plan aims to balance the need to provide flexibility for people looking to make changes, certainty for existing residents and direction when development proposals are brought forward.

**"I would love to see more walkability
in our neighbourhood, and increased bike
infrastructure so I feel safer taking my child
out on bike trips."**

— Participant



Life Cycle of a Community

Redevelopment is a natural part of a community's life cycle, which often begins when communities reach a certain age and homes, buildings and amenities need to be refreshed and revitalized or renewed and replaced.



The first 20 years

New communities tend to draw many young families and typically reach their peak population within the first 20 years.



Years 30–40

Population begins to decline as children begin to move away from home.



40–60+ years later

Homes and buildings age while the population continues to drop or flatline. Schools and businesses often struggle to stay open.



Redeveloped and revitalized

The community is revitalized through private redevelopment and public reinvestment, bringing increased population growth and enabling local businesses and amenities to thrive.

Small-Scale Homes in the South Shaganappi Communities

Rezoning for Housing

In September 2023, Council approved Home is Here: The City of Calgary's Housing Strategy 2024 - 2030. One of the actions in the strategy is to remove barriers and enable a greater variety of homes in Calgary.

On April 22, 2024, a Rezoning for Housing proposal and public hearing began for Council to consider rezoning all low-density residential lots to allow for single-detached homes, semi-detached homes, townhouses and rowhouses (also referred to as R-CG or small-scale homes).

At the time of print (May 10, 2024), a Council decision on the Rezoning for Housing has not been made.

- Visit calgary.ca/RezoningforHousing to learn more about the outcome of Rezoning for Housing.
- Visit calgary.ca/Shaganappi for next steps and information and/or potential opportunities to provide input related to the South Shaganappi Communities Local Area Plan.

What does this mean for the South Shaganappi Communities?

We know that:

- Calgary needs more homes.
- The South Shaganappi Communities Local Area Plan must be part of the solution to outline where more homes (of all types including and beyond small-scale homes) could be built in the future.
- The South Shaganappi Communities Local Area Plan must align with Council-approved direction on small-scale housing.

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



Semi-detached and duplex homes



Rowhomes



Triplex and fourplex homes

At the time of print (May 10, 2024), a Council decision on the Rezoning for Housing has not been made.

Visit calgary.ca/Shaganappi for next steps and information and/or potential opportunities to provide input related to the South Shaganappi Communities Local Area Plan.

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.

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.



Single-detached



Semi-detached



Rowhouse



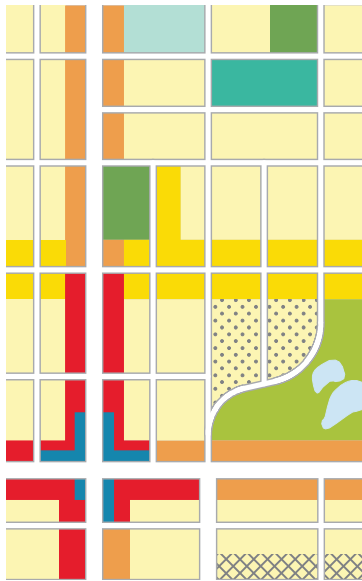
Topic 1:

Local Area Plan Maps

There are two maps in a local area plan that outline what type and scale/height of development makes sense where.

Map 1: Draft Urban Form Map

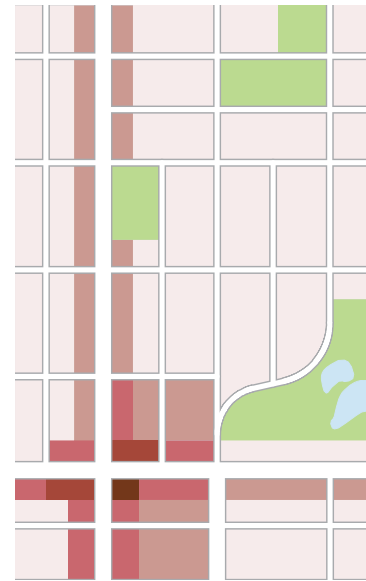
The Urban Form Map shows types of buildings and what they should be used for. These can include primarily commercial/business areas, primarily industrial areas, primarily residential areas and parks and open space.



Sample Map 1: Urban Form Map

Map 2: Draft Building Scale Map

The Building Scale Map shows the maximum height and size buildings can be in a specific area. Scale categories contain policies that outline building heights and other design considerations such as stepbacks (where higher floors are setback from lower floors).



Sample Map 2: Building Scale Map

These maps are intended to be read together to fully understand the future direction for a specific area.

Help Refine the Draft Maps

Lots of great input has been provided so far to help create the draft maps, but feedback is needed to help refine them.

- Check out the draft maps on p. 11 (Draft Urban Form Map) and p. 12 (Draft Building Scale Map).
- Share your thoughts on p. 19 to help further refine these maps.

Things to keep in mind when reviewing the maps:

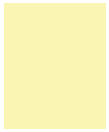
- These maps are draft and currently open for discussion. Feedback provided will be used to help refine the maps.
- Local area plan maps help guide decisions about what types and heights of development could fit best where, if proposed by property and landowners in the future.
- It is property owners and landowners who decide if or when to propose to build something new on their land.
- If a property or landowner were looking to build something that does not align with their current zoning, they would need to apply to rezone their land. If a local area plan were in place, it would be reviewed to inform the decision on the proposed rezoning.
- Land is not rezoned through the local area planning process and/or if a local area plan is approved by Council. Rezoning takes place through a separate process that includes a detailed City review and recommendation, public notification and opportunities for comments, and a public hearing of Council.



Take a look at the draft maps inside the fold. **These draft maps have not been finalized** and we are looking for your input to help us refine them.

Let's chat about the different **urban form categories** and what each colour on the map to the right means.

Neighbourhood



Neighbourhood Local

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



Neighbourhood Connector

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



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 Commercial

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

Vehicle-Oriented Commercial



Commercial Corridor

- Areas with a range of commercial/businesses that are usually concentrated at large nodes or along major corridors.



Commercial Centre

- Hubs and corridors that support regional commercial activity.

Parks, Civic and Recreation



Natural Areas

- Environmentally significant and ecological benefit areas.



Parks and Open Space

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



Civic and Recreation

- Indoor and outdoor recreational facilities on public land.



Private Institutional and Recreation

- Indoor and outdoor recreation facilities on private land must face sidewalk/street.

Provincial & Federal Jurisdiction



Regional Campus

- Regional institutions or transportation functions including airports, railyards, hospitals and post-secondary institutions.

Additional Policy Guidance

Active Frontage

- Commercial/businesses required on ground floor and must face sidewalk/street.

NOTE: Can only be combined with Neighbourhood Commercial

Comprehensive Planning Site

- Additional planning or site design requirements for future planning applications.

No Urban Form Category

Map 1: Draft Urban Form Map

This map shows what types of uses a building could have – residential only, industrial, commercial and/or business or a mix of residential and/or business.



WE NEED YOUR INPUT

Do you think any changes to the draft Urban Form and Building Scale Maps should be considered? Please explain what change(s) you think should be considered and why?

Let us know on p. 19.



DRAFT
For discussion purposes only.

We still need your feedback to refine these draft maps.

Map 2: Draft Building Scale Map

You can also view digital versions of the maps at calgary.ca/Shaganappi

This map outlines the maximum potential height that a building could be built.

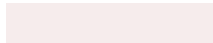


DRAFT

For discussion purposes only.

We still need your feedback to refine these draft maps.

Let's chat about the different **building scales** and what each colour on the map to the left means.



Limited

- Buildings of up to three storeys.
- Examples consist of small-scale homes (such as single-detached homes, semi-detached homes and rowhomes).



Low-Modified

- Buildings of up to four storeys.
- Examples include small-scale homes, apartments, stacked townhouses or mixed-use buildings.



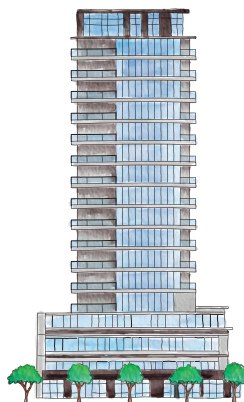
Low

- Buildings of up to six storeys.
- Examples include apartments, stacked townhouses or mixed-use buildings.



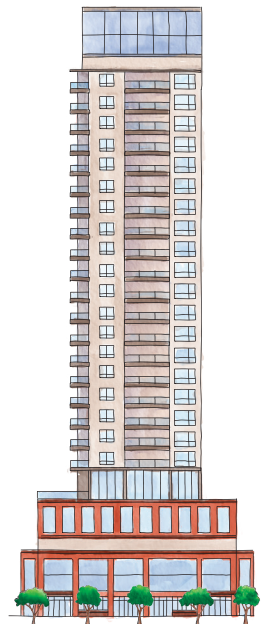
Mid

- Buildings of up to 12 storeys.
- Examples include apartments, offices and mixed-use buildings.



High

- Buildings of up to 26 storeys.
- Examples include tower and podium or point tower buildings.



Highest

- Buildings of 27 storeys or more.



No Building Scale

Topic 2:

Community Improvements

Local area plans provide direction on potential future community improvements such as changes to amenities, services, parks and open spaces, public spaces and public facilities.

Examples could include projects such as:

- upgrades to parks
- wider sidewalks
- new bikeway/pathway connections
- increased tree canopy

Community improvements should link to the Core Values created for the area, are meant to be actionable and should be of benefit to the whole of the South Shaganappi Communities area. Community improvements may be implemented by various groups including The City, developers, communities, etc. in connection with redevelopment if and when funding becomes available.



WE NEED YOUR INPUT

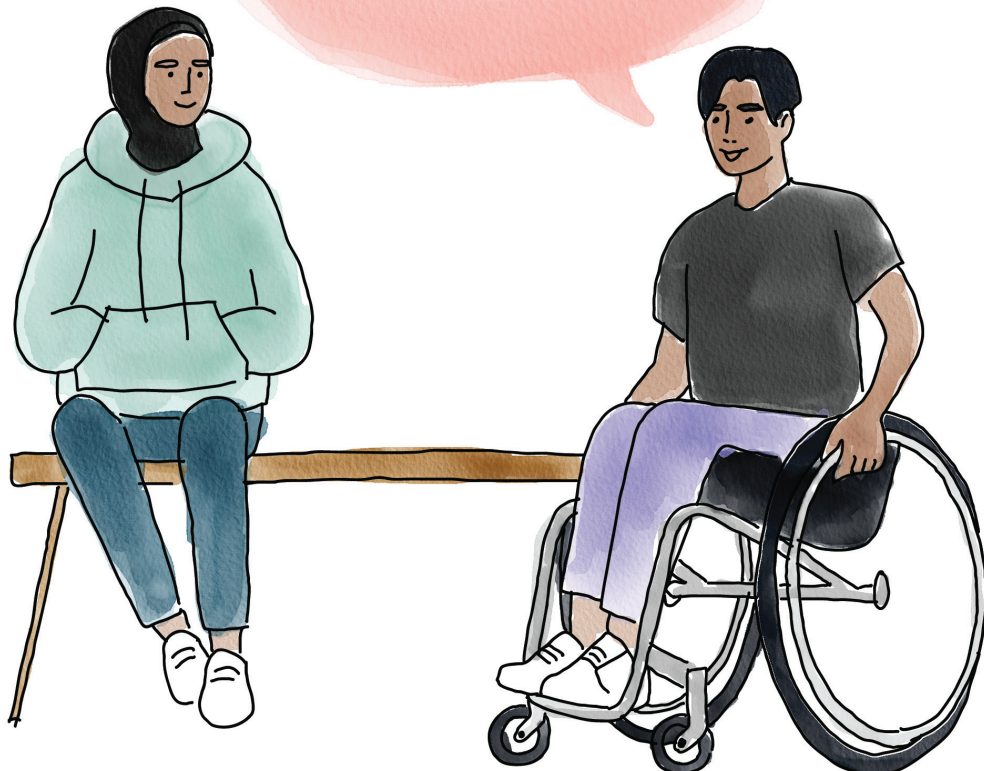
To help you develop ideas, please review the 'Core Values and Community Improvements' info on the following two pages.

Do you have any additional ideas for community improvements that would help support growth and change in the South Shaganappi Communities?

Let us know on p. 19.

"I think it is important to have sustainable communities with walking/ riding access to businesses, restaurants and recreation with diversity in price, people and opportunities."

— Participant



Community Improvements

Do you have any additional ideas for community improvements that would help support growth and change in the South Shaganappi Communities? To help frame this discussion, we will refer back to our core values.

Core Values

Draft Community Improvements

Diversity of Housing



Affordable Housing

Support and enable the development of diverse, accessible and affordable housing choices across the Plan Area.

Different Housing Forms

Diverse housing options such as tiny homes, backyard suites, and other multi-generational housing types.

Improved Mobility Network



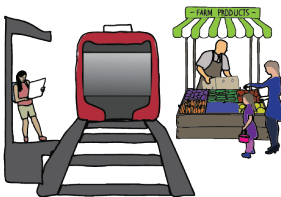
Pedestrian Movement

Provide safe, direct and well-connected sidewalks and pedestrian pathways to the Primary Transit Network, transit station areas and Activity Centres.

Wheeling Network

Enhance and improve accessibility of the cycling and wheeling network in all seasons for all age groups with new infrastructure such as raised or protected cycle tracks and clear signage.

Transit-Oriented Development



Transit Station Area Improvements

Provide public realm enhancements at LRT Station areas to improve public safety and accessibility.

Community Improvements (continued)

Core Values	Draft Community Improvements		
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Recreational Opportunities



Accessible and Affordable Recreation

Explore opportunities for recreation and programming for all ages, abilities, and income levels, such as additional recreation and programming opportunities.

All-season Recreation

Identify places and opportunities for all-season passive and active recreation and community gathering spaces.

Shouldice Athletic Park

Upgrade the existing Shouldice Athletic Park to provide greater connectivity to the Bow River Pathway system, additional recreational opportunities such as fitness and community space, and investigate opportunities for supportive uses such as food service and outdoor patios

Parks, Open Spaces and River Pathway System



Community Parks and Open Spaces

Explore opportunities to provide additional functionality within existing parks and open spaces.

Bow River Pathway System

Enhance connectivity and usability of the Bow River Pathway System through targeted pathway widening, improved wayfinding, and recognition of historic Indigenous importance in the area.

Urban Forest

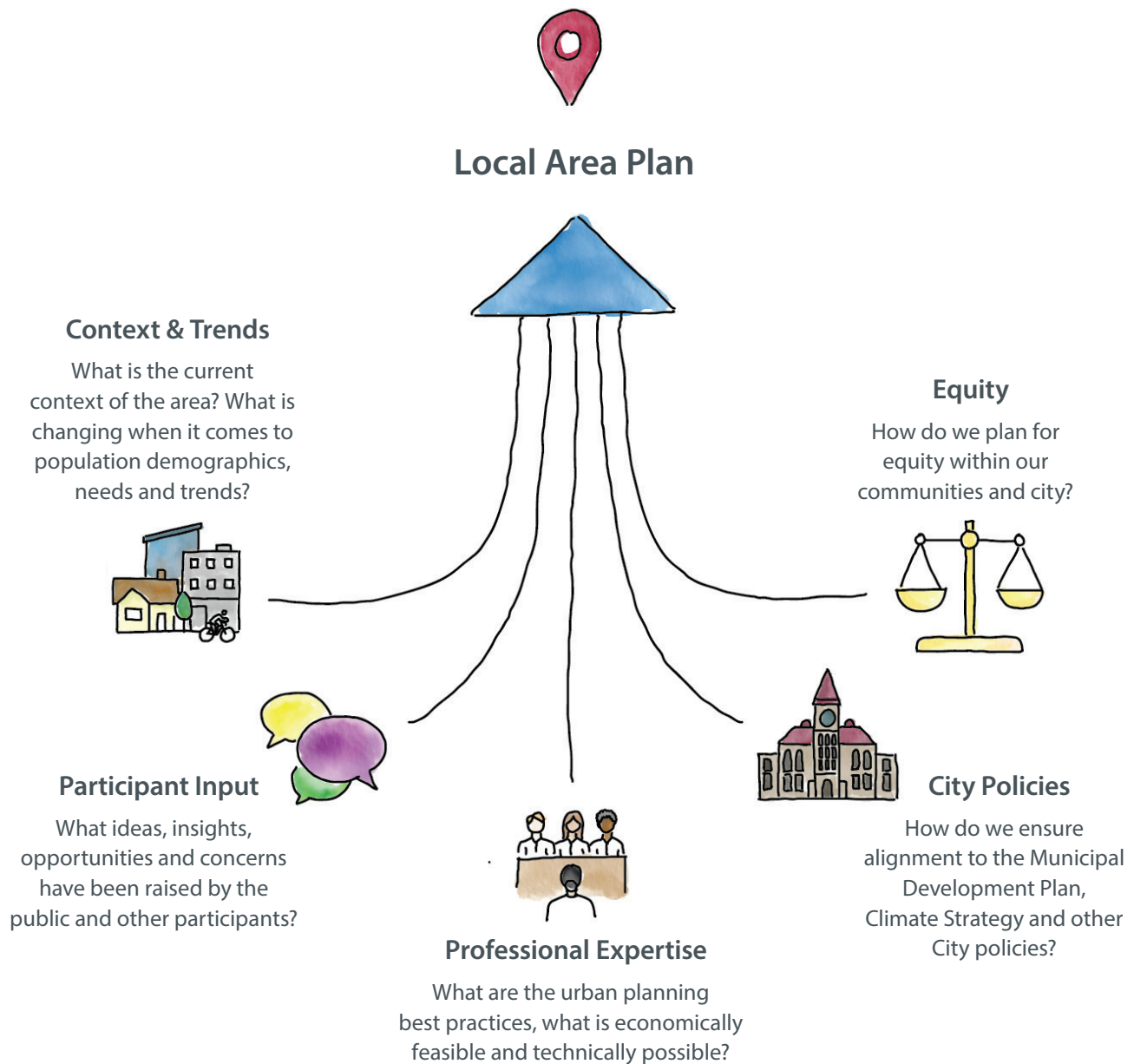
Identify opportunities to support and expand the urban forest in the South Shaganappi Communities, such as providing additional tree plantings in public boulevards and encouraging drought-resistant and native plant species.

“The core values presented very much resonate with us and include reasons why we have loved living here. Parks, trees, green space, yards...A diverse community with a diversity of housing. We appreciate the city is looking to improve transit and access/mobility.”

— Participant



How Will Your Feedback Be Considered and Used?



Did you know?

Participant feedback helps shape a local area plan as it is developed. You can find **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 a local area plan, as shown above.

Frequently Asked Questions

How are active land use amendment and development permit applications being reviewed while the South Shaganappi Communities Local Area Plan is being developed?

It is anticipated that the South Shaganappi Communities Local Area Plan will be presented to City Council in winter 2025. In the meantime, while the draft Plan is being developed and until Council makes a decision on the proposed Plan, active land use amendment and development permit applications will be reviewed against existing Council approved policy plans, such as the Municipal Development Plan.

We have concerns on parking, design, waste and privacy connected to new small-scale homes, is that something a local area plan can address?

Those details are not in the scope of a local area plan; however, at the development permit stage details such as building design, site constraints, landscaping, parking, utilities and waste and recycling staging areas are discussed and carefully looked at. Privacy is also discussed as part of the design of the new development. For example, glass blocks or frosted glass can be placed when side windows are proposed. All development permits include the opportunity for the public to provide comments during the review of the proposal as well as to appeal the decision about the proposed development.

Can the existing infrastructure and amenities (roads, sewer systems, parks, transit, etc.) handle more homes and people?

Most mature communities, especially those built prior to 1980, are below their historical peak population, so most communities are already designed to handle more people than live here today. Due to the decline in population and higher efficiency houses being built, there is now infrastructure capacity. This includes roads, transit stops, water and wastewater management, etc. to handle more types of housing.

That being said, through the local area planning process, we plan for reinvestment along with redevelopment. Chapter 3 of the local area plan (Supporting Growth) highlights key community improvements desired within the South Shaganappi Communities. We are looking for feedback on community improvements now to ensure we are capturing all the ways we need to support growth and change in the area.

Next Steps

All feedback will be compiled and included in a What We Heard Report. The project team will use the feedback provided, along with other inputs (see p. 17) to make refinements to the draft local area plan. A What We Did Report will also be created and shared.

The next phase of the project, Phase 4: Realize, is anticipated to launch in fall 2024. In this phase an updated final draft version of the South Shaganappi Communities Local Area Plan will be shared and a variety of opportunities will be available to get involved.



Learn More and Stay Connected

Subscribe for project updates, provide input and learn more at calgary.ca/Shaganappi



Small-Scale Homes in the South Shaganappi Communities (p. 6-7)

At the time of print (May 10, 2024) - a Council decision on the Rezoning for Housing has not been made. Visit calgary.ca/shaganappi for next steps and information and/or potential opportunities to provide input related to the South Shaganappi Communities Local Area Plan.

Topic 1: Draft Urban Form Map and Building Scale Map (p. 8-13)

Do you think any changes to the draft Urban Form and Building Scale Maps should be considered? Please explain what change(s) you think should be considered and why?

Topic 2: Community Improvements (p. 14-16)

Do you have any additional ideas for community improvements that would benefit the South Shaganappi Communities?

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

What's your connection to the plan area?

- ☐ Live ☐ Work
☐ Attend school

Do you?

- ☐ Own ☐ Rent

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



South Shaganappi Communities Local Area Planning
Phase 3 Engagement: REFINE

WE NEED YOUR INPUT

STEP 1

Review the information in this engagement booklet.

STEP 2

Respond to the questions on p. 19 on the back of this page.

STEP 3

Tear out the comment page, and drop it in the **mail** by June 24, 2024.

Any feedback received after July 15, 2024 may not appear in the What We Heard Report.



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