

WELCOME!

Ward 8 Community Conversation
on the Calgary Plan
September 21, 2026

**N8
TE**

Agenda & Objectives

- Intros & Housekeeping
- Calgary Plan 101
 - Background on city building policy
 - How we got here
 - Framing your engagement
- What comes next
- Q&A
- Gathering your comments

Intros & Housekeeping

- On the call: Nathan and Ward 8 Team
- Sarah will pass the mic to Nathan
- Nathan will present
- We'll address the Q&A in the chat
- Meeting is being recorded
- We will followup with a What We Heard Report

Setting the Stage: A Starting Point

Planning for our future growth

- Your priorities – guides our strategy
- Creating outcomes – gives direction to Administration and Council
- Opportunities and Limitations – informs what's possible with our decisions

Components of the Calgary Plan

- Infrastructure
- Parks and Nature
- Housing, Neighbourhoods, and Heritage
- Transportation
- Recreation
- Downtown and Business

We all love Calgary. We all
want a great place to live.

What does that look like for you?

We all love Calgary. We all
want a great place to live.

Your Priorities

Outcomes

BIRD'S-EYE VIEW OF CALGARY FROM THE AIR. CALGARY. ALTA.



Constant Growth



Public Library, Calgary, Alta.



What worked at one point in time...

...doesn't necessarily still work today.



Calgary Plan 101: The Plan as a City Building Tool

- How And Why We Got Here
- What It Is And Isn't
- What We've Heard So Far
- What Areas Of City Building Are Affected By The Plan
- What Were Council's Concerns
- What Is The Outcome Of This Engagement And How Will The Engagement Be Used

Every planning decision in Calgary traces back to one document

The Calgary Plan is Calgary's Municipal Development Plan — a statutory document required by Alberta's Municipal Government Act. Every plan and Act. Every plan and bylaw beneath it must align with it.



Calgary Plan 101

What it **IS**:

- It is the next version of the MDP
- Sets a VISION and 'Northstar'
- Framework for specific policies and strategies brought to Council, for example:
 - increasing diversity of mobility
 - increasing park access
 - the need for expansion of utilities
- Consolidate the Transportation Plan and MDP into a comprehensive plan

What it **ISN'T**:

- It does not rezone properties
- It is not a ZONING BYLAW (that comes next)
- It is not a specific policy for all the subject areas like infrastructure, development, etc.

Calgary Plan 101:

What we've heard so far

- Lack of Proper Engagement
 - Community members felt notified, not engaged
 - Engagement from City feels disingenuous
- Content/language
 - Seems like its written by a comms team, not planners
 - Buzzword, social media-type language
 - Seems very developer interest-oriented
 - Wheeling & Walking over vehicle use is not realistic, not a pragmatic approach
 - What is the criteria and rationale for 'Established area' growth targets
 - The Draft is too high level and does not have a 'sense of place' approach
- Rationale for approach/delivery of Calgary Plan draft
 - What's wrong with the MDP?
 - Calgary Plan seems like it's made for a 'blank canvas' of a city, not addressing the existing conditions
 - Is it merging/consolidating existing plans or erasing them?
 - Why not identify what's wrong with the MDP and other existing processes/policies and reverse engineer from there?
- Zoning Bylaw vs Land Use Bylaw
 - What are the differences between Zoning Bylaw/Land Use Bylaw
 - Why does the Calgary Plan contemplate Zoning Bylaw?
 - Why are there no samples of the Zones and implementations in the Calgary Plan Draft?
 - What is currently not working with the current Land Use Bylaw?
 - New zoning rules/land use bylaw should be prioritized over generic text/content in draft
 - Calgary Plan Draft does not present appropriate & contextual land use districts
 - It should focus on Nodes & Corridors

**We all love Calgary. We all
want a great place to live.**

We can build a city with choices for everyone.

BUT - choices have limitations

CREATING BALANCE – sustainable growth

All of Ward 8 is a redeveloping area

The Calgary Plan splits the city in two — developing areas, where new communities are built on vacant land at the edge, and redeveloping areas, where the areas, where the first generation of building is already complete.

0

DEVELOPING AREAS

new communities at the city's edge

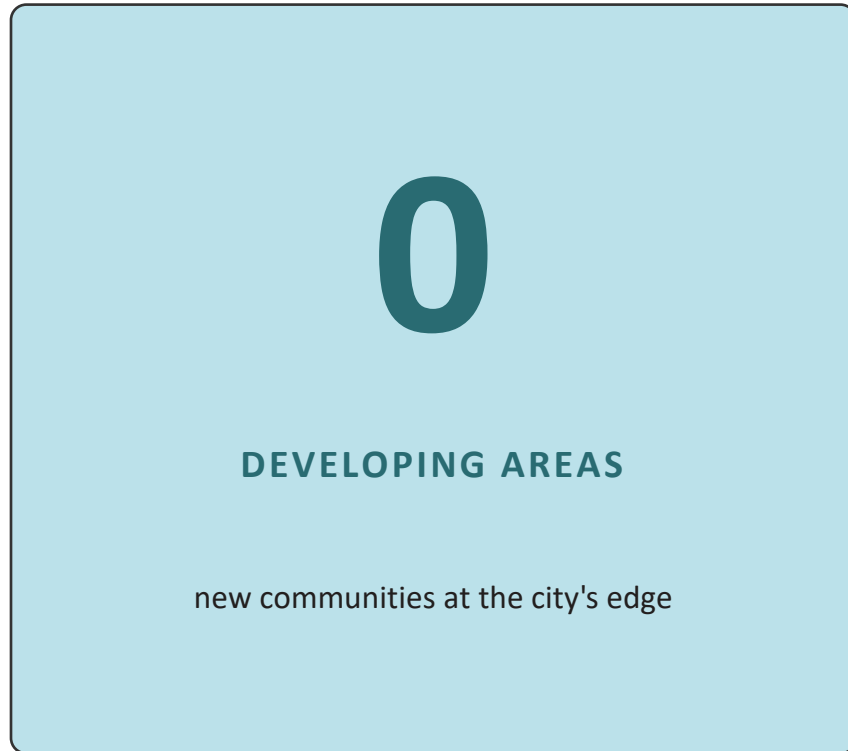
26

REDEVELOPING AREAS

every single community in Ward 8

All of Ward 4 is a redeveloping area too

The Calgary Plan splits the city in two — developing areas, where new communities are built on vacant land at the edge, and redeveloping areas, where the first generation of building is already complete.



Same rules. Very different outcomes.

Ward 4 and Ward 8 are both entirely redeveloping areas. Between the 2011 and 2021 censuses they delivered very different amounts of housing.

Ward 8

+17.8% growth



+7,840 dwellings

14.5% of all growth in Calgary's redeveloping areas

Ward 4

+1.7% growth



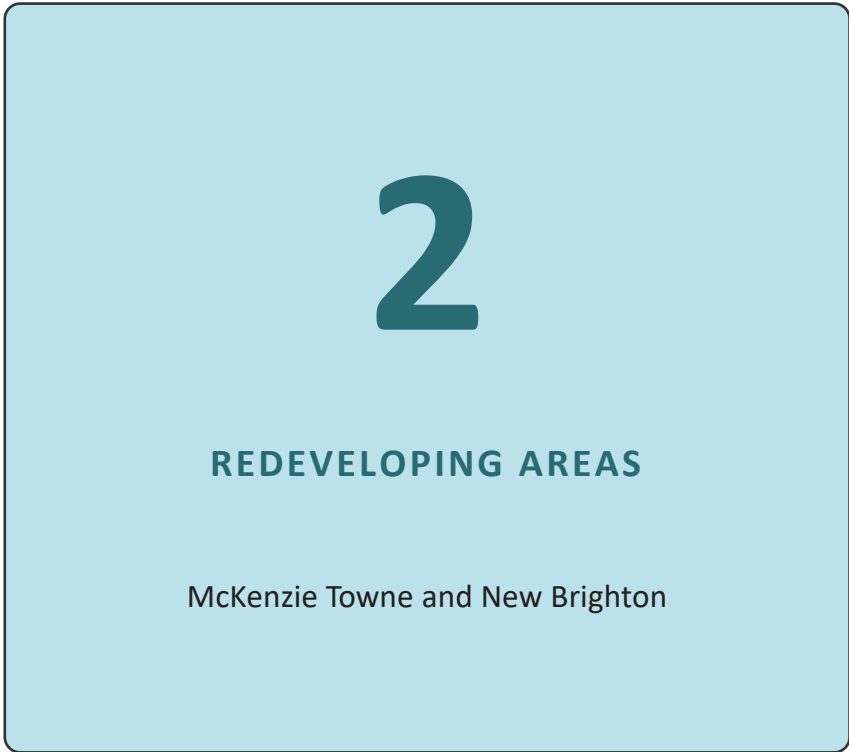
+605 dwellings

1.1% of all growth in Calgary's redeveloping areas

Ward 8 added roughly thirteen times the housing Ward 4 did — under exactly the same designation.

Ward 12 is the opposite case

Eight of its ten communities sit outside the redeveloping areas — they are new communities still being built, or employment lands. Only two are redeveloping.



Source: City of Calgary, *Redeveloping Areas Communities (2024)*. Outside the redeveloping areas: Auburn Bay, Copperfield, Cranston, Hotchkiss, Mahogany, Rangeview, Seton, Shepard.



We all love Calgary. We all want a great place to live.

What does that look like for you?

Do you want your kids to be able to walk or bike to school?



Adobe Stock

We all love Calgary. We all want a great place to live.

What does that look like for you?

How do you want to get around Calgary?



CoC MyImages



We all love Calgary. We all want a great place to live.

What does that look like for you?

Do you want a coffee shop close by your house?



We all love Calgary. We all want a great place to live.

What does that look like for you?

How should development look, feel, and happen?



We all love Calgary. We all want a great place to live.

What does that look like for you?

**What does reliable
and efficient
infrastructure mean to
you?**



We all love Calgary. We all want a great place to live.

What does that look like for you?

**Do you want to have
greenspaces, parks
and rec centres
nearby?**

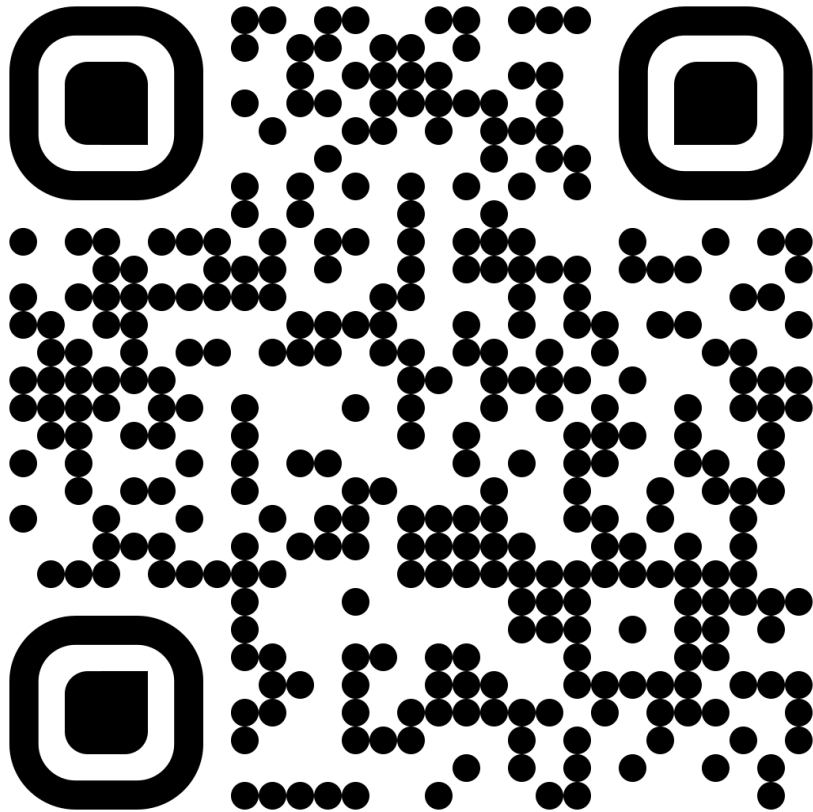


So What Does Nathan Think?

Nathan's take on the Calgary Plan so far:

- **The Plan does not tell the story of how these things affect one another**
- **Its not provide us with clear outcomes**
- **Clarity and Relation are IMPORTANT to have certainty on what and how we want to achieve**
- **City Building is interconnected. Transit affects where we put housing, housing affects where we put parks, all of the above affect where we put the infrastructure we need, and our infrastructure needs affect our budget, and so on... *Which means we need to intentional and strategic about how we grow.***

Complete our online survey



- Survey closes October 15, 2026
- Learn more at calgary.ca/ward8
- Email us your questions

ward8@calgary.ca

Subject line:

"Calgary Plan Engagement"