

South Shaganappi Communities Local Area Plan – Refined Draft Chapter 1

This Draft Local Area Plan (LAP) Chapter 1 has been created for discussion purposes.

Refined Draft – May 2024

calgary.ca/Shaganappi

Land Acknowledgment

Calgary is situated within the ancestral lands and traditional territories of the people of the Nations that made Treaty 7. These Nations in Southern Alberta are: the Siksika, Piikani, Amskaapiikani and Kainai First Nations, who, altogether, form the Siksikaitsitapi (Blackfoot Confederacy); the Îethka Nakoda Wîcastabi (Stoney Nakoda) First Nations, comprised of the Chiniki, Bearspaw, and Goodstoney First Nations; and the Tsuut'ina First Nation. The city of Calgary is also homeland to the historic Northwest Métis and to the Otipemisiwak Métis Government, Métis Nation Battle River Territory, Nose Hill Métis District 5 and Elbow Métis District 6. We acknowledge all Indigenous people who have made Calgary their home.

Guided by the White Goose Flying Report, The City's response to the findings and calls to actions of the Truth and Reconciliation Commission, and the Indigenous Policy, a Council-approved policy which outlines meaningful ways forward and policy opportunities to grow from and build common ground, The City is beginning to explore how to better understand and act on our shared foundations with Indigenous peoples. While discussions continue regarding our own actions and efforts, The City is committed to beginning to actively explore ways to redefine our understandings, our assumptions, our relationships and our abilities to build a more inclusive and equitable city based on our shared foundations.

What is the South Shaganappi Communities Local Area Plan?

The South Shaganappi Communities Local Area Plan, or Plan, provides the long-term vision specific to the South Shaganappi Communities and presents a broad strategy for community growth and change. With guidance from the **Municipal Development Plan**, this Plan provides community-specific policies related to land use planning and development.

The following provides a summary of how everyone from the public to a developer can best use this document. Key content of the Plan is summarized below.

Chapter 1 Visualizing Growth

Chapter 1 of the Plan contains contextual information, the Plan vision and core values that support this vision. The vision and community context guide the application of this Plan and will continue to direct planning and development in the South Shaganappi Communities through implementation of the core values.

Chapter 2 Enabling Growth

To achieve the vision and core values of Chapter 1, Chapter 2 of the Plan sets out the Future Growth Concept for the South Shaganappi Communities. The Plan applies urban form categories and scale modifiers as well as **built form**, general and area-specific policies to the local context.

Urban Form Categories

Map 3: Urban Form shows the urban form categories in the Plan Area and should be used as a starting point when determining the general function envisioned for a specific area. Readers should review 2.2 Urban Form Categories which provides further details and applicable policies that apply to each urban form category.

Scale Modifiers

Scale modifiers are used to complement an urban form category to provide additional **built form** policy for specific locations. Map 4: Building Scale shows where the

Figure 1: Policy Relationship



Citywide: Looking ahead 60 years

Calgary's Municipal Development Plan outlines a broad vision and long-term goals for how Calgary should grow and develop over the next 60 years.



Local: Looking ahead 30 years

Local area plans identify and guide where and how future growth, change, and reinvestment could happen within a specific area.

Local area plans must align with the broader direction of the Municipal Development Plan, but provide more localized and specific guidance.

different scale modifiers are applied. Readers should review 2.3 Scale Modifiers which introduces each scale modifier and their associated policies.

General and Area Specific Policies

The remaining sections in Chapter 2 provide general policies and additional design considerations that apply on a Plan-wide or site-specific basis. This Plan provides general policies, which primarily focus on the interface of the **public space** with buildings, and more specific policies that apply to areas such as **Main Streets, transit station areas, and Activity Centres**. The additional design consideration provides policy guidance on planning matters such as mobility and sustainable development.

Chapter 3 Supporting Growth

Chapter 3 of this Plan identifies specific objectives and implementation options for supporting growth and change within the South Shaganappi Communities. This Chapter is intended to set out high-level, strategic direction to inform how investments in the Plan Area are made to support the Future Growth Concept.

Chapter 4 Implementation and Interpretation

Chapter 4 contains policies regarding the legal interpretation, status, and limitations of the Plan. The Plan is a statutory plan, as outlined in the *Municipal Government Act*, and must be read in conjunction with the **Municipal Development Plan, Calgary Transportation Plan** and other City of Calgary policy documents. Chapter 4 also contains a Glossary of common terms used throughout the Plan which are bolded throughout the text.

Appendices

Additional non-statutory plan information can be found in the Appendices including Appendix A: Implementation Options, Appendix B: Regional Corridors and Context Map, Appendix C: Mobility, Appendix D: Constraints, Appendix E: Greenhouse Gas Emissions and Appendix F: Additional Historical Information. The appendices contain information intended to support the vision and core values of the Plan.

Please note: we will be developing the appendices A, B, C, and E in the future phases of the Plan. Draft Appendix D and F are currently available.

Chapter 1 – Visualizing Growth

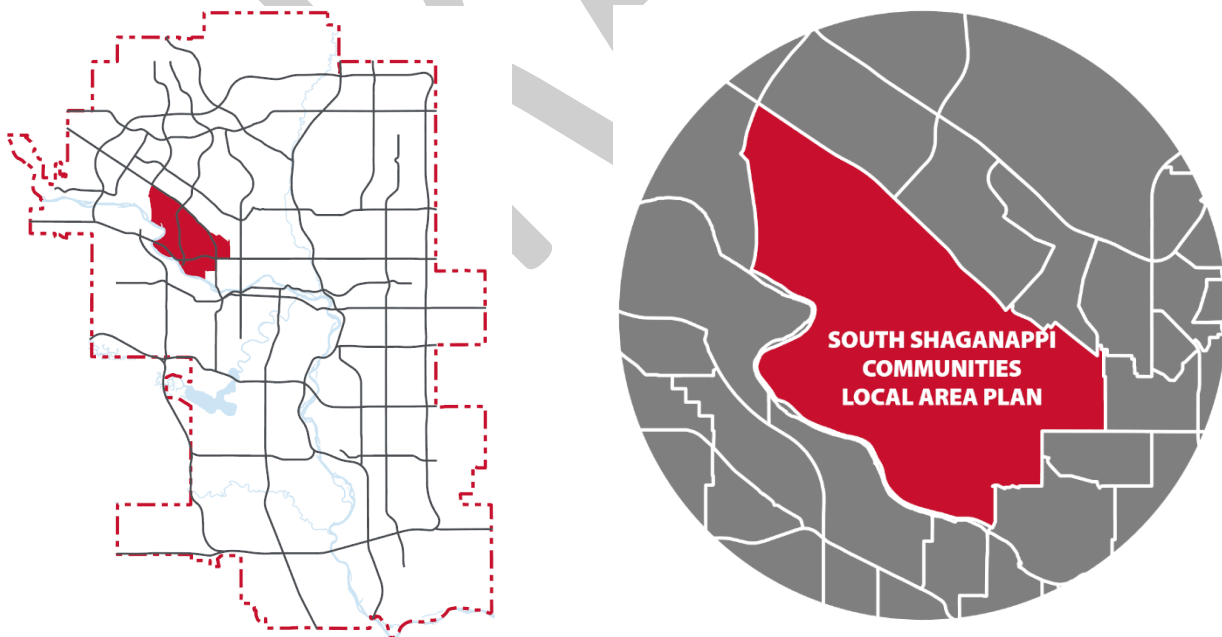
1.1 Introduction

The South Shaganappi Communities Local Area Plan (Plan) is a statutory policy document that sets out a long-term vision and identifies opportunities to create a framework for growth and change in the Plan Area. The Plan Area includes nine residential communities bounded by Crowchild Trail NW, Morley Trail NW and West Confederation Park to the north; 19 Street NW, 18 Street NW, Crowchild Trail NW and 29 Street NW to the east; the Bow River to the south; and the Bow River, Dale Hodges Park and Silver Springs Gate NW to the west (**Figure 2: Plan Context**).

The Plan Area is comprised of the communities of Banff Trail, Montgomery, Parkdale, Point McKay, St. Andrews Heights, University District, University Heights, University of Calgary, and Varsity (**Map 1: Community Context**). These nine communities each have their own unique history which is detailed in Section 1.2.

The Plan guides growth and change and identifies amenities and infrastructure required to support growth in these communities to achieve the Plan's vision. The Plan takes a multi-community approach that recognizes and builds upon the shared assets, amenities and natural features that go beyond the boundaries of a single community and benefit the broader area. The Plan is meant to be updated periodically as development and change occur.


Figure 2: Plan Context





Map 1: Community Context

Legend

- Plan Area Boundary
 Community Boundary

1.2 South Shaganappi Communities Vision and Core Values

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.

Draft 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 Orange BRT stations and major destinations within the South Shaganappi Communities 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 and Banff Trail LRT Stations 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 resilient 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 Athletic Park, McMahon Stadium, Foothills Athletic Park and the Field House.

Parks, Open Spaces, and Bow River Pathway System

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



Figure 3:
Illustrative Map

1.3 Community Context

History

Calgary is located on the traditional territories of the people of the Nations that made Treaty 7. This includes: the Blackfoot Confederacy, made up of the Siksika, Piikani, and Kainai First Nations; the Iethka Nakoda First Nations, comprised of the Chiniki, Bearspaw, and Goodstoney First Nations; and the Tsuut'ina First Nation. Calgary is also homeland to the historic Northwest Métis and to Métis Nation of Alberta, Region 3.

Indigenous Foundations

It was here, according to traditional belief, that people were created and where Indigenous peoples have always lived. At least one traditional creation story involves the two rivers that converge in Calgary, the Bow and Elbow. The area at the confluence of these two rivers was an inseparable part of the land that Indigenous peoples knew intimately. It was important as a meeting place and as a place of seasonal inhabitation. It lay within the wintering range of migratory bison that were the staple food of the region. The confluence provided shelter for winter camps, breezes and sheltering hills that offered relief from summer heat and insects, plenty of wood and water, and an excellent ford at the Bow River. The Blackfoot called this place Moh'kins'tsis, the Tsuut'ina, Gut'sis'tsi, and the Îethka Nakoda Wîcastabi, Wincheesh-pah. The Nēhiyawēwin called it Otos'kwunee.

Agricultural use and urban development, which preceded the passage of the Alberta Historical Resource Act (originally known as the Alberta Heritage Act) in 1973, has widely disturbed physical evidence of Indigenous life in present-day Calgary. Nonetheless, archaeological work in the city has provided evidence of bison kill sites, adjacent bison processing sites, and campsites, including precontact campsite evidence in Montgomery, Parkdale, Point McKay, and Varsity and precontact evidence in the University District. Further archaeological research has the potential to identify more evidence such as the existence of bison processing camps along the Bow River in Montgomery.

The confluence and its surrounding area was part of broader patterns of seasonal inhabitation and trade routes. When non-Indigenous fur trade companies opened trading posts at Edmonton and Rocky Mountain House in the 1790s, those places became destinations for semi-annual trade expeditions and sources for tools, weapons, and other necessities. Colonial trails, and some modern city roads and rural highways, derive from Indigenous trails. This area was traversed by the historic Morleyville Trail, an Indigenous trail that was renamed after Methodist missionary George McDougall established his mission at Morley.

Permanent Settlement

As a colonial settlement, Calgary began in 1875 as a North-West Mounted Police post two years before the signing of Treaty 7. By the time the Canadian Pacific Railway (CPR) arrived in 1883, Calgary had developed as an unincorporated settlement on the future site of the Inglewood neighbourhood. The CPR laid out a new townsite on its own property in what is now downtown, and the settlement moved west at the beginning of 1884. Calgary was incorporated as a town later that year, and it became a city in 1894.

In 1883, the Dominion Land Survey divided this land, along with the broader region, into 640-acre sections, 36-section townships, and ranges made up of townships. East of present-day 37 Street NW, the planning area is located within Township 24, Range 1 west of the Fifth Meridian (Tp 24-1-W5M), the same township where Calgary was situated entirely before it grew spatially in the twentieth century. After a series of smaller annexations beginning in 1901, the “Greater Calgary” annexation in 1910 brought the entire township within the city limits. This area included the present-day communities of Banff Trail, Parkdale, St. Andrews Heights, and the University of Calgary. This township also includes the University of Calgary Research Park, which is an eastern extension of Varsity and has an unusual annexation history. As part of Section 31-24-1-W5M (which also includes much of Brentwood and parts of Charleswood), it was annexed in 1910 but then de-annexed in 1923. It remained outside the city limits until 1954, when it was re-annexed.

West of 37 Street NW, the planning area is located in the next township over (Tp 24-2-W5M), where Calgary expanded beginning in the 1960s. For the most part, the South Shaganappi Communities that lie east of 37 Street NW (Banff Trail, Parkdale, St. Andrews Heights, and the University of Calgary) are on land that was annexed to Calgary in 1910. The area west of 37 Street NW was annexed incrementally in 1961 (most of Varsity) and 1963 (Montgomery, Point McKay, and the University District).

In the 1890s, the CPR received land grants for present-day Parkdale, St. Andrews Heights, the University District, and parts of Varsity (including the University of Calgary Research Park). This was part of a federal government incentive to the railway company to build the transcontinental. As the railway was such an expensive prospect, the CPR received \$25-million and 25-million acres of land, from which the railway company maximized its profit.

Beginning around 1886, William Bruce (1839–1922) ranched on the future site of Brentwood, and his land might have included the future University of Calgary Research Park. Bruce’s land was on Section 31, which was annexed in 1910, de-annexed in 1923, and re-annexed in 1954.

In today’s Banff Trail district, land grants went to William Rex Virtue and Edwin William Hume (in the northern part of the district) and to Ernest Merrett Adams and Lena M. Devenish (in the southern part).

The University of Calgary occupies the north half of Section 30-24-R1-W5M and about half of the southeast quarter. George Bennett received the land grant for the northwest quarter, Thomas Brown Lee the northeast, and Alexander McEwen the southeast. University Heights is situated in the southwest quarter and the other half of the southeast quarter. Charles Henry Parlow received the grant to the southwest quarter.

In present-day Montgomery, land grants went to Oswald Asheton Critchley, Thomas Somerville Charters Lee, and the Hudson’s Bay Company. Alfred Sidney McKay homesteaded in what is now Point McKay.

Varsity, the largest of the South Shaganappi Communities, was divided between William Byers, James Hewitt, James Johnston, Joseph McPherson, brothers Arthur Wolstan Edwin Riley and Harold William Hounsfield Riley, William B. Steel, and the CPR.

Twentieth Century

Early in the twentieth century, Calgary experienced an economic and population boom that transformed it into a regional wholesale and distribution centre. The 1910 annexation, as it affected the planning area, was part of a much larger annexation known at the time as Greater Calgary. Speculators began purchasing farmland and registering subdivision plans. Within the city limits of 1910, these subdivisions included: Parkdale Addition (in present-day Parkdale and the Foothills Hospital site in western St. Andrews Heights); The Bronx, Bronx Villa, and Golden Bronx (in University Heights); the Bennett Estate, Berkeley, Capitol Hill Addition, Ingledale, North Parkdale, and Rosemont Park (on the University of Calgary campus); and Trinity Estate, West Pleasant Heights, and a western extension of Capitol Hill (in Banff Trail). West of the city limits, rancher James Shouldice subdivided his land in what is now Montgomery as Shouldice Terrace.

Of these now existing communities, the only community that started to develop sparsely in the first half of the century was Parkdale Addition, now known as Parkdale. Well into the new century, the area still included athletic grounds, a golf course, and a riding academy. The catalyst for Parkdale's development was the Calgary Municipal Railway, which was established in 1909, and particularly the streetcar system's Bowness line that was completed in 1912. Developer John Hextall subdivided Bowness, which lay outside the city limits until 1964, and he donated the Hextall Bridge (in present-day Montgomery) and land for Bowness Park in exchange for a streetcar connection to the luxurious suburb that he envisioned. The Bowness line traversed Parkdale on its way to Bowness. Homebuilders gravitated toward areas close to streetcar routes. Streetcars also made commercial development feasible beyond the city centre. Early subdivisions clustered around the streetcar lines and shared similar features, including grid street networks fronted with boulevard trees and landscaped yards. From 1912 until 1950, streetcars served Parkdale residents and made the Foothills Dine and Dance in present-day Montgomery a popular establishment between Calgary and Bowness.

The street railway was renamed the Calgary Transit System (CTS) in 1946, and its operation was converted to buses and electric trolley coaches by 1950. Like buses, electric trolleys were trackless rubber-wheeled vehicles, but their routes necessarily followed the overhead lines that powered them through trolley poles that projected upward from the vehicle's roof. A trolley coach route replaced the Bowness line as far west as 37 Street NW, where the Parkdale loop allowed the electric coaches to turn around using a loop in the overhead power lines. CTS was renamed Calgary Transit in 1970, and trolley coaches were replaced by buses in 1974.

After the Second World War, Calgary experienced significant urban growth supported by returning veterans, European immigration, government incentives, and the late 1940s oil boom. This resulted in new residential development both in established neighbourhoods and in new subdivisions. The City established a Planning Department in 1951 and adopted the "neighbourhood unit" concept that comprised quiet residential streets, schools, houses of worship, convenience stores and social services, and parks and playgrounds, all enclosed by busier collector streets that featured commercial development, including gas stations and neighbourhood shopping malls, at major intersections.

Up to the mid-1950s, The City acted as developer, building infrastructure and utilities itself and selling individual lots to builders. The City developed Banff Trail under this model in 1953, and it

attempted to do so for the last time with University Heights in 1961. But under a new system established in the mid-1950s, private developers could buy land to build entire subdivisions, and The City offloaded construction and cost of utilities and infrastructure to the developers. It was more efficient to provide infrastructure to undeveloped areas than to established parts of the city. Local builders joined forces to create new development firms like Carma Developers (the precursor to Brookfield Residential), which assumed development of University Heights in 1962 and developed Varsity in the 1960s and early 1970s. Ellis V. Keith, one of the founders of Kelwood Corporation, built homes in Parkdale and, in 1953, developed St. Andrews Heights on the former St. Andrews Golf Course through his company, Keith Construction.

Montgomery emerged at mid-century from Shouldice Terrace, and it developed as a fringe community where residents worked in Calgary but lived outside the city limits where municipal taxes were lower. Montgomery was incorporated as a village at the beginning of 1958 and as a town just months later. In 1963, Calgary annexed Montgomery as well as the future site of Point McKay. Ottawa-based Campeau Corporation developed Point McKay in 1977 on the site of Cinema Park, a drive-in theatre complex built in 1953.

As late as the 1940s, agricultural use prevailed on the future University of Calgary campus. From 1914 to 1919, Walter Watts (ca. 1874–1919) operated the Thistle Dairy in the northeast portion of the future campus, followed by William Inverarity (1875–1953), his wife Ann (née Paterson, 1876–1953), and their children. The Inveraritys retired from dairying in 1948. The university traces its roots to the Calgary Normal School, a teacher-training college established in 1906. It was absorbed into the University of Alberta's Faculty of Education in 1945 and became the foundation of a complete Calgary branch of the provincial university by the 1950s. The present campus site was reserved in 1957, and the campus opened in 1960. The University of Alberta, Calgary became the autonomous University of Calgary in 1966.

Mid-century developments in the South Shaganappi Communities were part of a modern transformation in northwest Calgary after the Second World War. Within the planning area, elements included Motel Village, the University of Calgary campus, the Foothills Hospital, and the routing of the Trans-Canada Highway along 16 Avenue NW. Nearby elements also included the Southern Alberta Jubilee Auditorium and North Hill Mall, the city's first large indoor shopping centre.

In 1981, Calgary Transit re-introduced rail service with the CTrain, which began operation in 1981 and reached the South Shaganappi Communities in 1987 with Banff Trail and University stations. Graham McCourt, a precursor to GEC architecture, designed the diminutive Banff Trail structure with its side-loading platforms like a small-town train station. It was enlarged and refurbished in 2014. CJC Architects designed University Station to interpret larger-scale historic railway station complete with a sloping roof and large overhangs.

In 1995, the University of Calgary received the West Campus Lands as an endowment. It became the site of the new Alberta Children's Hospital in 2006, and the area was renamed the University District in 2014. It has since been developed as a LEED ND Platinum status mixed-use district with a Main Street commercial area.

Community Characteristics

The South Shaganappi Communities and surrounding land contain characteristics that were considered as part of the development of the Plan. Key characteristics are shown on Map 2: Community Characteristics.

Topography

The South Shaganappi Communities are situated northwest of downtown and north of the Bow River. The area is characterized by a mix of level and sloping terrain that slopes towards the Bow River. The region includes escarpments along the western boundary of Varsity, such as Varsity/Bowmont off-leash Park. The sloping terrain extends from Varsity's southern boundary at 32 Avenue NW and Home Road NW to St. Andrews Heights' southern boundary at Crowchild Trail NW and 7 Avenue NW. This steeper slope also comprises Parkdale's northern boundary, dividing Parkdale and the Foothills Medical Centre, the stretch of Shaganappi Trail NW between 16 Avenue NW and University Avenue NW, and Montalban Park.

Natural Features and Open Areas

The South Shaganappi Communities are part of the Bow River watershed. Development adjacent to the Bow River may be subject to flooding and is identified as part of the floodway or flood fringe. **Chapter 2: Enabling Growth** includes policies to strengthen resiliency and minimize development impact on the rivers while supporting intended growth. These policies are further supported by regulations in the **Land Use Bylaw** regarding floodway and flood fringe areas.

The South Shaganappi Communities also include a range of natural areas and open spaces, such as Dale Hodges Park, Shouldice Park, Montalban Park, Karl Baker Park, Varsity Ravine Park, the privately owned Silver Springs Golf and Country Club, as well as park and open spaces located throughout the communities. The Plan Area also provides walking and wheeling paths that attract Calgarians across the city. The Bow River features various natural and programmed open spaces along its edge, including Parkdale Plaza and Tourmaline Outdoor Fitness Park. The riparian lands adjacent to the Bow River are environmentally significant and critical components of Calgary's ecological network that support biodiversity.

Urban Tree Canopy

The South Shaganappi Communities have a mature tree canopy that consists of trees on public and private lands. Healthy tree canopies are critical to climate change mitigation and enhance community wellbeing. This Plan includes policies to help maintain, improve and expand the existing tree canopy, and contribute to broader City climate resiliency objectives.

Main Streets

The portion of 16 Avenue NW between 21 Street NW and 19 Street NW is classified as an Urban **Main Street** and Bowness Road NW and 16 Avenue NW are classified as Neighbourhood **Main Streets** in the **Municipal Development Plan**. The **Municipal**

Development Plan includes general policies and development intensity targets for Urban and Neighbourhood **Main Streets**.

Activity Centres

The Plan Area contains several **Major Activity Centres**, including the University of Calgary campus, McMahon Stadium, Foothills Athletic Park, University Innovation Quarter, University District, Alberta Children's Hospital, and Foothills Medical Centre. The South Shaganappi Communities also include one Community **Activity Centre**, Market Mall. The **Municipal Development Plan** includes general policies for **Activity Centres**.

Public Transit Infrastructure

The South Shaganappi Communities are serviced by local bus service and four Red Line LRT stations: Banff Trail, University, Brentwood, and Dalhousie Stations. The Brentwood Station is a key transit hub as it connects the LRT service with BRT service in the area. MAX Orange BRT connects 16 Avenue NW and the Brentwood LRT Station through the University Campus (West Campus Boulevard, 24 Avenue NW, Maclaurin Street NW, University Avenue NW, Collegiate Boulevard NW, and 32 Avenue NW). Bus routes also provide connections throughout the area and to citywide destinations such as hospitals and post-secondary institutions.

Pedestrian and Cycling Infrastructure

The South Shaganappi Communities are served by a range of pathways and bikeways, which are inter-connected with the city-wide **Always Available for All Ages and Abilities (5A) Mobility Network**, providing safe, accessible, affordable, year-round options for transportation and recreation for all Calgarians. These connections include regional pathways located throughout the Plan Area (including along the Bow River and through Dale Hodges Park) as well as bikeways along several streets, including Bowness Road NW, 16 Avenue NW, and stretches of 7 Avenue NW and 5 Avenue NW.

Historic Resources

Some of the South Shaganappi Communities' **heritage resources** have been formally recognized on The City of Calgary's **Inventory of Evaluated Historic Resources**, while others have heritage value and may merit future inclusion on the **Inventory**. Overall, most **heritage resources** in the South Shaganappi Communities are not legally protected from significant alteration or demolition, but they still contribute to the historic character of the community.

There is the potential for undiscovered historic resources which must be considered as redevelopment occurs and may impact development. Sites with a Historic Resource Value are required to obtain Provincial approval in accordance with the *Historical Resources Act*.

Civic Facilities and Community Amenities

The South Shaganappi Communities have a range of civic and recreation facilities and community amenities, including Foothills Athletic Park, Shouldice Athletic Park (which includes the Shouldice Arena), Shouldice Aquatic Centre, Vecova, the Olympic Oval, Father David Bauer and Norma Bush Arenas, and the Silver Springs Golf Course.

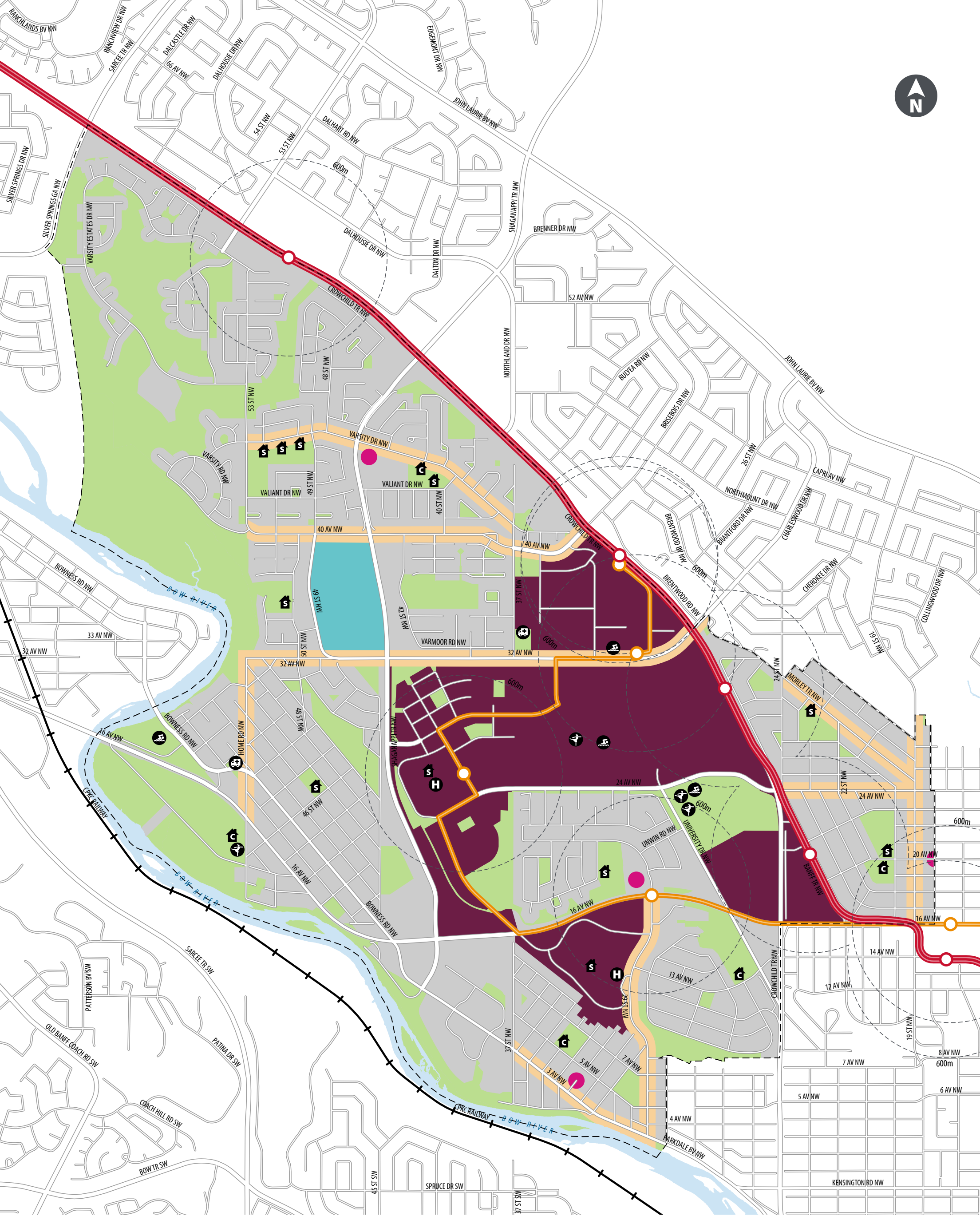
Other community amenities include eight schools, five Community Association buildings, and multiple parks, open spaces, and public art installations (Map 2: Community Characteristics). Park spaces in the area include a variety of uses, including several dog parks, play fields and courts, playgrounds and open spaces.

Climate Risk

The City of Calgary assesses climate risk in communities in Calgary using information about current and future climate risks and the characteristics of the community that will amplify climate change impacts. The average climate risk score in the South Shaganappi Communities is slightly higher than the city average and is projected to nearly double by 2050. Presently, the highest risk climate hazards are higher average temperatures, as temperatures have increased significantly since pre-industrial times. As climate change continues and intensifies, heavy rainfall events are projected to be the highest risk climate hazard, as stronger storms cause localized flooding.

Climate risk in the South Shaganappi Communities is exacerbated by the high number of older homes and homes in need of major repair and the older age of stormwater infrastructure. Old stormwater infrastructure has lower capacity, substantially increasing the risk of intense precipitation causing floods. In addition, South Shaganappi Communities are home to a high population of elderly residents and community members, who may be more susceptible to heat and storm-related health impacts. The concentration of paved spaces in some areas exacerbate extreme heat risk.

The large tree canopy in the South Shaganappi Communities is vulnerable to climate change impacts, such as drought and severe winds. However, trees reduce the risk of extreme heat and higher average temperatures, and improve air quality, thus helping to reduce South Shaganappi Communities' vulnerability to climate impacts.



Map 1:
Community Characteristics
and Attributes

Legend

Aquatic and Recreation Centre

Swimming Pool

Arena

Community Centre

EMS Station

Hospital

School

Community Centre

Distance from Station

Freight Rail Corridor

Community Corridor

Neighbourhood Activity Centre

Major Activity Centre

Community Activity Centre

Parks, Civic and Recreation

Plan Area Boundary

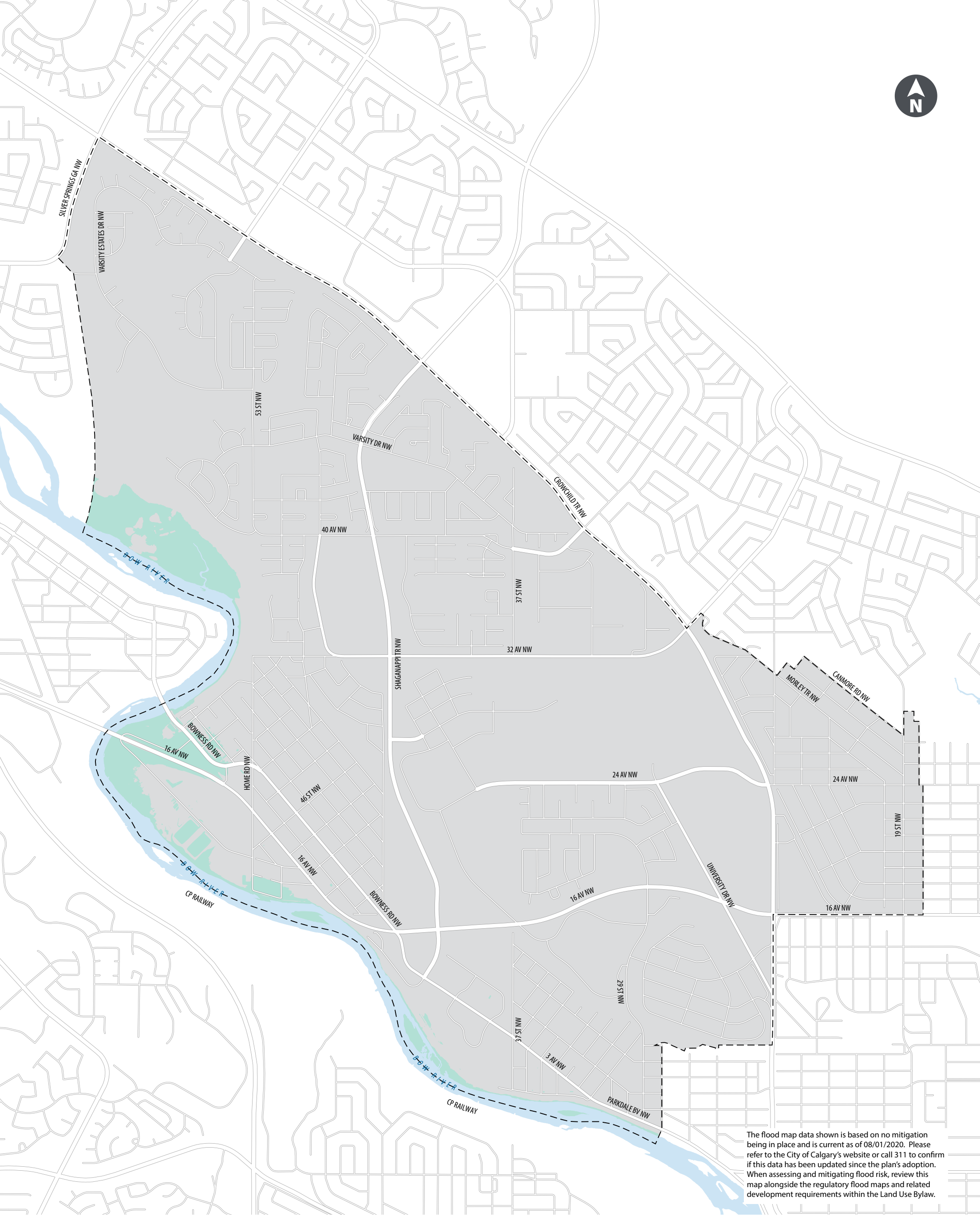
Red Line LRT

MAX Orange

Appendix D: Constraints

Map D: Constraints identifies development constraints that should be considered for development applications. Specific development constraints are summarized here.


DRAFT



The flood map data shown is based on no mitigation being in place and is current as of 08/01/2020. Please refer to the City of Calgary's website or call 311 to confirm if this data has been updated since the plan's adoption. When assessing and mitigating flood risk, review this map alongside the regulatory flood maps and related development requirements within the Land Use Bylaw.

Map D: Constraints

Legend

-  1% Chance of River Flooding in any Year
 Plan Area Boundary

Powering Our Communities

Electrical power is an essential service that must be considered in planning for growth in both new and existing areas our City. ENMAX Power is responsible for the electrical distribution system for The City of Calgary and is regularly evaluating the current capability with forecasted electrical demand. Developers are encouraged to reach out to ENMAX Power early in their planning process for collaborative discussions on how best to power communities.

DRAFT

Appendix F: Additional Historical Information

Major roads

16 Avenue NW

Sixteenth Avenue originated as a section road that divided farms along a standard grid established by the Dominion Land Survey in the 1880s. In the 1950s and early 1960s, completion of the Trans-Canada Highway was a national project. In 1960, city council designated the portion of 16 Avenue from 24 Street NE to 37 Street NW as part of the Trans-Canada.

Crowchild Trail NW

Crowchild Trail was named in 1966 when 24 Street SW/NW was being transformed into a freeway that was completed the following year. It was named for Tsuut'ina Chief David Crowchild (1899–1982). Crowchild Trail extends north through the South Shaganappi Communities and then follows the former highway route to Banff.

Shaganappi Trail NW

Shaganappi Trail was so named in 1964. The name refers to the rawhide lacing that Métis people wrapped around cartwheels and used as harnessing for dogsleds and Red River carts.

The Communities

Parkdale

Calgary's growth in the early years of the twentieth century led to a series of annexations culminating in the massive 1910 "Greater Calgary" annexation that included the future Parkdale (as well as Banff Trail, St. Andrews Heights, University of Calgary, and University Heights).

Developers Samuel Munroe Hartrnft (1875–1942) and William Scott immediately subdivided the original Parkdale (which now lies mostly within neighbouring West Hillhurst), and before the end of the year, the much-larger Parkdale Addition (present-day Parkdale and the Foothills Hospital site in St. Andrews Heights).

Beginning in 1909, the Calgary Municipal Railway developed and operated a streetcar network that made it realistic to live in distant subdivisions. In 1912, the streetcar reached Parkdale on its way to Bowness and Bowness Park, which then lay outside of the city limits. The tracks followed a northwest-southeast route along a single road through Parkdale with multiple names: Parkdale Boulevard (east of 32 Street NW); 3 Avenue NW (from 32 Street NW to 37 Street NW); and Bowness Road (west of 37 Street NW). The neighbourhood was lightly developed, and several homes from the pre-First World War years are on The City's heritage inventory. One notable early resident was Alfred T. Jewitt, secretary-treasurer of the public school board, in 1912.

The area also included the Hudson's Bay Company Athletic Grounds, which the department store chain developed in 1913 for the Hudson's Bay Amateur Athletic Association, a club for store employees. The facility, which remained extant as late as 1940, initially included a baseball diamond, a football field, a space for field sports and a clubhouse with dressing rooms

and kitchen facilities. A golf course was later added, and it became the Parkdale Golf Course under separate management in 1940. It was advertised as the city's only golf course with direct streetcar access. The golf course existed until at least 1942.

By 1949, Alex Squair (1914–1985) opened the Parkdale Riding Academy on the south side of Bowness Road at 37 Street NW, and it remained there until at least 1953. This business advertised trail rides and hay rides. (Further research has the potential to determine whether this horse-riding facility was located in present-day Parkdale or Point McKay.)

Calgary's boom ended in 1913, and the growth of present-day Parkdale, like that across the city, stalled for decades. Homebuilding resumed with renewed vigour in the 1950s, and the public school board built and opened Parkdale Elementary School (728–32 Street NW) in 1952. (Beginning in 1976, Parkdale Elementary doubled as the Calgary Board of Education's Alternative High School. Parkdale Elementary closed in 2003 and Westmount Charter School took over the campus in 2011). The Parkdale Community Association was established in 1953, and its community hall was constructed in Parkdale Park in 1955. The building was replaced by a new structure in 1983.

The streetcar tracks remained in place until 1950 when streetcar service was withdrawn. That year, the renamed Calgary Transit System extended a trolley coach route along the old streetcar line as far west as 37 Street NW. Trolley coaches were rubber-wheeled vehicles like buses, but—like streetcars—they were powered electrically via a trolley pole atop the coach that connected it to overhead power lines. Trolley lines required a loop at the end of the route so the vehicle could turn around without disconnecting from the overhead power source. The Parkdale trolley turned around at the Parkdale loop at 37 Street NW.

The extant commercial area located in Parkdale Crescent, and on 3 Avenue NW as it flanks the crescent, was developed in 1952. Parkdale Shopping Centre, a low-rise strip mall at 3402 through 3410–3 Avenue NW, was built that year. Its longtime occupants have included the Parkdale Food Store (between 1953 and 1971) and Leavitt's Ice Cream Shop (LICS) since 1983. On Parkdale Crescent, an early 1950s plumber's shop later became the Lazy Loaf Cafe, and in 1960, George Him Yip (1924–2018) opened Chop Stick Foods Ltd., a takeout and wholesale Chinese food business, in Keith Construction's former office building. Since 1983, the building has housed Oriental Palace, a restaurant established by Hong Kong-born Daniel Leung and his partners.

Parkdale United Church (2919–8 Avenue NW), dedicated in 1961, traces its roots to Parkdale Methodist Church, which was established in 1911 in present-day West Hillhurst and joined the United Church of Canada upon its formation in 1925. The congregation built its Christian Education Centre on the present site in 1955 and worshiped there until the sanctuary was completed six years later. The Roman Catholic diocese created St. Bernard's parish in 1955 and opened St. Bernard's Church, now located at 711–37 Street NW, in 1959. Wood's Christian Homes was built in 1978.

In 1972, Nu-West Developments Ltd. proposed building a high-density condominium complex on the escarpment between Parkhill and St. Andrews Heights. Residents of both

neighbourhoods opposed the development successfully, and The City purchased the property and turned it into a park. The Karl Baker Off Leash Dog Park is now located there.

Carewest Colonel Belcher Care Centre (1939 Veteran's Way NW), an extended care facility for Canadian war veterans, opened in 2003. It is a successor to the Colonel Belcher Hospital, a veterans' hospital established after the First World War.

Montgomery

Montgomery lay outside the city limits until 1963. In the 1890s, ranchers Oswald Asheton Critchley (1862–1934) and Thomas Somerville Charters Lee (1858–1926) received land grants in this area. James Shouldice (1850–1925), also a rancher, bought their land in 1906. In 1910, in the context of Calgary's pre-First World War boom, Shouldice subdivided his property as Shouldice Terrace and marketed it as an exclusive suburb. He donated land for Shouldice Park and built a fine mansion for himself in 1912 that remained a local landmark for sixty years. Calgary's boom crashed in 1913, and Shouldice Terrace remained a lightly-settled, unincorporated locality. It lay along the streetcar line that connected Calgary to Bowness Park, and it was at this point that the streetcar crossed the Bow River on the Hextall Bridge. John Hextall (1861–1914), the developer behind Bowness, built the bridge in 1910 and donated it to The City, along with the site for Bowness Park, in exchange for the streetcar connection to his suburb. The bridge, now known as the Hextall (Shouldice) Bridge, was converted to pedestrian and bicycle use in 1986 when a newer bridge was built adjacent to it. The Hextall Bridge is the neighbourhood's only site on The City's heritage inventory. Nearby stood the Foothills Dine and Dash, a popular stop for Calgarians who took the streetcar to and from Bowness Park. Streetcar service ended in 1950, but the Calgary Transit System, which operated Bowness Park, replaced it with bus service that continued to cross the Hextall Bridge.

A post office opened at this location in 1947, but it could not be named Shouldice; that name was already in use at the hamlet of Shouldice southeast of Calgary, which was also named for James Shouldice. Instead, the post office was named Montgomery, reportedly for Field Marshal Bernard Law Montgomery, 1st Viscount Montgomery of Alamein (1887–1976), a senior British commander in the Second World War who had visited Calgary briefly in 1946. Available sources indicate that one or more members of the Shouldice family suggested the new name. For a few years afterward, this area was known both as Montgomery and as Shouldice Terrace. After the Second World War ended, sixty new houses were built at this location under the Soldier Settlement Fund.

In 1949, the community withdrew from the Bowness School District and formed Shouldice Terrace School District No. 4967. The first Montgomery school was built in 1950. Further research can determine whether this was the Terrace Road School (2103–46 Street NW), a public school built in the 1950s and enlarged in 1966. Montgomery Junior High School (2116 Mackay Road NW) was built by 1952. The CBE closed the school in 2011, and the facility later became Foundations for the Future Charter Academy, North High School Campus.

Montgomery was withdrawn from the surrounding Local Improvement District in 1955 and administered in its own right as Improvement District No. 46. The Montgomery Welfare Committee, a citizen organization, petitioned for village incorporation, but the province declined to act on the petition until after the report of the Royal Commission on the Metropolitan

Development of Calgary and Edmonton. The McNally Commission, as it was commonly known, recommended in 1956 that Calgary annex its satellite communities of Bowness, Forest Lawn, and Montgomery. The City declined to do so initially, and Montgomery was incorporated as a village in January 1958 and as a town just four months later. It had its own council, administration, and town hall. Mayors included William Douglas LeBaron (1913–1985) in 1958, George Baker in 1958–59, Claude Campbell Wyldman (1903–1986) in 1959–62, and John E. (Jack) Kemp in 1962–63. Calgary annexed Bowness on August 15, 1963.

Bowness Road, the streetcar route that was later designated as part of the Trans-Canada Highway, developed as a business street, which it remains. One of its longtime early businesses was Wyldman's General Store (later addressed as 4630–16 Avenue NW, the future site of CLC Massage), which Mayor Wyldman owned and operated.

The Montgomery Community Association was formed by 1950.

Redeemer Lutheran Church (5136–17 Avenue NW) was dedicated in 1958, and the sanctuary later became home to the Calgary Community Church. Montgomery United Church (4712–21 Avenue NW) was dedicated in 1965, and its sanctuary later became the New Life Evangelical Free Church. Western Baptist Church (4324–19 Avenue NW) opened in 1979. Angel's Cafe, a popular establishment first opened in 1997, re-opened in a new building on its original site in 2019.

Banff Trail

Morleyville Trail, the historic route from Calgary to Morley, traversed this area long before it became part of Calgary.

This district takes its name from the short stretch of road that now exists only in this neighbourhood. Historically, Banff Trail extended further along what is now Crowchild Trail and, from there, to Highway 1A all the way to Banff. In 1960, the Trans-Canada Highway was routed along 16 Avenue NW, and Banff Trail lost its significance as the main westbound highway from Calgary. The remnant of Banff Trail and the community that takes its name perpetuate that history.

Banff Trail separates the residential part of the neighbourhood from Motel Village, its commercial zone. Development of both areas began in the early 1950s. Banff Trail was among the last subdivisions where homebuilders bought lots from The City and not from developers. Prospective buyers lined up at City Hall to buy lots. Some improved their chance of success by camping out a few days and nights leading up to the lot sale.

The Banff Trail Community Association first met in 1955, and construction of its hall in Banff Trail Park began in 1960. The public school board built and opened Branton Junior High School (2103–20 Street NW) in 1956, William Aberhart High School (3009 Morley Trail NW) in 1958, and Banff Trail Elementary School (3232 Cochrane Road NW) in 1960. All three schools later became bilingual institutions. St. David's United Church (2606–32 Avenue NW) was dedicated in 1963, and the Christian Science Church (2603–19 Street NW) was built in 1975.

In 1967, transit consultants tasked by The City produced *Transit for Calgary's Future*, a report that advocated, among other recommendations, a heavy-rail commuter system that would include a line to Banff Trail once Calgary reached its projected 1986 population. In the event, Calgary Transit's Light Rail Transit system reached Banff Trail in 1987. Banff Trail LRT station, designed by Graham McCourt (a precursor to GEC Architecture), comprises two side-loading platforms accessible at grade level. It opened in 1987 and was enlarged and refurbished in 2014.

Landmark businesses in the neighbourhood include the original Phil's Pancake House (2312–16 Avenue NW), which founder Phil Tetrault opened in 1960 as the first in his local chain of restaurants, and Nick's Pizza and Steak House (2430 Crowchild Trail NW), established in 1979 by Greek-born Nick Petros in a former J.B.'s Big Boy Restaurant built in 1974. Banff Trail's tallest building, The Hub Calgary (2416–16 Avenue NW), is a 28-storey student residential tower with a retail component conceived as a transit-oriented development and designed by ARK architects of Toronto. Its random window pattern made it a controversial landmark when it was completed in 2020.

Banff Trail has been the subject of at least two books: Rose Scollard, Colin Jenken, and the Banff Trail Community Seniors, *From Prairie Grass to City Sidewalks: Stories of the Banff Trail Community* (Banff Trail Community Seniors, 1999), and James A. Onusko, *Boom Kids: Growing up in the Calgary Suburbs, 1950–1970* (Wilfrid Laurier University Press, 2021).

St. Andrews Heights

The CPR received a land grant for this area in 1893, and it became part of Calgary in 1910. Developer Ezra H. Riley (the namesake of Riley Park) acquired the land, and in 1912 he leased it to the newly-formed Calgary St. Andrews Golf Club. This private club was led by W. Tait White, a CPR engineer who had golfed at the original St. Andrews in his native Scotland. Mayor John Mitchell officially opened the clubhouse, designed by architects Holman and Gotch, on July 1, 1912. Club rules allowed golfers to recover golf balls from gopher holes without penalty. The club disbanded in 1927, and, the following year, the Riley estate offered the property to The City as a site for its new airport. (In the event, the Calgary Municipal Airport opened in Renfrew in 1929.) A private owner took over the golf course in 1939 and operated it until the mid-1940s. Automobile dealer George Lennon then bought the property, and in 1950 his Renfrew Motors dealership sponsored an aviation club and made the former golf course property available as an airfield. Later that year, Lennon sold the land to a private developer who proposed subdividing it as the 1,000-home Lennon Park. The project was not successful, and in 1953, Keith Construction developed the former golf course as St. Andrews Heights. That autumn, the first families moved into homes along 11 and 12 Avenue NW. The Kalbfleisch Residence, a Modern-style home designed by architect John Hondema and built in 1967, is on The City's heritage inventory. The house is a landmark in the area and symbolizes the neighbourhood's mid-century development.

The St. Andrews Heights Community Association was formed in 1955, and that year the public school board built and opened Chief Crowfoot Elementary School. At the opening ceremony, Aakiinam (Joe Crowfoot)—a grandson of the school's namesake—presented the school with a photograph of his grandfather, Siksika chief Issapoomahksika (Crowfoot, 1830–1890). (Chief Crowfoot School closed in 1982; the campus was later used as a Logos Christian School in the

mid-1980s and later for police training before it was leased to Rundle Academy. More recently, it has housed the Maria Montessori Education Centre and the Swedish Language School.) The site of a never-built separate school at London Street NW between 13 and 14 Avenue NW became an unofficial playground and skating rink before the property was replotted and sold as residential lots.

West of the golf course site, St. Andrews Heights also includes a portion of Scott and Hartronnft's 1910 subdivision known as Parkdale Addition. In 1959, the province announced that it would build the Foothills Provincial General Hospital on this site. Premier Ernest Manning officially opened the hospital in 1966. With the later addition of the University of Calgary Faculty of Medicine and the Tom Baker Cancer Centre, the institution was renamed the Foothills Medical Centre.

University of Calgary

The University of Calgary has a history much longer than the age of its present campus. The institution was established in 1906 as a teacher training college called the Alberta Normal School, and it was quickly renamed the Calgary Normal School. It was originally located on the top floor of the sandstone Central Public School, which was later renamed James Short School and was demolished in 1969.

In 1908, the Normal School moved to a purpose-built sandstone building at 455–6 Street SW (later renamed McDougall School and finally the McDougall Centre, the southern headquarters of the provincial government). Then, in 1923, it moved to another purpose-built structure, now known as Heritage Hall (1301–16 Avenue NW), on the present-day campus of the Southern Alberta Institute of Technology (SAIT). The Normal School shared the building and campus with the Provincial Institute of Technology and Art (the forerunner of SAIT and Alberta University of the Arts). The campus was converted to military purposes during the Second World War, and the Normal School moved to King Edward School (now cSpace, an arts centre in Marda Loop). During the war, the provincial government decided that all teacher training should be placed under the aegis of the provincial university. When the teacher training college returned to its campus in 1945, it became the University of Alberta Faculty of Education, Calgary Branch. Over the next several years, more university faculties established branches in the city; by the late 1950s, the University of Alberta, Calgary (UAC) was a complete branch of the provincial institution.

In 1955, The City set aside undeveloped land in Hounsfield Heights for a new university campus. That land was exchanged in 1957 for the present site, and the Hounsfield Heights property was developed as Briar Hill. Provincial cabinet minister Fred Colborne turned the sod in 1958, and UAC moved to its new home in September 1960. The two original buildings (now Administration and Science A), both two-storey rectangular blocks with open-air central courtyards, were nicknamed “the Kleenex boxes.” Other buildings followed through the decades.

Campus landmarks include: “The Rock,” a glacial erratic uncovered in 1968 during excavation for the Social Sciences tower and placed as a landscape feature that became the locus of student graffiti; the Olympic Oval, built in 1985 as a venue for the XV Olympic Winter Games in 1988 and is on The City's heritage inventory; and the Chinook Arch, a 1960s pedestrian

overpass on Crowchild Trail that was repurposed in the 1980s as an entrance arch to campus placed at the end of University Drive.

South of campus, McMahon Stadium was built in 1960, and its Red & White Club, an end-zone lounge, opened in 1985. The stadium was named for brothers Frank and George McMahon, two oilmen who made its construction possible. Nearby Foothills Arena and Foothills Stadium opened in 1964, and Norma Bush Memorial Arena opened in 1975. In 1985, Foothills Arena was upgraded to Olympic standards and renamed the Father David Bauer Arena. The University Chapel (2526–24 Avenue NW), a Latter-day Saints church later known as the Bow Valley LDS Chapel, was built by the early 1960s.

University Heights

From New York to London—that’s the range of this neighbourhood’s identity over the course of a half-century. It was annexed in 1910 and quickly subdivided as The Bronx. The developer promoted its “magnificent views of the snow-clad Rockies” and promised streetcar access in the future. The end of the boom in 1913 also ended a future for The Bronx, and the land reverted to The City.

In 1961, The City announced that it would develop this area adjacent to the new university campus as University Heights. Streets were originally meant to be named for famous universities, but Alderman Grant MacEwan (a future mayor and Lieutenant-Governor) opposed this successfully.

This was Calgary’s last city-developed subdivision. In the 1950s, large development firms had begun creating whole neighbourhoods, buying a large volume of land, building roads and other infrastructure, and selling directly to homebuyers. But The City followed an older model in creating University Heights and selling lots individually. Lot sales flopped, and in 1963 The City sold the undeveloped remainder to Carma Developers. Carma created a British theme for the neighbourhood, and builder-shareholders built Tudor-style show homes. Carma got an Air Canada flight attendant to mail invitations to the home show postmarked from London.

The University Heights Community Association was formed by 1969. The public school board opened Sir William Van Horne School (2215 Uxbridge Drive NW) in 1967 and University Elementary School (3035 Utah Drive NW) in 1968. Van Horne was a vocational high school that closed in 2010; its campus became Westmount Charter School in 2021. The elementary school was a joint project of the school board and the University of Calgary, and it was intended as a laboratory-demonstration school that included spectator galleries for university students to observe teaching in progress.

Stadium Shopping Centre, a strip mall at 16 Avenue and Uxbridge Drive NW, opened in 1963 with Safeway as its anchor tenant. One of its long-time notable tenants was the Hi-Ball Restaurant, established in 1969 by restaurateur Tom Gee. It was still there in 2015 when the mall was expected to be demolished for redevelopment, and when the Hi-Ball was gutted by fire along with three other businesses. The mall was demolished by 2021 when construction began on UXBorough, an 830,000-square-foot urban village.

Foothills Mennonite Church (2115 Urbana Road NW) was built in 1965 to house the former North Hill Mennonite Church congregation. Our Lady Queen of Peace Roman Catholic Church (2111 Uxbridge Drive NW), a landmark church designed in Expressionist style by architect John Hondema and built in 1967–68, is on The City’s heritage inventory, where it is valued for its curved, conic roof and its symbolic significance to Calgary’s Polish Catholic community.

Point McKay

Alfred Sidney McKay (1860–1940), an Ontarian originally from England, came to this area in 1880 as part of a CPR survey team and returned in 1886, when he became a squatter at this location on part of the massive Cochrane Rancho lease. McKay received title to his property in 1891, and he hauled sandstone from the CPR quarry across the frozen Bow River to build his extant sandstone house (35 Point Drive NW) in 1905. He donated 50 acres from his homestead to The City, and that land now lies within Shouldice Park.

McKay’s land became part of the Town of Montgomery, which remained separate from Calgary until it was annexed in 1963. Cinema Park, which claimed at the time to be Canada’s largest drive-in theatre, opened on July 16, 1953. Campeau Corporation, an Ottawa-based developer, acquired Cinema Park and the Alfred S. McKay Residence from Famous Players Ltd. in 1977 and developed Point McKay as a residential neighbourhood. The neighbourhood was named for its pioneer settler, and his sandstone house is on The City’s heritage inventory.

The University of Calgary River Cooling Water Pump Station (103–37 Street NW) was built in this neighbourhood in 1966, and it was added to the heritage inventory in 2013. The station is valued for its function in sustaining the university campus, its innovative and sustainable design, and its modern architectural design informed by rustic influences.

Varsity

Apart from the University of Calgary Research Park east of 37 Street NW, Varsity lay outside the city limits until 1961. Land grants in this area were issued to William Byers, James Johnston, Arthur Wolfstan Edwin Riley (1875–1954), Harold William Hounsfield Riley (1877–1946), and the CPR.

The residential district was developed in three phases, all by Carma Developers, a Calgary-based forerunner of Brookfield Residential that was formed by local homebuilders in Calgary in 1958.

Varsity Acres was launched with an 18-house home show in 1963. The marketing campaign included the phrase “Graduate to Varsity Acres” and an image of a mortarboard. Varsity Acres Shopping Centre (4625 Varsity Drive NW, later renamed Shaganappi Village Shopping Centre) opened in 1966. One of its landmark tenants, Matador Pizza, opened in the mall in 1976. Varsity Village to the south and Varsity Estates to the northwest both had their initial home shows in 1971. Varsity Village included the Market Mall shopping centre, which opened in 1971, and it incorporated pedestrian pathways in place of rear lanes. Varsity Estates, the most exclusive of the three areas, included the Silver Springs Golf and Country Club, which opened for use in 1971 and was the site of that year’s Parade of Homes, the annual showcase of the Calgary Homebuilders Association.

The public school board built Varsity Acres Elementary School (4255–40 Street NW) in 1965. In Varsity Estates, the public board opened F.E. Osborne School (5315 Varsity Drive NW), a combined elementary and junior high school, in 1967, and Marion Carson Elementary School (5225 Varsity Drive NW) in 1969. The separate school district built nearby St. Vincent de Paul Elementary & Junior High (4525–49 Street NW) in 1967. The public board opened Jerry Potts Elementary (3720–42 Street NW) in Varsity Village in 1970. That school closed in 2006, and its campus has become École Terre des Jeunes. Christine Meikle School (3525–50 Street NW) was built in Varsity Village around 2014 as a new home for a school founded in 1958 for students with developmental disabilities.

Ambassador Baptist Church (4807 Valiant Drive NW) was dedicated in 1970, and its sanctuary later became the Varsity Bible Church. Varsity Acres Presbyterian Church (4612 Varsity Drive NW) was built in 1972. The Calgary Christian Centre (5300–53 Avenue NW), an Evangelical congregation that originated in the Montgomery neighbourhood, dedicated its new church in Varsity Estates in 1978. The building later became home to Bow Valley Christian Church, which originated as the Cambrian Heights Church of Christ.

The site of the University of Calgary Research Park in eastern Varsity has an unusual history. It is part of a quarter-section that was included in the “Greater Calgary” annexation of 1910, but it was at the edge of the city and remained undeveloped. In a rare occurrence, The City de-annexed this area in 1923, and it remained rural agricultural land until it was again annexed in 1954. The research park was established in 1967, and the initial structure was the Western Canada Geological Survey building and core lab.

The Varsity Acres Community Association was formed by 1965.

University District

The University District site was granted to the CPR in 1891, and it remained outside of the city limits until the annexation of Montgomery in 1963. During Montgomery’s existence as a town in the late 1950s and early 1960s, this was likely the site of a gravel pit between the town and the city. In 1970, Varsity Courts (916 Harris Place NW) opened at the north end of this district as a married students’ complex. Streets in the area were named for artists from the Group of Seven (Casson Green, Harris Place, Lismer Green, Jackson Place, Varley Drive).

The University of Calgary received the land as an endowment in 1995, and it was known as the West Campus lands until 2014.

In 2000, the southern portion of the area was identified as the new site of the Alberta Children’s Hospital, which was built at a cost of \$253-million and opened in September 2006. A master plan was created in 2006, and the West Campus Development Trust was created in 2011 to develop the property. The name University District was chosen around 2015, and the trust evidently became the University District—University of Calgary Properties Group (UCPG). The University District has been developed as a LEED ND Platinum status mixed-use district with a Main Street commercial area. Streets are named for past chancellors of the University of Calgary.