



SOUTH SHAGANAPPI COMMUNITIES

Local Area Planning Project

Phase 3 – REFINE: What We Did Report
Fall 2024



South Shaganappi Communities Local Area Planning Project

Phase 3: REFINE
What We Did Report

Report Back – FALL 2024

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Project Overview

The South Shaganappi Communities Local Area Planning project includes the communities of Banff Trail, Montgomery, Parkdale, Point McKay, St. Andrews Heights, University of Calgary, University District, University Heights, and Varsity.

Through the local area growth planning process, we'll work together to create a future vision for how land could be used and redeveloped in the area – building on the vision, goals and policies outlined in The City's [municipal development plan](#) and [The Guide for Local Area Planning](#).

The South Shaganappi Communities Local Area Plan will fill gaps in communities/areas where no local plan currently exists and replace other plans that are largely outdated.

What did we do with the input received?

This input was used to update the concepts presented to the public for Phase 4 - REALIZE. This is the What We Did Report which demonstrates how your feedback in Phase 3 was used to inform the final draft concepts in Phase 4.

We encourage you to review the Phase 3 - REFINE What We Heard Report to understand our communications and engagement approach, the questions we asked, and the feedback we collected during the phase of the project. It also will provide you with the context of how feedback collected in Phase 3 helped to inform the concepts in the final draft local area plan in Phase 4 - REALIZE.

Project next steps

We will be back in the community from October 15 – November 7, 2024, for Phase 4: REALIZE. This phase will include both in-person and online opportunities, to review and learn more about the concepts in the draft local area plan for the South Shaganappi Communities.

Please review the South Shaganappi Communities Local Area Plan Phase 4 booklet when it arrives in your mailbox or find one at your local [My Idea Stations](#) or download a copy on the project webpage. You can also participate in an online information session with the team or attend the in-person public open house on October 30, 2024, from 6:00 pm to 8:00 pm at the Alt Hotel in University District.

For details about upcoming opportunities to connect with project team, including how to register, and how to sign-up for email update, please visit our project website at calgary.ca/Shaganappi. To stay up-to-date on project details and future engagement opportunities, please visit calgary.ca/Shaganappi and sign-up for email updates.

What We Heard / What We Did

Below you will see the themes that emerged from our public engagement and the responses from the team as to how that feedback will be used to further refine the plan.

Topic 1 – Draft Local Area Plan Maps

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?

What We Heard	What We Did
Participants expressed location-specific concerns and suggestions throughout the entire plan area when talking about the proposed urban form and building scale growth as it was proposed.	- Several refinements to the Urban Form and Building Scale maps were made in response to public feedback on location-specific concerns and suggestions. For example, we heard feedback regarding the need for better transition in height along 49 Street NW, between CF Market Mall and the existing lower density residential area to the west. In response, the sites along 49 Street NW lowered from Mid Scale (up to 12 storeys) to Low Scale (up to 6 storeys). We also heard that there more opportunity for greater density in the University Heights Activity Centre area due to its proximity to transit, Activity Centres, and major institutions. In response, 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). - Balancing public feedback is one key consideration when developing a local area plan, along with the maps. Other key considerations include context and trends, City Policies such as The City's municipal development plan, Climate Strategy and other higher-order policies, professional expertise on best practices and technical feasibility, and equity. All of these inputs have informed the Urban Form and Building Scale maps which focus moderate-to-large-scale growth (four storeys or more) at key locations. Please refer to the Summary of Map Changes for a list of key changes to the Urban Form and Building Scale maps from Phase 3 to Phase 4.
Participants expressed Varsity location-specific concerns when talking about the proposed Urban form and building scale growth as it was proposed.	- Refinements to the Urban Form and Building Scale maps were made in response to location-specific feedback, including areas in Varsity. - Specifically, Varsity Estates Grove NW and the west side of Varsity Estates Link NW were reduced from Low-Modified Scale (up to 4 storeys) to Limited Scale (up to 3 storeys) to focus additional growth along the

	higher activity street of 53 Street NW. Blocks along Viceroy Drive NW were reduced from Low-Modified Scale (up to 4 storeys) to Limited Scale (up to 3 storeys). Blocks along Vienna Drive NW and Viceroy Drive NW were changed from Neighbourhood Connector to Neighbourhood Local to address feedback that these streets are lower activity. Varsity Drive NW (between 37 Street NW and 40 Street NW) was revised from Low Scale (up to 6 storeys) to Low-Modified Scale (up to 4 storeys). Please refer to the Summary of Map Changes for a list of key changes to the Urban Form and Building Scale maps from Phase 3 to Phase 4.
Participants highlighted the importance of preserving neighbourhood tree canopy and green space	• The importance of preserving tree canopy and green space is reflected in policies throughout the Plan. Chapter 2 includes policies to ensure new developments preserve healthy and mature public trees. Section 2.4. General Policies include site and landscape design that provides policy guidance on plant materials and location. Additionally, Section 3.2.5. of Chapter 3 includes tree canopy targets that aims to increase tree canopy within the South Shaganappi Communities to 19.5% by 2050. • The Urban Form map depicts all existing green space through the Parks and Open Space and Natural Areas urban form categories. No existing park, open space, or natural area is proposed as a neighbourhood or commercial urban form category.
Participants expressed traffic and parking concerns	• In response to concerns around traffic and parking, additional refinements to the Urban Form and Building Scale maps were made to further focus moderate- to large-scale growth (four storeys or more) at key locations that support higher activity Main Streets, transit station areas, Activity Centres and along the Primary Transit Network. We heard feedback that identified specific streets as being lower activity and concerns that these areas could not support additional traffic and parking. As a result, several streets were revised from higher to lower building scales and to less commercially-focused urban form categories. For example, we heard traffic concerns along Morley Trail NW. In response, blocks along Morley Trail NW reduced from Low Scale (up to 6 storeys) to Limited Scale (up to 3 storeys). We also heard similar concerns for portions of Varsity Drive NW. In response, blocks along Varsity Drive, between

	37 Street NW and 40 Street NW reduced from Low Scale (up to 6 storeys) to Low-Modified Scale (up to 4 storeys). Please refer to the Summary of Map Changes for a list of key changes to the Urban Form and Building Scale maps from Phase 3 to Phase 4.
Participants expressed concern over privacy/shadowing/property values and views	• In response to concerns around shadowing and privacy loss, additional revisions to the Building Scale map were made to further consider transitions in building heights/scales. For example, we heard shadowing concerns along Viceroy Drive NW. In response to feedback, Viceroy Drive NW reduced from Low-Modified Scale (up to 4 storeys) to Limited Scale (up to 3 storeys). We also heard shadowing concerns along Morley Trail NW, especially the north side of the street. In response, blocks along Morley Trail NW reduced from Low Scale (up to 6 storeys) to Limited Scale (up to 3 storeys). • The South Shaganappi Communities LAP considers all feedback received and balances five key considerations for developing a local area plan, which include context and trends, participant input, professional expertise, City policies, and equity. Building scales throughout the Plan Area transition from higher scales at key locations such as Main Streets, transit station areas, Activity Centres and along the Primary Transit Network to lower scales in the primarily residential areas.
Participants indicated concerns about the plan area infrastructure's ability to accept growth	• Investment in a wide range of public infrastructure is an important part of the South Shaganappi Communities Local Area Planning Project. Chapter 3: Supporting Growth of the Plan and Appendix A: Investment Opportunities identifies and describes infrastructure investments that will support community growth. Chapter 3 and Appendix A include investment opportunities to provide safe and well-connected mobility options and enhance existing parks and open spaces.

Topic 2 – Community Improvements

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

What We Heard	What We Did
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Participants expressed desire to see more walking and wheeling (5A Mobility Network) connections throughout the Plan Area	Chapter 3 and Appendix A include a wide variety of community improvements related to the 5A Mobility Network. Specifically, Section 3.2.5. Safe and Well-Connected Mobility Options provides community improvements that highlight improving walking and wheeling connectivity, safety, and accessibility throughout the Plan Area. This includes pedestrian and cyclist networks to and from key destinations such as transit station areas, Activity Centres, Main Streets, recreational facilities, parks and open spaces, and major institutions. Specifically, we heard that Varsity Drive NW could benefit from enhanced pedestrian and cycling connections. In response, the updated Chapter 3 includes specific mobility improvements for Varsity Drive NW such as improved pedestrian crossings and providing safe, comfortable, and continuous pedestrian and cycling infrastructure. Please refer to Chapter 3 and Appendix A in the final draft Plan for a full list of community improvements.
Participants highlighted the importance of preserving neighbourhood tree canopy, and enhancing parks and open spaces	Chapter 3, Section 3.2.5. Protected and Enhanced Parks, Open Spaces, Natural Areas, and Bow River Pathway System of the Plan includes specific objectives and community improvements related to preserving tree canopy and enhancing parks and open spaces throughout the Plan Area. Specifically, the Community Parks and Open Spaces section provides community improvements related to exploring opportunities for improving functionality, year-round use, and active and passive recreation. The Urban Forest section highlights tree canopy targets that aim to increase tree canopy within the South Shaganappi Communities to 19.5% by 2050. Community improvements to protect, maintain, and expand the urban forest through tree retention and plantings have also been identified.
Participants expressed the desire for more amenities: library, grocery stores, recreational facilities, playgrounds throughout the Plan Area	- Local area plans cannot determine specific future private developments such as grocery stores, however, future development is guided through policy found in Chapter 2 and opportunities for more amenities are identified through specific community improvements found in Chapter 3. - In addition, other amenities such as libraries, recreational facilities and playgrounds are identified as potential future community improvements in Chapter 3 of the Plan. Specifically, improvements and investments to recreational facilities and opportunities

	are identified in Section 3.2.4. Recreational Opportunities for All Ages and Abilities. Section 3.2.5. Protected and Enhanced Parks, Open Spaces, Natural Areas, and Bow River Pathway System provides several community improvements related to additional amenities at parks and open spaces throughout the Plan Area.
Participants expressed the desire to see more traffic calming enhancements throughout the Plan Area	Chapter 3, Section 3.2.5. Safe and Well-Connected Mobility Options identifies traffic calming measures to slow vehicle speeds and enhance pedestrian safety as a community improvement. Additionally, implementing traffic calming features has been identified as a community improvement for several key corridors including 24 Avenue NW, 32 Avenue NW, 40 Avenue NW, Varsity Drive NW, Morley Trail NW, Home Road NW, 53 Street NW and 19 Street NW.
Participants indicate that they are not supportive of the Plan and increasing growth in the Plan Area	The South Shaganappi Communities Local Area Plan focuses moderate- to large-scale growth around key locations including transit station areas, Activity Centres, Main Streets, and the Primary Transit Network. All feedback from Phase 3 of engagement has been considered and balanced through revisions to the Urban Form and Building Scale maps as well as policies throughout each Chapter of the Plan. Public input is one key consideration in the local area planning process. Other key considerations include context and trends, City Policies such as The City's municipal development plan, Climate Strategy and other higher-order policies, professional expertise on best practices and technical feasibility, and equity.

Topic 3 – Additional Feedback: Draft Local Area Plan Content

Do you have any feedback on the revised draft Chapter 2 or initial draft Chapter 3 of the South Shaganappi Communities Local Area Plan?

Participants expressed concerns around traffic / parking / overall safety	Chapter 3, Section 3.2.5. Safe and Well-Connected Mobility Options identifies several community improvements related to traffic calming measures to slow vehicle speeds and enhance pedestrian and cyclist safety. These community improvements have been identified for key corridors throughout the Plan Area, including 24 Avenue NW, 32 Avenue NW, 40 Avenue NW, Varsity Drive NW, Morley Trail NW, Home Road NW, 53 Street NW, and 19 Street NW.
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Participants expressed location-specific comments as it was proposed throughout the plan area.	• In response to feedback about location specific concerns for building heights/scale, revisions to the Building Scale map have been made. For example, we heard concerns regarding the proposed Scale for Varsity Estates Grove NW and Varsity Estates Link NW. In response, Varsity Estates Grove NW and the west side of Varsity Estates Link NW were reduced from Low-Modified Scale (up to 4 storeys) to Limited Scale (up to 3 storeys) to focus additional growth along the higher activity street of 53 Street NW. We also heard concerns for the proposed Scale along Morley Trail NW. In response to feedback, blocks along Morley Trail were reduced from Low Scale (up to 6 storeys) to Limited Scale (up to 3 storeys), shifting additional growth along 24 Street NW, towards the University LRT Station. Please refer to the Summary of Map Changes for a list of key changes to the Urban Form and Building Scale maps from Phase 3 to Phase 4. The Urban Form and Building Scale maps focus moderate-to large-scale (four storeys or more) development at key locations. The maps identify transit station areas, community corridors and Activity Centres where the most intensity could occur. • Throughout Chapter 2, there are policies that ensure new developments consider transitions in building heights/scale through building/site design, massing, and landscaping. Specifically, Section 2.3.7. Scale Transition states that development should provide transitions in building height and massing where different scale modifiers are located adjacent to each other. Other sections such as 2.5.4. Transit Station Areas and 2.5.5. Activity Centres include policies that ensure appropriate building scale transition adjacent to residential neighbourhoods.
Participants expressed concerns about current property value impacts	• The South Shaganappi Communities LAP considers all feedback received and balances five key considerations for developing a local area plan, which include context and trends, participant input, professional expertise, City policies, and equity. Building scales throughout the Plan Area transition from higher scales at key locations such as Main Streets, transit station areas, Activity Centres and along the Primary Transit Network to lower scales in the primarily residential areas.

Participants indicated the desire to preserve neighbourhood tree canopy and open spaces	Chapter 2 includes policies to ensure new developments preserve healthy and mature public trees. Section 2.4. General Policies include site and landscape design that provides policy guidance on plant materials and location. Chapter 3, Section 3.2.5. Protected and Enhanced Parks, Open Spaces, Natural Areas, and Bow River Pathway System highlights tree canopy targets that aim to increase tree canopy within the South Shaganappi Communities to 19.5% by 2050. Community improvements to protect, maintain, and expand the urban forest through tree retention and plantings have also been identified.
Participants indicated frustration and distrust regarding the “Home is Here” Blanket Rezoning RCG Engagement	- Local area planning projects are separate City initiatives. For more information about local area planning projects, please visit calgary.ca/lap. - The 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 and 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. - 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. - We encourage you to participate in the South Shaganappi Communities Phase 4: REALIZE in-person and virtual sessions to connect further with the project team. Details for the events can be found below and on the project website at calgary.ca/Shaganappi.