

Summary of Map Changes: South Shaganappi Communities Local Area Planning

Phase 1: ENVISIONING the Next 30 Years



DRAFT 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.*

Phase 1 Engagement Focus

Engagement was focused on discussing the history of the South Shaganappi Communities (PAST), the area as it exists today (PRESENT), and the vision for the area as it evolves over the next 30 years (FUTURE). An initial draft Chapter 1 of the Plan was shared for public feedback as well.

Resulting Action

The feedback received through the first phase of engagement was compiled and themed (see [Phase 1 What We Heard Report](#)), considered (see [Phase 1 What We Did Report](#)) and used to develop the draft vision and core values and informed the “Potential Focus Areas for Growth” concept map that was shared in Phase 2. Input received throughout Phase 1 also helped refine the draft Chapter 1 of the Plan.

Phase 2: EXPLORING Where New Moderate- to Large-Scale Growth (4 Storeys or More) Fit Best

Potential Focus Area for Growth (4 storeys or more) Concept Map



Phase 2 Engagement Focus

Engagement was focused on discussion and exploration of where new moderate to large-scale homes and businesses (four storeys or more) might be appropriate in the South Shaganappi Communities. The “Potential Focus Areas for Growth” concept map was used as an initial starting point for discussions with the public, to help inform the initial draft Urban Form and Building Scale maps shared in Phase 3.

Grey areas on the map indicated existing areas that already support new development that is four storeys or higher through existing zoning or Council-approved policy direction. Pink areas on the map indicated areas that were identified for potential future growth based on key considerations and engagement with Working Groups and Community Associations. The pink areas were subject to further revisions based on feedback gathered during Phase 2.

Additional focus areas for moderate- to large-scale growth (4 storeys or more) that were presented for discussion were areas surrounding:

- Main Streets (16 Avenue NW Urban Main Street, 16 Avenue NW Neighbourhood Main Street and Bowness Road Neighbourhood Main Street)
- Activity Centres (CF Market Mall, University Districts, The University of Calgary and Foothills Medical Centre)
- Transit station areas (Banff Trail, University, Brentwood and Dalhousie LRT Station areas)
- Along the Primary Transit Network

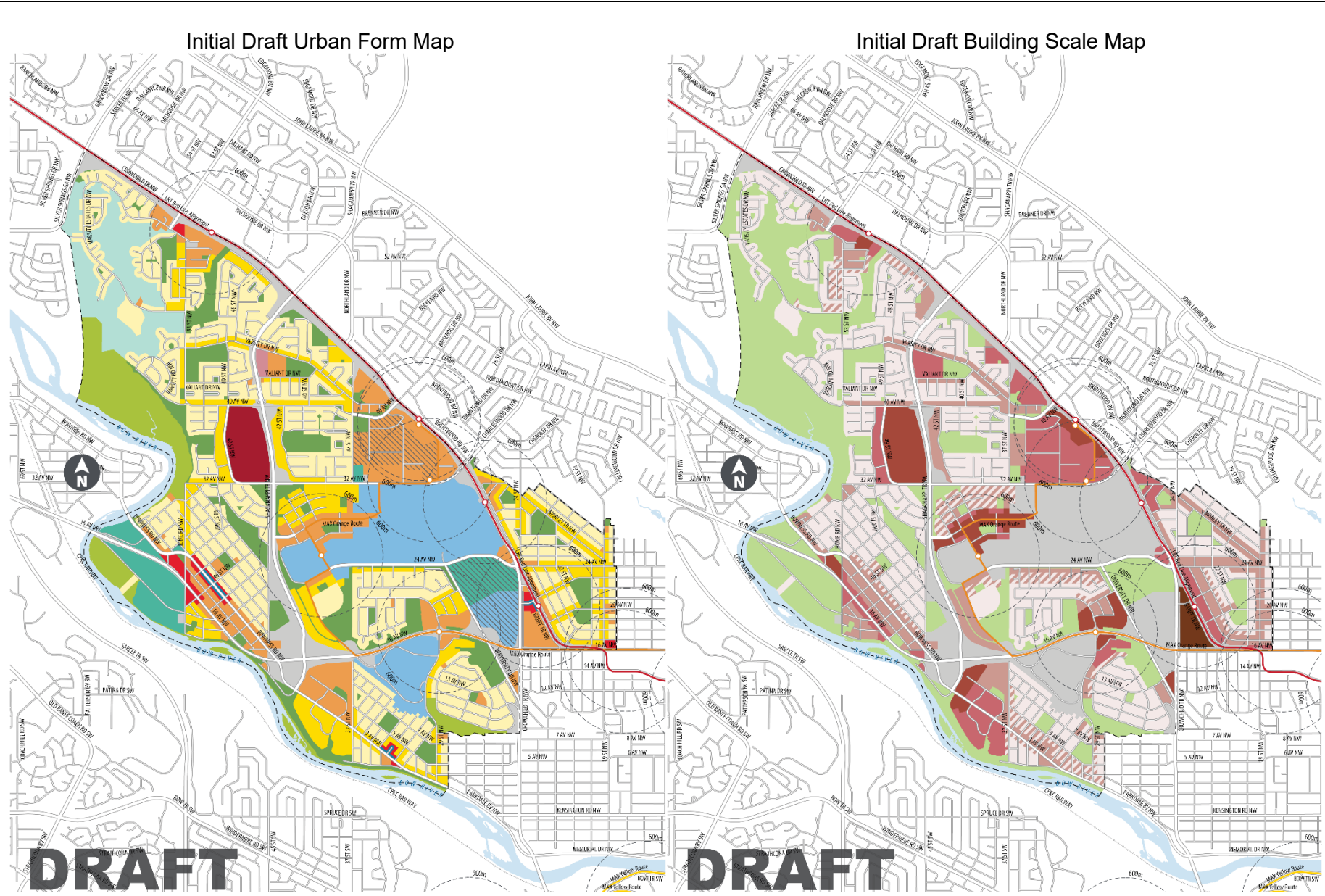
An initial draft of Chapter 2 was also shared during Phase 2, to gather feedback on policies relating to development, Urban Form categories, and Building Scale modifiers as well as an updated draft Chapter 2.

Resulting Action

The feedback received through the second phase of engagement was compiled and themed (see [Phase 2 What We Heard Report](#)), considered (see [Phase 2 What We Did Report](#)) and used to create the initial draft Urban Form and Building Scale maps which were shared in Phase 3.

Feedback on the “Potential Focus Areas for Growth” concept map was used to inform and develop the initial draft Urban Form and Building Scale maps by applying moderate- to large-scale growth in focus areas identified through engagement and key considerations. Input received through Phase 2 also supported revisions to the initial draft Chapter 2, with a revised version shared in Phase 3.

Phase 3: REFINING the Plan and Initial Draft Urban Form and Building Scale Maps



Phase 3 Engagement Focus

Engagement in Phase 3 included gathering feedback on the initial draft Urban Form and Building Scale maps and gathering feedback on investment priorities.

The urban form and scale maps outline the functions and scale/height of development. The Urban Form map shows types of buildings and what they should be used for (primarily commercial/business areas, primarily industrial areas, primarily residential areas and parks and open space).

We started the conversation about focus areas for growth in the last phase. We updated draft maps based on the feedback from Phase 2 that outlined where and how growth and change could happen in the area.

The Building Scale map shows the maximum potential height in storeys buildings can be in certain areas. These maps were subject to further revisions based on feedback gathered during Phase 3.

Drafts of Chapter 1, 2 and 3 were also shared during Phase 3 to gather feedback on any additional refinements to support development policies and potential community improvements.

Additionally, we discussed community improvements/investment priorities that, when implemented, can help support future growth. This could include projects such as upgrades to parks and playgrounds, pedestrian improvements, and new or improved bikeway/pathway connections.

Resulting Action

All feedback received through Phase 3 of engagement was compiled and themed (see [Phase 3 What We Heard Report](#)), considered (see [Phase 3 What We Did Report](#)) and used to revise the initial draft Urban Form and Building Scale maps and supporting policies in draft Chapter 2. The final draft Plan, including the final draft Urban Form and Building Scale maps were shared in Phase 4. Investment Priorities were refined, along with all content within Chapter 3 of the local area plan.

Several refinements to the maps and supporting policies were made based on Phase 3 feedback and through additional technical (e.g. mobility and infrastructure) analysis. Key changes to the maps can be found in the table below for Phase 4. Key changes to Chapter 2 included adding policies for future 4 or more storey growth in cul-de-sacs within transit station areas, additional transition policies for considering height in existing contexts, and providing policies for Community Corridors to guide pedestrian-focused streets. Additional community improvements were also added to Chapter 3 to address concerns raised through map discussions, including issues related to traffic, pedestrian/cyclist safety, connectivity, and tree canopy.

Phase 4 (We are here): REALIZING the Plan and Final Draft Urban Form and Building Scale Maps



Focus

The focus for Phase 4 is to share the final draft South Shaganappi Communities Local Area Plan, which include the final draft Urban Form and Building Scales maps, with the public. Phase 4 provides opportunities to learn about the Plan and ask questions to the project team, ahead of the Plan being brought forward to Committee and Council for review/decision.

Key changes

- The Urban Form map was refined based on feedback received in Phase 3. Key revisions to the Urban Form map (left) and included:
- Revising Neighbourhood Connector to Neighbourhood Local along Varsity Estates Grove NW, the west side of Varsity Estates Link NW, Viceroy Drive NW and Vienna Drive NW to address feedback that Neighbourhood Connector should be focused along higher-activity roads such as 53 Street NW.
 - Revising Bowness Road NW (between Home Road NW and 46 Street NW) from Neighbourhood Commercial to Neighbourhood Flex to allow more flexibility in types of development. Neighbourhood Commercial was shifted to 46 Street NW (between 16 Avenue NW and Bowness Road NW) to provide a connection between the two Main Street areas, enhancing commercial/business opportunities.
 - Revising Bowness Road NW (between 50 Street NW and 52 Street NW) from Neighbourhood Flex to Neighbourhood Connector to provide a transition from the more commercially focused Bowness Road Main Street area.
 - Removing Neighbourhood Connector from the sloped University District site between Shaganappi Trail NW and West Campus Boulevard NW to identify the area as a Comprehensive Planning site, where future development would be required to undergo master planning and would require a map amendment.
 - Revising two sites in University District from Neighbourhood Flex to Regional Campus as the sites are now part of the University of Calgary lands.
 - Revising an existing commercial site along Morley Trail NW and 28 Street NW from Neighborhood Connector to Neighbourhood Flex as the site already supports the general functions of Neighbourhood Flex and would allow for greater flexibility of businesses in the future.



Key Changes

The Building Scale map was refined based on feedback received in Phase 3. Key revisions to the Building Scale map (left) included:

- In the Dalhousie LRT Station area, several changes were made to respond to public feedback. Revising Low-Modified Scale (up to 4 storeys) to Limited Scale (up to 3 storeys) along Varsity Estates Grove NW and the west side of Varsity Estates Link NW to focus additional growth along the higher activity street of 53 Street NW. Blocks along Vienna Drive NW and Viceroy Drive NW changed from Low-Modified Scale (up to 4 storeys) to Limited Scale (up to 3 storeys).
- Revising sites along 49 Street NW, west of CF Market Mall, from Mid Scale (up to 12 storeys) to Low Scale (up to 6 storeys) to provide greater transition in height from the proposed High Scale on CF Market Mall towards the existing low-scale residential in Varsity Village West.
- Revising blocks along Varsity Drive NW (between 37 Street NW and 40 Street NW) from Low Scale (up to 6 storeys) to Low-Modified Scale (up to 4 storeys) to focus additional growth adjacent to existing higher growth, schools, and parks and open spaces.
- In the University Heights Activity Centre (area around 16 Avenue NW and Uxbridge Drive NW), several revisions were made to respond to feedback received that this area could support greater density due to its proximity to major institutions, Activity Centres, and transit station areas. Blocks along Ulster Road NW, Urquhart Road NW and Uxbridge Drive NW increased from Low Scale (up to 6 storeys) to Mid Scale (up to 12 storeys). Blocks along Unwin Road NW and further north along Uxbridge Drive NW were revised to lower scales to respond to feedback that greater transition in Scale (height) was needed towards the primarily residential area of the community.
- Updating the scale along 19 Street NW by lowering specific sections of the street from Low Scale (up to 6 storeys) to Low-Modified Scale (up to 4 storeys) and focusing higher growth at nodes/key intersections by applying Low Scale (up to 6 storeys) 1 block east-west at 17 Avenue NW, 20 Avenue NW and 24 Avenue NW.
- Based on feedback received, lowering blocks along Morley Trail NW (between 19 Street NW and 24 Street NW) from Low Scale (up to 6 storeys) to Limited Scale (up to 3 storeys), with the exception of sites that already allow for Low-Modified Scale (up to 4 storeys) through existing zoning. The focus for moderate- to large-scale growth was shifted towards the transit station area by applying Low-Modified Scale (up to 4 storeys) along 24 Street NW.