

**CITY OF CALGARY  
NOTICE OF 2025 DECEMBER 16  
PUBLIC HEARING ON  
PLANNING MATTERS**

**Members of the public wishing to address Council, on any public hearing matter on this Agenda, may participate remotely and pre-register by contacting the City Clerk's Office electronically at [www.calgary.ca/publicsubmissions](http://www.calgary.ca/publicsubmissions)**

**The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. The City of Calgary assumes no liability for any inaccurate, delayed or incomplete information provided on the website. In case of any discrepancies between the documents and materials on this website and the official documents and materials at the Office of the City Clerk, the official documents and materials at the Office of the City Clerk shall prevail. Please contact 403-268-5311 as soon as possible if you notice any errors or omissions in the documents and materials.**

**THE CITY OF CALGARY  
NOTICE OF PUBLIC HEARING  
OF CALGARY CITY COUNCIL  
PLANNING MATTERS**

To be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Tuesday, 2025 December 16, commencing at 9:30 a.m.**

A copy of the proposed bylaws and documents relating to these items are available on the City of Calgary website [www.calgary.ca/planningmatters](http://www.calgary.ca/planningmatters). The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. The City of Calgary assumes no liability for any inaccurate, delayed or incomplete information provided on the website. In case of any discrepancies between the documents and materials on this website and the official documents and materials at the Office of the City Clerk, the official documents and materials at the Office of the City Clerk shall prevail. Please contact 403-268-5311 as soon as possible if you notice any errors or omissions in the documents and materials.

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters you may do so electronically or by paper, and include the name of the writer, mailing address, e-mail address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions **received** by the City Clerk **before 12:00 p.m. (noon), Monday, 2025 December 8**, will be included in the Agenda of Council.

Submissions submitted by hand delivery or mail must be addressed to Office of the City Clerk, The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5.

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or submitted online at [Calgary.ca/PublicSubmissions](http://Calgary.ca/PublicSubmissions).

*Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017, Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act Sections 216.4 and 606, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact the City Clerk's Office Legislative Coordinator by email at [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca), or by phone at 403-268-5861, or by mail at Mail Code 8007, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5.*

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for City Council's consideration of the issue before them.

**Any person who wishes to address Council on any planning matter mentioned herein may do so for a period of FIVE MINUTES.** The five (5) minutes will not include any time required to answer questions. Persons addressing Council must limit their comments to the matter contained in the report and the recommendations being discussed.



**To participate remotely, please pre-register by contacting the City Clerk's Office electronically at [www.calgary.ca/publicsubmissions](http://www.calgary.ca/publicsubmissions).**

Anyone wishing to distribute additional material at the meeting must supply the City Clerk's Office with an electronic copy online at: [Calgary.ca/PublicSubmissions](http://Calgary.ca/PublicSubmissions), or a paper copy at the meeting. It should be noted that such additional material will require approval of the Chair of the meeting before distribution to Members of Council.

**The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 [www.calgary.ca/landusebylaw](http://www.calgary.ca/landusebylaw), except Direct Control Districts which are available from Planning & Development.**

**Please direct questions with regard to the matters mentioned herein to 403-268-5311.**

## INDEX OF ADVERTISED PLANNING ITEMS

For the meeting of City Council re: Public Hearing  
on Proposed Amendments to the Land Use Bylaw  
1P2007, and Other Planning Matters, to be held on  
Tuesday, 2025 December 16 at 9:30 a.m.

\* \* \* \* \*

### CONSENT AGENDA

Item 1                      Street Names in Belvedere (Ward 9), SN2024-0005, CPC2025-0837

### PLANNING MATTERS FOR PUBLIC HEARING

- Item 2                      Land Use Amendment in Legacy (Ward 14) at 1689 Legacy Circle SE,  
LOC2025-0131, CPC2025-0831  
Proposed Bylaw 167D2025
- Item 3                      Land Use Amendment in Greenwood/Greenbriar (Ward 1) at multiple  
addresses, LOC2025-0099, CPC2025-0907  
Proposed Bylaw 178D2025
- Item 4                      Land Use Amendment in Lewisburg (Ward 3) at 14120 – 9 Street NE,  
LOC2025-0096, CPC2025-0872  
Proposed Bylaw 177D2025
- Item 5                      Policy Amendment, Road Closure and Land Use Amendment in Crescent  
Heights (Ward 7) at multiple properties, LOC2024-0221, CPC2025-0699  
Proposed Bylaws 85P2025, 12C2025 & 181D2025
- Item 6                      Land Use Amendment in Banff Trail (Ward 7) at 2419 – 21 Street NW,  
LOC2025-0158, CPC2025-0915  
Proposed Bylaw 180D2025
- Item 7                      Land Use Amendment in Killarney/Glengarry (Ward 8) at 3204 – 30 Street  
SW, LOC2025-0157, CPC2025-0905  
Proposed Bylaw 173D2025
- Item 8                      Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 – 30 Street  
SW, LOC2025-0149, CPC2025-0916  
Proposed Bylaw 174D2025
- Item 9                      Land Use Amendment in South Calgary (Ward 8) at 1516 and 1520 – 28  
Avenue SW, LOC2025-0116, CPC2025-0885  
Proposed Bylaw 169D2025
- Item 10                     Land Use Amendment in Sunalta (Ward 8) at 1528 – 16 Avenue SW,  
LOC2025-0024, CPC2025-0827  
Proposed Bylaw 171D2025

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- Item 11            Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2025-0089, CPC2025-0682  
Proposed Bylaw 170D2025
- Item 12            Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2025-0079, CPC2025-0904  
Proposed Bylaws 84P2025 & 176D2025
- Item 13            Land Use Amendment in Inglewood (Ward 9) at 1631 and 1639 – 17A Street SE, LOC2024-0198, CPC2025-0883  
Proposed Bylaw 175D2025
- Item 14            Policy Amendment in Ogden (Ward 9) 7211 – 21 Street SE, LOC2025-0128, CPC2025-0832  
Proposed Bylaw 82P2025
- Item 15            Policy Amendment in Ogden (Ward 9) at 7011 – 24 Street SE, LOC2025-0152, CPC2025-0896  
Proposed Bylaw 83P2025
- Item 16            Outline Plan, Road Closure and Land Use Amendment in Belvedere (Ward 9) at 9305 and 9555 – 17 Avenue SE, LOC2024-0098, CPC2025-0884  
Proposed Bylaws 11C2025 & 172D2025
- Item 17            Land Use Amendment in Mayland (Ward 10) at 1729 - 8 Avenue NE, LOC2024-0254, CPC2025-0906  
Proposed Bylaw 179D2025
- Item 18            Land Use Amendment in North Glenmore Park (Ward 11) at multiple properties, LOC2025-0018, CPC2025-0835  
Proposed Bylaw 168D2025

**Street Names in Belvedere (Ward 9), SN2024-0005**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council adopt by resolution the proposed street names Bellbridge, Bellflower, Bellfrost, Bellglen, Bellshade, Bellsong, Bellstone, Bellstorm, Bellstream, Bellthorn, Bellwether and Bellwind.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 OCTOBER 2:**

That Council adopt by resolution the proposed street names Bellbridge, Bellflower, Bellfrost, Bellglen, Bellshade, Bellsong, Bellstone, Bellstorm, Bellstream, Bellthorn, Bellwether and Bellwind.

**HIGHLIGHTS**

- The application proposes additional street names in the community of Belvedere.
- Administration recommends approval of the proposal as it complies with the *Naming of City Assets Policy*.
- What does this mean to Calgarians? Street naming of roadways in communities plays an important role in simple and unambiguous identification for location and navigation within Calgary.
- Why does this matter? The proposal will assist citizens and emergency services operators with navigation to and within the developing community of Belvedere by allowing for unique street names in the community.
- LOC2024-0098, the outline plan and land use redesignation application associated with the street name application, is being considered separately on today's agenda.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application in the southeast community of Belvedere was submitted by B&A Studios on behalf of Qualico Developments West LTD on 2024 November 28 to propose the additional roadway names of Bellbridge, Bellflower, Bellfrost, Bellglen, Bellshade, Bellsong, Bellstone, Bellstorm, Bellstream, Bellthorn, Bellwether and Bellwind. The site is south of 17 Avenue SE, west of 100 Street SE, north of 2800 – 92 Street SE and east of 92 Street SE. Location maps can be found in Attachment 1.

The proposed roadway names in this neighbourhood used the prefix “Bell” recognizing its location in the community of Belvedere, a portmanteau of two Italian words, “bell” which means beautiful and “vedere”, which means view. To invoke appreciation for the natural beauty in the area, elements of nature were chosen for suffixes.

Also in today's agenda is the related outline plan and land use redesignation application (LOC2024-0098/CPC2025-0884) shown in Attachment 2.

**Planning and Development Services Report to  
Calgary Planning Commission  
2025 October 02**

**ISC: UNRESTRICTED  
CPC2025-0837  
Page 2 of 2**

**Street Names in Belvedere (Ward 9), SN2024-0005**

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**ENGAGEMENT AND COMMUNICATION**

- ☐ Outreach was undertaken by the Applicant  
☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

Applicant-led outreach was not required for this application as the subject site is not yet developed.

**City-Led Outreach**

In keeping with Administrations practices, this application was circulated to interested parties, who did not identify any concerns with proposed name. There is no community association for the subject area.

**IMPLICATIONS**

**Social**

As per the *Naming of City Assets Policy*, municipal naming plays an important role in simple and unambiguous navigation with city of Calgary.

**Environmental**

There are no concerns associated with this application.

**Economic**

There are no concerns associated with this application

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no risks associated with this proposal.

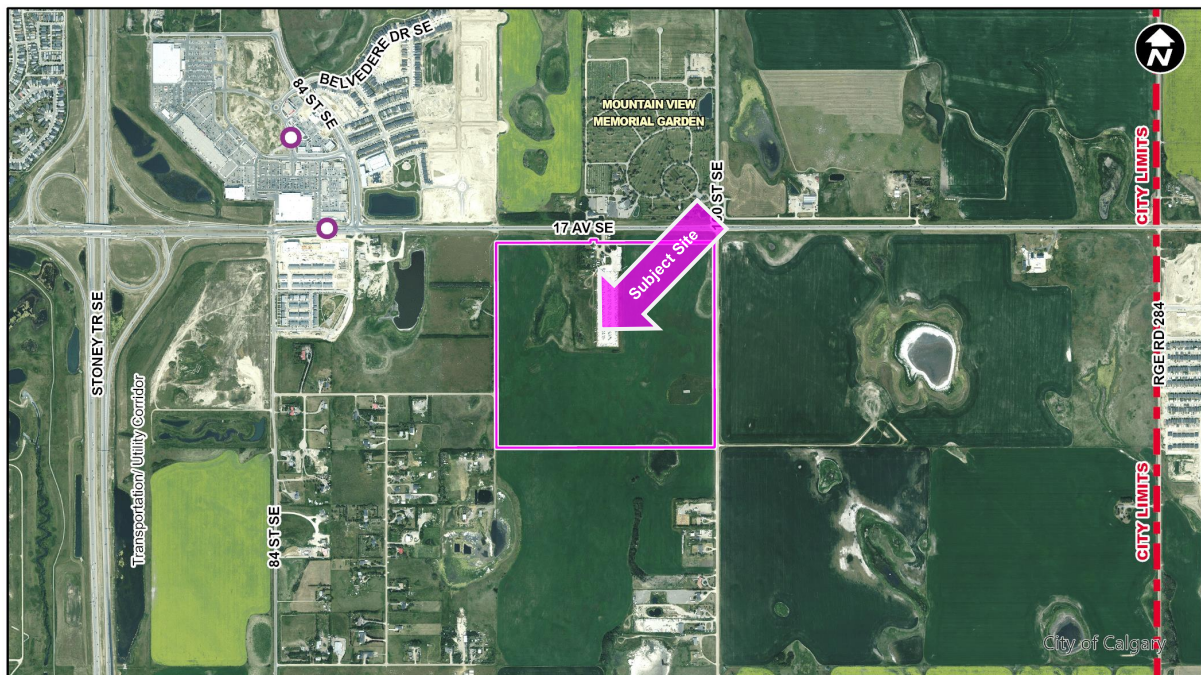
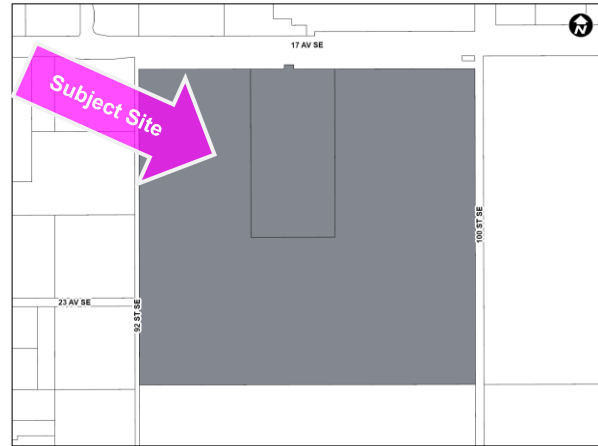
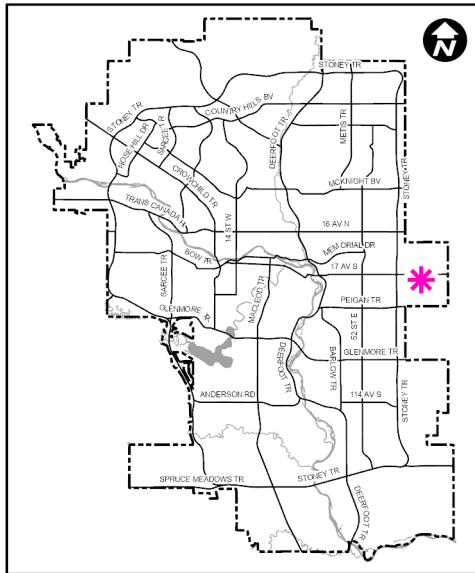
**ATTACHMENTS**

1. Location Plan
2. Associated Outline Plan (LOC2024-0098)

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

## Location Maps









**Land Use Amendment in Legacy (Ward 14) at 1689 Legacy Circle SE, LOC2025-0131**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 1689 Legacy Circle SE (Plan 1411876, Block 22, Lot 24) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
SEPTEMBER 18:**

That Council give three readings to **Proposed Bylaw 167D2025** for the redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 1689 Legacy Circle SE (Plan 1411876, Block 22, Lot 24) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *East Macleod Trail Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choices within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Residential – Low Density Mixed Housing (R-G) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment in the southeast community of Legacy was submitted on 2025 June 26 by the landowner, Afjinu Moyosore. No development permit application has been submitted at this time. As noted in the Applicant Submission (Attachment 2), the intent is to legalize a secondary suite on the property.

The existing Direct Control (DC) District is based on the Residential – Narrow Parcel One Dwelling (R-1N) District of Land Use Bylaw 1P2007, which lists Secondary Suite as an additional discretionary use with a minimum parcel size of 303.0 square metres and a minimum parcel width of 9.1 metres for parcels containing a Secondary Suite. The subject site does not meet these parcel requirements, which may not be relaxed, as it is 290 square metres and 8.53 metres wide. The proposed R-G District would provide for a more permissive secondary suite use, supporting the applicant's intentions of legalizing their existing secondary suite.

**Land Use Amendment in Legacy (Ward 14) at 1689 Legacy Circle SE, LOC2025-0131**

The mid-block parcel is approximately 0.03 hectares (0.07 acres) in size and is currently developed with a single detached dwelling with lane access. The proposed R-G District would allow for secondary suites, in addition to rowhouses, cottage housing, semi-detached, single detached and duplex dwellings.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted the Legacy Community Association (CA). The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration did not receive any public comments. No comments from the CA were received. Administration contacted the CA to follow up and no response was received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The development of this site enables a more efficient use of land and infrastructure and allows for a diversity of grade-oriented housing that may better accommodate the needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Planning and Development Services Report to  
Calgary Planning Commission  
2025 September 18

ISC: UNRESTRICTED  
CPC2025-0831  
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**Land Use Amendment in Legacy (Ward 14) at 1689 Legacy Circle SE, LOC2025-0131**

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**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 167D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is in the southeast community of Legacy, on the north side of Legacy Circle SE. The size of the subject site is approximately 0.03 hectares (0.07 acres) and is approximately 9 metres wide by 34 metres deep. The existing development on site is a single detached dwelling with rear lane access. The homeowner intends to legalize a secondary suite in the existing dwelling.

Surrounding land uses are characterized by single detached dwellings designated as Direct Control (DC) District in the immediate vicinity along with Residential – Low Density Mixed Housing (R-G) District parcels. Land uses to the north consists of Residential – Low Density Multiple Dwelling (R-2M) District parcels and Multi-Residential – Medium Profile (M-2) District parcels to the west.

Amenities are available within 1.2 kilometres (a 15-minute walk) from the subject site. These include Legacy Pond, Legacy Brown Park, Legacy Red Playground, Legacy K-9 School (under construction), and All Saints High School.

## Community Peak Population Table

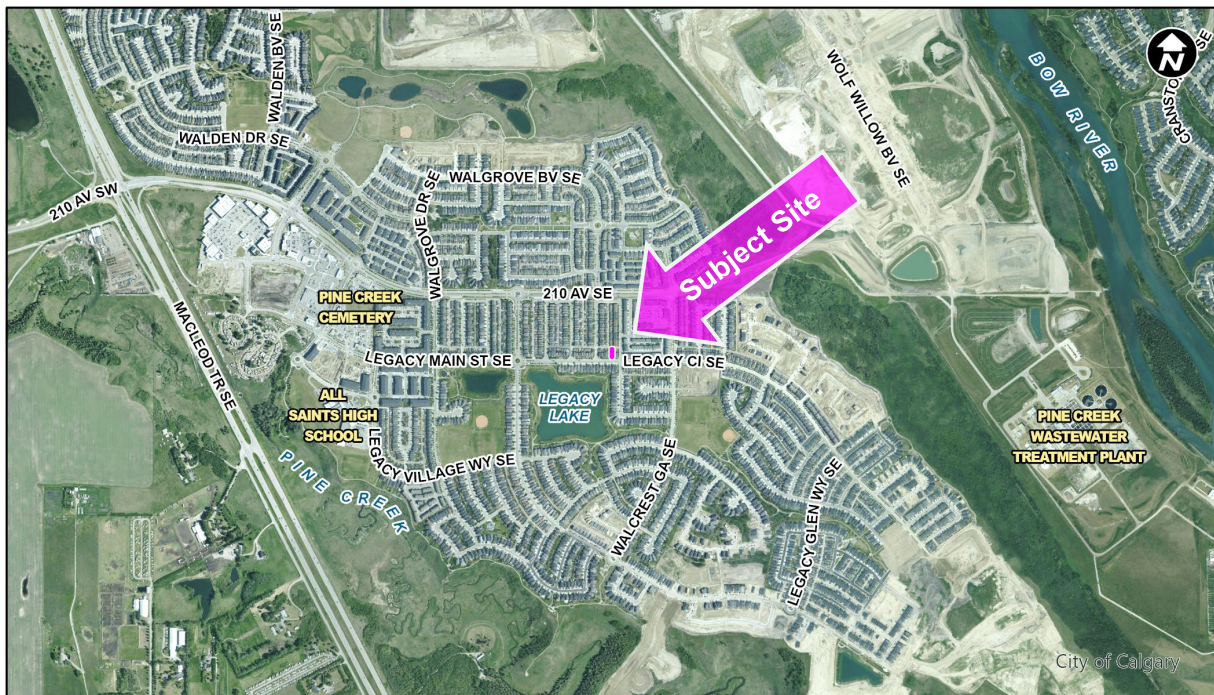
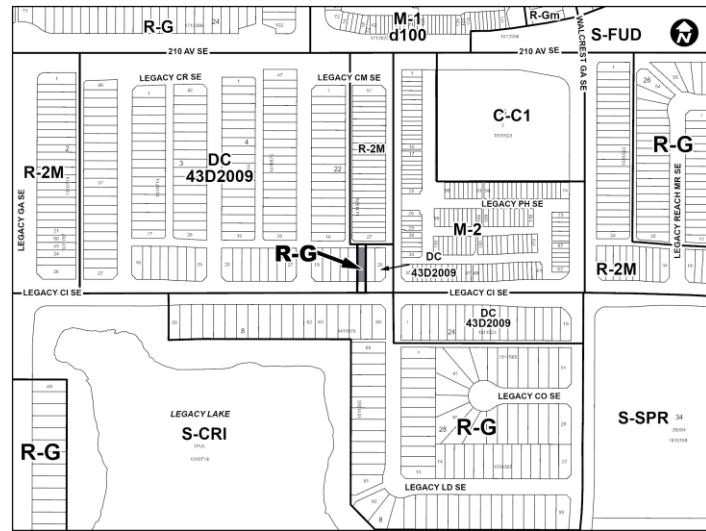
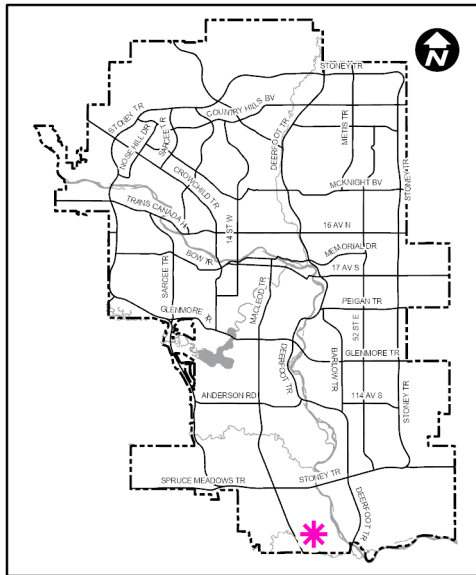
As identified below, the community of Legacy reached its peak population in 2019.

<b>Legacy</b>	
Peak Population Year	2019
Peak Population	6,420
2019 Current Population	6,420
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

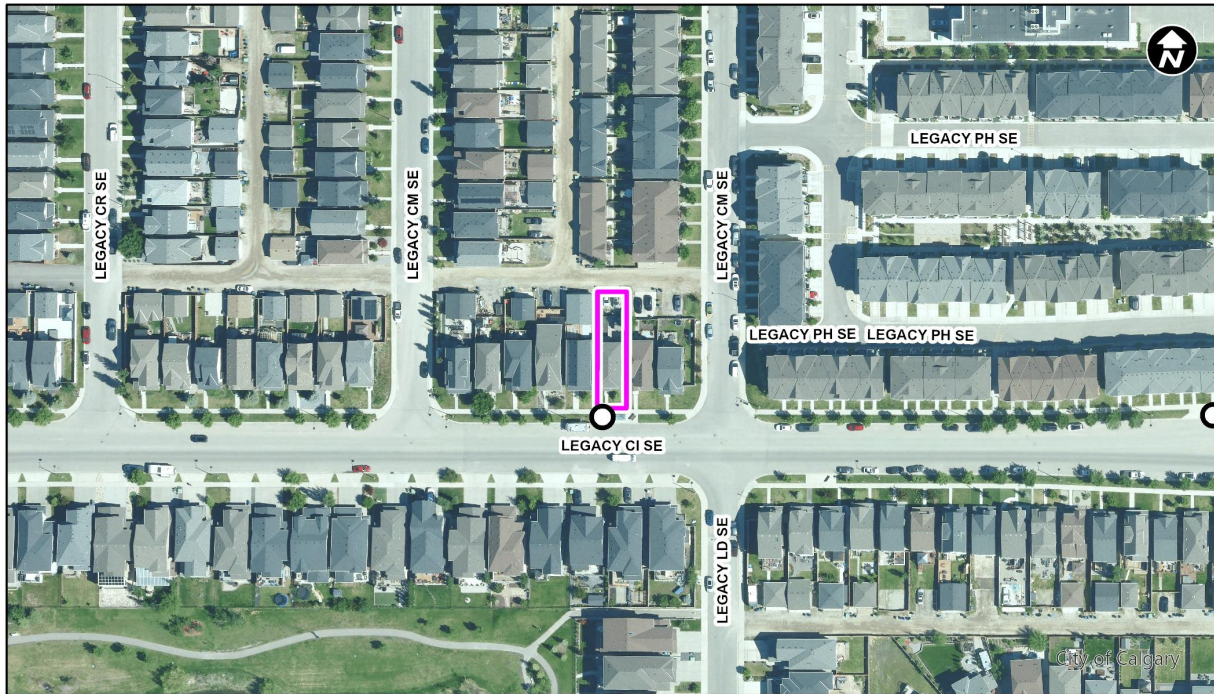
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Legacy Community Profile](#).

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing DC District ([Bylaw 43D2009](#)) is based on the Residential – Narrow Parcel One Dwelling (R-1N) District of Land Use Bylaw 1P2007. This DC District is intended to accommodate residential development in the form of single detached dwellings on narrow or small parcels, with the additional discretionary use of Secondary Suites, which was not a listed use in the R-1N District in 2009 when the DC District was created. The DC District requires a minimum parcel width of 9.1 metres and a minimum lot area of 303.0 square metres for a Secondary Suite – Attached Below Grade, which the subject parcel does not meet. The DC District does not allow these rules to be relaxed.

The proposed R-G District allows for a broader range of low-density housing forms such as single detached, semi-detached, duplex dwellings, cottage housing clusters and rowhouse buildings. The R-G District allows for a maximum building height of 12.0 metres and a minimum parcel area of 150.0 square metres per dwelling unit. Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-G District and do not count towards allowable density. The parcel would require 1.0 parking stall per dwelling unit and secondary suite. The R-G District does not contain parcel size requirements for parcels with Secondary Suites and is more flexible than the current DC District.

### **Development and Site Design**

If this redesignation is approved by Council, the rules of the proposed R-G District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this subject site, additional items that will be considered through the development permit process include, but are not limited to:

- the layout and configuration of the dwelling unit and secondary suite; and
- lane access and parking provision.

### **Transportation**

Vehicular access to the site is from the adjacent residential lane. The area is served by Route 167 (Walden/Legacy). The bus stop is located adjacent to the front of the property along Legacy Circle SE.

A Transportation Impact Analysis was not required to support the land use redesignation application

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services exist adjacent to the site. Any additional servicing requirements will be further determined at the time of development.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies indicate that the local policy document, the *East Macleod Trail Area Structure Plan* (ASP) provides specific direction for development of these subject lands. The proposal is in alignment with the MDP.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

### **East Macleod Trail Area Structure Plan (2007)**

The [East Macleod Trail Area Structure Plan](#) (ASP) identifies the subject site as Residential (Map 3: Land Use Concept). Residential policies of the ASP note that the predominate use of the land should be low and medium density residential development. The applicable policies also support a diversity of housing forms that meet the needs of various income groups and lifestyles. The proposed R-G District is listed under low density residential districts of Land Use Bylaw 1P2007 and will enable diversity of housing options in the community, therefore, it conforms to the policies of ASP.



# Applicant Submission

Company Name (if applicable):

N/A

Applicant's Name:

Moyosore Afinju

Date:

June 12, 2025.

LOC Number (office use only):

We are in the process of legalizing our existing secondary suite in the basement.

As part of the process, we have been advised that we need to apply for land-use redesignation to convert the property from the current land-use designation (Direct Control or DC) to an appropriate land-use designation for the project (R-G).

Thank you for your assistance.

Moyosore Afinju.

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

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**Project name:**

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

**Outreach Strategy**

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

I reached out to Legacy Community Association by email on September 2nd, notified them of our intentions to legalize our existing/secondary basement suite, notified them the project involves a land-use change to allow for legal suite (B provided the address for the project and a brief background about our family. then requested for feedbacks, should there be any concerns, questions or tho

**Affected Parties**

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

We connected with the Legacy Community Association by email.  
The president of the community association responded to our email.

[calgary.ca/planningoutreach](http://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

We were advised that the community association has no concerns with our project to legalize our existing secondary suite. No issues or ideas were raised.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

No issues, concerns or ideas were raised.

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

No gap or loop exist, as no issues, concerns or ideas were raised.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# PROPOSED

CPC2025-0831  
ATTACHMENT 4

## BYLAW NUMBER 167D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0131/CPC2025-0831)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

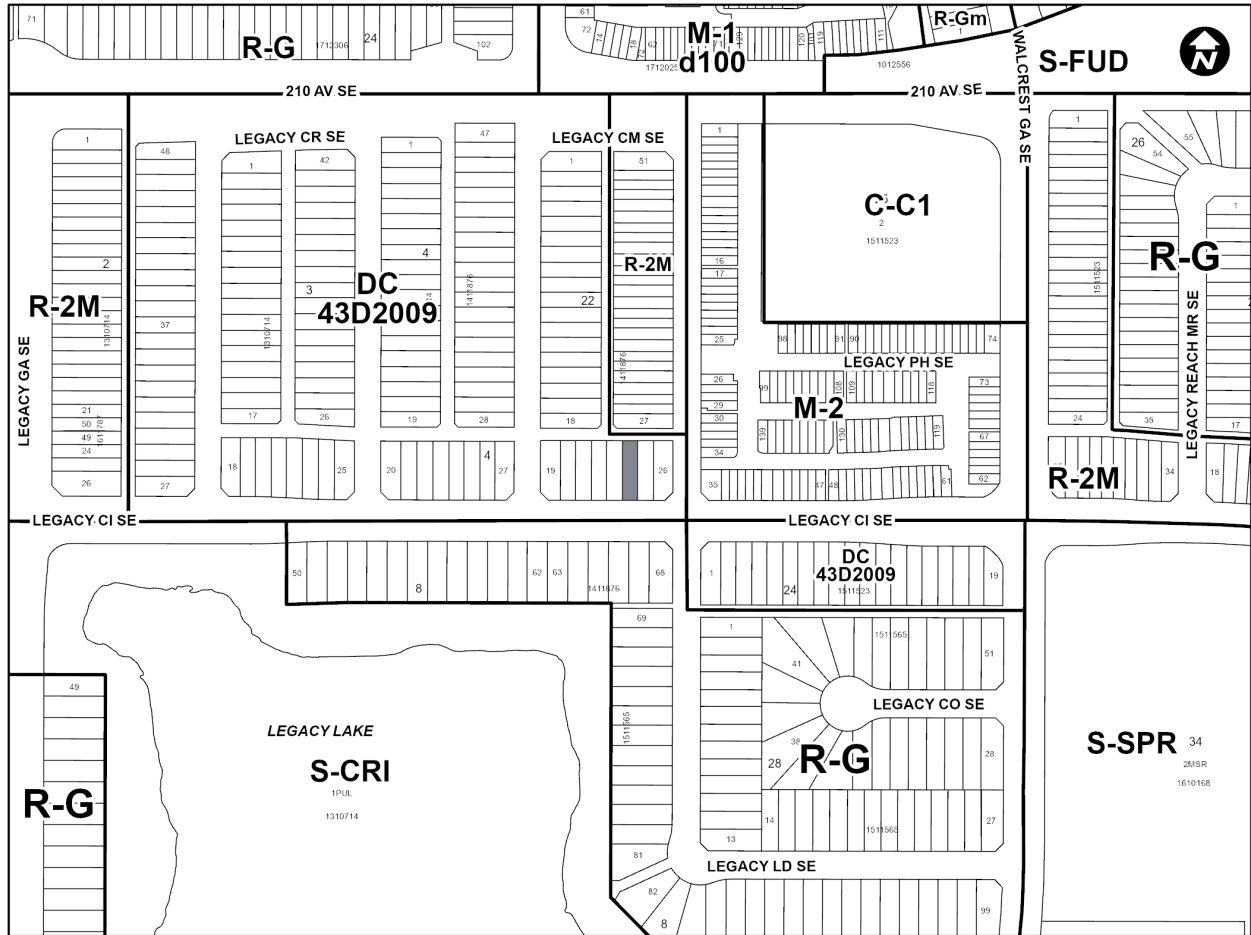
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MAYOR  
SIGNED ON \_\_\_\_\_

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CITY CLERK  
SIGNED ON \_\_\_\_\_

# PROPOSED

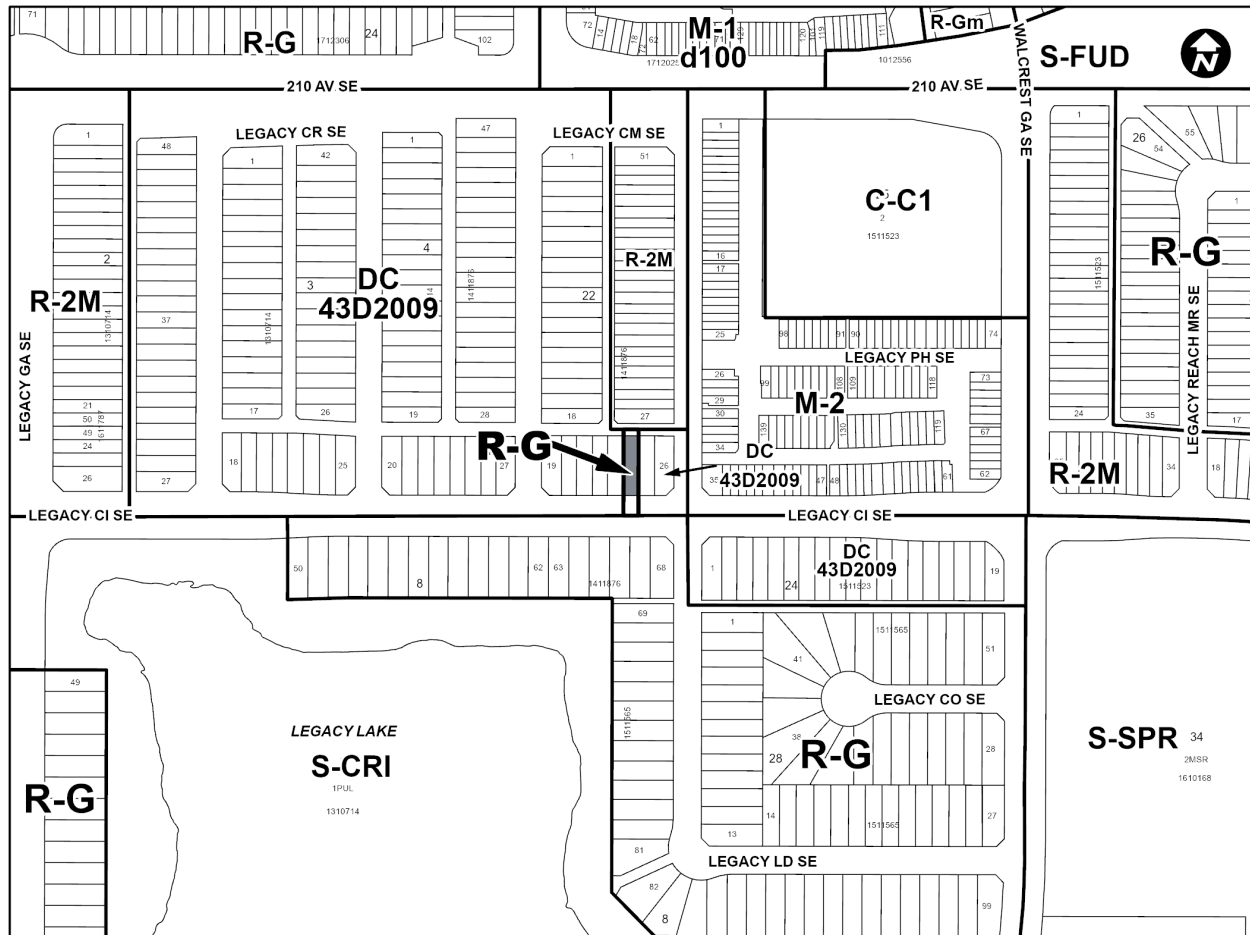
AMENDMENT LOC2025-0131/CPC2025-0831  
BYLAW NUMBER 167D2025

## SCHEDULE A



**AMENDMENT LOC2025-0131/CPC2025-0831  
BYLAW NUMBER 167D2025**

**SCHEDULE B**



**Land Use Amendment in Greenwood/Greenbriar (Ward 1) at multiple addresses,  
LOC2025-0099**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.14 hectares  $\pm$  (0.34 acres  $\pm$ ) located at 9723 and 9819 – 46 Avenue NW, 9723 – 47 Avenue NW and 9600 Bowfort Road NW (Plan 8167GK, Lots 16 and 17; Plan 8167GK, Lots 9 and 10; Plan 2110547, Block A) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to Special Purpose – Recreation (S-R) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
OCTOBER 16:**

That Council give three readings to **Proposed Bylaw 178D2025** for the redesignation of 0.14 hectares  $\pm$  (0.34 acres  $\pm$ ) located at 9723 and 9819 – 46 Avenue NW, 9723 – 47 Avenue NW and 9600 Bowfort Road NW (Plan 8167GK, Lots 16 and 17; Plan 8167GK, Lots 9 and 10; Plan 2110547, Block A) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to Special Purpose – Recreation (S-R) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

**HIGHLIGHTS**

- This application seeks to redesignate a small portion of municipal reserve (MR) land to private open space to accommodate private amenities, with an equivalent area concurrently redesignated to MR to maintain the required reserve balance.
- The proposal contributes to a higher-quality living environment and fosters a strong sense of place, consistent with the applicable policies of the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use amendment enables the expansion of privately operated amenities to support a growing community while preserving the required MR allocation through an equivalent land redesignation.
- Why does this matter? The proposal supports a high quality of life for residents while respecting and preserving the region's natural environment.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application in the northwest community of Greenwood/Greenbriar was submitted by B&A Studios on behalf of the landowner, Upper Greenwich GP Ltd. on 2025 May 20. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant's intent is to extend their privately operated amenity space onto 0.07 hectares (0.17 acres) of adjacent public land and in exchange, designate an equivalent 0.07 hectare land elsewhere as MR.



**Land Use Amendment in Greenwood/Greenbriar (Ward 1) at multiple addresses,  
LOC2025-0099**

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The proposed expansion area is situated north of Greenwich Common NW and Greenwich Heath NW, between Greenwich Path NW and Greenwich Walk NW, at the southern edge of the MR land approved under outline plan LOC2019-0183. It borders Site 2 of the Direct Control (DC) District (Bylaw 65D2021), which is intended for a publicly accessible privately owned park. The redesignation would allow the extension of the park to accommodate an amenity building.

To compensate for the loss of MR lands, a separate 0.07 hectare area located north of Greenwich Drive NW and east of the approved MR land will be redesignated from DC District (Bylaw 67D2021) to Special Purpose – School, Park and Community Reserve (S-SPR) District, contributing to the overall MR provision.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. They determined that no outreach would be undertaken. Refer to the Applicant Outreach Summary, Attachment 3, for rationale why outreach was not conducted.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public submissions have been received, and there is no community association for this area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed land use amendment would enhance overall quality of life through future recreational amenities, support community integration and a sense of place, and maintain equitable access to public spaces.

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ISC: UNRESTRICTED  
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**Land Use Amendment in Greenwood/Greenbriar (Ward 1) at multiple addresses,  
LOC2025-0099**

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**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

**Economic**

This proposal optimizes public land use, enhances local recreation, and supports sustainable city growth.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 178D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The site is located in the developing community of Greenwood/Greenbriar in the northwest quadrant of Calgary, directly north of the Trans Canada Highway and east of Stoney Trail NW. It is currently under development. Access to the community is provided via Bowfort Road NW.

The land use and outline plan for this community were approved in 2021 through LOC2019-0183. This new community is designed for a mix of residential building types and densities organized around a central open space. The subject sites are currently vacant while a number of low density residential buildings have been constructed south of the site.

The subject area includes two different sites, both located within the central open space. A small southern portion of the central open space is designated as Direct Control (DC) District ([Bylaw 65D2021](#), Site 2) based on the Special Purpose – Recreation (S-R) District, intended for a publicly accessible privately owned park. The remaining area is designated as Special Purpose – School, Park and Community Reserve (S-SPR) District, serving as municipal reserve (MR). It is noteworthy that there is not yet a registered subdivision for this area creating the actual MR titled parcel in this area of Greenwood/Greenbriar. Thus, changing the land uses and MR sites is more straightforward, as it will not require any disposition of existing MR parcels.

The applicant's intent is to extend their privately operated amenity space onto 0.07 hectares (0.17 acres) of MR and in exchange, designate an equivalent 0.07 hectares (0.17 acres) of land elsewhere as MR. The applicant initially proposed to redesignate a 0.05 hectare land in the middle of open space, adjacent to the private park, from S-SPR District to S-R District to expand the private land and accommodate private amenity buildings. However, during the review process, it was identified that utility servicing for the proposed building would require a right-of-way or easement through the S-SPR (MR) land to connect to the street network. This constraint limited the provision of MR land and created challenges for site maintenance.

Following further discussions, the applicant revised the proposal to include a 0.07 hectare (0.17 acre) area extending to the adjacent streets. This adjustment accommodates the required servicing infrastructure for the amenity structures and simplifies site definition and maintenance. A concept plan received on 2025 June 19 indicates that the amenity structures will include a shed, fire pit, all-weather canopy, and a washroom/maintenance building.

To offset the loss of MR land, an equivalent 0.07 hectare land, currently designated as DC District ([Bylaw 67D2021](#)), based on the Multi-Residential – Medium Profile (M-2) District, located in the northern of the approved MR land and adjacent to the Bowness Escarpment, will be redesignated to the S-SPR District for MR use.

## Community Peak Population Table

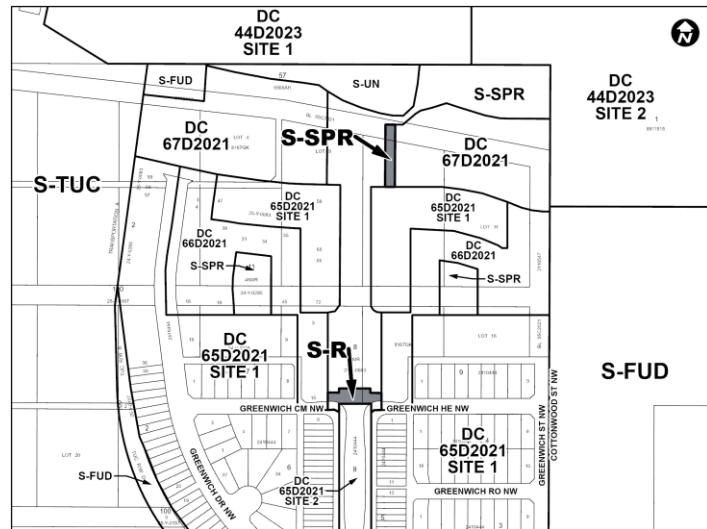
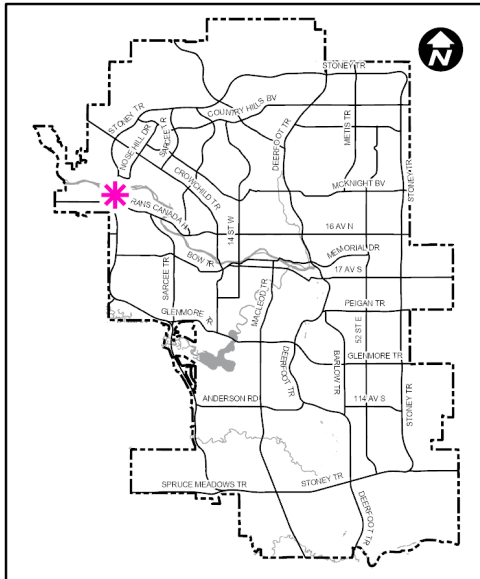
As identified below, the community of Greenwood/Greenbriar reached its peak population in 1980.

Greenwood/Greenbriar	
Peak Population Year	1980
Peak Population	1,308
2019 Current Population	896
Difference in Population (Number)	-412
Difference in Population (Percent)	-31%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Greenwood/Greenbriar](#) Community Profile.

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The southern land of the subject site is currently designated as S-SPR District, which is intended to be dedicated as school reserve, municipal school reserve, community reserve, public reserve, and reserve pursuant to the *Municipal Government Act* (MGA) or its predecessors. As such, the proposed privately operated amenity building is not permitted under this designation.

The proposed S-R District is intended for recreational uses on private land and would allow for a range of indoor and outdoor recreation activities. It would remove this area from the MR inventory. This proposal continues the use established on the adjacent Site 2 within the DC District (Bylaw 65D2021).

The northern land of the subject site is currently designated as DC District (Bylaw 67D2021), based on the M-2 District. It was originally intended to support multi-residential development with increased height and density. To compensate for the removal of MR land in the southern site, this land is proposed to be redesignated to S-SPR District for accommodate the required MR. It expands upon an already approved MR / S-SPR District area and will enhance the park in that area.

### Development and Site Design

The rules of the proposed S-R District and S-SPR District would provide guidance for the future redevelopment of the sites including appropriate uses, building height and massing, landscaping

and parking. Given the specific context of the site, additional items that will be considered through a development permit process include, but not limit to:

- integration of the proposed buildings with adjacent residential developments to the west and east, as well as its relationship to the MR land to the north; and
- pedestrian access to the proposed buildings and adjacent pathways.

### **Transportation**

This community is currently under development. Primary access to the community is provided from the south, connecting Greenwich to Bowfort Road NW. A three metre multi-use pathway is proposed along Greenwich Drive NW, approximately 200 metres (a three-minute walk) away from the site. There are no impacts to the transportation network as a result of the proposed land use changes.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services are available to serve future development of the site. Details of the site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a future development permit application.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Rocky View County/City of Calgary Intermunicipal Development Plan (2012)**

The subject site is located within the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP) area but does not fall within any key focus areas of the IDP. As outlined in Section 15.1 Circulation and Referral Processes, land use redesignation located within the plan area should be circulated to Rocky View County for 30 days.

No comments were received from the County. The proposal generally aligns with the intent and policies of the IDP.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located in the Developing Residential – Planned Greenfield area identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). These areas are comprised of residential communities that have been planned with an Area Structure Plan (ASP) in place and are still being developed. Guidance for future development in these areas is outlined in their respective ASPs. The proposed development generally aligns with the intent and policies of the MDP.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.



**Bowness Area Redevelopment Plan (Statutory – 1995)**

The [Bowness Area Redevelopment Plan](#) (ARP) identifies the subject site as being part of the Greenbriar Special Study Area on Map 2: Land Use Policy Areas. The objective for this area is to create a walkable community noted for its distinct sense of place, housing choice, and interconnected open space system of parks and environmentally significant areas. By enabling the development of additional privately operated amenities while preserving the required MR allocation, the proposal contributes to a more walkable and amenity-rich environment, and maintain the integrity of the interconnected open space system. It is in alignment with applicable policies of the ARP.

# Applicant Submission



## Applicant's Submission

September 8, 2025

On behalf of Upper Greenwich GP Ltd., B&A Studios is submitting a land use amendment application in the community of Greenwood/Greenbriar.

The subject site was already granted planning approvals and is currently under development. The developer is proposing a privately run amenity building within a portion of the land that has already been designated as MR. A private facility is not currently an acceptable use on public land so a land use amendment is required to change this portion of the land into the Special Purpose - Recreation (S-R) District and provide for the same amount of land as MR within the community.

A land use amendment of 0.07 hectares (0.17 acres) from S-SPR to S-R and a land use amendment of 0.07 hectares (0.17 acres) from Direct Control District to S-SPR will allow for construction of the private amenity building and maintain the existing balance of MR within the community.

# Applicant Outreach Summary

2025 May 20



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

**Project name:** Greenwich

Did you conduct community outreach on your application? ☐ YES or ☒ NO

If no, please provide your rationale for why you did not conduct outreach.

This is a minor land use amendment to swap a small amount of MR land for private open space land to accommodate additional amenities. This will not affect any adjacent properties.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# PROPOSED

CPC2025-0907  
ATTACHMENT 4

## BYLAW NUMBER 178D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0099/CPC2025-0907)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

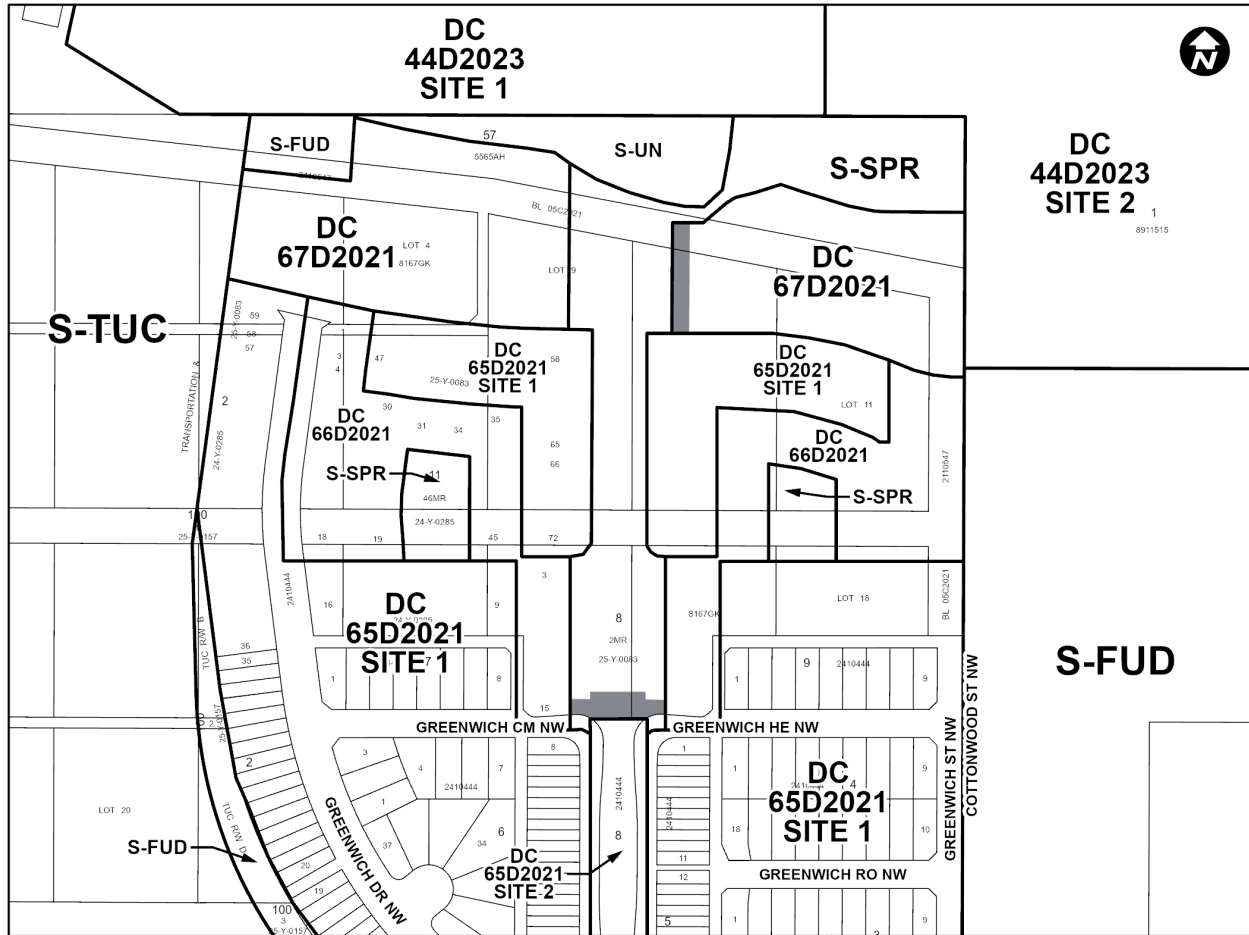
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2025-0099/CPC2025-0907  
BYLAW NUMBER 178D2025

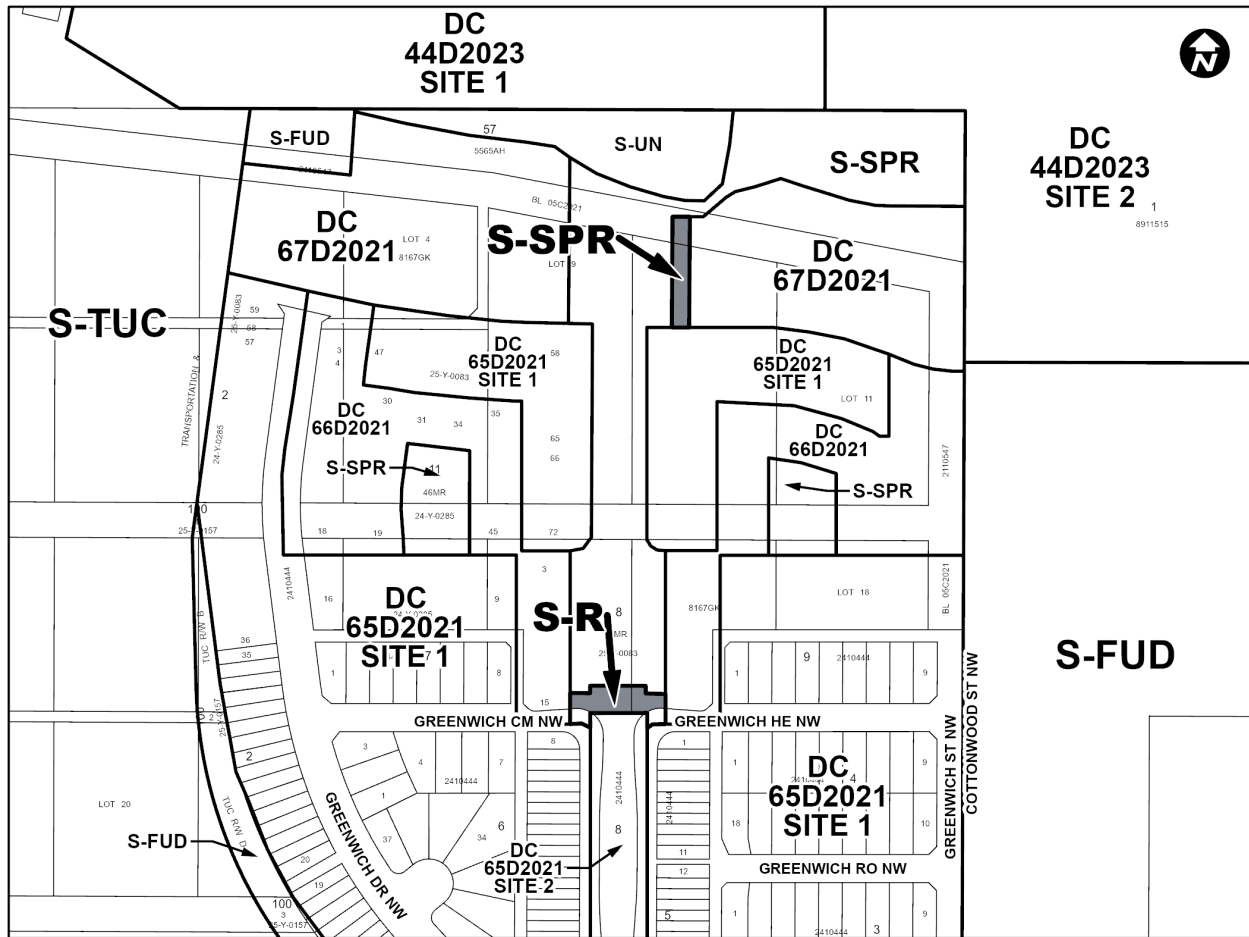
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2025-0099/CPC2025-0907  
BYLAW NUMBER 178D2025

## SCHEDULE B





**Land Use Amendment in Lewisburg (Ward 3) at 14120 – 9 Street NE, LOC2025-0096**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.07 hectares  $\pm$  (2.64 acres  $\pm$ ) located at 14120 – 9 Street NE (Plan 2510849, Block 16, Lot 2) from Multi-Residential – Low Profile (M-1) District to Mixed Use – General (MU-1f3.5h25) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
OCTOBER 16:**

That Council give three readings to **Proposed Bylaw 177D2025** for the redesignation of 1.07 hectares  $\pm$  (2.64 acres  $\pm$ ) located at 14120 – 9 Street NE (Plan 2510849, Block 16, Lot 2) from Multi-Residential – Low Profile (M-1) District to Mixed Use – General (MU-1f3.5h25) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for two, five-storey multi-residential developments that may include commercial uses at street level.
- The proposed application aligns with the *Municipal Development Plan* (MDP) and the *Keystone Hills Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a compact greenfield development, which will be served by neighbourhood parks and pathways and local commercial uses.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within the City limits.
- A development permit for two, five-storey multi-residential buildings has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application in the northeast community of Lewisburg was submitted by B&A Studios on behalf of the landowner Genstar Titleco Limited on 2025 May 5. The approximately 1.07 hectares (2.64 acres) site is located on the east side of 9 Street NE and on the north side of 140 Avenue NE.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables residential and commercial uses and accommodates a midrise development designed to be compatible with surrounding land uses. A development permit (DP2025-03807) for two, five-storey mixed-use developments comprised of a total of 197 dwelling units was submitted on 2025 July 2 and is under review.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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ISC: UNRESTRICTED  
CPC2025-0872  
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**Land Use Amendment in Lewisburg (Ward 3) at 14120 - 9 Street NE, LOC2025-0096**

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**ENGAGEMENT AND COMMUNICATION**

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. They determined that no outreach would be undertaken. Refer to the Applicant Outreach Summary (Attachment 3) for rationale why outreach was not conducted.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No feedback was received from the public and there is no community association in the area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposal would provide a greater variety of housing choices and contribute to the minimum density envisioned by the MDP and ASP, while providing for the potential for commercial development in the future within proximity of a Neighbourhood Activity Centre.

**Environmental**

The proposed land use application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies is being explored and encouraged through the development permit.

**Economic**

Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within City limits.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

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2025 October 16

ISC: UNRESTRICTED  
CPC2025-0872  
Page 3 of 3

**Land Use Amendment in Lewisburg (Ward 3) at 14120 - 9 Street NE, LOC2025-0096**

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**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 177D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The site is in the northeast community of Lewisburg, on the east of 9 Street NE and north of 140 Avenue NE within the *Keystone Hills Area Structure Plan* (ASP) area. The site is approximately 1.07 hectares (2.64 acres) in size and is approximately 69 metres by 152 metres.

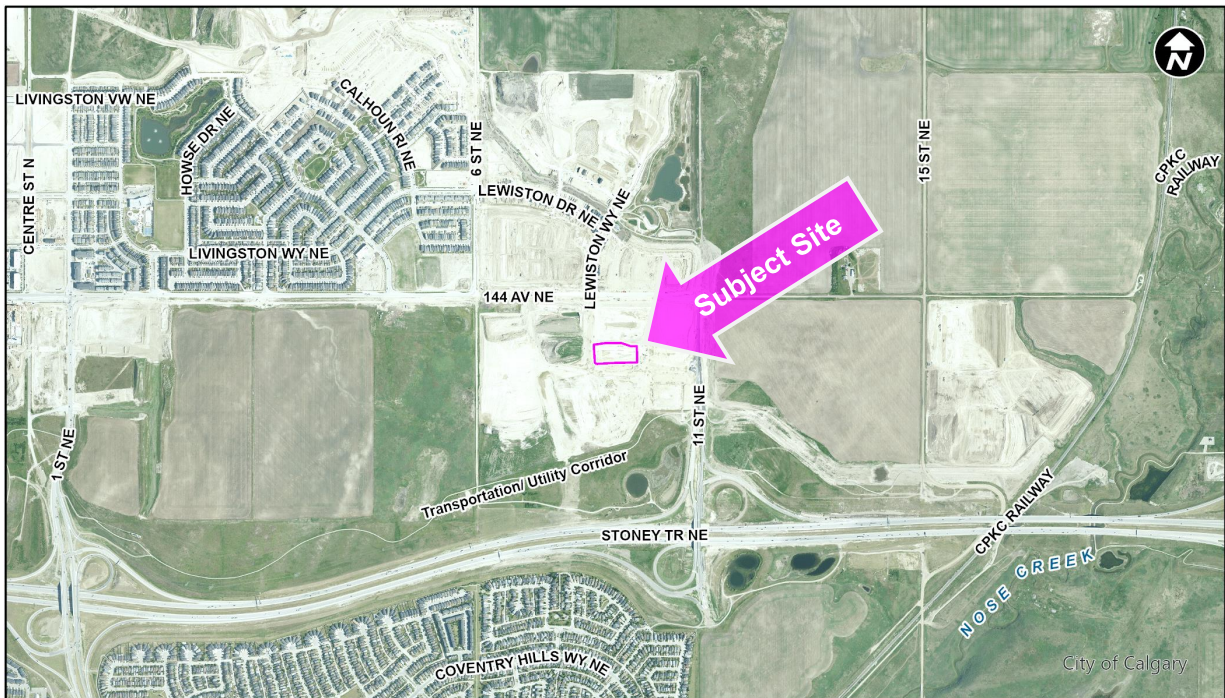
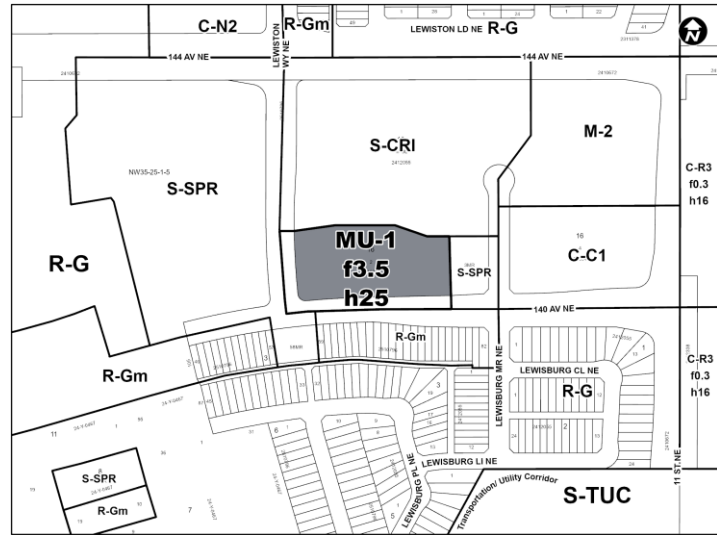
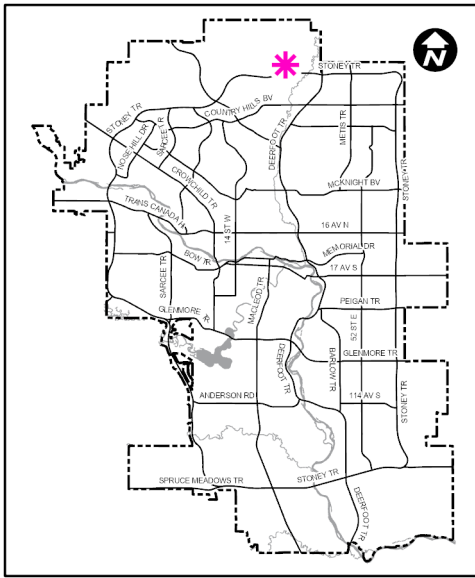
Surrounding development is characterized by a stormwater pond to the north, a school site to the west, a park to the east and low density residential to the south. Further to the east commercial developments are planned along 11 Street NE.

The site is approximately 150 metres (a three-minute walk) south of 144 Avenue NE and 140 metres (a three-minute walk) from 11 Street NE and is located within a Neighbourhood Activity Centre (NAC).

## Community Peak Population Table

The Community Peak Population Table is not available because the subject area is within a new community.

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The current Multi-Residential – Low Profile (M-1) District accommodates multi-residential development in a variety of forms with low height and medium density. The M-1 District requires a minimum density of 50 units per hectare and a maximum density of 148 units per hectare (54-158 units based on the site area). The maximum building height is 14.0 metres. The proposed land use amendment application was made to increase density, allow preferable building setbacks, landscaping and chamfer rules, while allowing grade-oriented design.

The proposed Mixed Use – General (MU-1f3.5h25) District allows for commercial storefronts or residential units at-grade along a commercial street in a street-oriented building that provides opportunities for a mix of commercial and residential units in the same building or in multiple buildings throughout an area. The land use district also provides rules to guide compatible transitions with adjacent residential areas.

The proposed MU-1f3.5h25 District would allow for a larger multi-residential development. MU1f3.5h25 District would allow a maximum floor area ratio (FAR) of 3.5, which equates to a building floor area of approximately 37,380 square metres (402,350 square feet). The proposed building height maximum of 25 metres would allow up to approximately six storeys. This would accommodate the two five storey multi-residential buildings (totaling 197 dwelling units) proposed by development permit DP2025-03807.



### **Development and Site Design**

The rules of the proposed MU-1f3.5h25 District would provide guidance for the future development of the site, including appropriate uses, building height and massing, landscaping and parking. Other key factors that are being considered in the review of the development permit application include the following:

- interface and public realm enhancements along 9 Street NE and 140 Avenue NE;
- building massing and relationship with the residential parcels to the south;
- mix of uses within the building; and
- appropriate amenity space for residents.

### **Transportation**

Pedestrian and vehicular access to the site is provided via 9 Street NE and 140 Avenue NE. Two future bus stops are planned adjacent to the site, enhancing transit connectivity. Currently, the area is served by Route 137 (North Pointe), with the nearest existing bus stop located approximately 800 metres (a 14-minute walk) northwest on 144 Avenue NE.

A multi-use pathway is planned along 9 Street NE and 140 Avenue NE, supporting active transportation options, such as cycling and wheeling. Additionally, a local pathway will be constructed on the adjacent site to the north, further enhancing pedestrian and cycling mobility in the area.

The proposed land use redesignation is expected to generate an increase of approximately 60 to 80 vehicle trips per hour during peak periods (equivalent to fewer than two additional trips per minute on adjacent streets). This level of increase did not warrant a revision to the previously approved Transportation Impact Assessment (TIA) for the area.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services are available to the site. Site servicing is being established through the subdivision and development permit process.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Rocky View/Calgary Intermunicipal Development Plan (2012)**

The [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP) facilitates intermunicipal communication and consideration of development impacts. Rocky View County was circulated as part of the application process and requested that they be informed of any impacts to their municipality and provided guidance to the applicant for securing Road Use Agreements.

### **Municipal Development Plan (Statutory – 2009)**

The site is located within the Planned Greenfield with Area Structure Plan (ASP) area, as shown on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The land use policies of the applicable ASP are recognized as appropriate for providing direction to future development.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through the development permit.

### **Keystone Hills Area Structure Plan (Statutory – 2012)**

The [Keystone Hills Area Structure Plan](#) (ASP) identifies the site as being in a neighbourhood area (Map 5: Land Use Concept) beside a Joint Use Site and within a Neighbourhood Activity Centre (NAC).

The proposal complies with the relevant policies in Section 6.5 Neighbourhood Areas. It contributes to the minimum average residential density of 20 units per hectare (eight units per acre) required in the Neighbourhood Area, supports diversity of housing and the possibility for inclusion of home-based businesses. In addition, the site is well connected to pedestrian, cycling, transit and automobile networks.

The proposal complies with Section 6.6 Neighbourhood Activity Centres. The proposed mixed-use district would allow medium-density multi-residential development, such as the street-oriented, five storey apartment buildings proposed by development permit DP2025-03807. The increased density meets the requirements for transit supportive residential uses central to the neighbourhood. Future residents will be within walking distance of multiple transit stops. The increased density also supports the requirement for NACs to contain an intensity of 100 people and jobs per gross developable hectare. Lastly, the proposed mixed-use district is supportive of home-based businesses.

The proposed land use amendment is in alignment with the applicable policies of the ASP.

# Applicant Submission

2025 May 5



## Application Overview

B&A Planning Group, on behalf of Genstar Development Company, is submitting this Land Use Amendment application for a parcel within the Lewisburg Outline Plan (LOC2016-0311), approved in 2019. The site is within Community C of the Keystone Hills Area Structure Plan (ASP) in the northeast quadrant of the city. The municipal address is 14120 9 Street NE, as the community and primary road infrastructure have yet to be constructed in this greenfield community this is an approximate municipal address.

The subject site is within the southernmost neighbourhood cell of Community C and is adjacent to approved lands for a stormpond to the north, park space to the east and a future school site to the west. To the east within the S-SPR/MR site is an abandoned well head; this site is fully outside the required 30m setback from this well head.

This application will amend the land use on the approved 1.04-hectare (2.56 acre) site from M-1 to MU-1. The development program for the site will be approximately 200 multi-residential dwellings units at up to 6 storeys in height, with the potential for retail at grade. This proposed built form is very similar to the approved M-1 designation, but with an increased building height and adjusted Floor Area Ratio (FAR). This land use re-designation remains in line with the ASP and Outline Plan vision and objectives. The mixed-use land use allows for adaptive reuse and flexibility in the vocational aspects of the site.

## Site Context

The site is located within the southernmost portion of the Lewisburg community; bordered by the Stoney Trail NE Transportation and Utility Corridor (S-TUC) setback to the direct south, 6 street NE forms the western boundary, 144 ave NE forming the northern boundary and 11 street NE forms the eastern boundary. The site is currently undergoing stripping, grading and residential construction is underway in the northern area of Lewisburg.

The neighbourhood cell is in the early stages of development, with stripping and grading of the site currently underway. Few roadways and key infrastructure are completed at this stage. A land use amendment to 14120 9 street NE will not impact alignment or site requirements as determined by the Outline Plan.

## Policy Context

The existing land use for the subject site is Multi-Residential – Low Profile (M-1). This district for developing areas accommodates medium density ranging between 50 and 148 units per hectare (UPH) accomplished through a low building height. The intent of this amendment is to redesignate the site to Mixed Use – General (MU-1). The MU-1 is being used in this application to accommodate a larger building height and FAR for a high-density development.



A FAR of 3.5 and a building height of 25 m have been proposed to accommodate the proposed density and building envelope while remaining sensitive to the surrounding community plan.

#### **Land Use Amendment**

A land use amendment from M-1 to MU-1 remains inline with the overall objective and character of the community while adding additional density in a context appropriate location. The immediate bordering land uses around 14120 9 st NE include two collector roadways ROW, a PUL stormwater pond to the north, and the site sits beyond the necessary 30 m gas well head setback of the S-SPR/MR located within the neighbourhood cell (see abandoned well declaration). Neighbouring R-Gm to the south and across the to-be-built 140 ave NE will be in the form of townhomes and/or duplexes, providing a transition of housing typology through the central area of the site to the predominantly R-G, single family typology on the southern portions of the neighbourhood.

#### **Site Access**

The approved Outline Plan (LOC2016-0311) indicates site access from the west via 9 Street NE (all-turns) and from the south via 140 Ave (right-in/right-out). Based on the proposed development program of +/- 200 dwelling units, two accesses are deemed sufficient. The proposed development and building design would be best served by a south access point that is at the midpoint of the site on 140 Ave, as shown on the proposed Land Use Plan. As part of this application, we have requested that this site access be reviewed to see if it can be adjusted to this location, while remaining a right-in/right-out access.

# Applicant Outreach Summary

2025 May 5



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

**Project name:** Lewisburg - Single Plot Land Use Re-designation

Did you conduct community outreach on your application? ☐ YES or ☒ NO

If no, please provide your rationale for why you did not conduct outreach.

Seeking a Land Use re-designation for a single plot within signed and approved outline plan area. Plot is located centrally within a large greenfield development that is currently undergoing stripping, grading, and development currently. No residents live within proximity.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

n/a

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

n/a

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

n/a

### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

n/a

### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

n/a

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



# PROPOSED

CPC2025-0872  
ATTACHMENT 4

## BYLAW NUMBER 177D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0096/CPC2025-0872)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

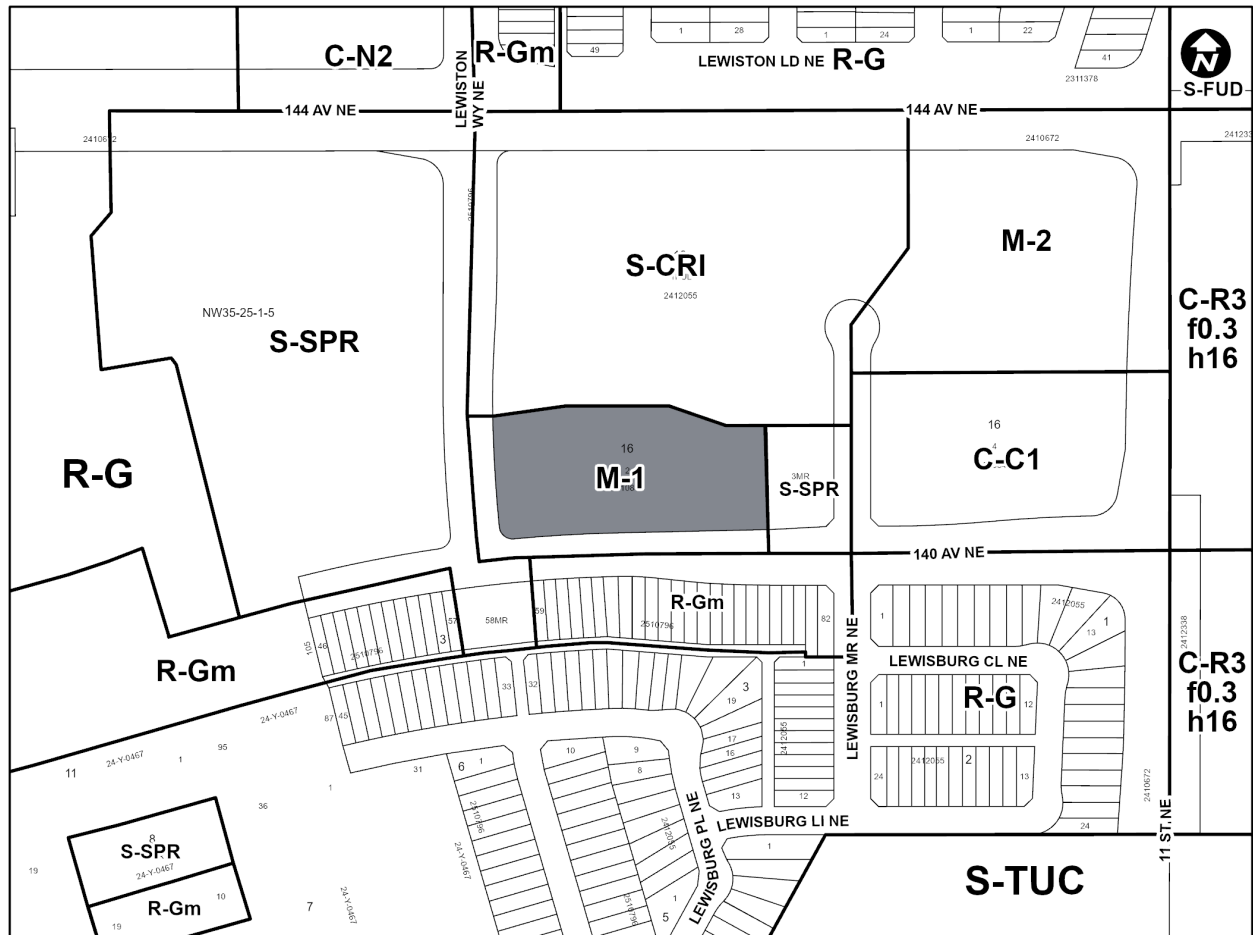
READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

**AMENDMENT LOC2025-0096/CPC2025-0872  
BYLAW NUMBER 177D2025**

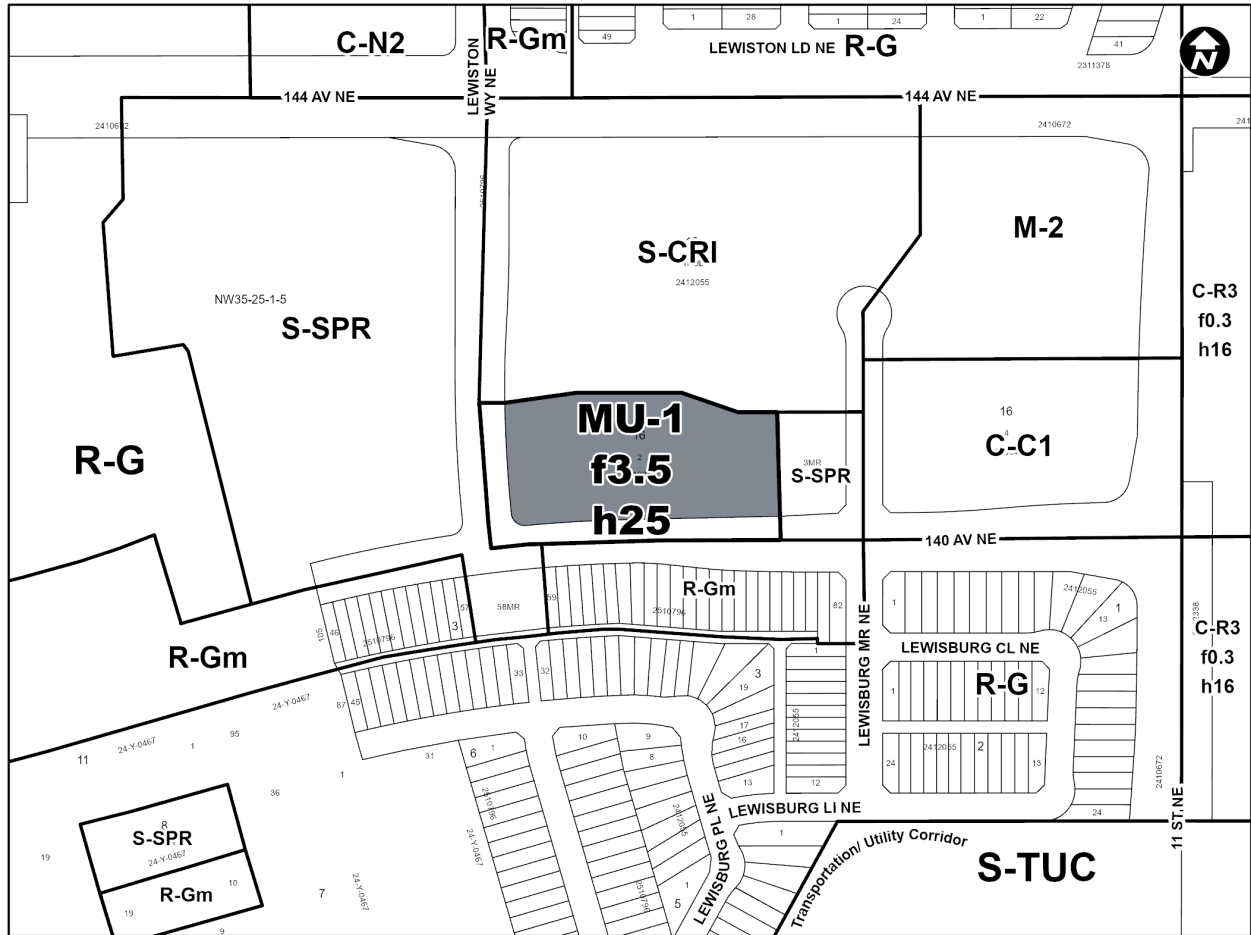
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2025-0096/CPC2025-0872  
BYLAW NUMBER 177D2025

## SCHEDULE B



**Policy Amendment, Road Closure and Land Use Amendment in Crescent Heights  
(Ward 7) at multiple properties, LOC2024-0221**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed closure of 0.001 hectares  $\pm$  (0.002 acres  $\pm$ ) of road (Plan 2511304, Area A), adjacent to 448 Marsh Road NE, with conditions (Attachment 4); and
3. Give three readings to the proposed bylaw for the redesignation of 0.6 hectares  $\pm$  (1.5 acres  $\pm$ ) located at 414, 416, 420, 424, 428, 435A and 441 – 1 Avenue NE, 434, 436, 438, 440, 442 and 448 Marsh Road NE and the closed road, (Plan 1332N, Block 4, Lots 11 to 20; Plan 1332N, portion Block B; Plan 5855I, Lot 26 and Lot 29; Plan 1814HW, Lots 1 and 2; Plan 7810635, Lot 1; Plan 9210946, Lot 26A; Plan 9310135, Lot 1; Plan 2511304, Area A) from Multi-Residential – Contextual Medium Profile (M-C2) District and Undesignated Road Right-of-Way to Mixed Use – General (MU-1f6.0h45) District and Mixed Use – General (MU-1f4.0h24) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
OCTOBER 16:**

That Council:

1. Give three readings to **Proposed Bylaw 85P2025** for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 12C2025 for the** closure of 0.001 hectares  $\pm$  (0.002 acres  $\pm$ ) of road (Plan 2511304, Area A), adjacent to 448 Marsh Road NE, with conditions (Attachment 4); and
3. Give three readings to **Proposed Bylaw 181D2025** for the redesignation of 0.6 hectares  $\pm$  (1.5 acres  $\pm$ ) located at 414, 416, 420, 424, 428, 435A and 441 – 1 Avenue NE, 434, 436, 438, 440, 442 and 448 Marsh Road NE and the closed road, (Plan 1332N, Block 4, Lots 11 to 20; Plan 1332N, portion Block B; Plan 5855I, Lot 26 and Lot 29; Plan 1814HW, Lots 1 and 2; Plan 7810635, Lot 1; Plan 9210946, Lot 26A; Plan 9310135, Lot 1; Plan 2511304, Area A) from Multi-Residential – Contextual Medium Profile (M-C2) District and Undesignated Road Right-of-Way to Mixed Use – General (MU-1f6.0h45) District and Mixed Use – General (MU-1f4.0h24) District.

## Policy Amendment, Road Closure and Land Use Amendment in Crescent Heights (Ward 7) at multiple properties, LOC2024-0221

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### HIGHLIGHTS

- This application seeks to close a portion of road and redesignate the portion and the subject sites to allow for a high density, street-oriented, mixed-use development with flexibility for commercial uses at grade promoting an active streetscape.
- The proposal allows for appropriate building form and land uses in the 4 Street NE Urban Main Street corridor and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use amendment would enable more housing opportunities and commercial amenities within the inner city, support alternate modes of transportation and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable additional housing and commercial opportunities and would help to activate this part of Crescent Heights.
- An amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

### DISCUSSION

This application, located in the northeast community of Crescent Heights, was submitted on 2024 September 4 by O2 Planning and Design on behalf of the landowners, Calgary Italian Cultural Centre, Calgary Italian Club, Rita Adelaide Bercan, Gino Gregory Bercan and The City of Calgary.

The site is comprised of 13 parcels and a portion of road right-of-way with a combined area of approximately 0.6 hectares (1.5 acres). A road closure plan (Attachment 3) is included in the proposal. The sites are located west of the 4 Street NE Main Street both north and south of 1 Avenue NE.

As per the Applicant Submission (Attachment 5), this application is to facilitate mixed-use buildings with flexibility for commercial uses at grade and residential dwelling units above. The proposed Mixed Use – General (MU-1f6.0h45) District proposed for the site north of 1 Avenue NE would allow for a maximum floor area ratio (FAR) of 6.0 and a maximum building height of 45 metres (twelve to fourteen storeys). A potential at-grade redevelopment location for the Calgary Italian Cultural Centre is identified at the parcel north of 1 Avenue NE. The proposed Mixed Use – General (MU-1f4.0h24) District proposed at the site south of 1 Avenue NE would allow for a maximum floor area ratio (FAR) of 4.0 and a maximum building height of 24 metres (six to seven storeys). A comprehensive plan (Attachment 6) has been provided, which proposes community infrastructure improvements including a plaza space at the south side of the site, facing 1 Avenue NE.

The application was revised twice by the Applicant during the review period. The initial application proposed MU-1f9.0h80 at the site north of 1 Avenue NE and MU-1f4.0h24 at the site south of 1 Avenue NE. On 2025 May 26 the application was revised to increase the proposed maximum building height and FAR on the site south of 1 Avenue NE to MU-1f6.0h50. On 2025 September 4 the application was revised to reduce the proposed maximum building height and

**Policy Amendment, Road Closure and Land Use Amendment in Crescent Heights  
(Ward 7) at multiple properties, LOC2024-0221**

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FAR to MU-1f6.0h45 on the site north of 1 Avenue NE and MU-1f4.0h24 on the site south of 1 Avenue NE.

A detailed planning evaluation, including location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant created a project website, distributed 400 postcards to neighbouring residents and hosted two public information meetings. The Applicant Outreach Summary can be found in Attachment 7.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received ten letters in opposition and one letter in support. The letters in opposition included the following areas of concern:

- lack of open space, negative impact on community amenities and infrastructure;
- increased parking demand and traffic;
- increased amount of empty commercial space in the area; and
- buildings too tall and shadow impacts.

The letter of support indicated general support for more housing in the area and a desire for larger dwelling units to accommodate larger households.

The Crescent Heights Community Association provided a letter on 2025 September 18 (Attachment 8). The comments state support for the proposed land use change for the sites north of 1 Avenue NE and integration of the Calgary Italian Cultural Centre. Concerns were stated regarding proposed maximum building heights on both sites north and south of 1 Avenue NE. Additional comments include:

- comprehensive city plan such as the Greater Downtown Plan requested for this area;
- concern regarding conflict with the ARP and MDP policies;
- parking and traffic concerns;
- additional community engagement requested; and
- request for affordable housing and public park space with new development.



**Policy Amendment, Road Closure and Land Use Amendment in Crescent Heights  
(Ward 7) at multiple properties, LOC2024-0221**

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The Bridgeland-Riverside Community Association provided a letter dated 2025 September 20 (Attachment 9). The letter states that there is remarkable potential for development along 4 Street that will create a unique and attractive Main Street. Provision of sufficient parking and preservation of the historic Roma Grocery building was requested.

After outreach with the community and community associations, the Applicant revised the application to reduce the proposed maximum building height and floor area ratio. The proposed maximum building height on the site north of 1 Avenue was reduced from 80 metres to 45 metres. The maximum FAR was reduced from 9.0 to 6.0. The proposed maximum building height on the site south of 1 Avenue was reduced from 50 metres to 24 metres. The maximum FAR was reduced from 6.0 to 4.0.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The inner-city location of the site is close to downtown, the Bow River pathway system and primary transit which makes this location suitable for high-density, mixed-use redevelopment.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

## **IMPLICATIONS**

### **Social**

The application would enable the continuation of development adjacent to a vibrant Main Street, and accommodates housing needs within walking distance to transit, amenities and attractions.

### **Environmental**

Administration has reviewed this application in relation to the objectives of the *Calgary Climate Strategy – Pathways to 2050* programs and actions. The proposal would align with the objective of 'Zero Carbon Neighbourhoods' by supporting higher-density, mixed-use development near primary transit networks, and providing alternative travel options such as public transit, walking and cycling, which would reduce greenhouse gas emissions. Further opportunities to align development of this site with applicable climate strategies would be explored and encouraged through the review of a development permit.

### **Economic**

The proposal enables commercial and employment opportunities within the community. The increase in allowed residential uses also supports growth for businesses in the area. Development on this site makes more efficient use of existing infrastructure while increasing density adjacent to an Urban Main Street.

### **Service and Financial Implications**

No anticipated financial impact.

Planning and Development Services Report to  
Calgary Planning Commission  
2025 October 16

ISC: UNRESTRICTED  
CPC2025-0699  
Page 5 of 5

**Policy Amendment, Road Closure and Land Use Amendment in Crescent Heights  
(Ward 7) at multiple properties, LOC2024-0221**

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**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 85P2025**
3. Registered Road Closure Plan
4. Proposed Road Closure Conditions
5. Applicant Submission
6. Comprehensive Plan
7. Applicant Outreach Summary
8. Crescent Heights Community Association Comments
9. Bridgeland-Riverside Community Association Comments
10. **Proposed Bylaw 12C2025**
11. **Proposed Bylaw 181D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject sites are located in the northeast community of Crescent Heights and are located west of 4 Street NE, both north and south of 1 Avenue NE. The site north of 1 Avenue NE, comprised of five parcels, is approximately 0.30 hectares (0.74 acres) in size and is approximately 36 metres long and 75 metres wide. The site south of 1 Avenue NE, comprised of 8 parcels and a portion of road right-of-way, is approximately 0.30 hectares (0.74 acres) in size and is approximately 47 metres long and 60 metres wide. The sites are relatively flat and currently occupied by the Calgary Italian Cultural Centre and residential uses.

North of the sites are single detached dwellings designated Mixed-Use General (MU-1f5.0h26) District and a four storey multi-residential development designated Multi-Residential – Contextual Medium Profile (M-C2) District. South of the subject site, across Marsh Road NE, are single detached dwellings also designated as the M-C2 District. East of the site, south of 1 Avenue NE, is a four storey multi-residential building that is designated Direct Control (DC) District ([Bylaw 9D2015](#)). East of the site, north of 1 Avenue NE, are commercial uses designated Mixed Use – Active Frontage (MU-2f9.0h80) District. West of the sites are three storey multi-residential developments designated as the M-C2 District.

The site is well served by Calgary Transit with the Primary Transit Network available on 4 Street NE located 50 metres (a one-minute walk) and Edmonton Trail NE located 160 metres (a two-minute walk) east of the site. Area amenities within walking distance include the 4 Street NE and Edmonton Trail NE Main Streets, Annie Gale Park, Murdoch Park, Flyover Park, Riverside School, the Bow River Pathway system and the City Centre.

## Community Peak Population Table

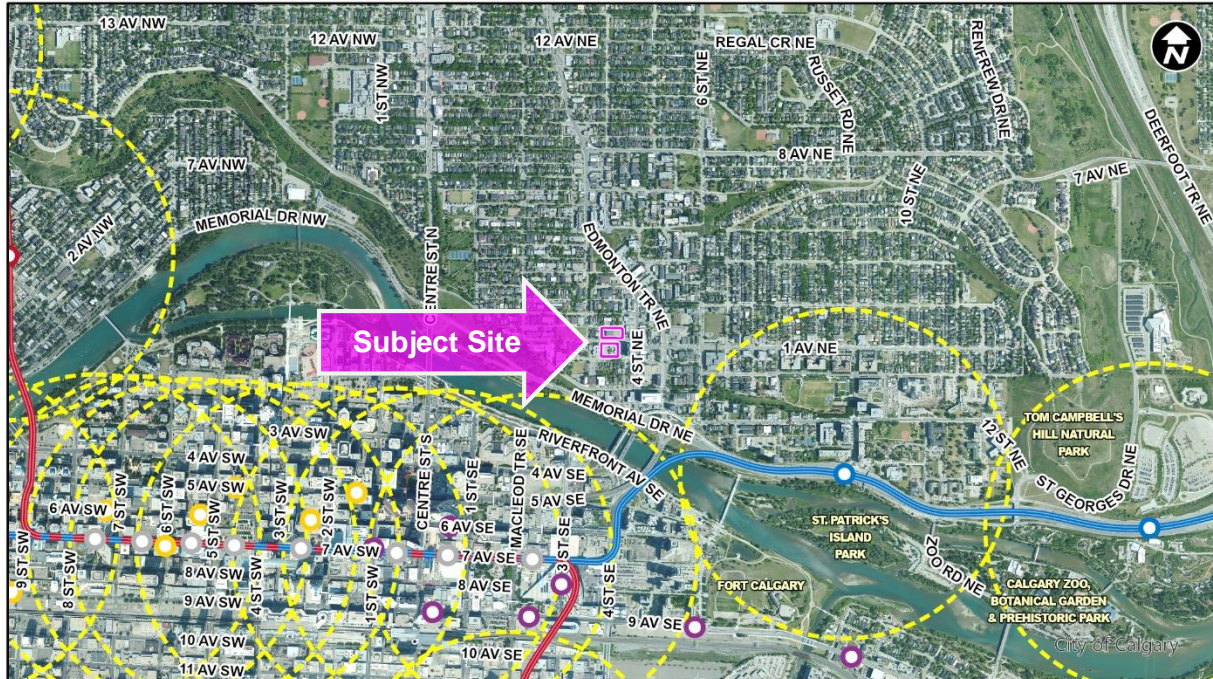
As identified below, the community of Crescent Heights reached its peak population in 2019.

<b>Crescent Heights</b>	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Crescent Heights Community Profile](#).





## Previous Council Direction

None.

## Planning Evaluation

### Road Closure

The proposed road closure includes 0.001 hectares (0.002 acres) of road right-of-way located at the northeast side of the site on the south side of 1 Avenue NE. The purpose of this road closure is to utilize redundant roadway land as part of the development site.

### Land Use

The existing M-C2 District is intended to provide for multi-residential development of medium height and medium density, in a variety of forms. The district allows for a maximum building height of 16 metres (approximately five storeys) and a maximum gross floor area of two and a half times the site area (approximately 15,000 square metres).

The proposed MU-1 Districts, comprised of MU-1f6.0h45 north of 1 Avenue NE and MU-1f4.0h24 south of 1 Avenue NE, allow for a mix of residential and commercial uses. The proposed districts are intended for street-oriented development that accommodates both residential and commercial uses at grade. A mix of residential and commercial uses may occur within the same building or multiple buildings. The proposed MU-1f6.0h45 District allows for a maximum floor area ratio (FAR) of 6.0 (approximately 18,000 square metres) and a maximum building height of 45 metres (12 to 14 storeys). The proposed MU-1f4.0h24 District allows for a maximum FAR of 4.0 (approximately 12,000 square metres) and a maximum building height of



24 metres (six to seven storeys). The proposed density and height will enable higher density mixed-use development.

The MU-1 District allows commercial uses to serve the residents and visitors, and to contribute to growth within the Urban Main Street corridor. The district is intended to provide transition to lower-scale residential buildings on adjacent parcels through street wall stepbacks, building orientation and building separation as well as requirements for at-grade frontages, landscaping and amenity space to ensure street-oriented development is active and engaging.

### **Development and Site Design**

A development permit has not been submitted at this time; however, the applicant provided a comprehensive concept plan and shadow studies to demonstrate the impact of redevelopment scenarios on the surrounding sites. The future proposed development would be reviewed by the Urban Design Review Panel at the development permit stage to ensure the development will achieve a high-quality pedestrian environment that provides an engaging and welcoming space for pedestrians and cyclists.

If approved by Council, the rules of the proposed MU-1 District would provide guidance for the future redevelopment of the site. The overall distribution of buildings, building design, location, size and mix of uses and site layout details such as parking, landscaping and site access would be further reviewed at the development permit stage. Additional items that would be considered through the development permit process include, but are not limited to:

- creating an engaging streetscape interface;
- articulation to building façade and integrating site design to create a welcoming environment for pedestrians; and
- transition of building scale to mitigate building massing and shadowing to adjacent parcels.

### **Transportation**

Pedestrian access is available from existing sidewalks along 1 Avenue NE and Marsh Road NE. Vehicular access to the site is available from the adjacent lane, 1 Avenue NE and Marsh Road NE.

On-street bikeways forming part of the Always Available for All Ages and Abilities (5A) Network are provided adjacent to the site on 1 Avenue NE and 160 metres (two-minute walk) east on Edmonton Trail NE. The Bow River pathway system is approximately 250 metres (four-minute walk) south of site.

The Primary Transit Network is located 50 metres (a one-minute walk) east of the site on 4 Street NE and 160 metres (a two-minute walk) east of the site on Edmonton Trail NE. Transit stops for Route 4 (Huntington), Route 5 (North Haven) and Route 69 (Deerfoot Centre) are on 4 Street NE and Edmonton Trail NE. A transit stop for Route 90 (Bridgeland/University of Calgary) is adjacent to the site on 1 Avenue NE. The site is located approximately one kilometre (16-minute walk) from the City Hall/Bow Valley College Light Rail Transit (LRT) Station.

A Transportation Impact Assessment was required in support of the application and at the development permit stage improvements may be required to the public realm and road network to support the increase in density.

### **Environmental Site Considerations**



No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services are available to service future development of the site. Details of site servicing, as well as appropriate stormwater management would be considered and reviewed as part of a future development permit.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located within the Urban Main Street corridor as identified on Map 1: Urban Structure in the [Municipal Development Plan \(MDP\)](#). Urban Main Streets are located along the primary transit network and typically support a mix of uses within a pedestrian friendly environment. Urban Main Streets provide for a high level of residential and employment intensification. The MDP supports creating a more compact urban form that provides additional local services and sustainable travel choices.

The proposal aligns with the MDP goal of encouraging a transit-supportive land use framework by locating population growth within walking distance of the primary transit network. The proposal aligns with applicable city-wide policies that promote a more compact city by accommodating a broader mix of housing with local services and by facilitating a more efficient use of existing infrastructure.

### **Calgary Climate Strategy (2022)**

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The proposal would align with the objective of 'Zero Carbon Neighbourhoods' by supporting higher density mixed-use development nearby primary transit networks and providing alternative travel options such as public transit, walking and cycling, which would reduce greenhouse gas emissions. Further opportunities to align development of this site with applicable climate strategies would be explored and encouraged through the review of a future development permit.

### **Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)**

The site is located within the Non Family Oriented Development area as shown on Figure 3: Generalized Land Use in the [Bridgeland-Riverside Area Redevelopment Plan \(ARP\)](#). An amendment to Figure 3 is proposed to include the subject sites within the Community Centre area and adjust the boundary of the Developed Areas Guidebook to apply to this site.

Buildings in the Community Centre building block should not exceed 34 metres in height, providing for taller first storeys in buildings where vertical mixed use is desired. Applications for higher levels of intensity and height may be supported subject to further analysis, engagement, and approvals process, including a land use redesignation as part of a comprehensive plan submission that may include consideration of community infrastructure improvements and heritage resource conservation.

The proposal meets the intent of the Community Centre area as a comprehensive plan has been provided, which proposes community infrastructure improvements including a plaza space facing 1 Avenue NE. This development is in alignment with the Community Centre area policies for new mixed-use development or redevelopment along the 4 Street/Edmonton Trail NE couplet.

# PROPOSED

CPC2025-0699  
ATTACHMENT 2

## BYLAW NUMBER 85P2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE BRIDGELAND-RIVERSIDE  
AREA REDEVELOPMENT PLAN BYLAW 11P80  
(LOC2024-0221/CPC2025-0699)**  
\*\*\*\*\*

**WHEREAS** it is desirable to amend the Bridgeland-Riverside Area Redevelopment Plan Bylaw 11P80, as amended;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Bridgeland-Riverside Area Redevelopment Plan attached to and forming part of Bylaw 11P80, as amended, is hereby further amended as follows:
  - (a) Amend Figure 3 entitled 'Generalized Land Use' by changing 0.6 hectares  $\pm$  (1.5 acres  $\pm$ ) located at 414, 416, 420, 424, 428, 435A and 441 – 1 Avenue NE, 434, 436, 438, 440, 442 and 448 Marsh Road NE and the closed road, (Plan 1332N, Block 4, Lots 11 to 20; Plan 1332N, portion Block B; Plan 5855I, Lot 26 and Lot 29; Plan 1814HW, Lots 1 and 2; Plan 7810635, Lot 1; Plan 9210946, Lot 26A; Plan 9310135, Lot 1; Plan 2511304, Area 'A') from 'Non Family Oriented Development' to 'Community – Centre' and adjust the boundary of the Developed Areas Guidebook to apply to this site as generally illustrated in the sketch below:

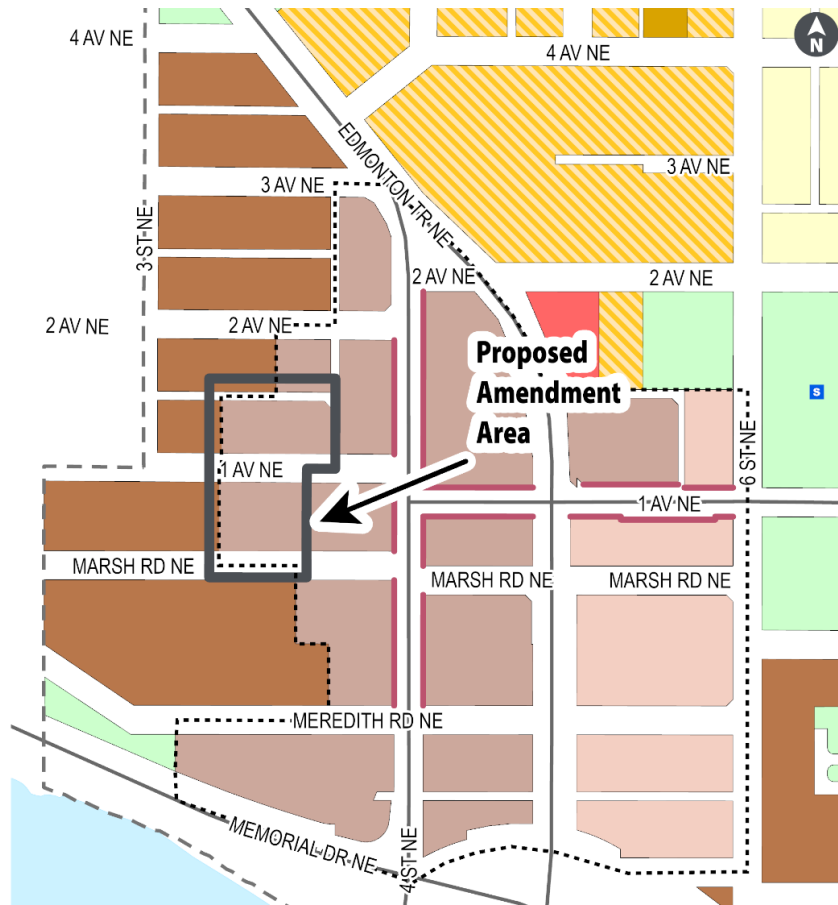
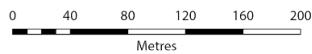
# PROPOSED

BYLAW NUMBER 85P2025

Figure 3  
Generalized Land Use

**Legend**

- Plan Area Boundary
- Developed Areas Guidebook applies
- Active Frontage
- Conservation
- 4-6 Storey Residential
- Family Oriented Development
- Community - Centre
- Community - Mid Rise
- General Commercial
- Non Family Oriented Development
- Open Space
- S School



2. This Bylaw comes into force on the date it is passed.

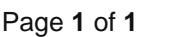
READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_



# Proposed Road Closure Conditions

1. All costs associated with the closure to be borne by the applicant.
2. The closed road right of way is to be consolidated with the adjacent lands.



# Applicant Submission

2025 August 12

O2

## Applicant Submission

O2 is proposing to redesignate 14 parcels (+/- 0.60 ha) of land located on 1 Ave NE in Crescent Heights. The subject site is currently designated as MC-2 (Multi-Residential – Contextual Medium Profile) which supports medium density multi-family development. The parcels are divided by 1 Ave NE, with 5 parcels on the north side and 7 parcels on the south side. The north side, identified as parcels A – E on the enclosed site plan, is proposed to be redesignated to the MU-1 (Mixed Use – General) district with a maximum height of 45 metres (~12 storeys) and maximum floor area ratio (FAR) of 6.0. The south side with parcels F – N is also proposed to be redesignated to MU-1 with a maximum height of 24 metres (~6 storeys) and maximum FAR of 4.0.

The proposed concept strengthens the ongoing trend of increasing densification and improving livability in the area. It introduces a mixed use development that contributes to the public benefit by better activating and enhancing the public realm in a generous and urban manner. The development intention is to respond to policy objectives and provide a high-quality residential and commercial offering in proximity to exceptional retail amenities, natural areas, and transit connections.

The proposal offers new built forms to the site that are more conducive to a vibrant mixed use district and corridor, active frontages and enhanced public realms on its boundary roadways, and a publicly accessible open space in the form of a south facing piazza. The concept also provides an opportunity for the Calgary Italian Cultural Centre to be included in the redevelopment of the north parcels (A-E) as part of the mixed-use component. Together with the abundant housing units provided, the concept positively contributes to the growing sense of dynamism at the increasingly healthy interface between two of Calgary's best inner-city communities.

## Site Context

The +/- 0.60 hectare subject site is a collection of 14 parcels located in Crescent Heights with frontage on 1 Ave NE and Marsh Rd NE. The area is highly accessible through the existing transportation and public transit network. Bus routes 4, 5, and 69 operate nearby, providing convenient connections to downtown and north/northeast Calgary. Several bikeways also surround the site and link the area's natural and commercial amenities. Additionally, the site has excellent vehicular connectivity with direct access to 4 St NE, an arterial road that intersects Memorial Dr and continues into downtown.

There are several recently completed or ongoing multi-family development projects that represent the changing character of the area. Adjacent to the south parcels is Minto Communities' development named 'Era' which was completed in 2023 as a 13-storey, 178-unit mixed use building that offers both for-purchase and rental tenures. Additionally, O2 is the applicant for a land use amendment application (LOC2024-0166) that contemplates a 26-storey mixed use development on the corner of 1 Ave NE and 4 St NE. The broader area is also populated with other proposed and under-construction developments that will increase the housing stock and contribute to making the area denser and more vibrant.

## Policy Framework

The site is within the Bridgeland-Riverside Area Redevelopment Plan (ARP) and is designated as 'Non Family Oriented Residential,' which is intended to host apartments and condominiums. The subject site also fronts 1 Ave NE – a Neighbourhood Main Street that contributes to the social and commercial fabric of the community.

There are specific policies relating to developing on 1 Ave NE as a Neighbourhood Main Street. Notably, policies 4.4 and 4.7 encourage active frontages and emphasize introducing uses that benefit the livelihood and vibrancy of the street interface.

# O2

A minor policy amendment is required to update the ARP's land use to accommodate the proposed higher density mixed-use development. The envisioned development meets general policy objectives by increasing residential density in an appropriate location and providing a development pattern that is better able to be served by public transit.

## **Proposed Land Use Amendment**

The land use amendment application proposes MU-1 (Mixed Use – General) with varying height and density modifiers for the north and south portions of the subject site. Parcels to the north of 1 Ave NE are assigned a height modifier of 45 metres with a maximum FAR of 6.0. The intention is to facilitate a 12-storey mixed use development. Parcels to the south of 1 Ave NE that also front Marsh Rd NE have a 24 metre maximum height and 4.0 maximum FAR – these modifiers are proposed to enable development up to 6 storeys.

The proposed redesignation aims to better align the subject site's land use with the prominence of its location while introducing housing that meets policy objectives and positively contributes to the neighbourhood. The proposal also aligns with adjacent development including Minto's Era buildings and the ongoing high-density proposal (LOC2024-0166) at the confluence of 4 St NE, 1 Ave NE, and 2 Ave NE. There is potential to realize a greater vision for the area as an inner-city mixed use hub with strong connectivity to downtown.

## **Conclusion**

In summary, the proposed land use amendment enables a development that will:

- Align with the vision and policies of the Bridgeland-Riverside ARP as a mixed use development
- Directly support the objectives and goals outlined of the MDP by allowing for new housing in proximity to transit, employment, and amenities
- Benefit the community as a quality housing and amenity offering that is consistent with the evolving development trajectory of the surrounding neighbourhood context



Comprehensive Plan





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O2 + Calgary Italian Cultural Centre



Introduction

O2 is proposing to redesignate 14 parcels (+/- 0.60 ha) located on 1 Ave NE in the Crescent Heights neighbourhood. The subject site is divided by 1 Ave NE, with 5 parcels on the north side and 7 parcels on the south side.

This application proposes to amend the existing Multi-Residential – Contextual Medium Profile (MC-2) land use district to enable a high-density, mixed use development.

Existing Land Use:

Multi-Residential – Contextual Medium Profile (MC-2)

Proposed Land Use (North Parcels):

Mixed Use – General (MU-1 f6.0 h45)

Proposed Land Use (South Parcels):

Mixed Use – General (MU-1 f4.0 h24)

This application presents the vision and rationale for a new multi-family development in a prominent location of the city.



Figure 1. Subject Site

Parcel Addresses

- |               |                     |
|---------------|---------------------|
| North Parcels | A. 414 1 AV NE      |
|               | B. 416 1 AV NE      |
|               | C. 420 1 AV NE      |
|               | D. 424 1 AV NE      |
|               | E. 428 1 AV NE      |
| South Parcels | F. 435A 1 AV NE     |
|               | G. 434 MARSH RD NE  |
|               | H. 436 MARSH RD NE  |
|               | I. 438 MARSH RD NE  |
|               | J. 440 MARSH RD NE  |
|               | K. 442 MARSH RD NE  |
|               | L. 441 1 AV NE      |
|               | M. To Be Determined |
|               | N. 448 MARSH RD NE  |



## Site Context

The subject site is a collection of 14 parcels that are located in Crescent Heights with frontage on 1 Ave NE and Marsh Rd NE. The combined site area is +/- 0.60 ha.

- The area is highly accessible through the existing transportation and public transit network, including nearby bus routes and bikeways.
- There are a host of diverse amenities surrounding the site, making it a favourable location to inject density that is supported by existing infrastructure.
- There are several nearby multi-family projects and proposals that represent the emerging higher density character of the area.



Figure 2. Site Context



## Surrounding Amenities

The area surrounding the subject site offers several natural and built amenities that improve livability and contribute to a complete community environment.

- Future residents will be able to quickly and easily access key commercial amenities for everyday needs within walking distance.
- Natural amenities are prevalent and offer diversely programmed spaces that appeal to a wide demographic.

### Institutional Amenities

- 1 Riverside School
- 2 Calgary Classical Academy

### Greenspace Amenities

- 1 Scorciatoia Park
- 2 Hidden Slopes Park
- 3 Rotary Park
- 4 Bridgeland/Riverside Off-Leash Park
- 5 Murdoch Park

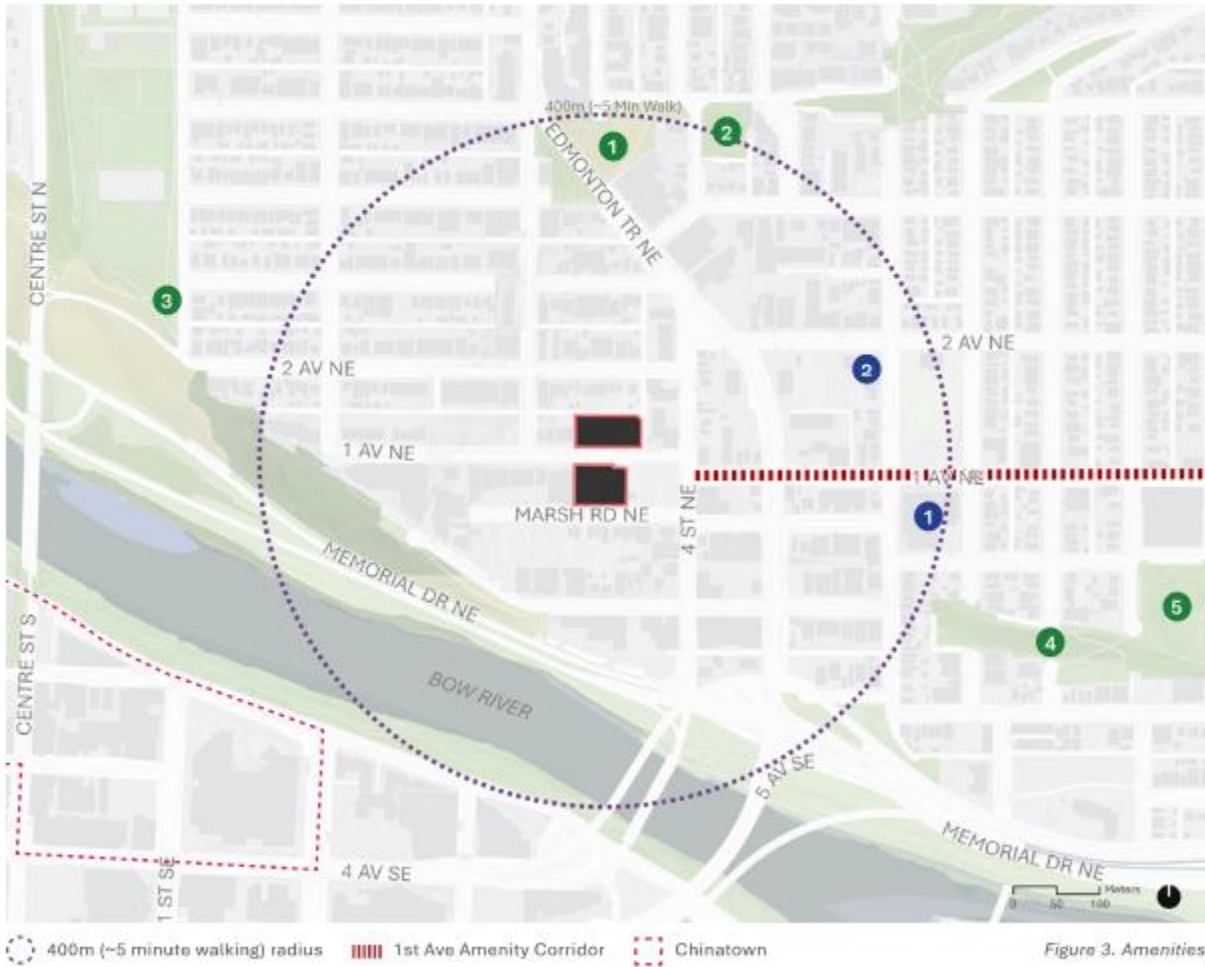


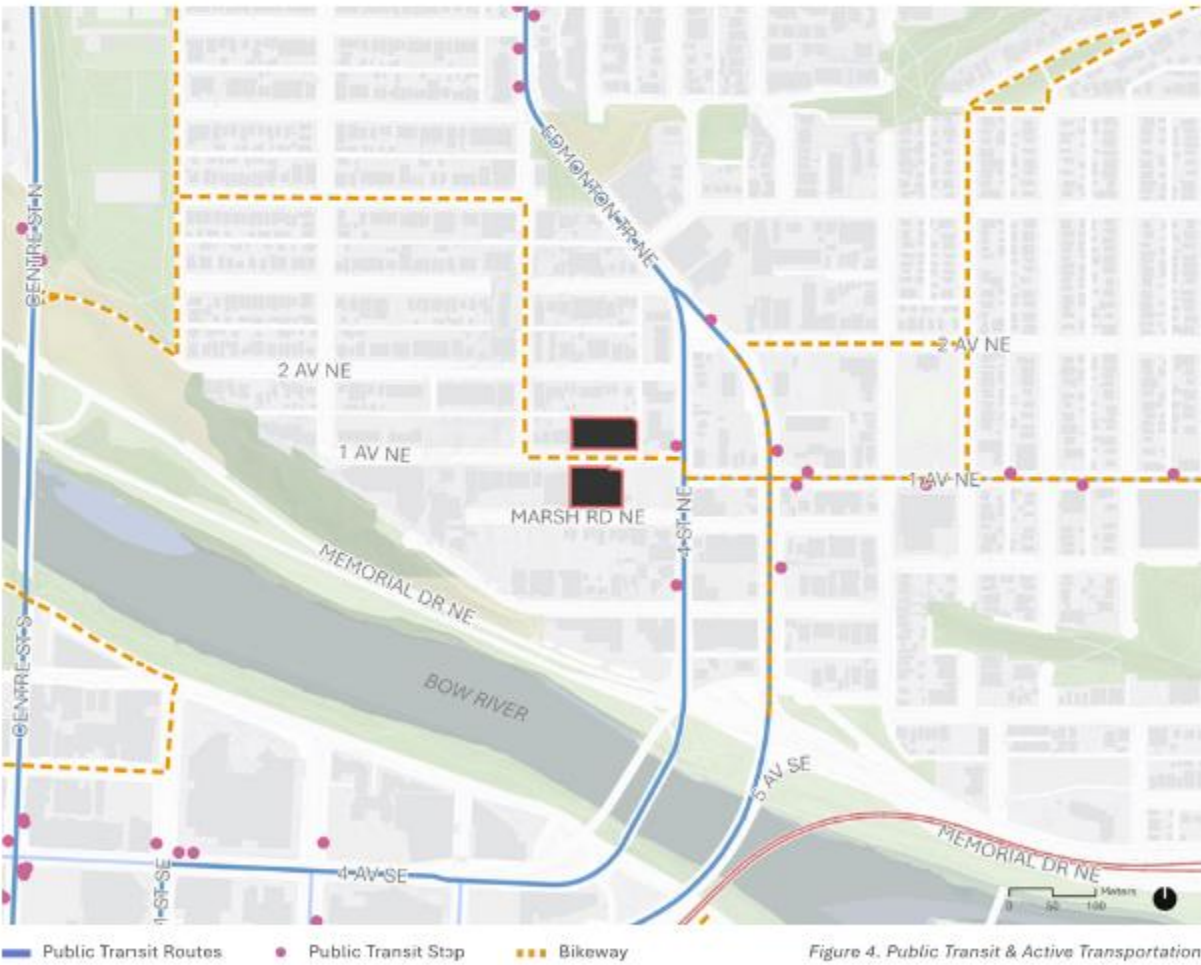
Figure 3. Amenities

O2

# Public Transit and Active Transportation

The subject site is well-served by existing public transit and active transportation infrastructure.

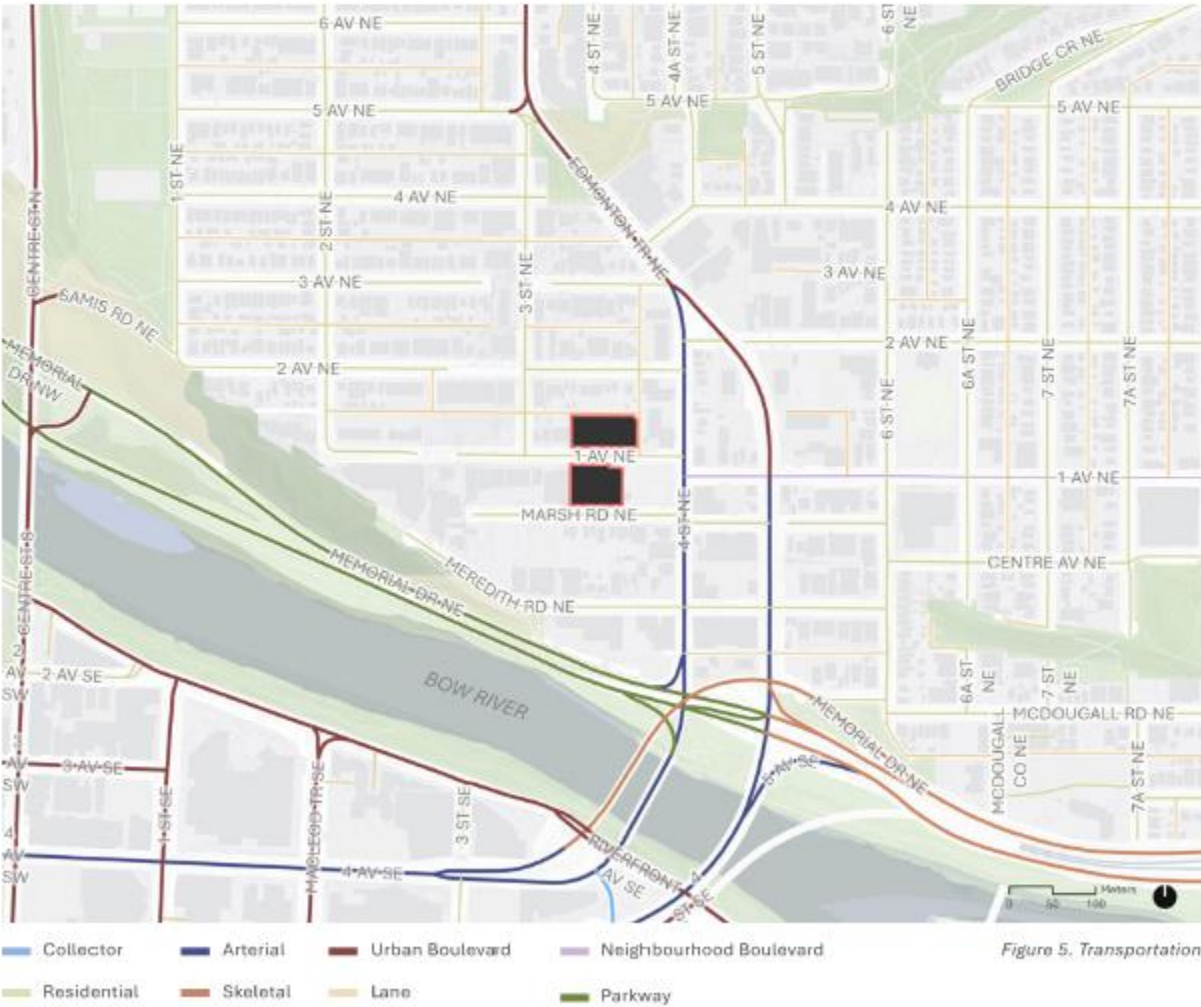
- Bus routes 4, 5, and 69 operate nearby with stops in close proximity, providing convenient connections to downtown and north/northeast Calgary. Notably, Route 69 – Deerfoot Centre is an express bus that terminates in downtown and Deerfoot City shopping area.
- Nearby bikeways provide connections to amenities and greenspaces which contribute to the area’s quality accessibility.



## Transportation

The application lands are well-connected to the surrounding transportation network.

- The subject site fronts 1 Ave NE and Marsh Rd NE which are classified as residential roads that connect 4 St NE, an arterial road.
- The parcels on the north side of 1 Ave NE back onto a laneway with an approximate width of 6 metres.

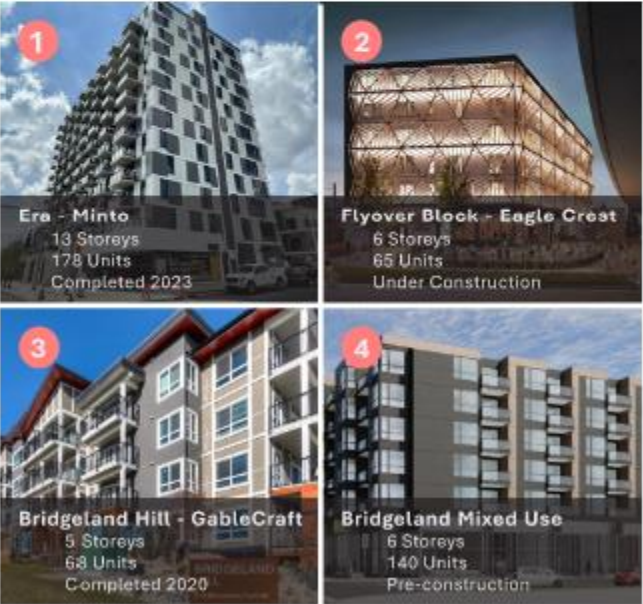




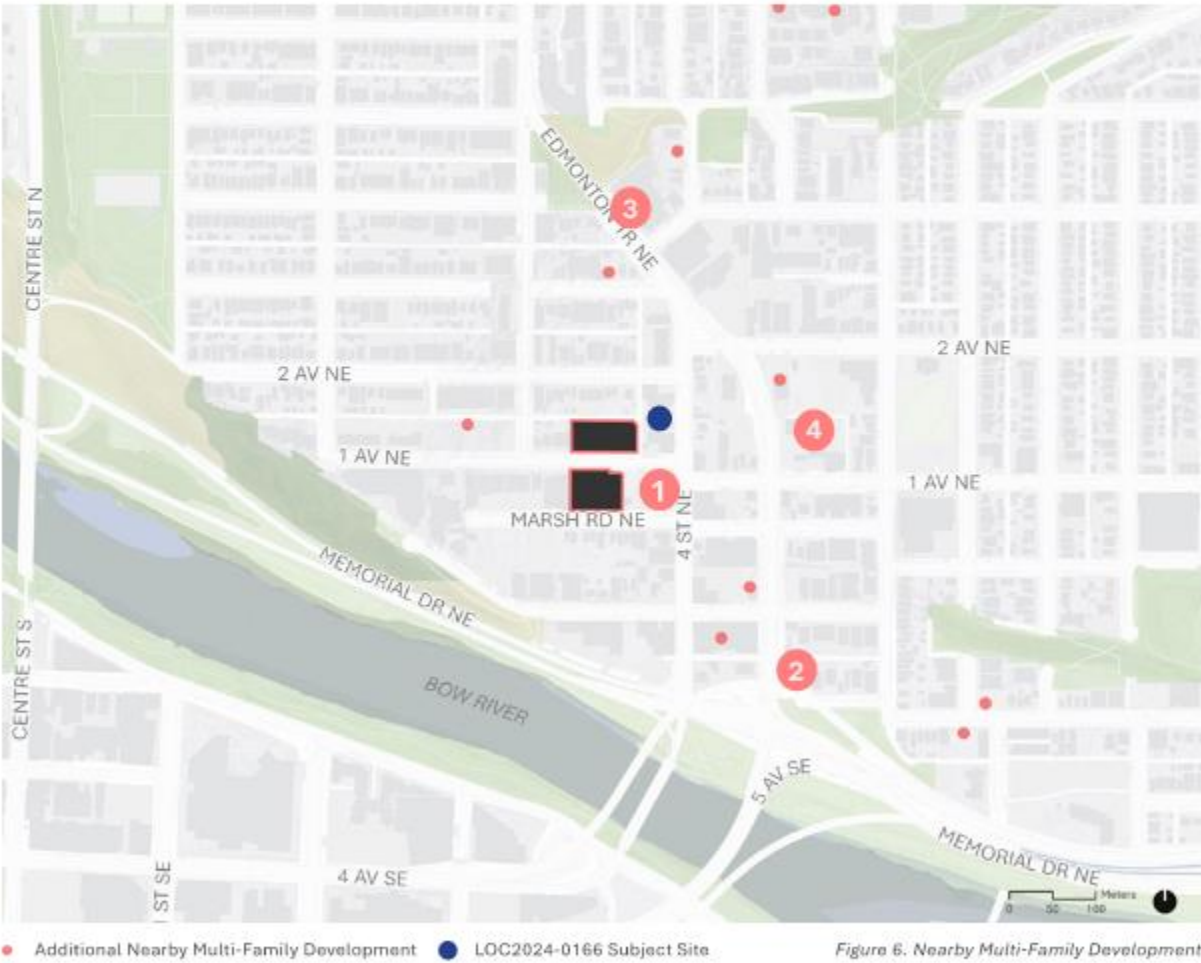
## Nearby Multi-family Development

There are several recent completed or ongoing multi-family development projects nearby that represent the changing character of the area.

- Adjacent to the site is Minto Communities' development named 'Era' which was completed in 2023 as a 13-storey, 178-unit mixed use building that offers both for-purchase and rental tenures.
- The larger area is also populated with many other proposed and under-construction developments that will increase the housing stock and contribute to making the area more dense and vibrant.



O2 + Calgary Italian Cultural Centre



O2

Development Vision  
& Planning Rationale



Figure 7. Conceptual Design Images

O2 + Calgary Italian Cultural Centre

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O2

# Development Vision & Planning Rationale

The proposed concept strengthens the ongoing trend of increasing densification and improving livability in the area. It introduces a high-density mixed-use development to the site that contributes to the public benefit by better activating and enhancing the public realm in a generous and urban manner.

The application proposes a strategic mix of built forms that support a comfortable transition of density from north to south. Concentrating the highest intensity along 1 Avenue NE reduces shadow impacts and aligns with the conditions created by existing and future multi-family developments nearby.

The proposal introduces new built forms that support the evolution of a vibrant mixed-use district, with active frontages, enhanced public realms along adjacent streets, and a publicly accessible south-facing piazza. The concept also presents an opportunity to integrate the Calgary Italian Cultural Centre into the redevelopment of the northern parcels as part of the mixed-use component. Alongside the new housing provided, the proposal contributes meaningfully to the growing sense of energy and connectivity between two of Calgary’s most desirable inner-city communities.



Figure 8. Conceptual Site Plan



# Application History

The application has evolved through ongoing engagement with community members and stakeholders. The initial concept, shared in September 2024, proposed a 26-storey mixed-use building on the north parcel - potentially accommodating the Italian Cultural Centre at grade - and a 6-storey mixed-use building on the south parcel. While the 6-storey massing was generally supported, concerns were raised about the appropriateness of the 26-storey height along 1 Avenue NE.

In March 2025, a revised concept was presented that retained the 26-storey tower on the north and increased the south parcel to 15 storeys to align with Minto's Era to the east. Community members and the Crescent Heights Community Association did not support this change, citing concerns with excessive height, shadowing, and lack of appropriate transition, particularly adjacent to the 4-storey portion of Era.

In response to this feedback, the preferred concept reduces the north parcel to 12 storeys and returns the south parcel to 6 storeys, as originally proposed. This approach maintains inner-city density while offering a more sensitive transition in scale, better aligning with the surrounding context and community expectations.

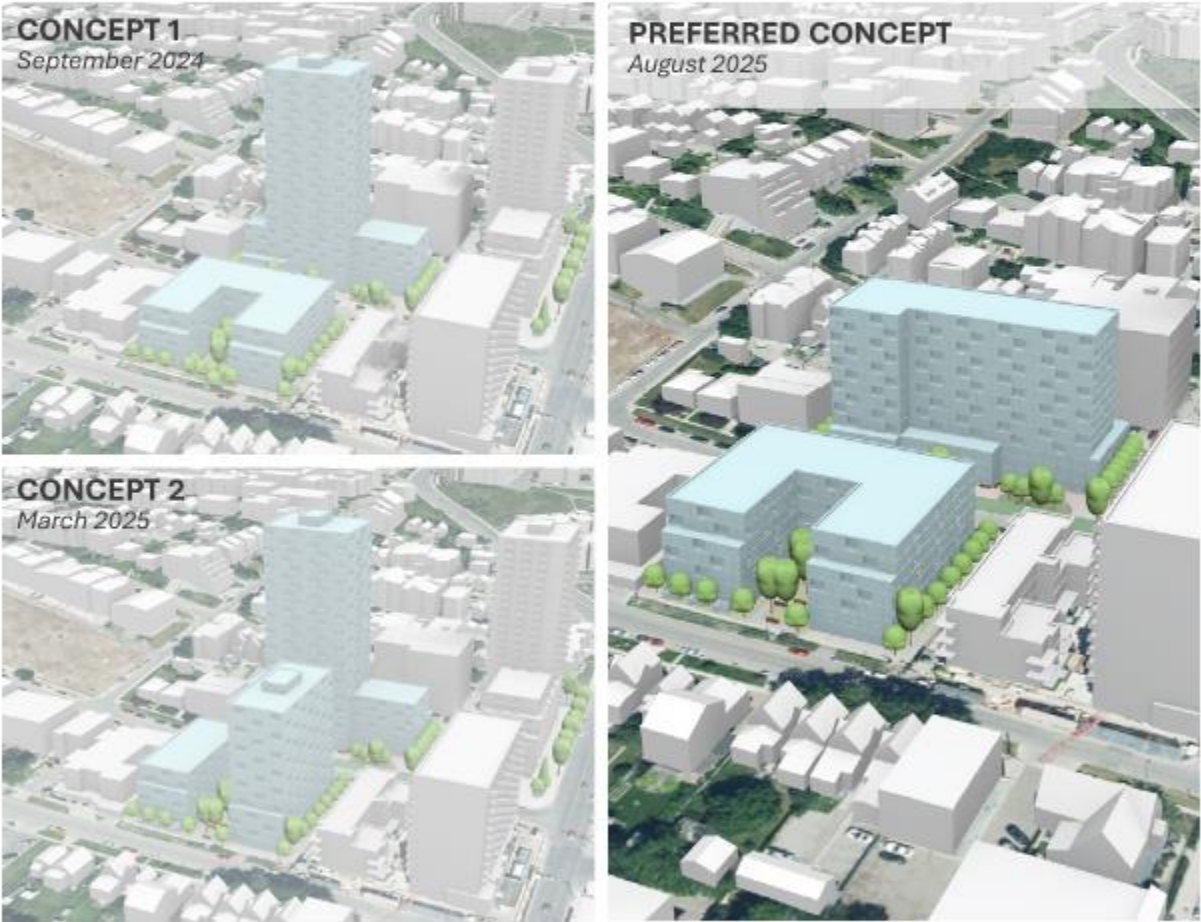


Figure 9. Design Diagram

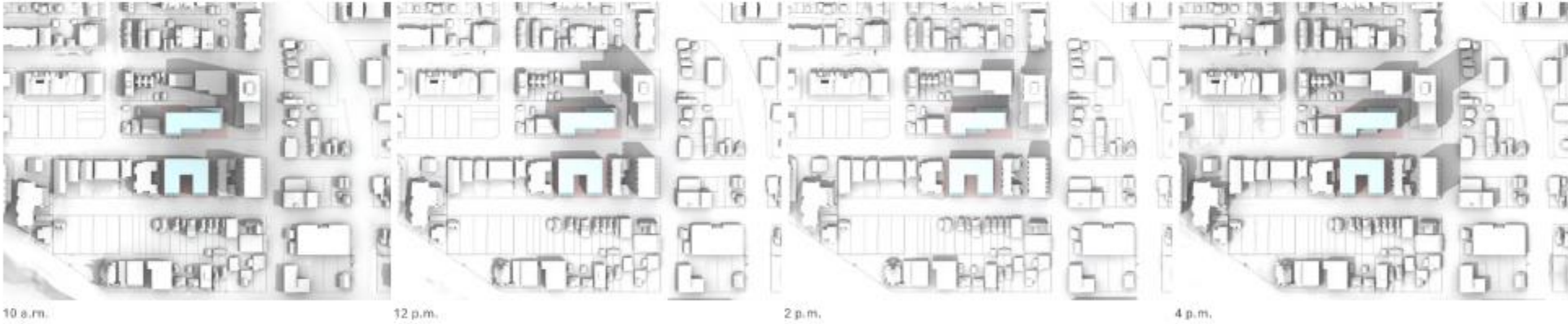
O2

**Shadow Study**

March 21 Shadows



June 21 Shadows





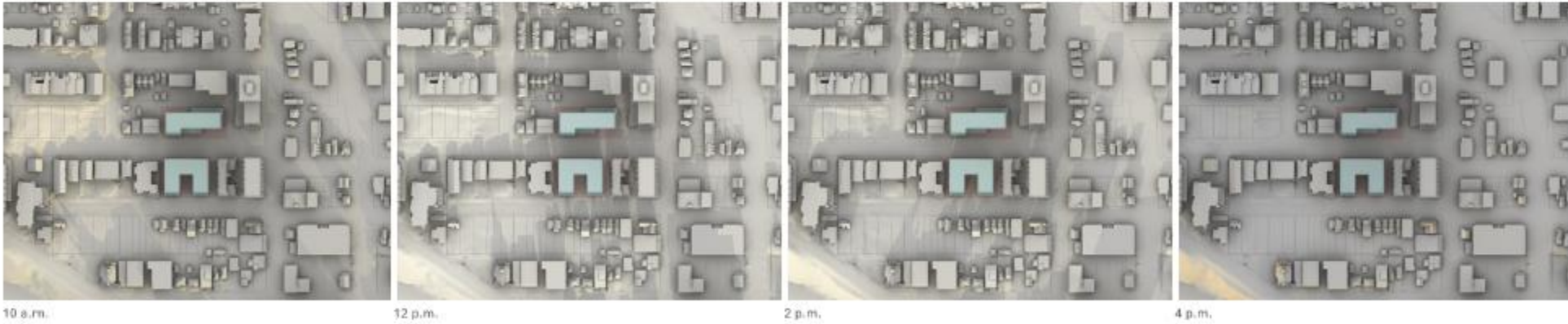
O2

**Shadow Study**

September 21 Shadows



December 21 Shadows



O2 + Calgary Italian Cultural Centre

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O2

Vision for the Area

There is strong potential to create synergies with existing and proposed development and establish a cohesive vision for the area as an inner-city mixed-use activity hub. There are two similar multi-family land use amendment applications currently in circulation from O2. LOC2024-0166 contemplates a 26-storey mixed-use development on the corner of 1 Avenue and 4 Street NE, directly adjacent to the east boundary of the subject site. LOC2024-0322 proposes a 6-storey mixed-use building along 2 Avenue NE. Both applications received support at the July 24 Calgary Planning Commission meeting.

Minto’s Era development, located immediately east of the subject site, further demonstrates the area’s potential for dense mixed-use development. The south development parcel has been strategically massed to integrate with Era by tapering building heights to 6 storeys adjacent to its 4-storey west edge, maintaining a sensitive transition in scale. Similarly, the north development parcel proposes a maximum height of 12 storeys, stepping down from the 26-storey proposal of LOC2024-0166 to appropriately transition density westward away from 4 Street NE.

The development intention of the proposal is to leverage a mix of residential and commercial uses to bolster housing supply and enhance the public realm through south-facing open space and active building frontages. Realizing these proposals would align with the evolving development pattern of the area and contribute meaningfully to the vision of a transit-oriented, complete community.

O2 + Calgary Italian Cultural Centre



Figure 10. Vision for the Area



# Land Use Redesignation

A land-use redesignation application is required to facilitate the desired mixed use, multi-family development.

**Existing Land Use**

Multi-Residential - Contextual Medium Profile (MC-2)

**Proposed Land Use**

North Site: Mixed Use - General (MU-1f6.0h45)

South Site: Mixed Use - General (MU-1f4.0h24)

MU-1 with variable height and density modifiers enables flexible and appropriate site design that realizes the development potential of the area.



Figure 11. Proposed Land Use

# Land Use Redesignation

## Existing

The existing land use designation is Multi-Residential – Contextual Medium Profile (MC-2) which permits medium height and density multi-family development. The default maximum height is 16 metres (approximately 5 storeys) and the maximum FAR is 2.5.

The current land use does not represent the highest and best use of the subject site. Developing the site using the existing MC-2 district would not facilitate a mix of uses and would limit the potential for injecting much needed multi-family housing in the area.

Furthermore, the current land use fails to capture the evolving development trajectory and rich potential of this interface between Crescent Heights and Bridgeland-Riverside. The area is active with pedestrian and vehicular movement which should be met with high-density development to complement the surrounding vibrancy and activity.

## Proposed

The proposed land use redesignation seeks to amend the existing Multi-Residential – Contextual Medium Profile (MC-2) district to Mixed Use – General (MU-1). The height and density modifiers for the proposed MU-1 district vary based on the parcel location. Parcels to the north of 1 Ave NE are assigned a height modifier of 45 metres with a maximum FAR of 6.0. The intention is to facilitate a 12 storey, mixed use development. Parcels to the south of 1 Ave NE that also front Marsh Rd NE have a 24 metre height maximum and 4.0 maximum FAR – these modifiers are proposed to enable a multi-family development up to 6 storeys. Allowing development up to 6 storeys aligns the site with the context to the east, where a 13 storey building fronts 4 St NE and is flanked by a 4 storey building.

The proposed redesignation aims to better align the subject site’s land use with the prominence of its location while introducing housing that meets policy objectives and positively contributes to the neighbourhood. The proposed development has potential to set a positive precedent in the area as a thoughtful design that meets community needs without compromising overarching policy objectives. It also aligns with adjacent development including Minto’s Era buildings and the ongoing high-density proposal (LOC2024-0166) at the confluence of 4 St NE, 1 Ave NE, and 2 Ave NE. There is potential to realize a greater vision for the area as an inner-city mixed use hub with strong connectivity to downtown.



# Policy Review & Rationale

## Bridgeland-Riverside Area Redevelopment Plan

Originally published in 1980, the Bridgeland-Riverside Area Redevelopment Plan (ARP) identifies recommendations for future growth and revitalization within the community<sup>1</sup>.The ARP’s ‘Generalized Land Use’ map designates the subject site as ‘Non Family Oriented Development’ which is intended to host apartments and condominiums<sup>2</sup>. Additionally, the subject site fronts 1 Ave NE – a designated Neighbourhood Main Street that contributes to the social and commercial fabric of the community<sup>3</sup>.

There are specific policies relating to developing on 1 Ave NE as a Neighbourhood Main Street. Notably, policies 4.4 and 4.7 encourage active frontages and emphasize introducing uses that benefit the livelihood and vibrancy of the street interface<sup>4</sup>. The proposed redesignation aligns with the ARP’s guiding policy by permitting mixed use development that is otherwise prohibited under the existing land use district. The envisioned development also meets general policy objectives by increasing residential density in an appropriate location and providing a development pattern that is better able to be served by public transit.

## Municipal Development Plan

Calgary’s Municipal Development Plan (MDP) guides the long-term growth, connectivity, resource management, and land development within the community. There are several supportive policies that pertain to the proposed land use redesignation. Section 2.2.2 details the importance of locating dense and diverse development within proximity to transit infrastructure<sup>5</sup>. The corresponding policies also underscore the need for high-quality design that integrates a mix of uses to encourage transit ridership<sup>6</sup>. Furthermore, Section 2.2.4 defines complete communities in the Calgary context and outlines how they should be fostered throughout the city. The policies recommend developing in a compact, efficient manner that utilizes existing infrastructure and connects quality, diverse housing choices to nearby employment and transit<sup>7</sup>.

The proposed development aligns with the MDP as a mixed use, high-density housing offering. The development intention is to provide a mix of uses while injecting considerable density to support a vibrant, transit-oriented environment. There are several bus stops nearby in addition to the Bridgeland LRT station approximately 1.5 kilometres away, creating a favourable condition to add housing and support neighbourhood liveliness.

<sup>1</sup>Bridgeland-Riverside Area Development Plan, 1980, p. 2  
<sup>2</sup>Bridgeland-Riverside Area Development Plan, 1980, p. 36  
<sup>3</sup>Bridgeland-Riverside Area Development Plan, 1980, p. 24  
<sup>4</sup>Bridgeland-Riverside Area Development Plan, 1980, p. 26  
<sup>5</sup>Municipal Development Plan, 2020, p. 31  
<sup>6</sup>Municipal Development Plan, 2020, p. 33  
<sup>7</sup>Municipal Development Plan, 2020, p. 35-36

# Policy Review & Rationale

## Calgary Transportation Plan

The Calgary Transportation Plan (CTP) identifies overarching goals and policies for the city's transportation network and provides a framework for implementation. Within the CTP, 1 Ave NE west of 4 St NE is classified as a residential road. East of 4 St NE, 1 Ave NE is considered a neighbourhood main street that is part of the Primary Transit Network. The subject site is less than 50 metres from 4 St NE which is an arterial road that provides connection to and from downtown Calgary. Accordingly, there are several modes of transportation including public transit, active transportation, and vehicular that operate on the roadway and provide Calgarians with a diverse mobility offering.

Section 3.3 of the CTP focuses on transit policies with an overarching objective of providing public transit that is safe, accessible, and customer-focused<sup>1</sup>. Most relevant to this proposal, the section notes the importance of linking land use decisions to transit, emphasizing that development along the existing and future Primary Transit Network should reflect a compact, mixed use, pedestrian-oriented form<sup>2</sup>.

Given the subject site's proximity to Calgary's Primary Transit Network, there is strong rationale to support injecting high intensity, mixed use development to the area. Increasing density will have a positive impact on transit ridership while contributing to the neighbourhood's commercial economy. Future residents will also benefit from the area's strong transportation connections and corresponding ease of access to major activity hubs such as downtown and 16 Ave NE.

<sup>1</sup>Calgary Transportation Plan, 2020, p. 26  
<sup>2</sup>Calgary Transportation Plan, 2020, p. 26



**Italian Cultural Centre**  
Land Use Redesignation

Application Package  
August 2025

02

# Applicant Outreach Summary

2025 September 26

O2

## Applicant Outreach Summary (LOC2024-0221)

### Outreach Strategy

O2 implemented a comprehensive engagement strategy to share details of the proposed land use application, receive feedback from interested stakeholders, and ensure ongoing communication throughout the process. The following engagement tactics were implemented:

- Postcard Mailers
- Project Website
- Notice Posting
- Public Information Meetings
- Community Association Meetings

### Project Website

A project website was prepared to communicate the Land Use and Area Redevelopment Plan Amendment application to the public. The website included a form through which members of the public could provide direct feedback to the project team. This allowed residents to provide feedback on the project from the comfort of their own home, and at their convenience. Overall, the project website created a greater opportunity for a variety of public opinions to be heard. To date, no comments have been received through the project website.

### Postcard Mailers

Approximately 400 postcards were distributed to neighboring residents surrounding the subject site. The postcards outlined the proposed applications, public information meeting details, and the project team's contact information. The project team received an email from a community member interested in purchasing a future condominium unit. No other comments were received through the postcard circulation.

### Public Information Meetings

*September 26, 2024 & March 19, 2025*

On Thursday September 26 and Wednesday March 19, the project team hosted public information meetings at the Calgary Italian Cultural Centre. The March 19 meeting also included information for a neighbouring land use application (LOC2025-0322). A series of information panels were displayed in the space and offered an overview of the proposed development and associated applications. The public information meeting was attended by 17 community members. The project team provided contact information to community members who wanted to be kept updated on the project.



# O2

## Community Association Meetings

*September 2, 2025 & September 10, 2025*

The project team met virtually with the Crescent Heights and Bridgeland-Riverside Community Associations to deliver a project update and receive current feedback. The development application was updated to reduce the density significantly on the north and south sites. Both Community Associations were receptive to the change and issued updated circulation comments.

## What We Heard

The main comments outlined during our Public Outreach included:

- Support for increased density and new housing opportunities in a well-connected area.
- Concern about the choice of mixed use district for the south parcels and proposed 6 storey height.
- Support for the north parcel mixed use component and concern about the proposed 12 storey height.
- Support for redevelopment from local housing organizations that sees the projects as a positive contribution to the community.
- Recognition that development will happen and a desire for it to be designed in a way that adds character to the neighbourhood.
- Concerns about parking availability and potential traffic impacts to the surrounding area.
- Development Permit considerations to include:
  - Request for affordable housing considerations, ensuring a range of housing options are available.
  - Interest in preserving the cultural and architectural character of the Italian Cultural centre, with consideration for how the development could contribute to a “Little Italy” district given the areas heritage and ownership.
  - Desire for visually appealing architecture and materials, with a preference for designs that go beyond basic concrete facades.
  - Request for a Shadow Impact Study to understand neighbouring impacts.
  - Questions regarding construction timelines and potential disruptions.

## How the Application Responds to Comments

The revised application responds to feedback received through discussions with residents, and Administration. Most comments focused on the overall height and density of the site, traffic impacts and integration with surrounding developments. Additional comments related to detailed design will be reviewed through a future development permit process.

### 1. Density & Height:

We believe the proposed height and density are contextually appropriate, supported by the LAP and surrounding development patterns. The south parcel, which proposes a maximum height of 6 stories, is adjacent to the existing 4-storey and 13-storey project by Minto, creating a compatible transition in scale. The north parcels proposed at 12 stories are adjacent to recently approved 26 storey (LOC2024-0166) and 6-storey development applications (LOC2024-0322).

## O2

From a policy perspective, this location is ideally suited for increased density. The site benefits from access to transit, amenities and active transportation infrastructure, making it an ideal location for a compact development. The proposal aligns with the intent of the MDP, Bridgeland-Riverside ARP, and CTP, encouraging multi-family and mixed-use developments in proximity to urban main Streets and Primary Transit Networks.

Additionally, the shadow impacts of the proposed development are largely confined to adjacent multi-family parcels, with minimal effect on lower-density areas. The south parcels sit at a lower elevation than the north, which further reduces shadow and view impacts. The proposed land use allows for a more refined massing, improving public realm interface and a reduced shadow duration than a shorter bulkier form.

### 2. Traffic & Parking:

A TIA has been completed to evaluate the cumulative impact of this application in conjunction with nearby developments at 201 4 Street NE (LOC2024-0166) and 423 2 Avenue NE (LOC2024-0322). This coordinated approach will ensure potential traffic impacts are assessed comprehensively across the area. The TIA found that there are no operational issues expected at full build-out on “opening day” in 2029. However, traffic volumes projected for 2039 indicate that the 4 Street NE / 2 Avenue NE (east leg) intersection will require upgrades to accommodate future demand. Details of the mobility upgrades will be determined at development permit. Additionally, since actual development densities will likely be lower than the maximum assessed, the timing of upgrades will depend on background traffic growth.

The development intends to meet all parking requirements of the MU-1 district. Further details including stall counts and street access will be defined at the Development Permit stage.

### 3. Housing Affordability:

This development will introduce new multi-family units at this location will contribute to housing affordability in Crescent Heights by increasing overall supply and unit types. This development is expected to provide a range of sizes and configurations to accommodate diverse household needs

The expected tenure and unit composition will be determined through the Development Permit process, which will respond to market demands and community needs.

# Crescent Heights Community Association Comments

September 18, 2025

CHCA Planning Committee



## Crescent Heights Community Association

### Planning Committee

#### Circulation comments: LOC2024-0221 September 2025 Revisions

The Crescent Heights Community Association (CHCA) Planning Committee does not support this application in part. Though we welcome redevelopment in this portion of Crescent Heights and support increases in density, there needs to be sensitivity to existing residential properties and a respectful transition from commercial to residential.

LOC2024-0221 initially submitted as M-C2 to M-U1f9.0h80 (26 storeys) for the 5 parcels to the north and to M-U1f4.0h24 (4 storeys) for the 7 parcels to the south of 1 Ave NE. Then the latter parcel (south) was revised to M-U1f6.0h50 (15 storeys). In the latest iteration we now see the North Site: MU-1f6.0h45 (approx. 12 storeys) and the South Site: MU-1f4.0h24 (approx. 6-8 storeys).

The existing land use for both parcels is M-C2: Multi-Residential — Contextual Medium Profile District. These parcels are west of the "Community Centre building block" as labelled in the BRARP.

#### **Northern Parcel:**

CHCA can support the change of use for the northern parcel to M-U as it allows for the commercial integration of the Italian Cultural Centre.

Under Part 14: Mixed Use Districts of the Calgary Land Use Bylaw the purpose is described as:

The mixed use districts are intended to:

a) be characterized by buildings typically between four and six storeys in height and generally not exceeding ten storeys;

We would ask that the application consider lowering their "h" to a maximum 10 storey building which provides more of a transition to the lower buildings and residents to the west. Already a transition to a 10-storey building would exceed what was envisioned for the area in the ARP and brings high density further into the community and away from the primary transit corridors.

#### **Southern Parcel:**

The lowering of the proposed height is an improvement on the previous application but could be lower still. We do not support the M-U district change of use to allow for commercial. The Minto building on 4th street included a townhouse development to the west which transitioned

planning@crescentheightsyc.ca

1



to the more modest buildings and remaining single family homes to the west. The proposed LOC is essentially leap frogging a fought for transition to lower multi residential uses. This portion of Crescent Heights remains predominantly residential, and the intrusion of mixed use with an eye to accommodating commercial spaces is unwarranted. 1 AV NE is a vibrant commercial corridor from 4 ST NE and extending east to 10 ST NE and serves the surrounding community well. Additional commercial uses to the west where vehicle movement is restricted by cul-de-sacs, minimal on street parking, and road closures will exacerbate traffic and parking concerns.

Below are additional key points of our feedback (some from our letter dated July 2, 2025) as they relate to this revised application.

**1. Historic Riverside Area Vision**

The Bridgeland-Riverside Community Association (BRCA) and CHCA have previously advocated for a comprehensive city plan to preserve the historic nature of this area, particularly 4 St NE. The City has already created long-term visions for other neighborhoods, such as the Greater Downtown Plan. We once again urge the city to adopt a similar approach for 4 St NE, toward creating a vibrant and livable destination rather than just a traffic corridor.

**2. Zoning Conflict with the Bridgeland-Riverside ARP**

According to the Bridgeland-Riverside Area Redevelopment Plan (BRARP), mixed-use zoning is only allowed in the "Community Centre" blocks, but the parcels in this LOC fall outside that area. Therefore, a zoning change to MU-1 is not supported by the BRARP. The recent passing of LOC2024-0166 and LOC2024-0322 means a huge increase in potential density for this area already, and all parcels should be considered in their cumulative impact.

The nearby Minto Era building has three available retail spaces that have remained vacant since 2023, suggesting there is no immediate need for more commercial space.

**3. Zoning Conflict with City Guidelines**

The parcels in the parcels of this LOC are not on the "Active Frontage" or along one of the 24 Main Streets identified in the BRARP and 2009 Municipal Development Plan (MDP) respectively.

**4. Statutory Plan Alignment**

As statutory plans, both the ARP and the NHCLAP are intended to guide redevelopment in established areas and offer some level of certainty to residents of what can be permitted in the future. Deviating from policy for these sites eliminates any certainty and undermines the long-range intent of the plans.

**5. Parking Issues**

The BR ARP indicates a parking ratio of 1.25 stalls per unit. This is in keeping with 2019 statistics that 84% of respondents owned a car and 37% had 2 or more cars in Canada<sup>1</sup>. The proposed

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<sup>1</sup> [18 Little-Known Car Ownership Statistics Canada](#)

upzoning would reduce this requirement to 0.6 stalls/unit (inclusive of visitors). With the new apartment buildings and townhouses underway on Marsh Road, 2 Ave NE and 3 St NE, the shortage of parking will only get worse, leading to more congestion on 1 Ave NE and these side streets.

On March 18, 2025 O2 Design met with the CHCA Planning Committee and stated that market demand was a ratio of 1 to 1 parking to units, but this land use change will reduce required parking ratios. The Italian Club (which will be housed in the proposed structure to the north) currently hosts multiple events and daily use and its current parking facility is often full. We would need assurance that adequate parking is provided for the facility onsite.

#### **6. Traffic and Safety**

The bottom portion of Crescent Heights has limited road access and flow is further restricted by the split one-way Edmonton Trail/4th Street NE configuration. Though the application underwent a traffic impact study, we do not think it covered an adequate number of intersections in the area which are known to us that use them to be problematic. These include 1 AV and Edmonton Trail NE and 4th St NE at Meredith Rd NE. Additional traffic from these proposed developments along 1 Ave NE and Marsh Road will further disrupt traffic flow. Marsh Road has no traffic lights, and drivers either merging or cutting across 4 St NE tend to focus on the oncoming traffic, overlooking pedestrians.

#### **7. Public Engagement**

The revised application is not intended to undergo any further public consultation though the application has changed significantly. The current businesses and residents of the immediate area deserve to be engaged and informed.

#### **8. Housing Affordability**

As requested previously, CHCA requests that a percentage of the units be offered at below market rate. This LOC offers an opportunity to apply successful models<sup>2</sup> from Europe which mandate that at least 30% of any new development be allocated to affordable housing. An LOC for 4-storeys and 30 units in Inglewood that was approved last year<sup>3</sup> had at least 25% of the apartments classified as below-market housing.

#### **9. Public Parks/Open Space**

This application is one of three in the immediate area. All three applications are for potential extensive density increases. In O2 presentations they point to parks and recreation opportunities in the surrounding communities. There are no parks or playgrounds in the immediate area to service this massive influx of population. As part of the development permits for the three LOC's we urge the city to require a 10% MR dedication to facilitate the development of a public open

---

<sup>2</sup> [Canada is facing a housing crisis. Could it take a page from Europe? | CBC News](#)

<sup>3</sup> [Land use change for Blues Can redevelopment passes unanimously | Calgary Herald](#)

space for residents to enjoy close to their new homes. All greenfield development is required to provide open space; it seems reasonable that major density proposals in established areas should provide the same.

**Summary**

We welcome investment in Crescent Heights but development in an established community must be in alignment with the existing context and infrastructure and should be in alignment with the statutory plans that were developed through community and city collaboration. The MDP supports moderate growth that respects the scale and character of neighborhoods, and sensitive transitions.



Simonetta Acteson  
CHCA Planning Director

cc. Councillor Wong, Ward 7, Councillor Carra, Ward 9  
Mayor Gondek, BRCA Planning Director, CHCA President

[planning@crescentheightsyyc.ca](mailto:planning@crescentheightsyyc.ca)

# Bridgeland-Riverside Community Association Comments

## BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

20 Sept 2025

To Whom it My Concern,

Bridgeland-Riverside Community Association (BRCA) Planning and Heritage Directors are writing with regards to the development at the Calgary Italian Cultural Centre (LOC2024-0221).

We acknowledge the updated plans for the site, with reductions in the height of two buildings. Given the history of the area, where the vibrancy of historic 4th Street NE was relinquished in favour of cars accessing the downtown, we look forward to this new development revitalizing the area.

Revitalization will only occur if the plans for the development site and its sister site along 4th St (LOC2024-0166) take into consideration several key issues.

**We strongly believe there is remarkable potential for development along 4 St that will create a unique and attractive Main Street for our city.** It could take the form of a modern "Little Italy"-like street that exemplifies the Main Streets program and fulfils its mandate to support character and identity, economic vitality, functionality and social & healthy lifestyles. With smaller storefronts, a mix of heritage and modern buildings, and public spaces, the area could be a magnet for inner city as well as suburban visitors. **We are strongly in favour of preserving in some manner the Roma Grocery historic building**, which is listed on the City's Inventory of Historic Resources, and the creation of a plaza/piazza area that is attractive and recognizes the heritage, aesthetics and character of historic 4th Street.

Our community members are proud of our history and our historic buildings offer a uniqueness, a sense of place and a reminder of our diversity that is attractive to residents, businesses and visitors alike. Retaining our historic character is a priority for our community and our members are available to provide more information and consult on options for preservation.

The alternative is for the piecemeal development of the 4th St corridor, which will miss this opportunity to harness its added value for the neighbourhood and city, which will limit the area's potential. On that note, we are cognizant that other new developments in the immediate area have not attracted business tenants into their ground floor spaces. Given how Edmonton Trail is a busy street, some thought will be needed to avoid creating a space that is unattractive, unused and a source of social decay rather than a place that celebrates community, keeps history alive, and promotes social connectivity.

Another key issue is traffic and parking. We look forward to receiving a traffic study for the 4th St/Edmonton Trail corridor, which will help guide the development.

Our experience with new developments has provided important lessons re traffic:

- Condo building traffic can impede the use of a road.



917 Centre Avenue NE  
Calgary AB | T2E 0C6  
403.263.5755  
[www.brcacalgary.org](http://www.brcacalgary.org)

## BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

20 Sept 2025

- One example is the presence of parkade entries, which can slow down traffic and which raises the risk of using adjacent sidewalks, especially for those using walkers and wheelers. **We encourage the new development to place all parkade entrances and exits on side streets to enable traffic and pedestrian flow on 4<sup>th</sup> St.**
- Another example is the presence or lack thereof of short-term delivery curve outs. On 9 St, the lack of such curve outs has resulted in significant blockage of traffic flow due to the number of deliveries and passenger drop-offs on a daily basis. **We encourage the new development to ask for curve outs for their front entrances to facilitate traffic flow.**
- Parking relaxations for large buildings where density already exists and is planned for the immediate future need reconsideration.
  - Transit-oriented developments (TOD) do not reduce car use in our experience, since residents generally retain their own personal vehicles. Because TOD developments do not have sufficient parking spaces, we are seeing an increase in parking and related traffic on side streets adjacent to major residential buildings. The older side streets in the area of 4<sup>th</sup> St NE are narrow and not built for significant parking and traffic flow, particularly since the area west of 4<sup>th</sup> St NE consists of cul-de-sacs.
  - Relatedly, more on-street parking and traffic flow on narrow roadways is a significant safety issue for active transportation users and for seniors. Interactions between cars, bicycles, scooters and pedestrians are inevitable but the squeeze on narrow streets presents a growing safety concern, particularly given the number of close calls residents are observing.
  - Most of the new developments in our community are mixed use, with businesses on ground floors. However, they are without sufficient parking, particularly given their services are for all Calgarians, and so are dependent on visitors' ability to access them. If there remains insufficient parking space, it will be difficult to retain our community's vibrancy and competitiveness.
  - **We strongly encourage Planning Department ensures sufficient parking is available for residents, visitors and businesses at these new developments regardless of their TOD status.**

Overall, we look forward to our community continuing to change in respectful and meaningful ways. We are available to discuss these issues further.

Sincerely,

Anthony Imbrogno  
Heritage Director

Deb Lee  
Planning Director



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Calgary AB | T2E 0C6  
403.263.5755  
[www.brcacalgary.org](http://www.brcacalgary.org)



# PROPOSED

CPC2025-0699  
ATTACHMENT 10

## BYLAW NUMBER 12C2025

**BEING A BYLAW OF THE CITY OF CALGARY  
FOR A CLOSURE OF A ROAD  
(PLAN 2511304, AREA 'A')  
(CLOSURE LOC2024-0221/CPC2025-0699)**  
\*\*\*\*\*

**WHEREAS** The City of Calgary has decided to close from public use as a road and to sell or to hold those portions of road described below;

**AND WHEREAS** the provisions of Sections 22 and 606 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS  
FOLLOWS:**

1. Immediately upon passage of this Bylaw, the following described road shall be closed from use as a road:

PLAN 2511304  
AREA 'A'  
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# PROPOSED

CPC2025-0699  
ATTACHMENT 11

## BYLAW NUMBER 181D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2024-0221/CPC2025-0699)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

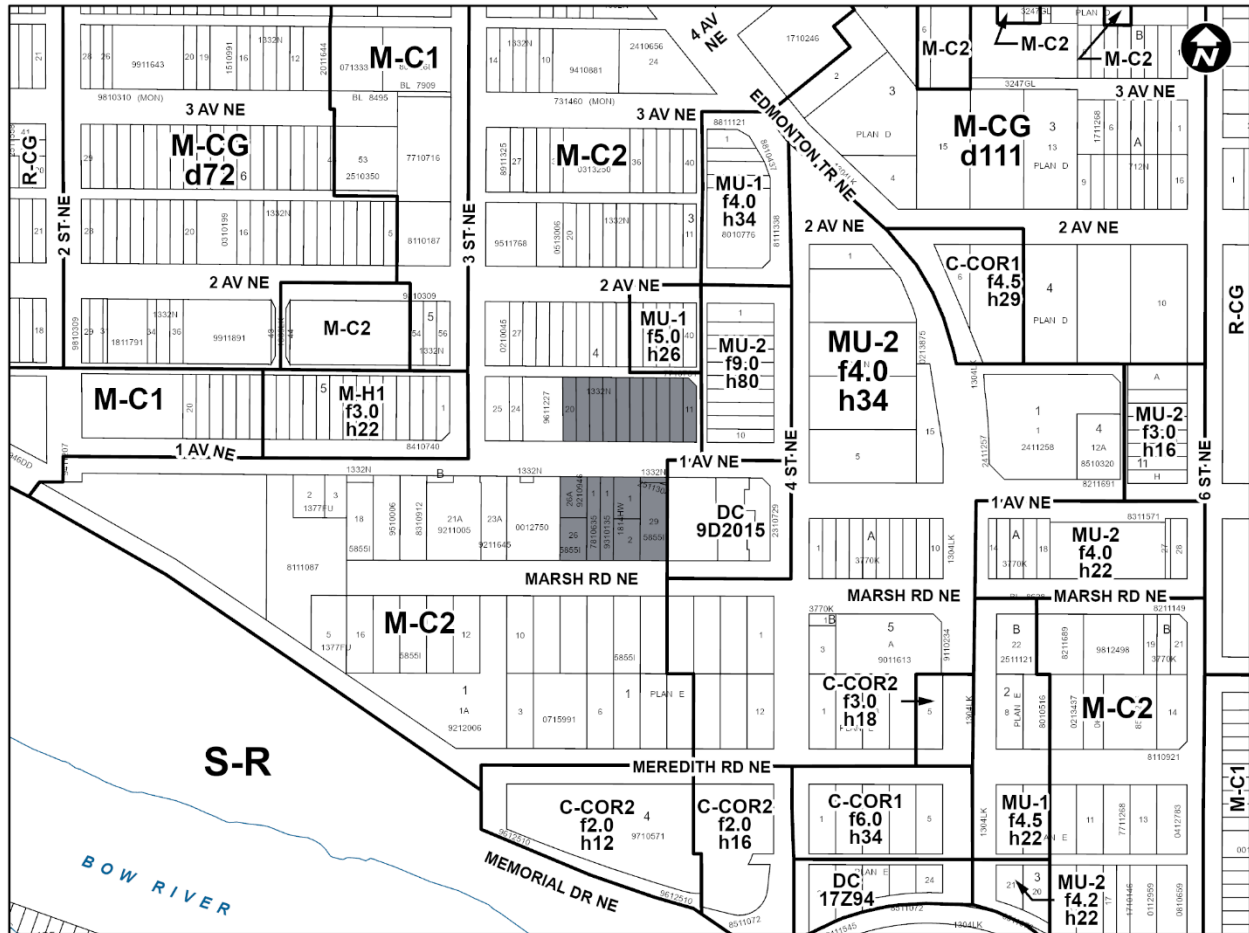
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2024-0221/CPC2025-0699  
BYLAW NUMBER 181D2025

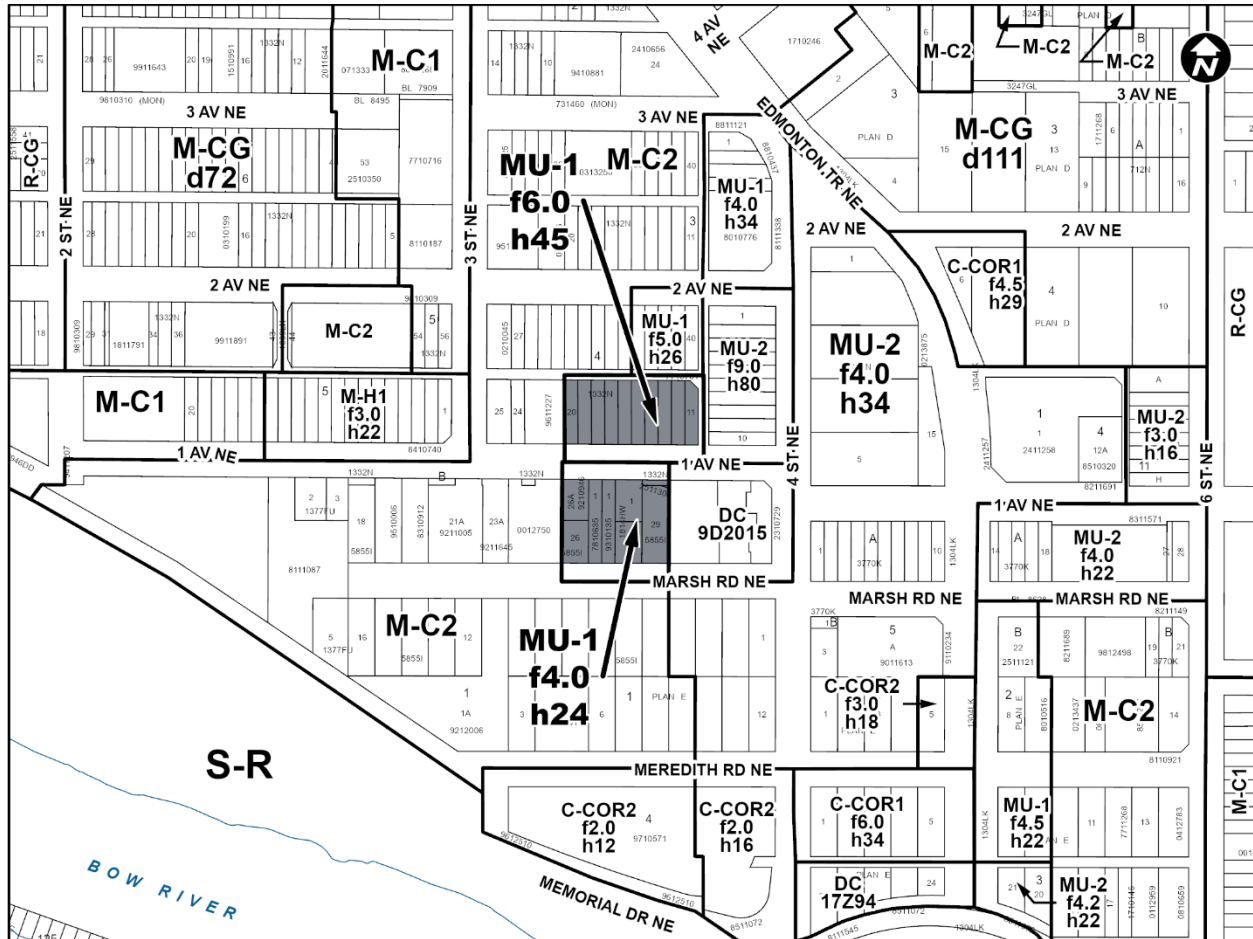
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2024-0221/CPC2025-0699  
BYLAW NUMBER 181D2025

## SCHEDULE B



**Land Use Amendment in Banff Trail (Ward 7) at 2419 – 21 Street NW, LOC2025-0158**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2419 – 21 Street NW (Plan 9110GI, Block 12, Lot 15) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum residential density, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
OCTOBER 16:**

That Council **refuse and abandon Proposed Bylaw 180D2025** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2419 – 21 Street NW (Plan 9110GI, Block 12, Lot 15) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum residential density.

Excerpt from the Minutes of the 2025 October 16 Regular Meeting of the Calgary Planning Commission:

**“Moved by** Commissioner Campbell-Walters

That with respect to Report CPC2025-0915, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2419 – 21 Street NW (Plan 9110GI, Block 12, Lot 15) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum residential density, with guidelines (Attachment 2).

For: (4) Commissioner Hawryluk, Commissioner Small, Commissioner Campbell-Walters, and Commissioner Damiani  
Against: (5) Director Mahler, Commissioner Gordon, Commissioner Montgomery, Commissioner Wagner, and Commissioner Pink

**MOTION DEFEATED**

**Moved by** Commissioner Montgomery

That with respect to Report CPC2025-0915, the following be approved:

That Calgary Planning Commission recommend that Council refuse and abandon the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2419 – 21 Street NW



## Land Use Amendment in Banff Trail (Ward 7) at 2419 - 21 Street NW, LOC2025-0158

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(Plan 9110GI, Block 12, Lot 15) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum residential density.

For: (5) Director Mahler, Commissioner Gordon, Commissioner Montgomery, Commissioner Wagner, and Commissioner Pink

Against: (4) Commissioner Hawryluk, Commissioner Small, Commissioner Campbell-Walters, and Commissioner Damiani

**MOTION CARRIED”**

### HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District based on the Residential – Grade-Oriented Infill (R-CG) District to address unusual site constraints created by a restrictive covenant registered on title that restricts development to a single detached dwelling or semi-detached dwelling and a private garage.
- This proposed DC District would allow for grade-oriented development in a range of housing forms and is in keeping with the policies of the *Municipal Development Plan* (MDP) and *South Shaganappi Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would promote greater housing choice in proximity to transit and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed DC District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for four dwelling units and four secondary suites was approved on 2025 May 21.
- There is no previous Council direction related to this proposal.

### DISCUSSION

This application, located in the northwest community of Banff Trail, was submitted by the landowner, 1362091 Alberta Ltd. (Jun Cao), on 2025 August 1. A development permit (DP2024-08254) for four dwelling units and four secondary suites was submitted on 2024 November 21 and approved on 2025 May 21. This land use amendment application was submitted by the applicant after the approval of the development permit to enable the proposed development to proceed on the site as indicated in the Applicant Submission (Attachment 3).

The approximately 0.06 hectare (0.14 acre) site is a midblock parcel located along 21 Street NW. It is currently developed with a single detached dwelling and a detached garage. Surrounding development includes a mix of single and semi-detached dwellings and rowhouses.

The parcel is subject to a restrictive covenant that restricts the use to a single or semi-detached detached dwelling and private garage. Restrictive covenants are not binding on Council or Administration in making land use or development permit decisions; however, they do present

## **Land Use Amendment in Banff Trail (Ward 7) at 2419 - 21 Street NW, LOC2025-0158**

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potential impediment to redevelopment should another landowner choose to enforce the restrictive covenant.

Section 4.2 of the LAP notes that where restrictive covenants are not in alignment with the goals and objectives of the plan, The City of Calgary supports the direction of the plan. This forms the basis of Administration's recommendation to Calgary Planning Commission in this report.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

### **ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### **Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association (CA) was appropriate. In response, the applicant contacted the Banff Trail CA, Ward 7 Councillor's Office and met with adjacent landowners. The Applicant Outreach Summary can be found in Attachment 4.

#### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition from the public, noting the following areas of concern:

- amount of parking required;
- potential damage to basements of adjacent homes during construction;
- building setbacks; and
- offsite impacts (noise, pollution).

The Banff Trail CA responded that they have no concerns or objections to the proposed application (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, overall number of units, parking, traffic impacts and waste and recycling were considered during the development permit review.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on site and mailed out to adjacent landowners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised.

**Land Use Amendment in Banff Trail (Ward 7) at 2419 - 21 Street NW, LOC2025-0158**

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**IMPLICATIONS**

**Social**

The proposed DC District would support greater housing choice, which may better accommodate the needs of different age groups, lifestyles and demographics.

**Environmental**

The applicant has indicated that they plan to pursue specific measures as part of the approved development permit, which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program F).

**Economic**

The proposed DC District would allow for more efficient use of land, existing infrastructure and services while providing more housing choices in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 180D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is a midblock parcel in the northwest community of Banff Trail, located along 21 Street NW. It is approximately 0.06 hectares in size (0.14 acres) and is approximately 15 metres wide by 37 metres deep. It is currently developed with a single detached dwelling and a detached garage. Motor vehicle access to the site is provided from a lane to the west.

Surrounding development is characterized by a mix of residential development including single detached, semi-detached dwellings and rowhouses. Land use in Banff Trail is predominantly the Residential – Grade-Oriented Infill (R-CG) District. The site benefits from amenities such as parks and open space, schools and primary transit service. Nearby schools include:

- Branton School, approximately 300 metres southeast (a five-minute walk);
- St. Pius X School, approximately 520 metres southeast (a nine-minute walk);
- Capitol Hill School, approximately 600 metres southeast (a ten-minute walk); and
- William Aberhart High School, approximately 710 metres northwest (a 12-minute walk).

Banff Trail LRT Station is approximately 500 metres southwest of the site (an eight-minute walk). Foothills Athletic Park, McMahon Stadium and the University of Calgary campus are both within one kilometre to the west (a 15-minute walk). Exshaw Park is approximately 360 metres north (a six-minute walk) and West Confederation Park is approximately 720 metres northeast (a 12-minute walk) from the site.

Many parcels in Banff Trail are subject to restrictive covenants that restrict development on affected parcels to single and semi-detached dwellings. These covenants, registered against individual properties and/or entire subdivision plans, were used as an early planning tool before municipalities adopted land use bylaws and other planning legislation designed to govern land development. While these restrictive covenants are not binding on Council or Administration in making land use or development permit decisions, they present a potential impediment to redevelopment at the time of construction should another landowner choose to enforce the restrictive covenant.

## Community Peak Population Table

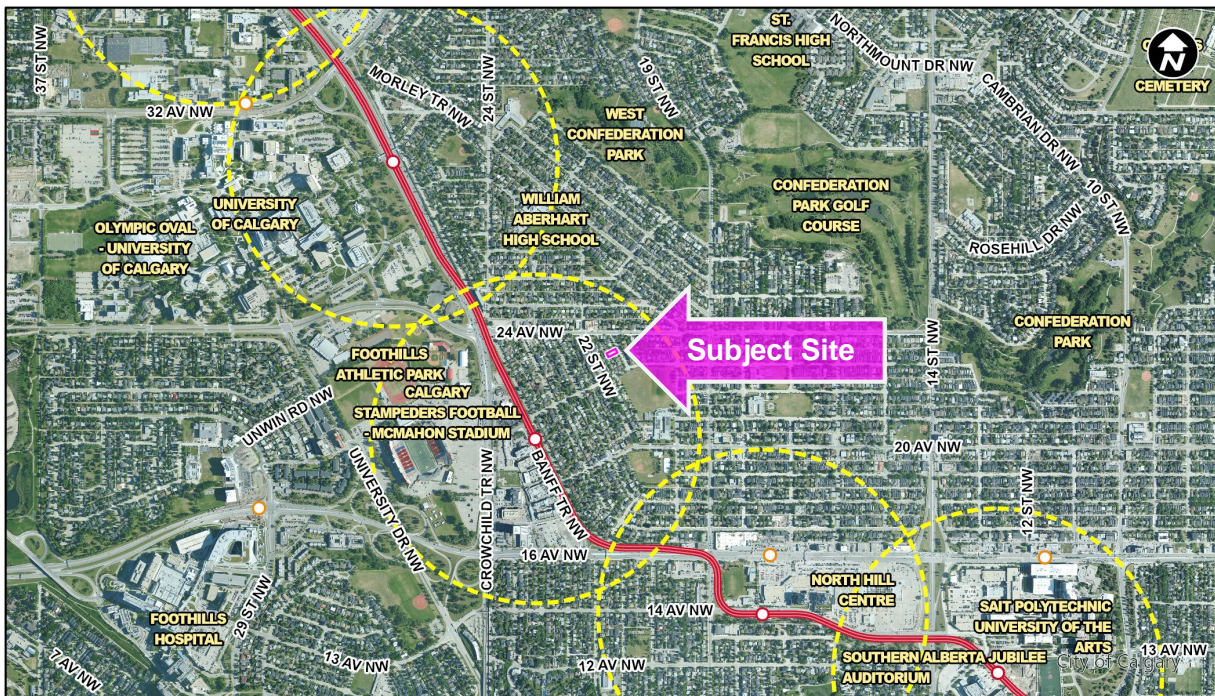
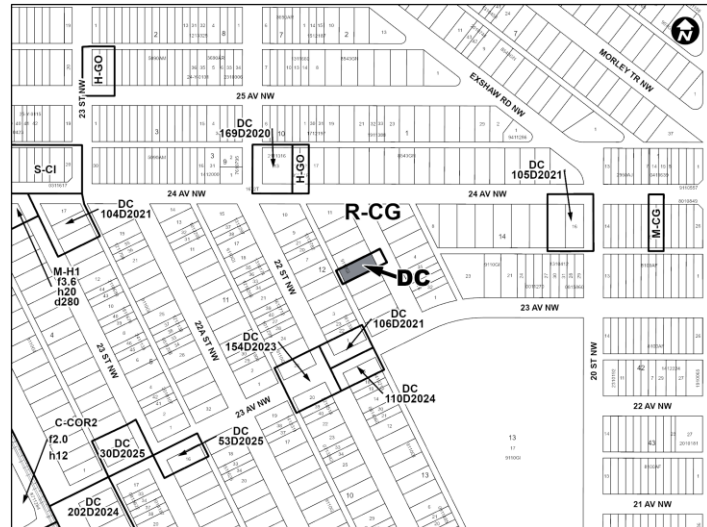
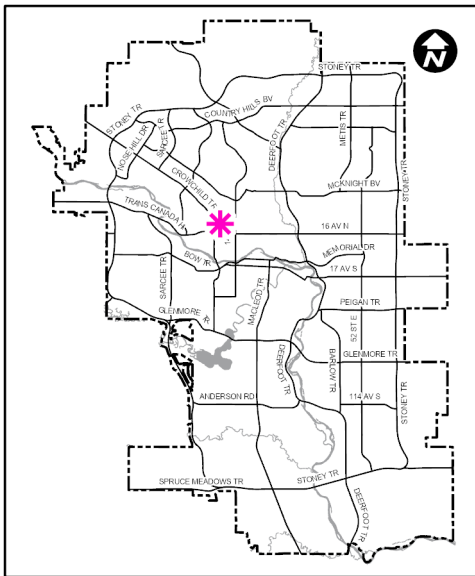
As identified below, the community of Banff Trail reached its peak population in 1968.

<b>Banff Trail</b>	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.95%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Banff Trail Community Profile](#).

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units with optional secondary suites, which do not count towards allowable density.

The proposed Direct Control (DC) District is based on the R-CG District. The intent of the DC District is to allow for development that requires a minimum of three dwelling units and maintains the maximum density of 75 units per hectare (maximum four dwelling units). The DC District excludes Single Detached Dwelling, Contextual Single detached Dwelling, Contextual Semi-detached Dwelling, Duplex Dwelling and Cottage Housing Cluster uses on the site.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to the unusual site constraint created by the restrictive covenant on the title of the parcel, which limits development to a single detached dwelling or a semi-detached detached dwelling. This proposal allows for the applicant's intended development of two buildings with semi-detached dwellings and garage while maintaining the R-CG District base to accommodate grade-oriented housing. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

### **Development and Site Design**

If approved by Council, the rules of the proposed DC District and the *South Shaganappi Communities Local Area Plan* (LAP) would provide guidance for any future redevelopment of the site. The approved development permit (DP2024-08254) includes details with respect to site access, parking, landscaping, and waste and recycling management.

### **Transportation**

Pedestrian access to the site is available from an existing sidewalk on 21 Street NW. The site is well positioned with respect to the City's Always Available for All Ages and Abilities (5A) Network with an existing on-street bikeway on 24 Avenue NW, about 60 metres (a one-minute walk) from the site. Motor vehicle access to the site is available from the rear lane accessed from 23 Avenue NW and 24 Avenue NW.

The site is well served by transit, with a bus stop on 19 Street NW, approximately 415 metres (a seven-minute walk) east of the site serving Route 65 (Market Mall/Downtown West) and Route 105 (Dalhousie Station/Lions Park Station). Banff Trail LRT Station is located approximately 510 metres (an eight-minute walk) southwest of the site.

A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management were considered and reviewed as part of the approved development permit application.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Residential – Developed – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Redevelopment is intended to occur in a form and nature that respects the scale and character of the

neighbourhood context. The proposal is in alignment with relevant MDP policies, as it would ensure modest intensification in close proximity to existing LRT infrastructure.

### **Calgary Climate Strategy (2022)**

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has proposed the following climate measure in the approved development permit application:

- The installation of an electric-vehicle-ready wiring/conduit in line with the actions set out in Program Pathway F: Zero emission vehicles – Accelerate the transition to zero emissions vehicles.

### **South Shaganappi Communities Local Area Plan (Statutory – 2025)**

The [South Shaganappi Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. Development within the Neighbourhood Local areas should consider the local built form context and be oriented towards the street. Section 4.2 of the LAP notes that where restrictive covenants are not in alignment with the goals and objectives of the Plan, The City of Calgary supports the direction of the Plan. This forms the basis of Administration's recommendation to Calgary Planning Commission in this report. The proposed land use is in alignment with applicable policy of the LAP.

# PROPOSED

CPC2025-0915  
ATTACHMENT 2

## BYLAW NUMBER 180D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0158/CPC2025-0915)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2025-0158/CPC2025-0915  
BYLAW NUMBER 180D2025

## SCHEDULE A

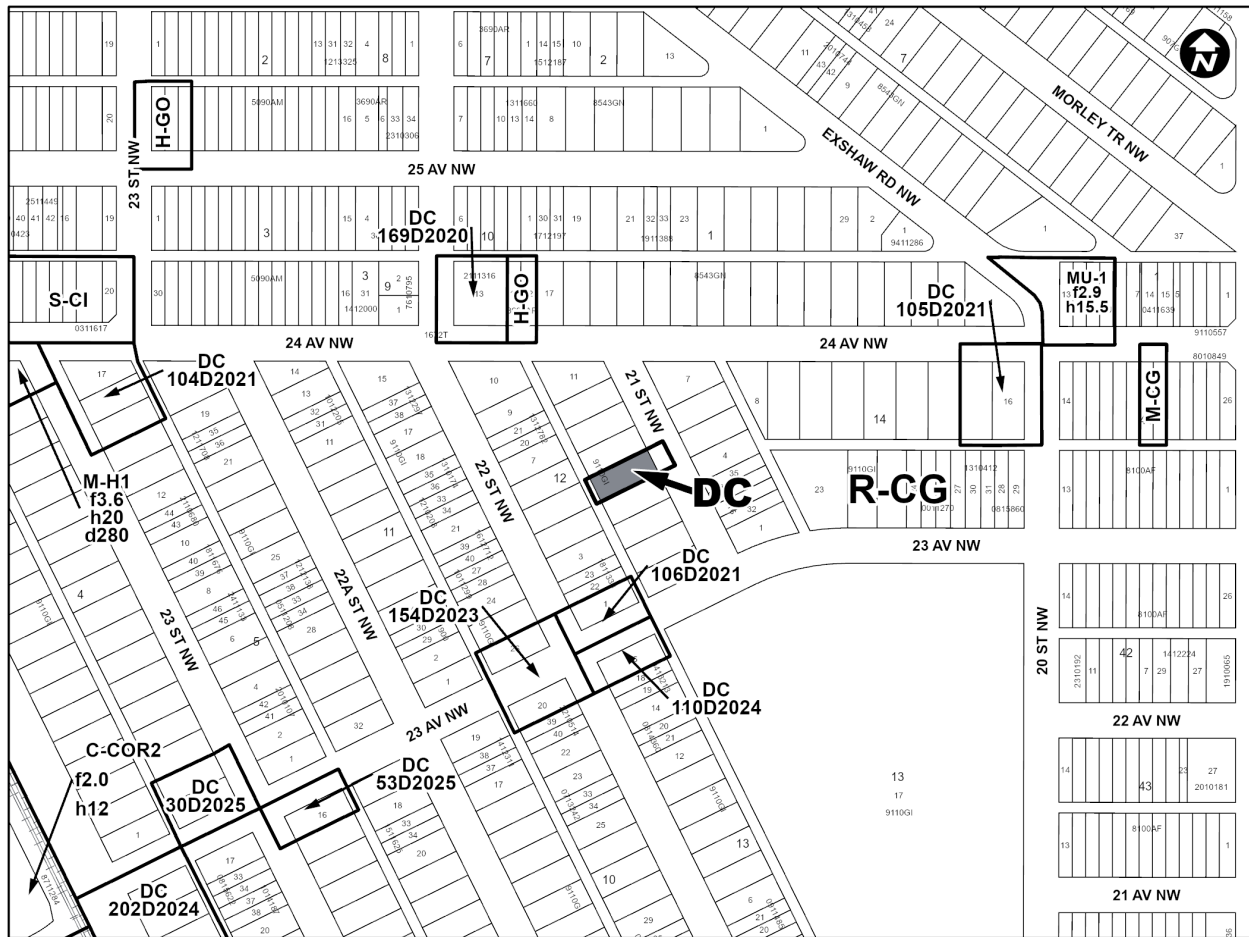




# PROPOSED

AMENDMENT LOC2025-0158/CPC2025-0915  
BYLAW NUMBER 180D2025

## SCHEDULE B



## DIRECT CONTROL DISTRICT

### Purpose

- 1 This Direct Control District Bylaw is intended to establish a minimum residential density.

### Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

### Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

### Permitted Uses

- 4 The **permitted uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Contextual Semi-detached Dwelling;** and
- (b) **Contextual Single Detached Dwelling.**

# PROPOSED

AMENDMENT LOC2025-0158/CPC2025-0915  
BYLAW NUMBER 180D2025

## Discretionary Uses

5 The ***discretionary uses*** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the exclusion of:

- (a) **Cottage Housing Cluster;**
- (b) **Duplex Dwelling; and**
- (c) **Single Detached Dwelling.**

## Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

## Density

- 7 (1) The minimum ***density*** is 3 ***units*** per ***parcel***.
- (2) The maximum ***density*** is 75 ***units*** per hectare.

## Relaxations

8 The ***Development Authority*** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

# Applicant Submission

Company Name (if applicable):

1362091 Alberta Ltd

LOC Number (office use only):

Applicant's Name:

Jun Cao

Date:

Aug. 1 2025

I am submitting this application to redesignate the property at [2419 21st street NW, Calgary, Alberta / legal description: Plan 9110GI, Block 12, Lot 15] from Residential – Grade-Oriented Infill (R-CG) District to a Direct Control (DC) District, based on the R-CG District to facilitate the development of a 4-plex multi-family dwelling. The property is owned by 1362091 Alberta Ltd, and I am the director of the company. The purpose of the DC is to remove the uses of single detached dwelling and semi-detached dwelling and to establish a minimum density requirement for the parcel.

This proposal is in alignment with the City's current land use bylaw, which supports multi-family development in this area, and a development permit (DP2024-08254) for the 4-plex has already been approved by the City.

However, a caveat registered on the property title in 1952 currently prohibits multi-family construction. The DC redesignation is being sought specifically to enable the approved development to proceed in accordance with City policy and regulations.

The proposed 4-plex has been thoughtfully designed to integrate with the existing neighborhood. Careful consideration has been given to building scale, architectural character, and landscaping to ensure compatibility with adjacent properties and to maintain the overall character of the community. The development will provide additional housing options for families and individuals, supporting the City's objectives for increased housing diversity, efficient land use, and sustainable growth.

As part of this application, I am committed to ongoing engagement with adjacent landowners, community members, and other stakeholders. I welcome feedback and am prepared to address any concerns to ensure the project is a positive addition to the neighborhood.

Approval of this DC redesignation will allow for the construction of a high-quality, multi-family dwelling that aligns with the City's planning goals. I respectfully request the support of the Planning Commission, Council, and community stakeholders for this application.

# Applicant Outreach Summary

2025 August 11



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

**Project name:** 2419 21 Street NW Calgary Infill Building Project

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

On July 21, 2025, I visited neighbors along 21 Street to share plans for a multi-family housing development. A neighbor at the south of the property greeted me warmly and expressed genuine support, enthusiastic about the potential community improvements. Neighbor at the north side also supported the initiative and felt confident that parking would remain manageable—even during McMahon Stadium events.

On July 26, 2025, I spoke with another two neighbors across the street, both of whom strongly supported the project. They highlighted how increased multi-family housing could lower rent and boost affordability in the area.

Regarding Development Permit DP2024-08254:

Ward 7 Councillor: No comments received

Banff Trail Community Association: No comments received

Public Notice: Posted for one week per Land Use Bylaw; one comment was submitted, expressing concern about parking during construction.

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

1. Neighbors on 21 Street
2. City and Community Entities
3. Realtors and Investors

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)





## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

#### Potential parking concern during construction:

I noticed feedback about potential parking concerns during construction in the city's previous public notification for the development permit. After discussing this with my neighbors, they assured me the impact would be minimal, as any parking shortage from construction would be far less significant than the shortages experienced during stadium events.

#### Support for Multi-Family Housing:

One neighbor voiced support for the initiative, and the other two emphasized its potential to improve affordability and reduce rent.

#### Community Benefits:

Participants were optimistic about the project's potential to positively transform the neighborhood.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

To minimize the potential parking concern during construction, the construction manager commits to implement effective traffic control measures to ensure smooth flow and minimize disruptions.

During the occupation period, the proximity to the C-Train station and nearby bus stops will encourage many residents to use public transit for commuting to school or work. Additionally, the units will feature garages, mobile storage, and bicycle storage facilities to accommodate diverse transportation needs.

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

To ensure transparency and follow-up with residents who engaged during the outreach phase, I personally revisited each of the neighbors again to share the outcomes of the results and the decisions regarding the proposed multi-family housing project. I summarized the positive feedback received, discussed the single public concern logged during the city's notice posting period (regarding parking during construction), and explained how this input helped shape the final direction for the development. Additionally, I informed them that no formal objections were received from the Ward 7 Councillor or the Banff Trail Community Association, and that the project had successfully moved forward with application DP2024-08254.

For reference, relevant outreach notes and city correspondence have been included as supplementary materials.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Association Response

Re: [External] Re: [Development] LOC2025-0158 - Banff Trail Community Association Circulation Comments



Banff Trail Planning & Development Committee <

To Ochieng, Felix F.

Cc Development

Reply

Reply All

Forward



Tue 9/16/2025 6:16 PM

You replied to this message on 9/17/2025 7:49 AM.

If there are problems with how this message is displayed, click here to view it in a web browser.

Hello Felix,

We appreciate the follow up. I can confirm the BTCA does not have a response or comment on this application.

Thanks,

Nathan Chandler, President  
Banff Trail Community Association

Re: [External] Re: [Development] LOC2025-0158 - Banff Trail Community Association Circulation Comments



Alex Lush <alex.lush@banfftrailcommunity.ca>

To Ochieng, Felix F.

Cc Development



Reply

Reply All

Forward



Tue 9/16/2025 3:17 PM

You replied to this message on 9/16/2025 3:23 PM.

If there are problems with how this message is displayed, click here to view it in a web browser.

Thanks for that clarification Felix, I had forgotten about the restrictive covenant for that part.

No further comments or clarifications.

Alex

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3204 – 30 Street SW,  
LOC2025-0157**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 3204 – 30 Street SW (Plan 5435AV, Block 3C, Lots 11 and 12) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
OCTOBER 16:**

That Council give three readings to **Proposed Bylaw 173D2025** for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 3204 – 30 Street SW (Plan 5435AV, Block 3C, Lots 11 and 12) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g., single detached, semi-detached, and duplex dwellings).
- The proposal represents an appropriate density increase of a residential site, allows development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a four-unit rowhouse and secondary suites has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application in the southwest community of Killarney/Glengarry was submitted by Horizon Land Surveys on behalf of the landowners, Samv Inc., on 2025 August 05. As indicated in the Applicant Submission (Attachment 2), the intent is to allow for a development that meets the uses allowed under the R-CG District, which are not available in the current Direct Control (DC) District.

The subject parcel is located at the southeast corner of 30 Street SW and 30 Avenue SW, adjacent to the Killarney Elementary School one block away from Richmond Road SW. Surrounding development consists of a mix of single detached, semi-detached, and multi-unit housing. The properties located to the west across 30 Street SW are designated Multi-

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3204 - 30 Street SW,  
LOC2025-0157**

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Residential – Contextual Grade-Oriented (M-CG) District and the properties located across the rear lane are designated Direct Control (Bylaw 29Z91) District. A commercial development designated Commercial – Neighbourhood 1 (C-N1) District is located approximately 160 metres from the subject site (about a three-minute walk).

A development permit (DP2025-05391) for a four-unit rowhouse development with secondary suites was submitted on 2025 September 18 and is under review.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant visited homes within 100 metre radius of the subject site to discuss the application with residents. The applicant delivered post cards in the area as well and reached out to the Killarney/Glengarry Community Association (CA) and Ward Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Three letters of opposition were received from the public, highlighting the following concerns:

- increased traffic and parking issues;
- increased noise;
- issues with garbage collection and volume of waste produced by a future development;
- rowhouses do not fit the existing character of the community;
- approval of this application will set a precedent for development in the community; and
- public infrastructure such as roads may not be able to accommodate an increase in users.

No comments from the CA were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

**Planning and Development Services Report to  
Calgary Planning Commission  
2025 October 16**

**ISC: UNRESTRICTED  
CPC2025-0905  
Page 3 of 3**

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3204 - 30 Street SW,  
LOC2025-0157**

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Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed R-CG District would support a wider range of housing types than the existing DC District and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on the subject site with applicable climate resilience strategies are being explored and encouraged through the development permit.

**Economic**

The proposed land use would allow for a more efficient use of the land, existing infrastructure, and services. The future development may also support local business and employment opportunities in the area.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 173D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject parcel is located in the southwest community of Killarney/Glengarry at the southeast corner of 30 Street SW and 30 Avenue SW. The parcel is approximately 0.07 hectares (0.17 acres) in size measuring approximately 15 metres wide and 45 metres deep. The laned parcel is currently developed with a single detached dwelling and detached garage.

Surrounding development is characterized by a mix of single detached, semi-detached and multi-residential developments. Directly west of the site is a multi-residential development complex designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District. A commercial development designated Commercial – Neighbourhood 1 (C-N1) District is located approximately 160 metres southeast from the subject site (about a three-minute walk). The 33 Avenue SW Mainstreet (Marda Loop) is located approximately one kilometre from the subject property, which offers a variety of activities and shops.

The subject site is located directly adjacent to Killarney Elementary School (Grades K-6) and is approximately 300 metres (about a five-minute walk) south of the Killarney/Glengarry Community Association site.

## Community Peak Population Table

As identified below, the community of Killarney/Glengarry reached its peak population in 2019

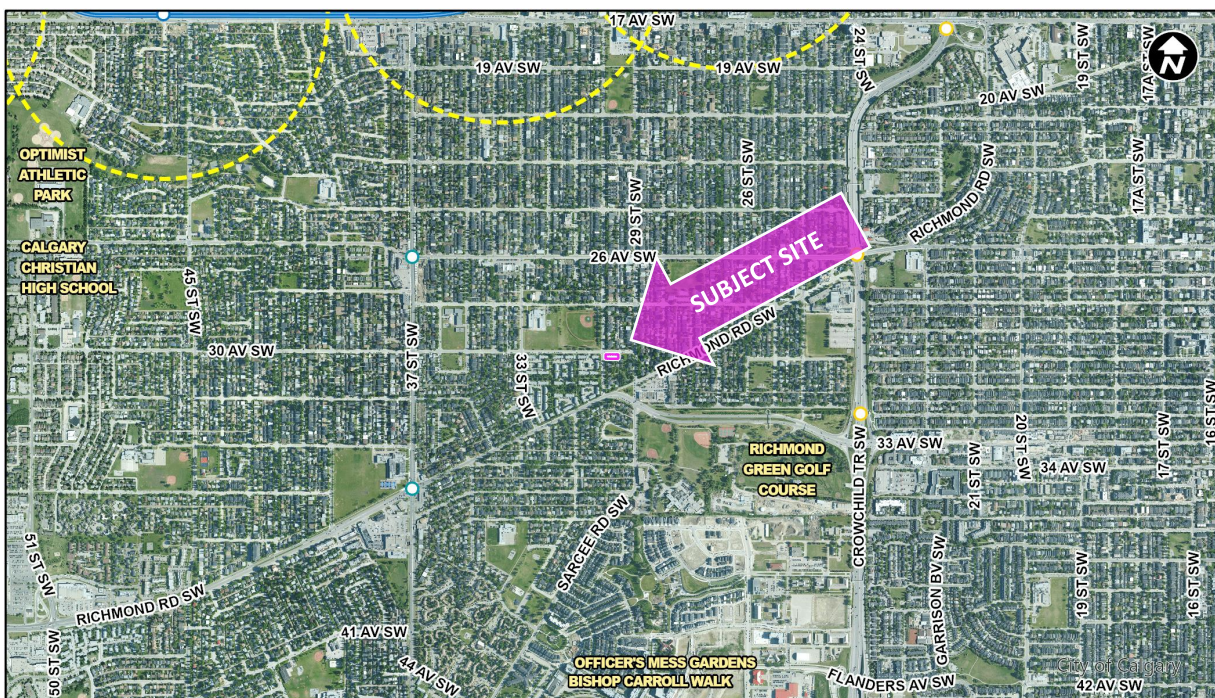
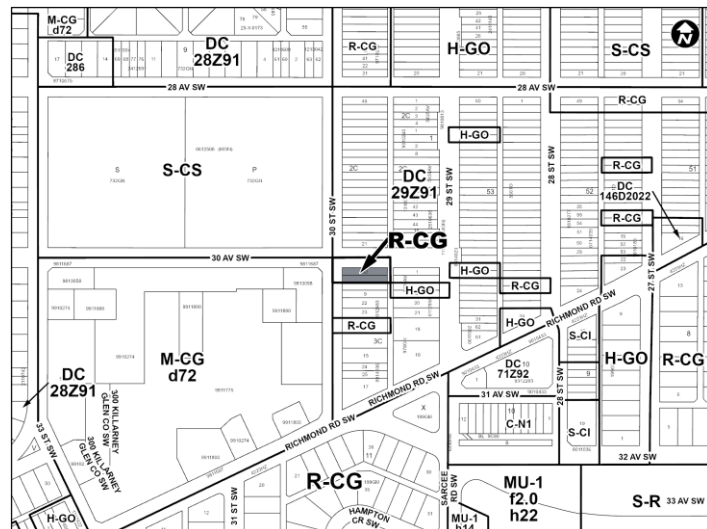
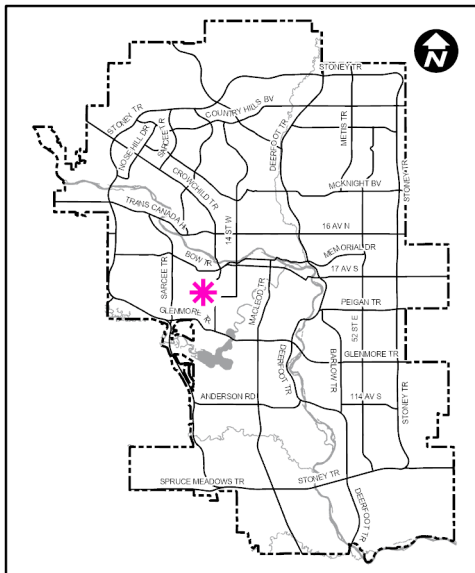
<b>Killarney/Glengarry</b>	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

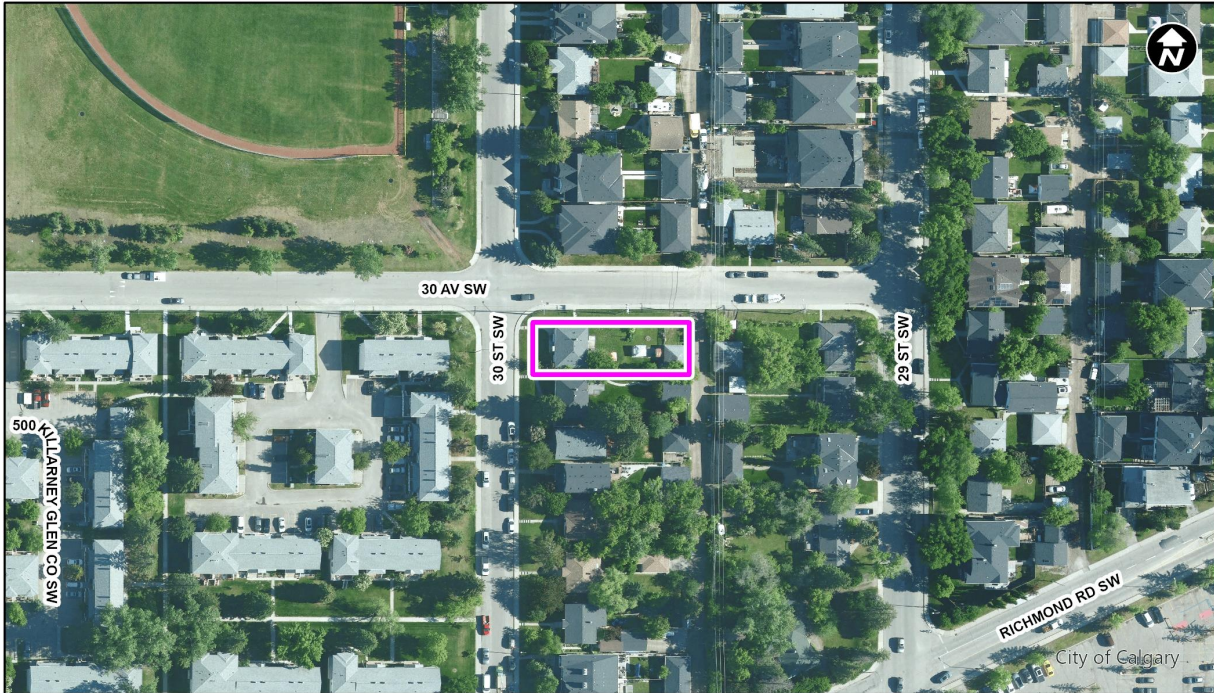
Additional demographic and socio-economic information may be obtained online through the [Killarney/Glengarry Community Profile](#).



## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject parcel is currently designated as a Direct Control (DC) District ([Bylaw 29Z91](#)) for the purpose of accommodating low density development in the form of single detached, semi-detached and duplex dwellings with specific minimum lot width and lot area requirements. The DC District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. The DC district is based on the rules of the R-2 Residential Low Density District of the previous Land Use Bylaw 2P80. Secondary Suites are not a listed use within the 2P80 Bylaw.

The proposed R-CG District allows for a broader range of low density housing forms than the existing DC District including single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to five dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and secondary suite.

### **Development and Site Design**

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner parcel, additional items that will be considered through the development permit process include, but are not limited to:

- mitigating shadowing, overlooking and privacy concerns to adjacent parcels;
- amenity space provisions;
- climate resiliency mitigation and adaptation considerations;
- interface with the lane, including garage access; and
- building massing and relationship with the adjacent residential parcels.

### **Transportation**

The subject site is located at the corner of 30 Avenue SW and 30 Street SW, which are both classified as Residential Streets.

Pedestrian connectivity in the neighborhood is provided through the existing sidewalks on both 30 Avenue SW and 30 Street SW. An on-street bike lane exists about two blocks from the site along 29 Street SW.

The subject site is well-served by Calgary Transit with a bus stop located approximately 150 metres (a two-minute walk) south on Richmond Road SW for Route 22 (Richmond Road), and Routes 699 (West Springs/Various Schools) and 732 (Central Memorial/Glamorgan) which both offer school services. There is additional bus service located approximately 360 meters (a six-minute walk) north on 26 Avenue SW for Route 6 (Killarney / 26 Ave SW).

Vehicular access to the subject site will be provided from the rear lane. On-street parking is available on 30 Street SW and 30 Avenue SW with no current parking restrictions.

A Transportation Impact Assessment (TIA) was not required in support of this application.

### **Environmental Site Considerations**

No environmental concerns were noted, and no reports were required for this land use application.

### **Utilities and Servicing**

Water, sanitary, and storm servicing are available to the site. Development servicing requirements, including stormwater management, will be determined at the development permit stage.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Developed – Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP

policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through the development permit.

### **Westbrook Communities Local Area Plan (Statutory – 2023)**

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. It is the most common category and is applied to the primarily residential areas of the Westbrook Communities. The Limited building scale is typically characterized by a range of ground-oriented building forms such as single-detached, semi-detached, rowhouses, townhomes, stacked townhomes, mixed-use buildings, commercial and some industrial buildings. The proposed land use amendment is in alignment with applicable policies of the LAP.

# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

July 20th, 2025

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.070 hectare site from Direct Control to R-CG to allow for:

- rowhouses, townhouses and cottage housing clusters in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units
- the uses listed in the proposed R-CG designation.

This lot is not part of city's blanket rezoning to R-CG since it is Direct Control zoning. The DC bylaw restrict the use of land to either single or duplex with no basement suites. The application is to bring to lot to R-CG to be consistent with other lots.

The subject site 3204 30 Street SW is a corner lot located in the community of Killarney/Glengarry along 30 Ave and 30 Street SW. The lot is currently developed with a single detached dwelling built in 1952. Multi-residential houses exist to the west of the site across 30 Street SW. Killarney Element School is located nearby the site. The lot is surrounded mostly by single detached dwellings.

The site is approximately 0.070 hectares in size. A rear lane exists to the east of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is within 150 meters of Richmond RD which is part of city's primary transit network where convenient public transit is offered. The lot is also a block away from 29 street which is the main collector road in the community.

The project will seek LEED Gold Certificate. Measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels will be explored to improve project's climate resilience.



The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The lot is under Neighbourhood local under Westbrook Communities Local Area Plan with a building scale of up to 3 Storeys. Neighbourhood local area is characterized by primarily residential uses that support a range of housing types, unit structures and forms. The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.

**FOIP DISCLAIMER:** The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

**Project name:** 3204 30 Street SW

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On July 3rd, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

We have also contacted community association and councilor's office for comments. Until today, we haven't received any response yet.

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate neighbour, local residents, community association and ward councillor office

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

We believe those concerns can be properly dealt with at the development permit stage.

According to R-CG bylaw, the side setback is increased to 3 meters on the side neighbouring another residential dwelling. Also even though, the maximum height is 1 meter higher, R-CG bylaw require lower height at perimeter.

### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Continue engage with local residents, Councillor office and community association. And better explain to local residents about proposed developments and restrictions under R-CG.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# PROPOSED

CPC2025-0905  
ATTACHMENT 4

## BYLAW NUMBER 173D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0157/CPC2025-0905)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

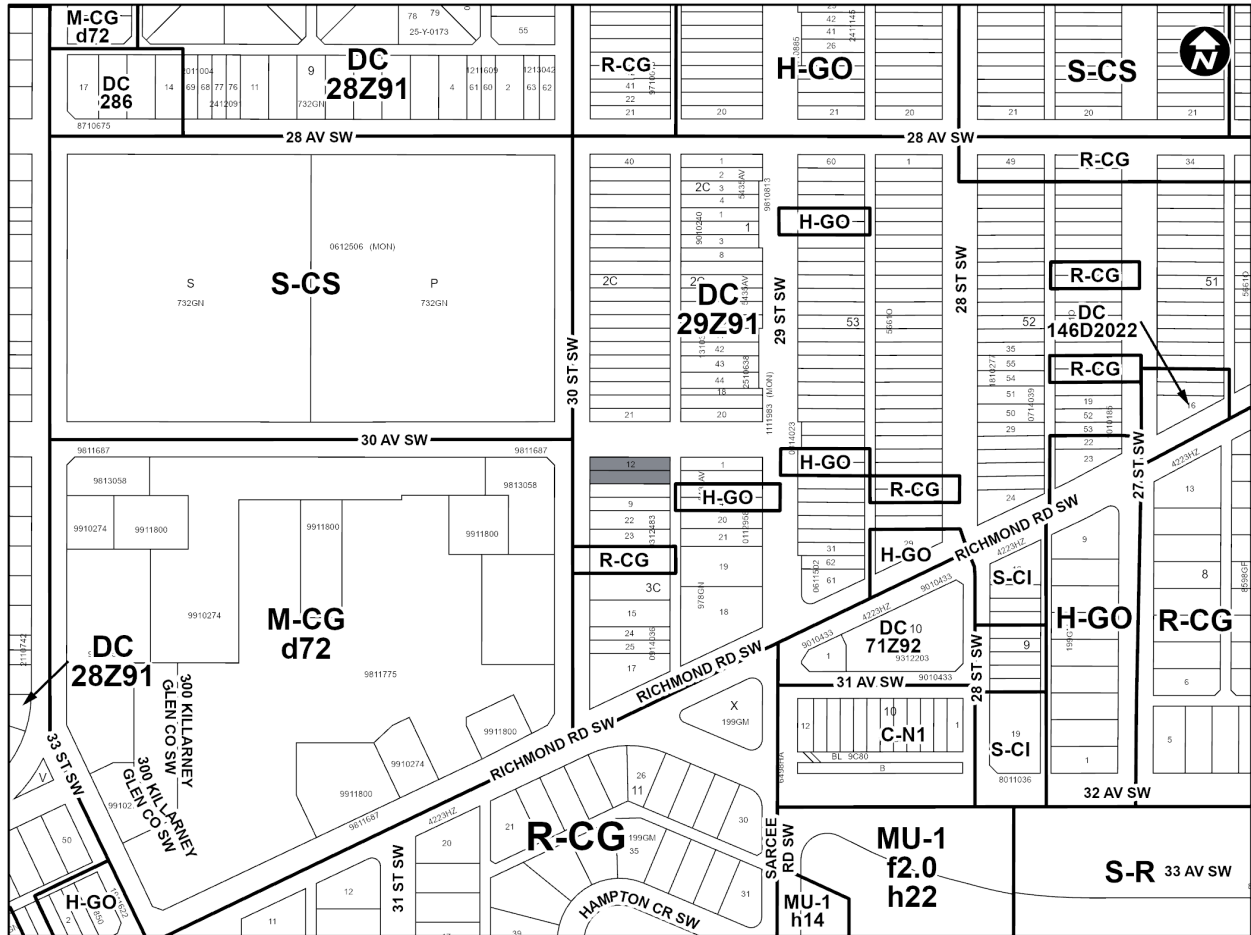
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2025-0157/CPC2025-0905  
BYLAW NUMBER 173D2025

## SCHEDULE A

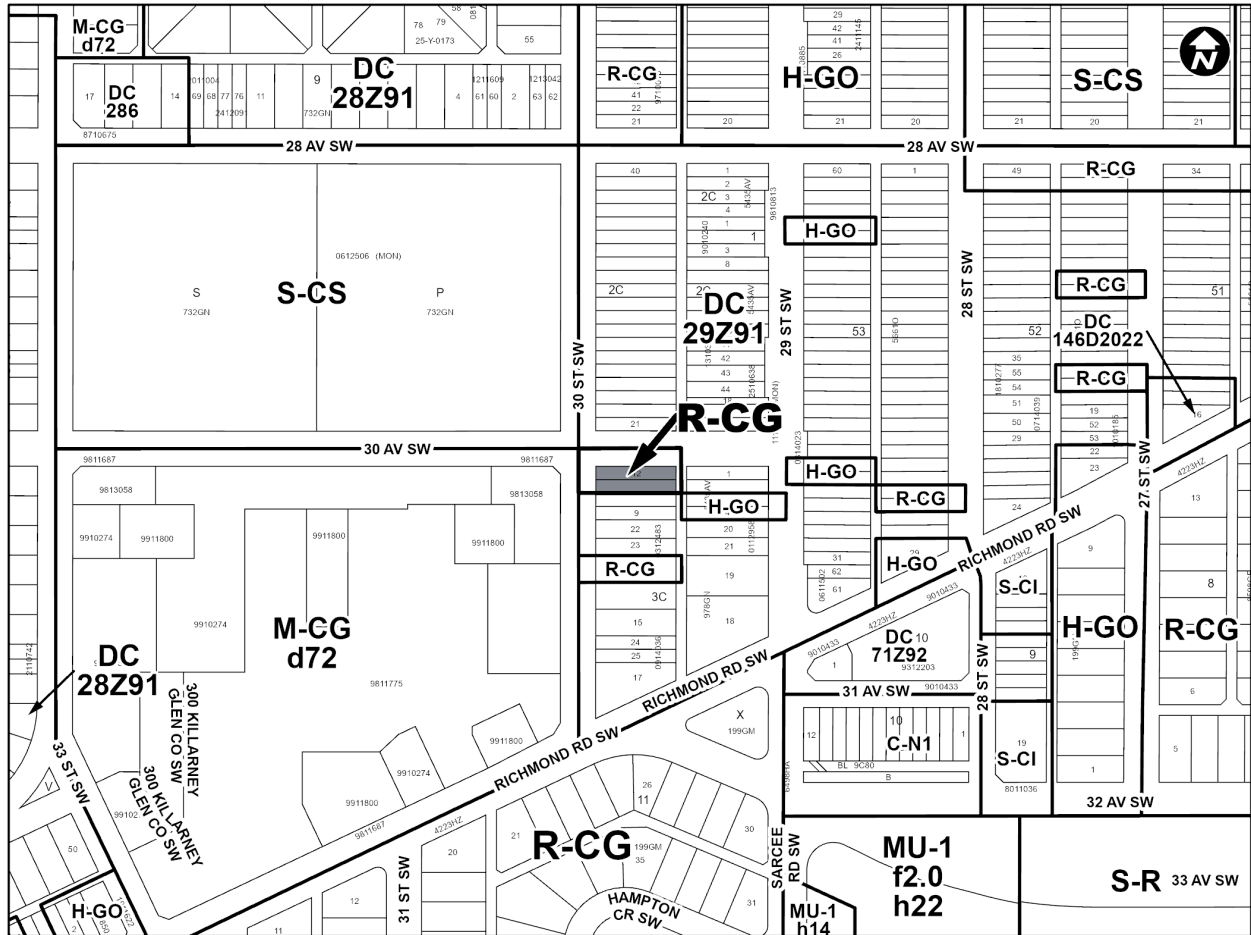




# PROPOSED

AMENDMENT LOC2025-0157/CPC2025-0905  
BYLAW NUMBER 173D2025

## SCHEDULE B



**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 – 30 Street SW,  
LOC2025-0149**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 2803 – 30 Street SW (Plan 732GN, Block 9, Lot 49) from Direct Control (DC) District to Residential – Grade-Oriented (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
OCTOBER 16:**

That Council give three readings to **Proposed Bylaw 174D2025** for the redesignation of 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 2803 – 30 Street SW (Plan 732GN, Block 9, Lot 49) from Direct Control (DC) District to Residential – Grade-Oriented (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g., single detached, semi-detached, and duplex dwellings).
- The proposal would allow for an appropriate building form and a modest density increase of a residential site in a Neighbourhood Connector and is in keeping with the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District provides the opportunity for more efficient development and use of infrastructure along an important mobility corridor.
- Why does this matter? The proposed R-CG District allows for more housing choices on a parcel that previously only contained one dwelling unit.
- A development permit has been submitted for a four-unit Rowhouse Building and is currently under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application in the southwest community of Killarney/Glengarry was submitted by Horizon Land Surveys on behalf of the landowner, Michael Geraghty, on 2025 July 18. As indicated in the Applicant Submission (Attachment 2), the intent of the application is to allow for a modest redevelopment of a four-unit rowhouse building and accessory building. The proposed redesignation is required as the existing land use district does not include Rowhouse Building as a listed use. A development permit (DP2025-03037) for a four units with secondary suites was submitted on 2025 May 22 and is under review.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

Planning and Development Services Report to  
Calgary Planning Commission  
2025 October 16

ISC: UNRESTRICTED  
CPC2025-0916  
Page 2 of 3

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 - 30 Street SW,  
LOC2025-0149**

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**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant distributed post cards to residents within a 100 metre radius of the site as well as contacting the Community Association and the Ward Council Office to share project information. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of objection citing traffic, density, height, overshadowing and a parking shortage in the area as concerns. No response was received from the Killarney/Glengarry Community Association.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed R-CG District provides for additional housing choice in an inner-city neighbourhood in close proximity to an important mobility corridor, parks and schools and local commercial uses.

**Environmental**

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit..

Planning and Development Services Report to  
Calgary Planning Commission  
2025 October 16

ISC: UNRESTRICTED  
CPC2025-0916  
Page 3 of 3

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 - 30 Street SW,  
LOC2025-0149**

---

**Economic**

The ability to modestly increase development options on the site in proximity to transit and bikeways makes for more efficient use of mobility infrastructure.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 174D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry, at the southwest corner of 26 Avenue SW and 30 Street SW. The site is approximately 0.06 hectares (0.16 acres) in size, with dimensions of approximately 18 metres wide by 37 metres deep and is currently developed with a single detached dwelling. Vehicular access is available from the lane on the west side of the parcel.

Surrounding development is mostly characterized by residential uses, developed with a mix of single detached and semi-detached dwellings, including several corner rowhouse buildings/townhouse developments. Adjacent parcels to the immediate east, west, south and north are designated as Residential – Grade-Oriented Infill (R-CG) District, Direct Control (DC) District ([Bylaw 28Z91](#)) and Housing – Grade Oriented (H-GO) District. Further east and west along 26 Avenue SW are several parcels designated as the Commercial – Neighbourhood 1 (C-N1) District and Commercial – Neighbourhood 2 (C-N2) District.

The site is approximately 250 metres (a four-minute walk) from the Killarney/Glengarry Community Association facilities and park to the east at 28 Street SW. Two schools are nearby with the Killarney Elementary School approximately 400 metres (a seven-minute walk) from the site and at 28 Avenue SW and 33 Street SW, and Holy Name Elementary School approximately 650 metres away (an 11-minute walk) at 28 Avenue SW and 35 Street SW. Killarney Aquatic and Recreation Centre is also nearby, 850 metres north of the subject site (a 14-minute walk).

## Community Peak Population Table

As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

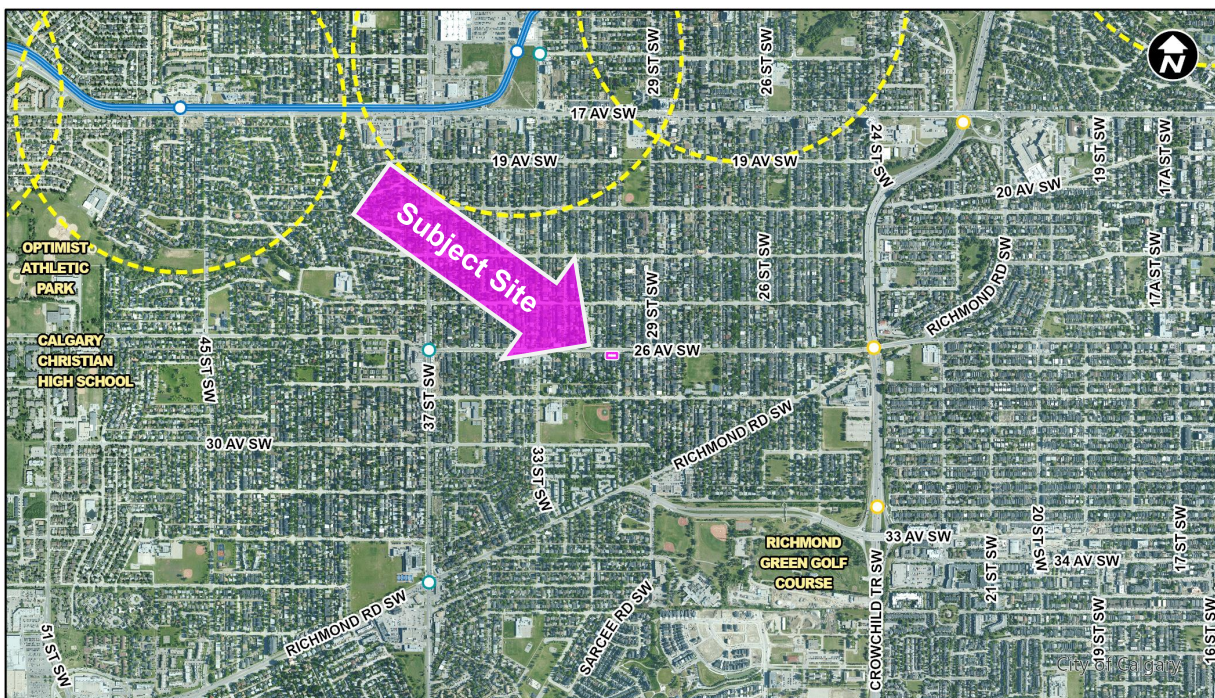
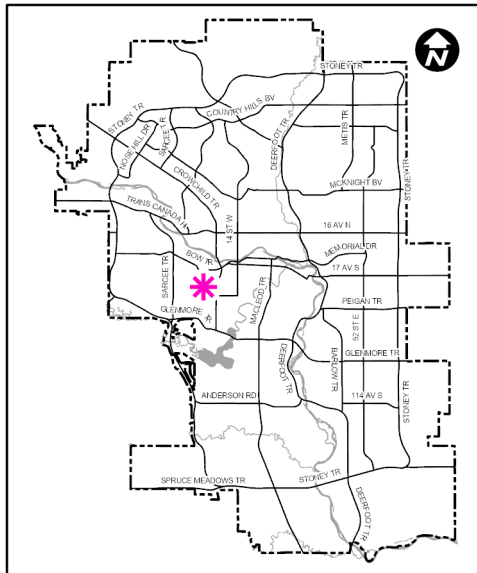
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

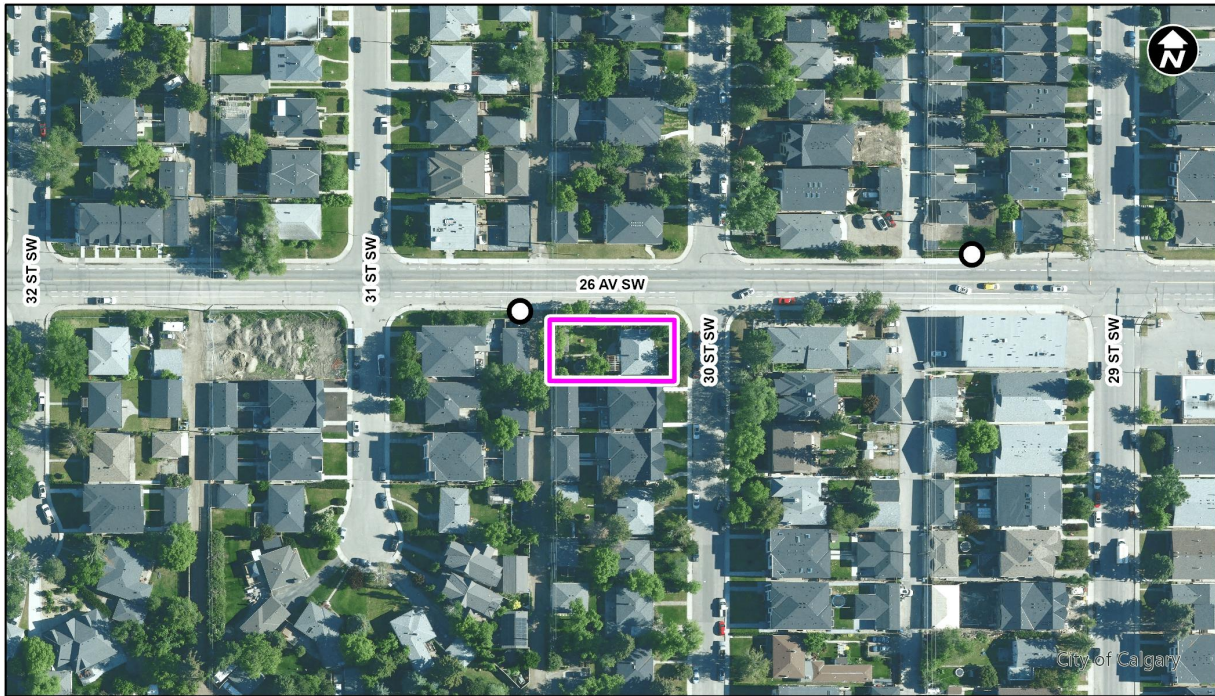
Additional demographic and socio-economic information may be obtained online through the [Killarney/Glengarry Community Profile](#).



## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Direct Control (DC) District ([Bylaw 28Z91](#)) allows for the permitted and discretionary uses R-2 Residential Low Density District of the previous Land Use Bylaw 2P80, which include single detached and semi-detached dwellings. The District contains rules regarding a minimum parcel width of 11.0 metres and a minimum parcel area of 348 square metres.

The proposed Residential Grade-Oriented Infill (R-CG) District is intended to allow for a range of grade-oriented development including single detached dwellings, semi-detached dwellings, duplex dwellings, rowhouse buildings and townhouses, as well as secondary suites and backyard suites. The R-CG District also allows for a maximum building height of 11.0 metres (approximately three stories) and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and secondary suite.

### **Development and Site Design**

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. A Development Permit was submitted in 2025 May. Given the specific context of this corner parcel, additional items that will be considered through the development permit process include, but are not limited to:

- amenity space provisions;
- climate resiliency mitigation and adaptation considerations; and
- interface with the lane, including garage access.

### **Transportation**

The site's location along 26 Avenue SW is an important mobility corridor connecting a number of communities. An on-street bikeway lane currently exists along both sides of 26 Avenue SW, from 37 Street SW to 22 Street SW. 37 Street SW is part of the Always Available for All Ages and Abilities (5A) network. Public realm improvements for the 26 Avenue SW corridor from 37 Street SW to 14 Street SW are also forthcoming in the spring of 2026, enhancing safety and connectivity for all modes of transportation. Currently Route 6 (Killarney/26 Av SW) runs along 26 Avenue SW in both directions, between Westhills Towne Centre and Downtown. Vehicular access to the subject site will be from the lane to the west. On-street parking is currently provided along the south side of 26 Avenue SW and both sides of the adjacent Street.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Adjacent water, sanitary and storm mains are available to service the subject site. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail through the development permit application.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of *the [South Saskatchewan Regional Plan](#)*, which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Developed – Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Policies for this area support modest intensification in a form and nature that respects the scale and character of a neighbourhood and that maximize front door access to the street to encourage pedestrian activity. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

**Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through the development permit.

**Westbrook Communities Local Area Plan (Statutory – 2025)**

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector Urban Form category (Map 3: Urban Form) and a Low-Modified Building Scale modifier (Map 4: Building Scale), which allows for up to 4 storeys. Development in a Neighbourhood Connector should be primarily residential and support a mix of housing types, unit structures and forms. The proposed land use is in alignment with applicable policies of the LAP.

# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

July 11th, 2025

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.065 hectare site from Direct Control to R-CG to allow for:

- rowhouses, townhouses and cottage housing clusters in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units
- the uses listed in the proposed R-CG designation.

This lot is not part of city's blanket rezoning to R-CG since it is Direct Control zoning. The DC bylaw restrict the use of land to either single or duplex with no basement suites. The application is to bring to lot to R-CG to be consistent with other lots.

The subject site, 2803 30 Street SW, is a corner lot located in the community of Killarney/Glengarry along 26 Ave SW and 30 Street SW. The lot is currently developed with a single detached dwelling built in 1953. The lot is surrounded mostly by single or semi-detached dwellings.

The site is approximately 0.065 hectares in size. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is along 26 Ave SW which is main collector road.

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms



height, built form and density.

The lot is under Neighbourhood connector under Westbrook Communities Local Area Plan with a building scale of up to 4 Storeys. The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.

**FOIP DISCLAIMER:** The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

**Project name:** 2803 30 Street SW

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On April 23rd, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

We have also contacted community association and councilor's office for comments. Until today, we haven't received any response yet.

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate neighbour, local residents, community association and ward councillor office

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

We believe those concerns can be properly dealt with at the development permit stage.

According to R-CG bylaw, the side setback is increased to 3 meters on the side neighbouring another residential dwelling. Also even though, the maximum height is 1 meter higher, R-CG bylaw require lower height at perimeter.

### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Continue engage with local residents, Councillor office and community association. And better explain to local residents about proposed developments and restrictions under R-CG.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# PROPOSED

CPC2025-0916  
ATTACHMENT 4

## BYLAW NUMBER 174D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0149/CPC2025-0916)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

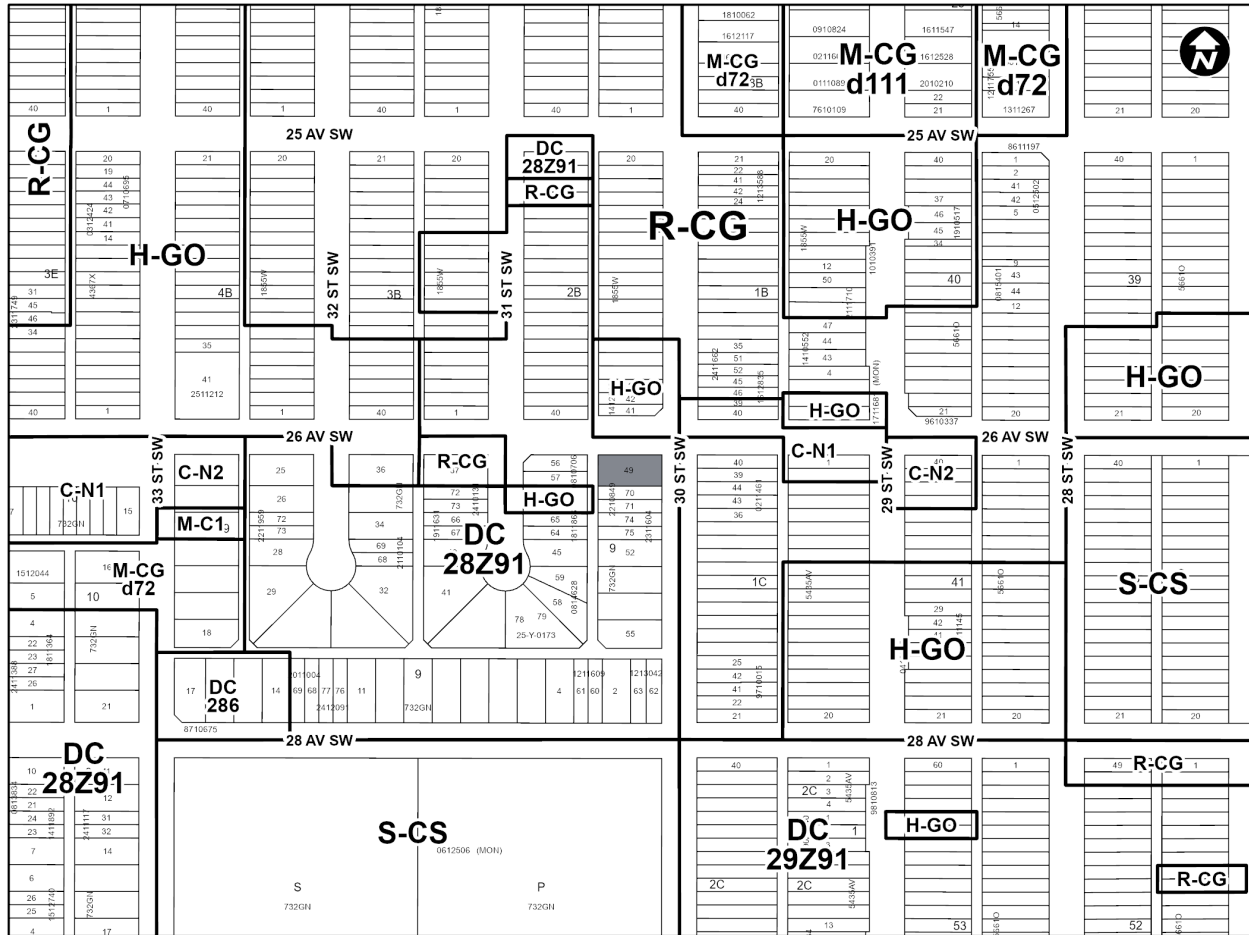
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2025-0149/CPC2025-0916  
BYLAW NUMBER 174D2025

## SCHEDULE A

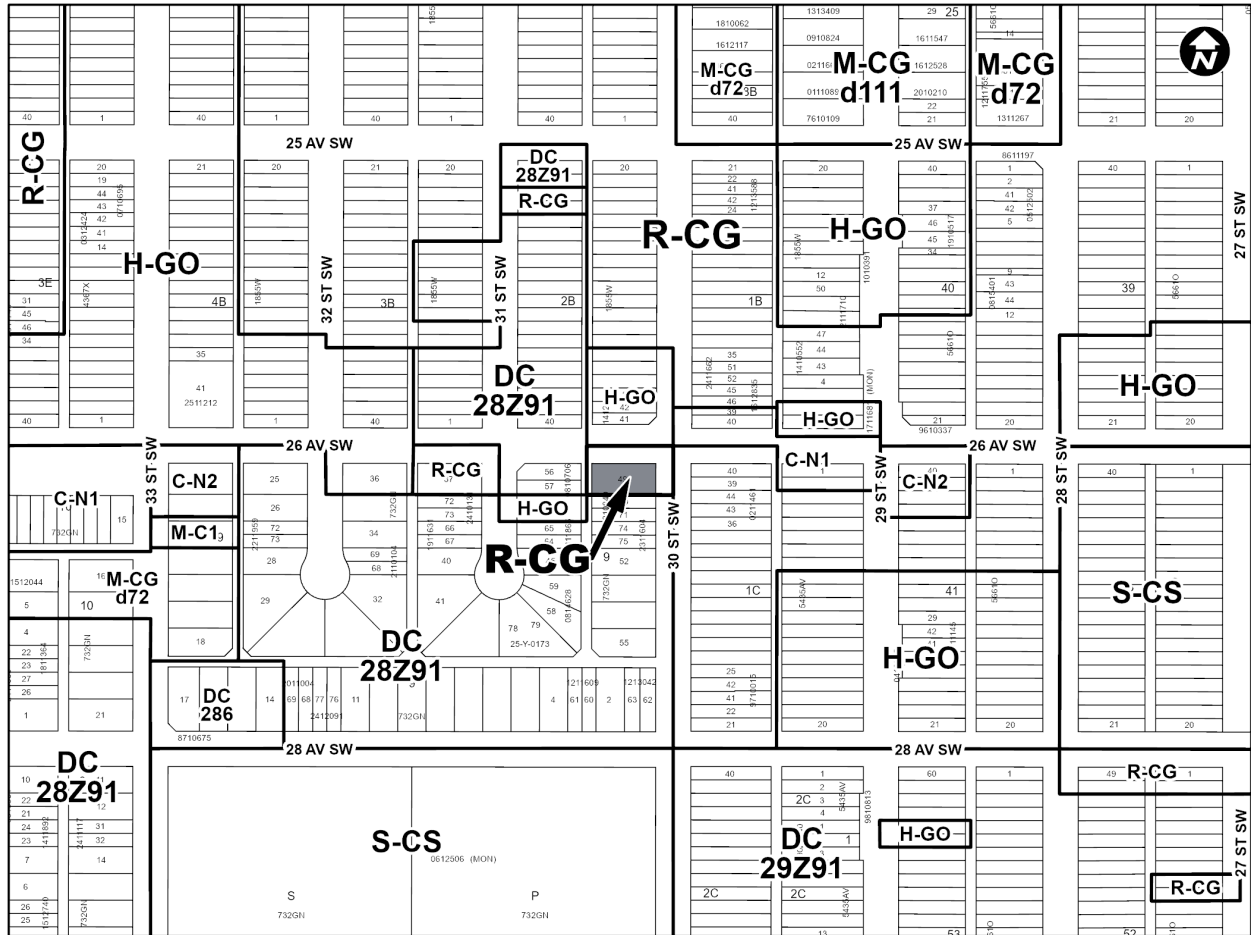




# PROPOSED

AMENDMENT LOC2025-0149/CPC2025-0916  
BYLAW NUMBER 174D2025

## SCHEDULE B



**Land Use Amendment in South Calgary (Ward 8) at 1516 and 1520 – 28 Avenue SW, LOC2025-0116**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.27 acres) located at 1516 and 1520 – 28 Avenue SW (Plan 4479, Block 10, Lots 7 to 10 and a portion of Lot 11) from Multi-Residential – Contextual Low Profile (M-C1) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
OCTOBER 2:**

That Council give three readings to **Proposed Bylaw 169D2025** for the redesignation of 0.11 hectares  $\pm$  (0.27 acres) located at 1516 and 1520 – 28 Avenue SW (Plan 4479, Block 10, Lots 7 to 10 and a portion of Lot 11) from Multi-Residential – Contextual Low Profile (M-C1) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale that is consistent with adjacent low density residential districts.
- The proposal allows for development that may be compatible with the character of the existing neighbourhood and is keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *West Elbow Communities Local Area Plan* (LAP).
- *What does this mean to Calgarians?* The proposed Housing – Grade Oriented (H-GO) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and surrounding amenities.
- *Why does this matter?* The proposed H-GO district would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit for two buildings and a total of 20 dwelling units is currently under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application in the southwest community of South Calgary was submitted by Horizon Land Surveys on behalf of the landowner, Betty June Horn, on 2025 May 29. As indicated in the Applicant Submission (Attachment 2), the proposed land use district is intended to enable grade-oriented residential development. A development permit (DP2025-05204) for two residential buildings comprising a total of 20 dwelling units is currently under review.

The approximately 0.11 hectare (0.27 acre) site is comprised of two midblock parcels located on the north side of 28 Avenue SW. The site is currently developed with a single detached dwelling on each lot. Surrounding development includes a mix of single detached dwellings, townhomes,

## **Land Use Amendment in South Calgary (Ward 8) at 1516 and 1520 - 28 Avenue SW, LOC2025-0116**

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and low-rise multi residential development. Nearby amenities include South Mount Royal Park to the east, and South Calgary Park to the south of the site. The site is well serviced by transit on the Primary Transit Network along the 14 Street SW and 33 Avenue SW Neighbourhood Main Streets.

A detailed planning evaluation of the application, including location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

### **ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### **Applicant-Led Outreach**

As part of review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered postcards to homes within a 100-metre radius to notify residents and reached out to the Marda Loop Communities Association (CA) as well as the Ward 8 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

#### **City-Led Outreach**

In keeping with Administration's practices, the application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of opposition from the public. The letters of opposition include the following areas of concern:

- loss of sunlight and urban tree canopy;
- parking issues; and
- location of proposed uses.

The Marda Loop CA provided a letter on 2025 August 14 (Attachment 4). The letter did not have any comments on the proposed redesignation but provided comments on more detailed development items that should be considered during the development permit stage.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, landscaping, water and recycling, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**Land Use Amendment in South Calgary (Ward 8) at 1516 and 1520 - 28 Avenue SW, LOC2025-0116**

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**IMPLICATIONS**

**Social**

The proposed application enables the continuation of development in South Calgary and provides more housing options to support the evolving needs of the community. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities.

**Environmental**

The application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at the subsequent development approval stages.

**Economic**

The proposal would utilize the available infrastructure and services while allowing a more efficient use of land than what currently exists on site.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 169D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of South Calgary. It is comprised of two midblock parcels, each currently developed with a one storey single detached dwelling. The site is approximately 0.11 hectares (0.27 acres) in area, and measures approximately 28 metres wide and 38 metres deep. The site is situated on the north side of 28 Avenue SW and has a rear lane providing vehicle access to the site.

Surrounding parcels are predominantly designated Multi-Residential – Contextual Low Profile (M-C1) District and contain development characterized by a mix of single detached dwellings, rowhouses, and townhouses in addition to low-rise multi-residential buildings. Immediate development consists of single detached dwellings to the north and east of the site, as well as two storey multi-residential development to the south and west of the site.

The site is also in close proximity to commercial development, approximately 50 metres (a one-minute walk) to the east of the site. It is well serviced by transit via the Primary Transit Network located along 14 Street SW between 17 Avenue SW and the 33 Avenue SW Main Street. Surrounding amenities include South Mount Royal Park located approximately 180 metres (a three-minute walk) to the east of the site, and South Calgary Park located 250 metres (a five-minute walk) to the south of the site.

## Community Peak Population Table

As identified below, the community of South Calgary reached its peak population in 2019.

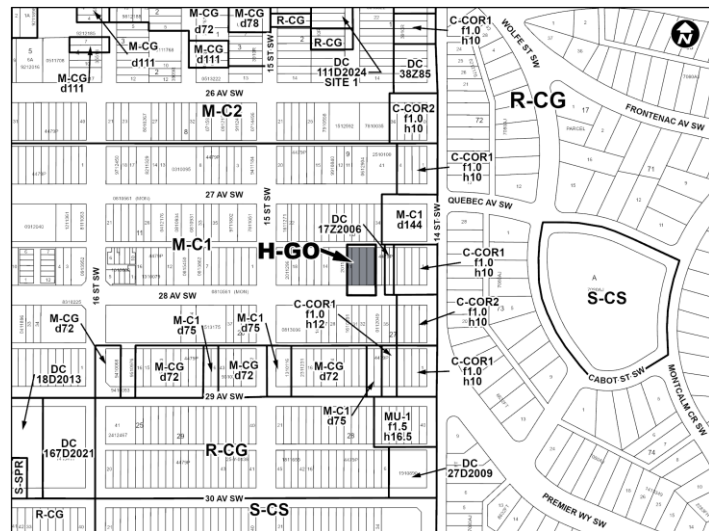
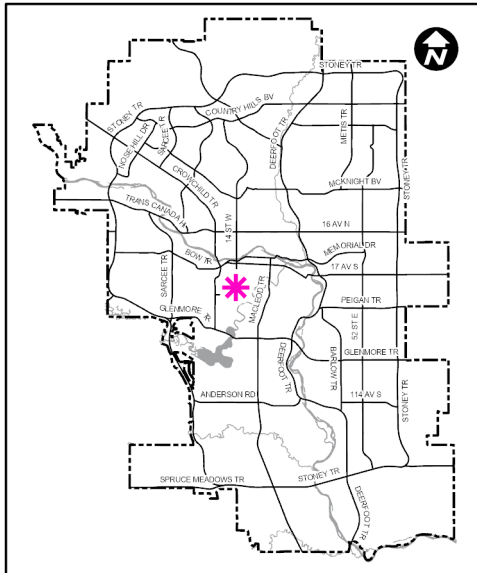
<b>South Calgary</b>	
Peak Population Year	2019
Peak Population	4,442
2021 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [South Calgary Community Profile](#).



## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing M-C1 District accommodates multi-residential development with higher numbers of dwelling units and higher traffic generation than lower-density residential land use districts. M-C1 allows for a maximum density of 148 units per hectare and a maximum building height of 14 metres (approximately four storeys).

The proposed Housing – Grade Oriented (H-GO) District allows for a range of housing forms where the dwelling units may be attached or stacked within a shared building (or cluster of buildings), in a form and at a scale that is consistent with low-density residential districts. It provides flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing. The H-GO District allows for a maximum floor area ratio of 1.5 and maximum building heights of 12 metres (approximately three storeys). The H-GO district also allows for a maximum parcel coverage of 60 percent for development with a density of 60 units per hectare or greater. For reference, a density of 60 units per hectare results in a total of six units on the subject site. This land use district is supported in areas identified as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories of an approved Local Area Plan.

### Development and Site Design

The rules of the proposed H-GO District and policies outlined in the [West Elbow Communities Local Area Plan](#) (LAP) would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Other key factors that

will be considered during the review of the development permit application include, but are not limited to, the following:

- building orientation and relationship with adjacent residential parcels;
- amenity space provisions; and
- interface with the lane.

### **Transportation**

The subject site fronts onto 28 Avenue SW, with vehicular access from the rear lane to the north of the site. Pedestrian access is provided via the public sidewalk along 28 Avenue SW. On-street parking is currently unrestricted along 28 Avenue SW. The Neighbourhood Main Street along 33 Avenue SW is approximately 500 metres (a 10-minute walk) to the south of the subject site.

The [Calgary Transportation Plan](#) identifies the section of 14 Street SW between 17 Avenue SW and 33 Avenue SW as part of Calgary's Primary Transit Network. The site is approximately 80 metres (a two-minute walk) from a southbound bus stop for Route 7 (Marda Loop) and Route 22 (Richmond Rd SW), and approximately 100 metres (a three-minute walk) from a northbound bus stop for Route 7 (Marda Loop) and Route 22 (Richmond Rd SW). Both Route 7 and 22 provide service through South Calgary, towards Upper Mount Royal, the Beltline and the Downtown core.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary, and storm connections are available to service this site.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Developed Residential – Inner City area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). This application aligns with the applicable MDP policies that encourage redevelopment and modest intensification of inner-city communities that is compatible with the established pattern of development. This type of infill results in more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through review of the associated development permit.

**West Elbow Communities Local Area Plan (Statutory – 2025)**

The [\*West Elbow Communities Local Area Plan\*](#) (LAP) identifies this subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low Modified building scale (Map 4: Building Scale), which allows up to four storeys. The Neighbourhood Connector category is primarily residential and is characterized by a broad range of housing types along higher-activity streets, and supports development with a higher frequency of units oriented towards the street. The proposed land use is in alignment with applicable policies of the LAP by allowing residential uses in a variety of housing types, unit structures, and forms.



# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

LOC2025-0116

Applicant's Name:

Lei Wang

Date:

March 25th, 2025

On behalf of the landowner, please accept this application to redesignate a +/-0.11 hectare site from M-C1 to H-GO to allow for:

- grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in the form and at a scale that is consistent with low density residential districts;
- a maximum building height of 12 metres (an increase from the current maximum of 11 metres)
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- the uses listed in the proposed H-GO designation.

The subject sites 1520 & 1516 28 Ave SW are two continuous lots in the community of South Calgary along 28 Ave SW separating by 14 Street from Upper Mount Royal. The two lots are currently developed with single detached dwelling built in 1912. The two lots are currently zoned as M-C1. Surrounding houses are mostly M-C1 of multi-residential developments with corner lot along 14 Street as commercial.

The sites combined is approximately 0.11 hectares in size. Lane exists to the south of the site. 14 Street is party of city's primary transit with convenient public transit, commercial, social services. The site is within 60 meters of 14 Street.

The project will seek LEED Gold Certificate. Measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels will be explored to improve project's climate resilience.

The plan is for grade-oriented missing middle housing. The existing M-C1 zoning does allow multi-residential development as discretionary use while H-GO has dwelling units as permitted use. Also since H-GO is newly approved zoning, it provides more flexibility in design in terms of landscaping, parking, storage, etc.



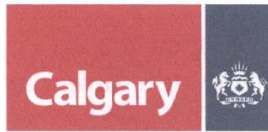
West Elbow Communities Local Area Plan define the lot as neighborhood connector with building scale of up to 4 storeys. Neighborhood connector areas are characterized by a broad range of housing types along higher activity streets. Development should support a higher frequency of units and entrances facing the street.

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the H-GO provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.

# Applicant Outreach Summary

2025 May 30



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

---

**Project name:** 1516 & 1520 28 Ave SW

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On May 14th, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

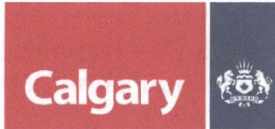
We have also contacted community association and councilor's office for comments. Until today, we haven't received any response yet.

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate neighbour, local residents, community association and ward councillor office

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

We believe those concerns can be properly dealt with at the development permit stage.

### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Continue engage with local residents, Councillor office and community association. And better explain to local residents about proposed developments and restrictions under H-GO.

[calgary.ca/planningoutreach](http://calgary.ca/planningoutreach)

# Community Association Response



August 14, 2025

**The City of Calgary Planning Services**

**Attention: File Manager, Emily Wu**

Community Planning, Planning & Development, The City of Calgary

**Re: Application LOC2025-0116; 1516 and 1520 28 AV SW**

Dear Emily,

We are writing on behalf of the Marda Loop Communities Association (MLCA) Planning & Mobility Committee to provide comments on **LOC2025-0116**, a proposed land use amendment at 1516 and 1520 28 Avenue SW that seeks to change the land use designation from M-C1 to H-GO.

We recognize that this application aligns with the direction provided within the West Elbow Local Area Plan. Although we lament the loss of 100+ year old homes, we have no comments on the proposed land use district. Rather, our comments are focused on future Development Permit-related details, as follows:

- The site has mature trees and shrubs, which provide environmental and aesthetic benefits to both the local community and the broader city. These trees and shrubs should be preserved to the greatest extent possible. Where preservation is determined to be infeasible, the new development should aim to include additional trees beyond the minimum the Land Use Bylaw requires to offset the loss, as new trees do not provide the same benefits as mature trees.
- New development is encouraged to respect the heritage character of the existing homes and the neighbouring properties, in terms of architectural style and materials.
- Waste and recycling should be managed through Moloks or other waste management solutions rather than individual bins, which can proliferate on developments like this.
- Prior to submitting a Development Permit for the site, we encourage the applicant to reach out to the Marda Loop Communities Association to start a constructive, collaborative process.

Thank you for the opportunity to provide comments.

Sincerely,

Planning & Mobility Committee, Marda Loop Communities Association

# PROPOSED

CPC2025-0885  
ATTACHMENT 5

## BYLAW NUMBER 169D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0116/CPC2025-0885)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

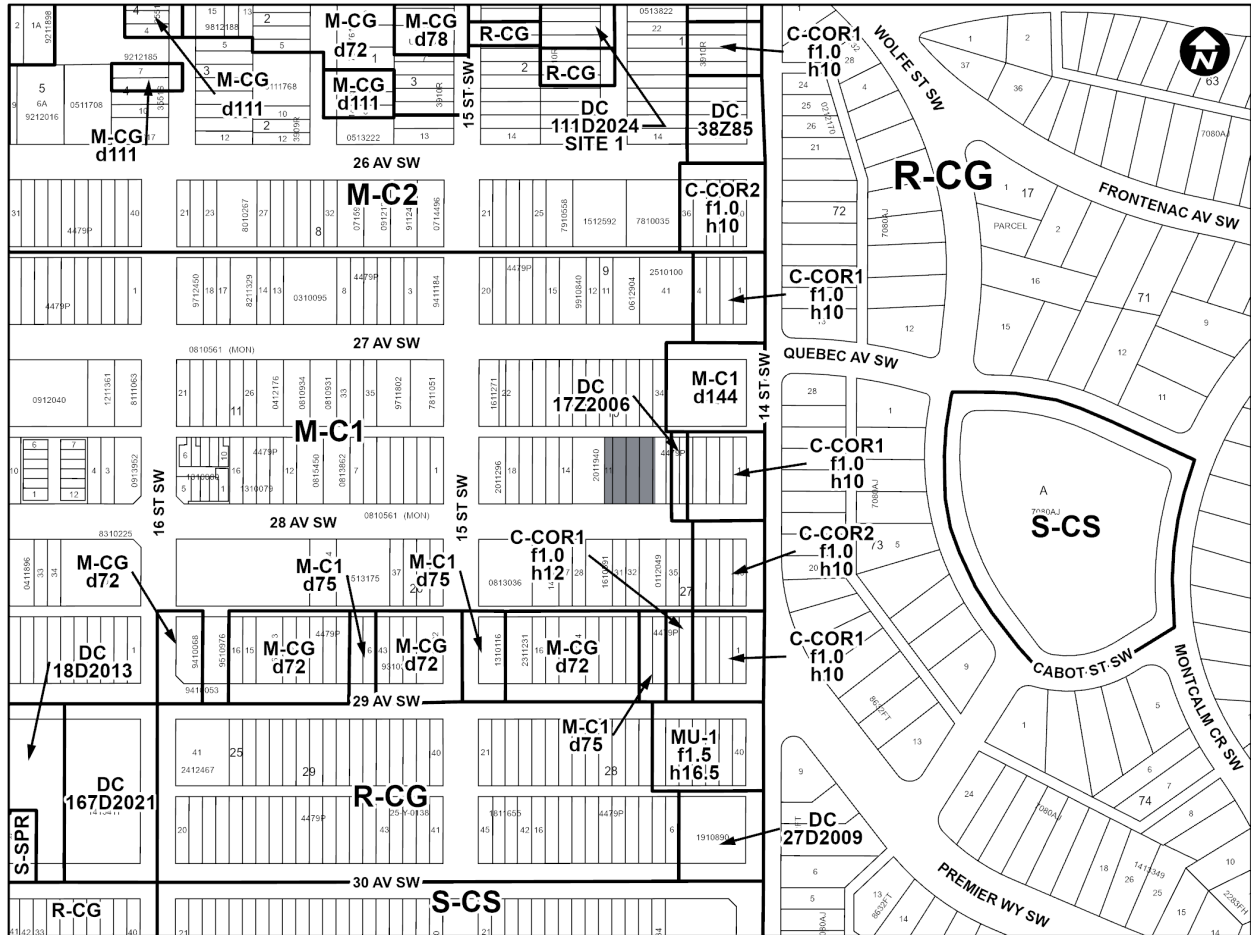
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CITY CLERK  
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2025-0116/CPC2025-0885  
BYLAW NUMBER 169D2025

## SCHEDULE A



**AMENDMENT LOC2025-0116/CPC2025-0885  
BYLAW NUMBER 169D2025**

**Land Use Amendment in Sunalta (Ward 8) at 1528 – 16 Avenue SW, LOC2025-0024**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 1528 – 16 Avenue SW (Plan 5380V, Block 202, Lot 33) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate Health Care Services, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 OCTOBER 2:**

That Council give three readings to **Proposed Bylaw 171D2025** for the redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 1528 – 16 Avenue SW (Plan 5380V, Block 202, Lot 33) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate Health Care Services, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the site to a Direct Control (DC) District based on the site's existing Multi-Residential – Contextual Medium Profile (M-C2) District to accommodate a Health Care Service use.
- The proposal aligns with the *Municipal Development Plan* (MDP) and the *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application allows for expansion of the existing psychology practice (currently operating as a Home Occupation – Class 2) to address the growing demand for mental health services.
- Why does this matter? The proposed DC District would offer additional accessible mental health services within the community, reducing travel time and barriers to care.
- A development permit (DP2025-00926) for a Change of Use: Health Care Service has been submitted and is under review.
- There is no previous Council direction related to this application.

**DISCUSSION**

This application, in the southwest community of Sunalta, was submitted by the landowner, Lindsey Stephenson, on 2025 February 07. The approximately 0.03 hectare (0.07 acre) site is located at 1528 – 16 Avenue SW, midblock between 14 Street SW and 15 Street SW. The site is currently developed with a single detached building with a rear parking pad accessible from the lane to the north.

The Applicant Submission (Attachment 3) indicates the owner intends to redesignate the subject property to allow for expansion of the existing psychology practice within the existing building. The existing psychology practice is currently operating on a temporary basis as a Home Occupation – Class 2 which places limitations on the size of the practice, number of business

**Land Use Amendment in Sunalta (Ward 8) at 1528 - 16 Avenue SW, LOC2025-0024**

associated vehicle trips per week, and methods of advertising to the general public. A development permit (DP2025-00926) proposing a Change of Use: Health Care Service proposing expansion of the existing psychology practice has been submitted and is currently under review.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant visited adjacent neighbours along 16 Avenue SW, informing of the redesignation application and plans to expand the existing psychology practice beyond the limits of the Home Occupation – Class 2 approval. Additionally, the applicant emailed the Sunalta Community Association (CA) and Ward 8 Office advising of the project. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration did not receive any letters of opposition or support from the public, and the Sunalta CA did not respond to the City's request for comments.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed application enables a Health Care Service use in the existing building which will allow for the continuation of psychological services for the community.

**Environmental**

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Planning and Development Services Report to  
Calgary Planning Commission  
2025 October 02

ISC: UNRESTRICTED  
CPC2025-0827  
Page 3 of 3

**Land Use Amendment in Sunalta (Ward 8) at 1528 - 16 Avenue SW, LOC2025-0024**

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**Economic**

The proposed land use amendment provides the opportunity to support a small-scale business in an existing building that is compatible with the context of the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
- 2. Proposed Bylaw 171D2025**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Sunalta, midblock along 16 Avenue SW between 14 Street SW and 15 Street SW. The site is approximately 0.03 hectares (0.07 acres) in size and has dimension of approximately 7.5 metres wide by 40 metres deep. The site is currently developed with a single detached dwelling with a parking pad accessible from the rear lane to the north. The site is located in the Inner City area and is within a Neighborhood Main Street area as defined in the *Municipal Development Plan* (MDP). The site is well served by transit, with bus stops located along 17 Avenue SW and 14 Street SW. Properties surrounding the site are designated as Multi-Residential – Contextual Medium Profile (M-C2) District, Multi-Residential – Contextual Grade-Oriented (M-CG) District, and Commercial – Corridor 1 (C-COR1) District which are developed with a variety of low-scale residential development and commercial uses.

## Community Peak Population Table

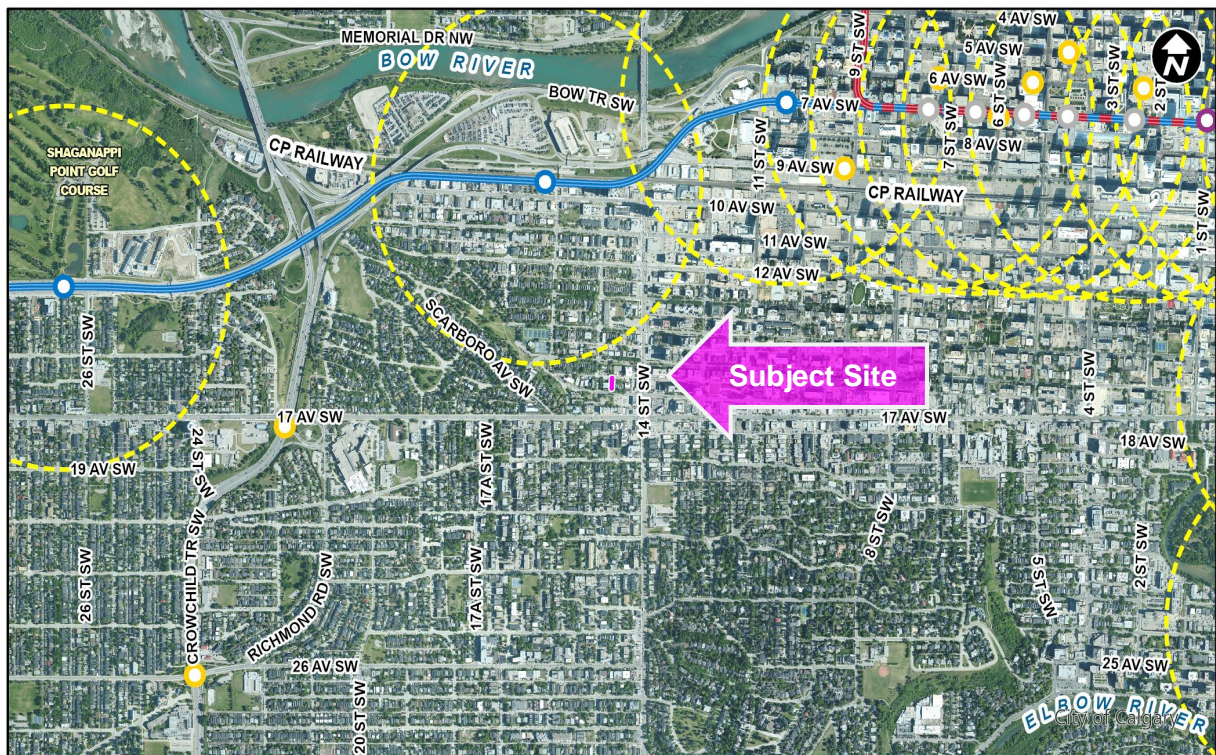
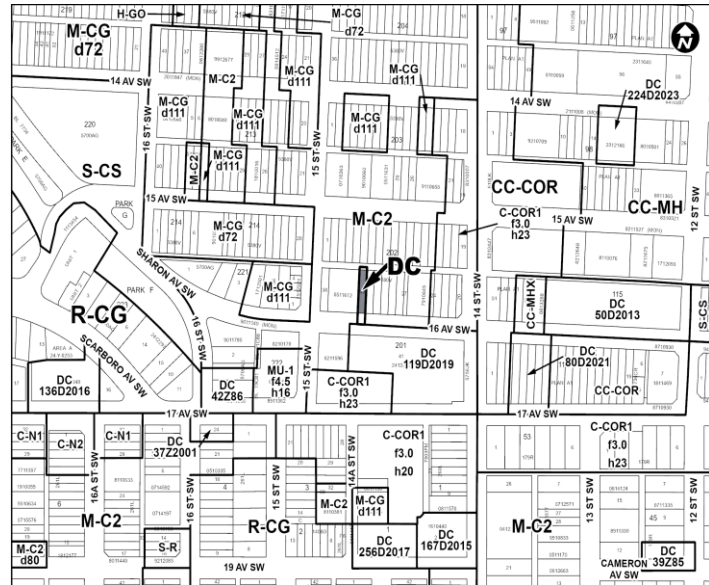
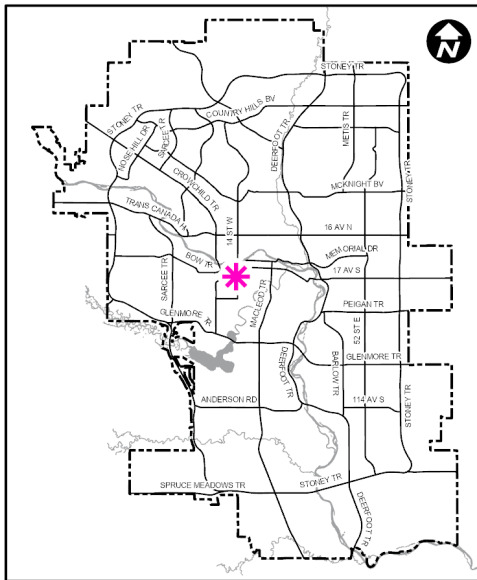
As identified below, the community of Sunalta reached its peak population in 2015.

<b>Sunalta</b>	
Peak Population Year	2015
Peak Population	3,454
2019 Current Population	3,239
Difference in Population (Number)	- 215
Difference in Population (Percent)	- 6.22%

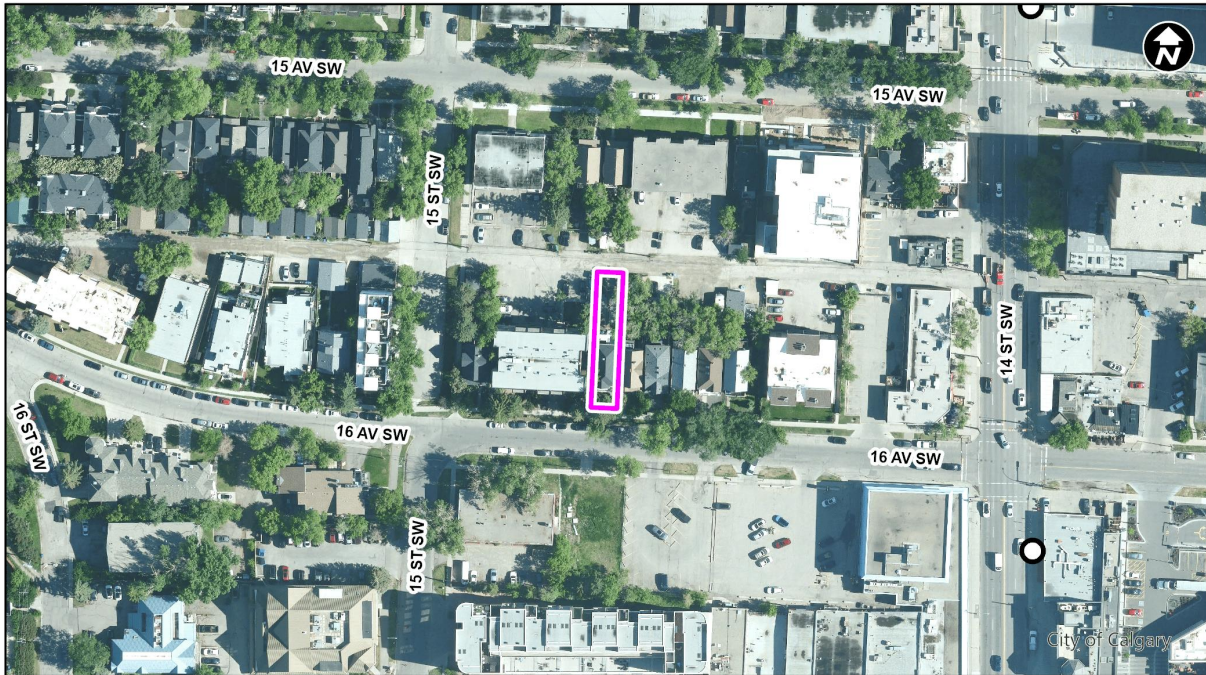
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Sunalta Community Profile](#).

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Multi-Residential – Contextual Medium Profile (M-C2) District is a multi-residential designation in the developed area that is primarily intended for three to five-storey apartment buildings. The district is intended for multi-residential development that will typically have more Dwelling Units and higher traffic generation than low-density residential dwellings and the M-CG and M-C1 Districts. Health Care Service is a supported use when incorporated into a Live Work Unit, however, the use area must not exceed 50.0 percent of the gross floor area of the Dwelling Unit. Health Care Service is only allowed in the M-C2 District, as part of a Live Work Unit, and only if it occupies a maximum of 50.0 percent of the gross floor area.

The proposed DC District is based on the M-C2 District with the additional discretionary use of Health Care Service. The intent of the DC District is to allow the existing psychology practice (currently operating in the existing building on a temporary basis as a Home Occupation – Class 2) to expand its operation throughout the existing building. Under the current Home Occupation – Class 2 approval, the size of the existing psychology practice is restricted to the lesser of 20.0 per cent of the cumulative floor area of the Dwelling Unit, or 30.0 square metres. The Home Occupation – Class 2 use also restricts business associated vehicle visits to the parcel to a maximum of 15 vehicle visits per week and places limits on how the practice can be advertised to the public. Through approval of the proposed DC District, the psychology practice can expand its operations in the existing building.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to its unique characteristics. This proposal allows for the applicant's psychology practice to expand its operation in the existing building while maintaining the M-C2 District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test of relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

### **Development and Site Design**

The rules of the proposed DC District, which incorporate the rules of the M-C2 District, would provide guidance for the development of the site, including appropriate uses, building height, landscaping and parking.

### **Transportation**

The site fronts onto the Residential Street of 16 Avenue SW and is in close proximity to 17 Avenue SW and 14 Street SW, both considered Neighborhood Boulevards. The parcel and local area are served by the Always Available for All Ages and Abilities (5A) Network of cycling infrastructure with an existing on-street bikeway along 15 Street SW and 15 Avenue SW, which provides connections to dedicated bike lanes. The subject site is well-served by Calgary Transit with bus stops located along 17 Avenue SW and 14 Street SW. Westbound Route 2 and Route 6 (Mount Pleasant/Killarney 17 Av SW and Killarney/26 Av SW) are located 250 metres away (a three-minute walk) on 17 Avenue SW. Additionally, the northbound Route 7 and Route 22 (Marda Loop and Richmond Rd SW) are located 150 metres away (a two-minute walk) on 14 Street SW.

Vehicular access to the subject site is anticipated to be provided from the rear lane. On-street parking is unrestricted along 16 Avenue SW adjacent to the site.

### **Environmental Site Considerations**

No environmental concerns were noted for this site.

### **Utilities and Servicing**

Water, storm and sanitary mains are available to service the subject site. Details of the site servicing will be reviewed at the development permit stage.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located within the Neighbourhood Main Street area (Map 1: Urban Structure) of the [Municipal Development Plan](#) (MDP). The applicable MDP policies of Neighborhood Main Street areas encourage a broad mix of residential, employment and retail uses at low to medium densities, with a target intensity of 100 jobs and people per hectare, gradually stepping down from the Main Street. The proposed land use amendment to add Health Care Service as a discretionary use to the base M-C2 District aligns with the applicable policies of the MDP.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **West Elbow Communities Local Area Plan (LAP) (Statutory – 2025)**

The subject site is located within the Neighbourhood Connector Urban Form Category (Map 3: Urban Form) with a Low Building Scale Modifier (Map 4: Building Scale) in the [West Elbow Communities Local Area Plan](#) (LAP). This supports development of primarily residential uses and may also include a range of local commercial uses such as live-work units, home-based businesses and personal service uses up to six storeys in height. The proposed land use amendment to add Health Care Service as a discretionary use to the M-C2 District aligns with the applicable policies of the LAP.



# PROPOSED

CPC2025-0827  
ATTACHMENT 2

## BYLAW NUMBER 171D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0024/CPC2025-0827)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

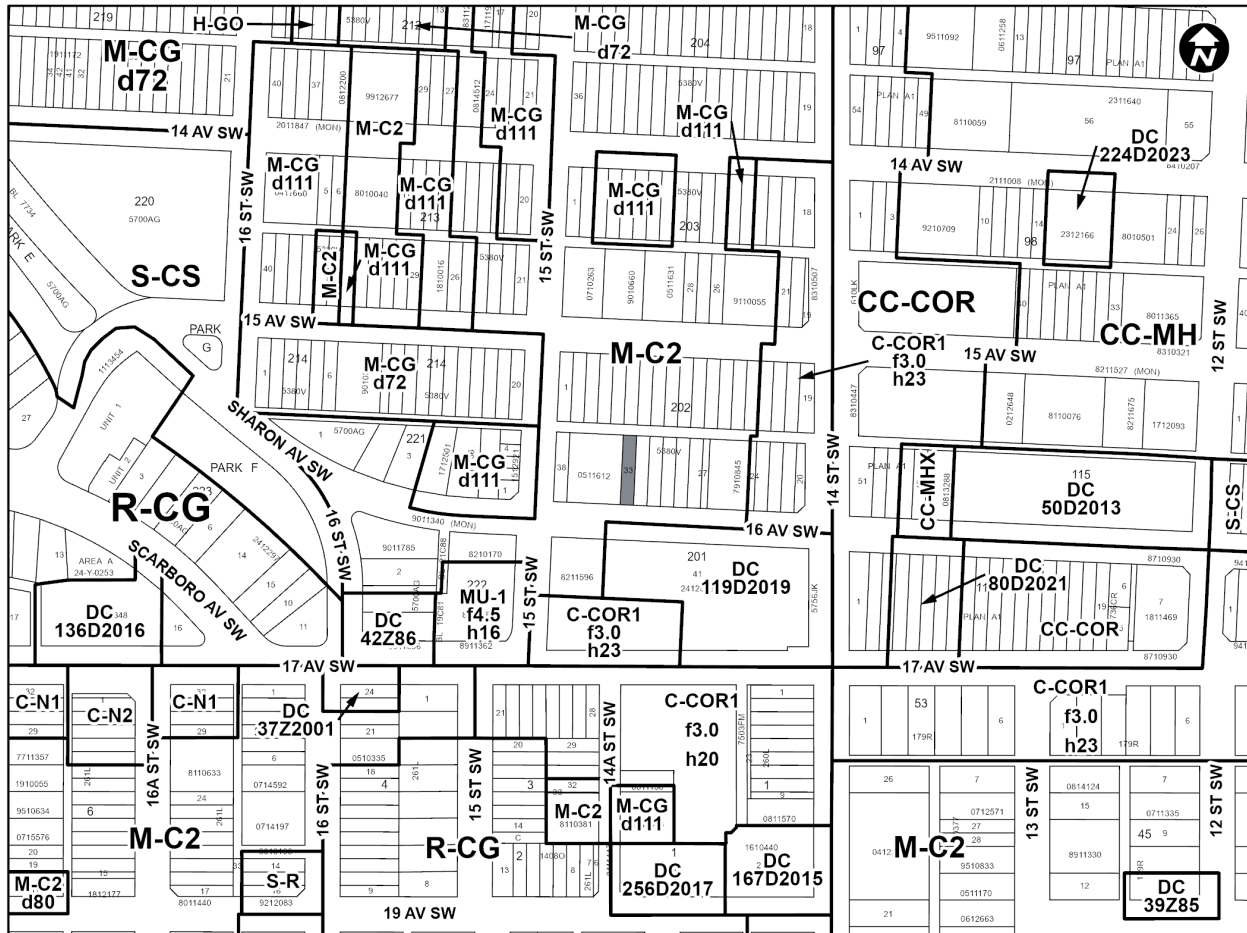
READ A THIRD TIME ON \_\_\_\_\_

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MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

**AMENDMENT LOC2025-0024/CPC2025-0827  
BYLAW NUMBER 171D2025**

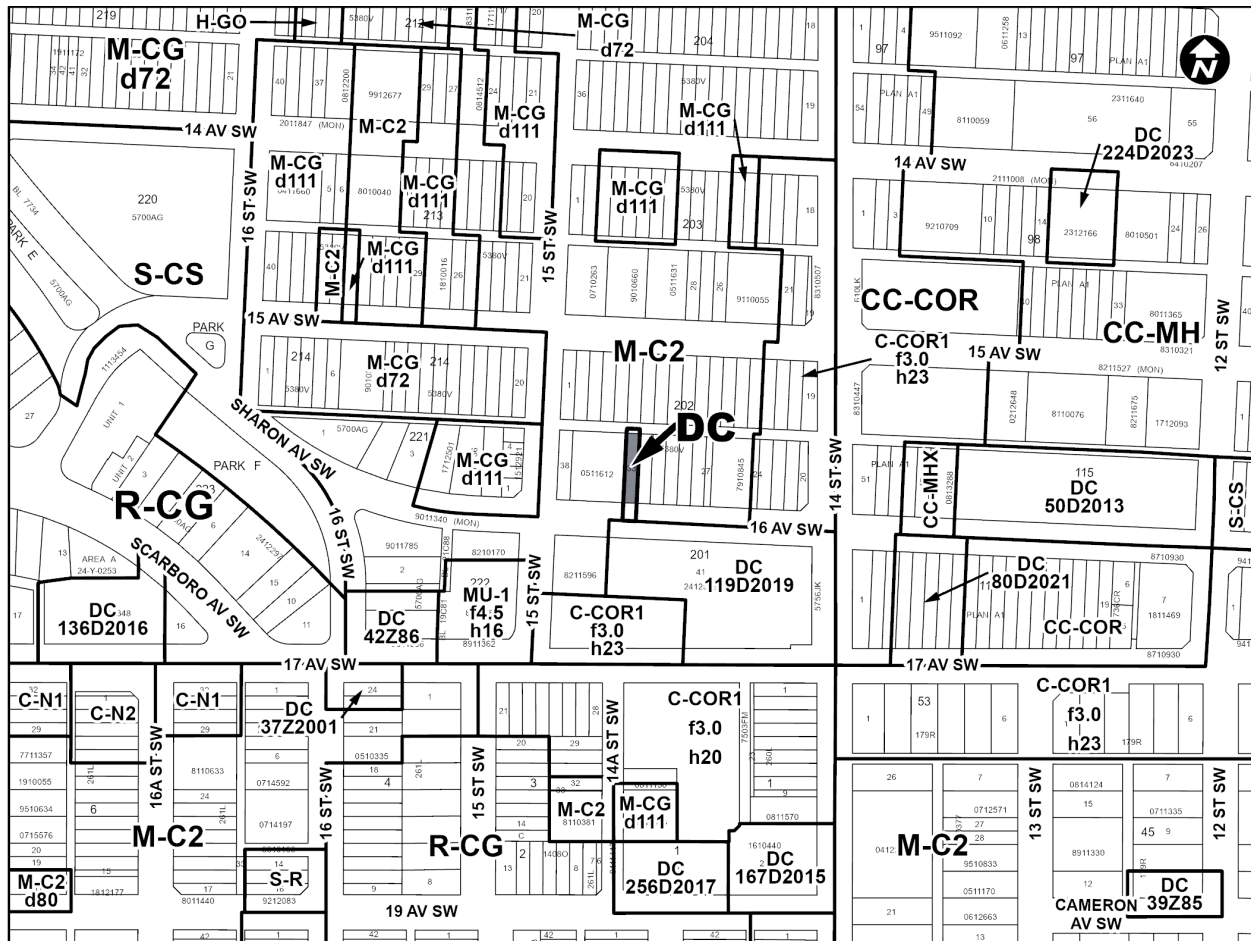
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2025-0024/CPC2025-0827  
BYLAW NUMBER 171D2025

## SCHEDULE B



## DIRECT CONTROL DISTRICT

### Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of health care service.

### Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

### Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

### Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

# PROPOSED

AMENDMENT LOC2025-0024/CPC2025-0827  
BYLAW NUMBER 171D2025

## Discretionary Uses

- 5 The ***discretionary uses*** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of the following when the ***use*** is located within a ***building*** existing as of the date of passage of this Direct Control District Bylaw:

(a) **Health Care Service.**

## Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

## Relaxations

- 7 The ***Development Authority*** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

# Applicant Submission



**WELLNESS**  
PSYCHOLOGY

1528 16 Ave SW, Calgary, AB T3C 0Z8  
lindsey@wellnesspsychology.ca  
(587) 767-0530  
wellnesspsychology.ca

## Applicant Submission

### Project Overview

- **Applicant:** Lindsey Stephenson (Wellness Psychology Ltd.)
- **Property Address:** 1528 16 Ave SW, Calgary, Alberta, T3C 0Z8
- **Application:** Rezoning from M-C2 to Direct Control to establish a health care service for a psychology practice.

### Proposal Description

This application seeks to rezone the property at 1528 16 Ave SW from M-C2 (Multi-Residential – Contextual Medium Profile) to Direct Control (DC) to permit its use as a Health Care Service, specifically for a psychology practice. The rezoning will allow the property to operate in accordance with the City's bylaw requirements, ensuring the provision of essential mental health services to the community. The proposed psychology practice aims to offer a range of mental health services, including individual, couples, and family therapy. The practice will adhere to all municipal regulations and bylaws, with business hours to be determined but not expected to vary significantly from standard business hours.

### Planning Justification

The proposed rezoning aligns with the City of Calgary's Municipal Development Plan (MDP), the Sunalta Area Redevelopment Plan (SARP), and the West Elbow Communities Local Area Plan (WECLAP). The rezoning supports the goal of providing accessible health care services within residential communities. By establishing a psychology practice at this location, the objective is to:

- **Enhance Community Well-being:** Provide essential mental health services that promote wellness and overall mental health.
- **Increase Accessibility:** Offer easily accessible mental health services within the community, reducing travel time and barriers to care.
- **Support Local Economy:** Contribute to the local economy by bringing a professional service to the neighborhood.
- **Optimize Land Use:** Utilize the property efficiently, ensuring it meets the needs of the community while maintaining its historical and residential character.
- **Expand Services:** Address the growing demand for mental health services in society, with plans to expand services to accommodate more clients.
- **Precedent with Lawson Collab:** In 2023, Lawson Collab, a psychology practice operating in a similar building and zoning in the nearby neighborhood of Cliff Bungalow (534 23 Ave



SW), had its rezoning request to Direct Control approved. Lawson Collab has a similar size, staffing structure, and client base as the proposed practice at 1528 16 Ave SW.

### Community Benefits

The establishment of a psychology practice will address the growing need for mental health support within the community and society as a whole. Through outreach efforts, positive relationships with neighboring residents and businesses will be built, ensuring their voices are heard and concerns addressed. The proposed use is compatible with the surrounding residential and commercial mix, enhancing the community's overall quality of life.

### Alignment with MDP, SARP, and WECLAP

The rezoning aligns with:

- **MDP:** Promotes a mix of land uses, increases accessibility to health services, and supports the local economy.
- **SARP:** Utilizes existing infrastructure, enhances the quality of life for residents, leverages proximity to public transit, encourages sustainable transportation, and maintains the neighborhood's character.
- **WECLAP:** Improves walkability, maintains the historical character of the home, and utilizes public transit and bike lanes to support sustainability goals.

### Accessibility and Parking

The property is close to multiple bus routes along 14th Street and 17th Ave, the Sunalta LRT station, and bike lanes on 12th, 14th, and 15th Avenues, and 14th Street, ensuring convenient access for clients. Free street parking is available along 16th Avenue (between 14th and 16th Street), around Sacred Heart School, and in adjacent neighborhoods. The property will also include a bike rack and parking for staff and potentially clients at the back (up to 6 vehicles).

### Stakeholder Engagement

A thorough community outreach strategy has been developed to inform and engage with local residents, businesses, and community associations. This includes:

- **Door-to-Door Engagement:** Direct verbal communication with residents to share information, answer questions, and collect feedback.
- **Communicating with Sunalta Community Association:** Informing and addressing concerns.
- **Reaching Out to Ward Councillor:** Notifying and involving the ward councillor for support.

### Supplementary Materials

In addition to this Applicant Submission, an outreach report summarizing community feedback and details of ongoing community interactions have been prepared.

# Applicant Outreach Summary



1528 16 Ave SW, Calgary, AB T3C 0Z8  
lindsey@wellnesspsychology.ca  
(587) 767-0530  
wellnesspsychology.ca

## Outreach Strategy for Rezoning 1528 16 Ave SW to a Health Care Service

**Goal:** Rezone the property from M-C2 to Direct Control to establish a health care service for a psychology practice, ensuring transparent communication and gathering feedback from the community.

### 1. Project Overview

- **Applicant:** Lindsey Stephenson (Wellness Psychology Ltd.)
- **Property Address:** 1528 16 Ave SW, Calgary, Alberta, T3C 0Z8
- **Application:** Rezoning from M-C2 to Direct Control to establish a health care service for a psychology practice.

### 2. Project Objectives

- Inform the surrounding community about the proposed rezoning application.
- Gather community feedback and address any potential concerns.
- Build positive relationships with residents and community associations.
- Ensure the proposed use is compatible with the surrounding neighborhood.

### 3. Target Audience

- Residents: Within a 50-meter radius of 1528 16 Ave SW.
- Community Associations: Sunalta Community Association.

### 4. Outreach Methods

- **Door-to-Door Outreach:** From January 27 to January 31, 2025, engage with residents within the target area through direct verbal communication. I will visit each household to provide information, answer questions, address concerns, and collect feedback. This personal approach ensures that we are accessible and responsive to the community's needs.
- **Community Association Engagement:** On January 28, 2025, I will contact Sunalta Community Association, informing them of the zoning application and supporting documents, and addressing any concerns raised.
- **Ward Councillor Engagement:** On January 28, 2025, I will contact Ward Councillor Courtney Walcott to solicit their feedback on the project.



## 5. Timeline

- **Door-to-Door Outreach:** January 27-31, 2025
- **Community Association Engagement:** January 28, 2025
- **Ward Councillor Engagement:** January 28, 2025

## 6. Collect and Address Feedback

- **Document Feedback:** Keep a record of all feedback received from community members.
- **Respond to Concerns:** Address any concerns or questions raised by the community, offering reasonable solutions like designated parking for staff and potentially for clients.
- **Summarize Findings:** Prepare a summary report of the feedback and how it has been addressed, to include in your application.

## 7. Communicate with the City

- **Submit Outreach Report:** Include the outreach strategy, materials, feedback summary, and responses in the rezoning application. Highlight the community benefits of the new psychology practice.
- **Follow-Up:** Maintain open lines of communication with the City of Calgary's planning department and the local councillor.

## 8. Communication and Feedback

- **Maintain Open Communication:** Ensure consistent communication with the community throughout the process and respond promptly to inquiries.
- **Submit Summary:** Document all outreach activities and feedback, and submit a summary to the City of Calgary as part of the zoning application.

## 9. Inclusivity and Accessibility

- **Accessibility:** Ensure outreach materials are accessible to all community members, including those with disabilities. Provide translated materials if necessary.

## Key Considerations

- **Start Outreach Early:** Begin outreach early in the process to allow ample time for community engagement and feedback.
- **Tailored Approach:** Use a variety of outreach methods to reach a diverse audience and ensure comprehensive feedback.
- **Transparency:** Be transparent and open to input, showing the community that you value their opinions.
- **Close the Loop:** Report back to stakeholders on project decisions and outreach results to maintain trust and transparency.

**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2025-0089**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.36 hectares  $\pm$  (0.88 acres  $\pm$ ) located at 1109 and 1117 Macleod Trail SE and 229 and 233 – 11 Avenue SE (Plan C; Block 80; Lots 15 to 28) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
OCTOBER 2:**

That Council give three readings to **Proposed Bylaw 170D2025** for the redesignation of 0.36 hectares  $\pm$  (0.88 acres  $\pm$ ) located at 1109 and 1117 Macleod Trail SE and 229 and 233 – 11 Avenue SE (Plan C; Block 80; Lots 15 to 28) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for high-density mixed-use development and establish a site area that includes a road widening setback that was previously dedicated to the City in advance of development.
- This application is supportable, as the DC District is based on the Centre City Mixed Use District (CC-X) and will facilitate development that is in keeping with the context of the area. This application also aligns with the *Municipal Development Plan* (MDP) and *Beltline Area Redevelopment Plan*.
- What does this mean to Calgarians? This redesignation would provide opportunity for redevelopment that would add to the revitalization taking place in this community.
- Why does it matter? By providing new housing options and additional commercial spaces, redevelopment may support the growth of a diverse population as well as existing businesses within the community.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, located in the southwest community of Beltline, was submitted by B&A Studios on behalf of the landowner, Keynote Development Corporation (Trioquest Realty Advisors Inc.), on 2025 April 15. No development permit has been submitted at this time.

The subject site consists of four parcels of land with a total site area of approximately 0.36 hectares (0.88 acres). The site encompasses approximately one third of the city block that includes the three existing Keynote mixed-use buildings, and fronts on to 11 Avenue SE, Macleod Trail SE and 12 Avenue SE. The site currently has one small commercial building and is also home to the Calgary Labour Temple, which is listed on the Inventory of Evaluated

### **Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2025-0089**

Historic Resources by Heritage Calgary. It is not, however, designated as a Municipal Historic Resource, so it is not legally protected from alteration or demolition.

As identified in the Applicant Submission (Attachment 3), this application proposes to redesignate the site from an existing DC District (Bylaw 72Z84) to a new DC District to update site-specific rules such as setbacks and allow for a site area that includes the road widening setback previously dedicated to the City.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

#### **ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### **Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. The applicant team developed several different ways to connect with the public. Signage was placed on site to notify the public of the proposed project in addition to the standard notice posting signage. The applicant team also hosted a virtual information session and conducted an email outreach to interested parties. Please refer to the Applicant Outreach Summary (Attachment 4) for additional details on the engagement undertaken.

#### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 86 letters in opposition from the public, which stated concerns regarding increased traffic congestion in the area, safety issues related to the proposed concentration of parkade entrances, loading and servicing functions, and blocking of views for adjacent residents.

Administration also received seven letters in support from the public, which cited support for the mass and scale of development being proposed for this prominent location, along with support for increased housing downtown.

The Beltline Neighbourhoods Association sent a letter in support of the application (Attachment 5).

Administration reviewed the comments that were submitted and has confirmed that the land use amendment application would allow for a very similar type of development to what is allowed with the existing land uses on site. Traffic and site design will be reviewed at the development permit stage to ensure a compatible development.



**Planning and Development Services Report to  
Calgary Planning Commission  
2025 October 02**

**ISC: UNRESTRICTED  
CPC2025-0682  
Page 3 of 3**

**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2025-0089**

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application will be posted on site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

This application would allow for new development in an established community that may accommodate the housing needs of a wide range of age groups, lifestyles and demographics. In addition, new commercial development in the area would also attract and service additional residents.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

**Economic**

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing and commercial uses in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
- 2. Proposed Bylaw 170D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Beltline at the northwest corner of 12 Avenue SE and Macleod Trail SE. The site totals approximately 0.36 hectares (0.88 acres) in area and is “L” shaped with its widest depth at approximately 55 metres and longest length of approximately 85 metres. The site currently has a small-scale commercial building, surface parking lot and the [Calgary Labour Temple building](#).

Surrounding development is characterized by a mix of commercial and residential development. Directly to the west of the site across Macleod Trail SE is Pixel Park. To the south of the site is the newly completed BLVD Beltline, a mixed-use two-tower development. To the east of the site are the three existing Keynote towers, containing high density office and residential development with a supermarket and other commercial uses at grade.

The subject site is directly adjacent to Macleod Trail SE, 11 Avenue SE and 12 Avenue SE. All three of these streets are main pedestrian and vehicular corridors in Beltline. There is a separated cycle track along 12 Avenue SE that provides an east-west connection. The site is well served by transit with the Victoria Park / Stampede LRT Station located 300 metres (a five-minute walk) to the south. Bus Route 24 (Ogden) between Quarry Park and downtown stops on 12 Avenue SE directly south of the site (less than one-minute walk).

## Community Peak Population Table

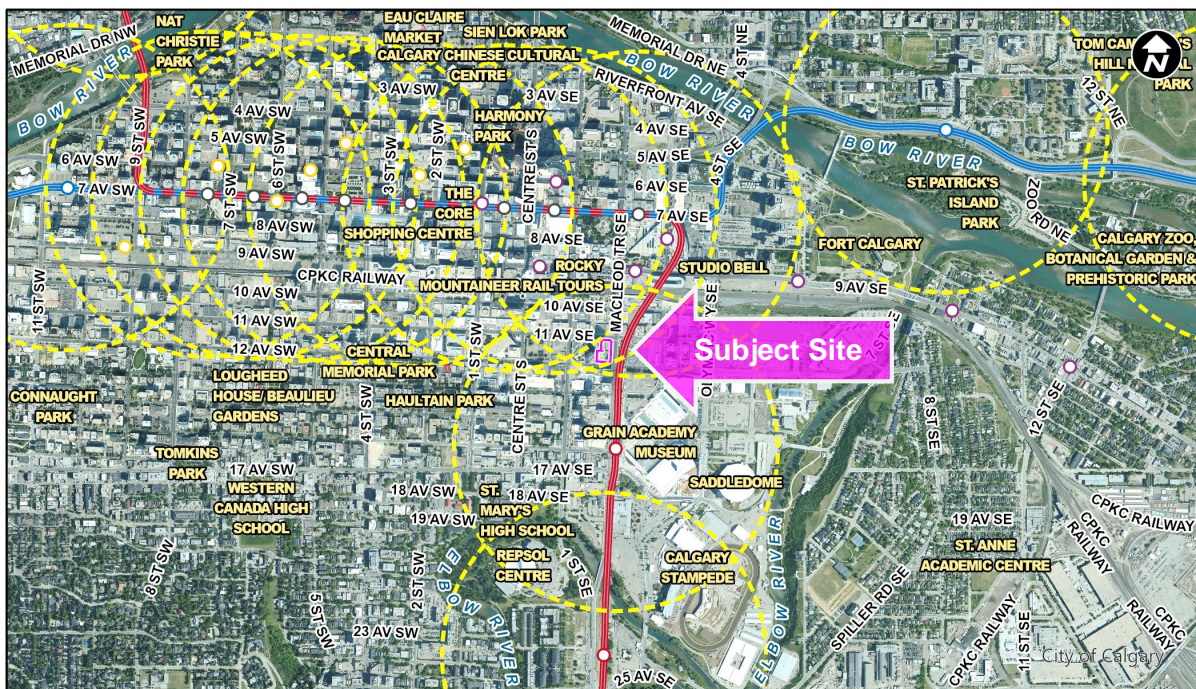
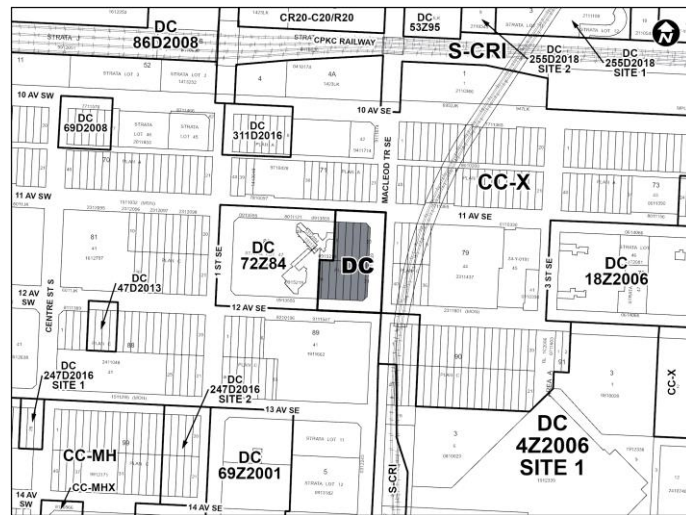
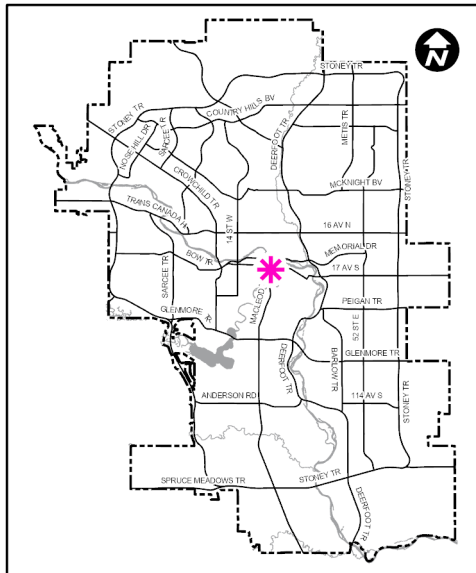
As identified below, the community of Beltline reached its peak population in 2019.

<b>Beltline</b>	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

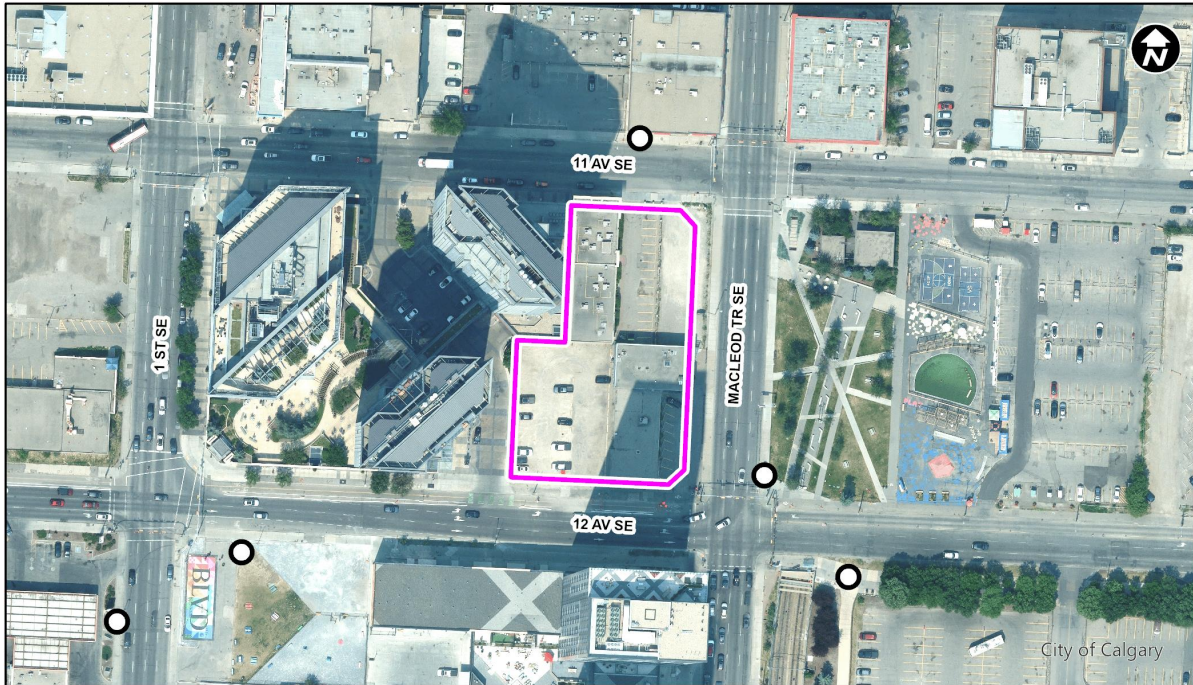
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Beltline Community Profile](#).

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Direct Control (DC) District ([Bylaw 72Z84](#)) allows for a range of commercial and residential uses. The DC District allows for a maximum floor area ratio (FAR) of 8.0 with no maximum height and no provision for density bonusing. The existing DC is based on Land Use Bylaw 2P80, which includes a provision to allow for land that has been previously dedicated to the City at no cost to be included in the density calculation.

The proposed DC District is based on the Centre City Mixed Use (CC-X) District, which provides for a mix of commercial and residential with a maximum base density of 8.0 FAR. The density in this DC District can be increased up to a maximum of 12.0 FAR in accordance with the density bonusing provisions contained in the *Beltline Area Redevelopment Plan* (ARP).

The proposed DC District states that the area of land that was previously dedicated to the City for the purpose of road widening is to be included when calculating density. The intent of this DC District rule is to acknowledge that this road widening area was dedicated to the City in advance of a development permit application. Typically, the road widening setback is done at the end of the development permit process, and the land area is used in the density calculation. However, in this case, it has already been dedicated. Land Use Bylaw 1P2007 does not include the same provision as Bylaw 2P80 to include the land in the density provision once it has been dedicated.

This DC District also outlines setback rules specific to this location, allowing for a slightly larger setback from Macleod Trail SE than in the base CC-X District. A Residential vehicle parking rate has been included in the proposed DC District that is aligned with the multi-residential parking rates with transit proximity reduction.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed vision due to the site-specific regulations required. This proposal allows for the applicant's intended development to be delivered by utilizing a bonus system while maintaining the CC-X District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. The proposed DC District also allows for relaxations for sections 8 and 9, which are rules for setbacks and vehicle parking.

### **Development and Site Design**

If the land use redesignation is approved by Council, the rules of the proposed DC District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and site access. Additional items that will be considered through the development permit process would include:

- ensuring an engaging built interface along all frontages of the development, including Macleod Trail SE, 11 Avenue SE and 12 Avenue SE;
- integration of the new development with the public realm; and
- ensuring high quality finishes and materials that are in keeping with the surrounding context.

### **Transportation**

Pedestrian access is available from Macleod Trail SE, 11 Avenue SE and 12 Avenue SE. The grid network of sidewalks throughout the neighbourhood provides multiple routing options for pedestrians. In addition, the 12 Avenue SE cycle track runs along the south edge of the site.

The site benefits from strong connectivity for all transportation modes. The site is well served by Calgary Transit with a bus stop directly adjacent to the site along 12 Avenue SE (Route 24 – Ogden) (less than a one-minute walk). The Victoria Park/Stampede Station is 300 metres south of the site (about a five-minute walk).

### **Environmental Site Considerations**

No environmental concerns have been identified at this time.

### **Utilities and Servicing**

Public water, sanitary, and storm deep main utilities exist within the adjacent public right-of-way. Ultimate development servicing will be determined at the future development permit stage.



## Legislation and Policy

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is situated in the Greater Downtown area as shown on Map 1: Urban Structure of the [Municipal Development Plan \(MDP\)](#). This application is in alignment with the vision in the MDP for the Greater Downtown communities, that being mixed-use areas with high-density residential, that are vibrant destinations, connected with great streets and transit opportunities that are truly complete communities. These communities offer a variety of housing choices, diverse employment opportunities, are distinct neighbourhoods and have great public spaces for residents and Calgarians alike.

### **Greater Downtown Plan (Non-Statutory - 2021)**

This application is supported by [Calgary's Greater Downtown Plan](#), as it will help to strengthen Beltline as a community that has a variety of housing choices and helps to increase commercial opportunities for residents and the broader public.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align future development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

### **Beltline Area Redevelopment Plan (Statutory – 2006)**

The subject parcel is governed by the [Beltline Area Redevelopment Plan](#) (ARP). The site falls within Part 2 of the Plan and is in the Mixed-Use High-Density area. This application meets the objectives as outlined in the ARP, for example, providing high-density mixed-use development that will create additional amenities for the community.

# PROPOSED

CPC2025-0682  
ATTACHMENT 2

## BYLAW NUMBER 170D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0089/CPC2025-0682)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

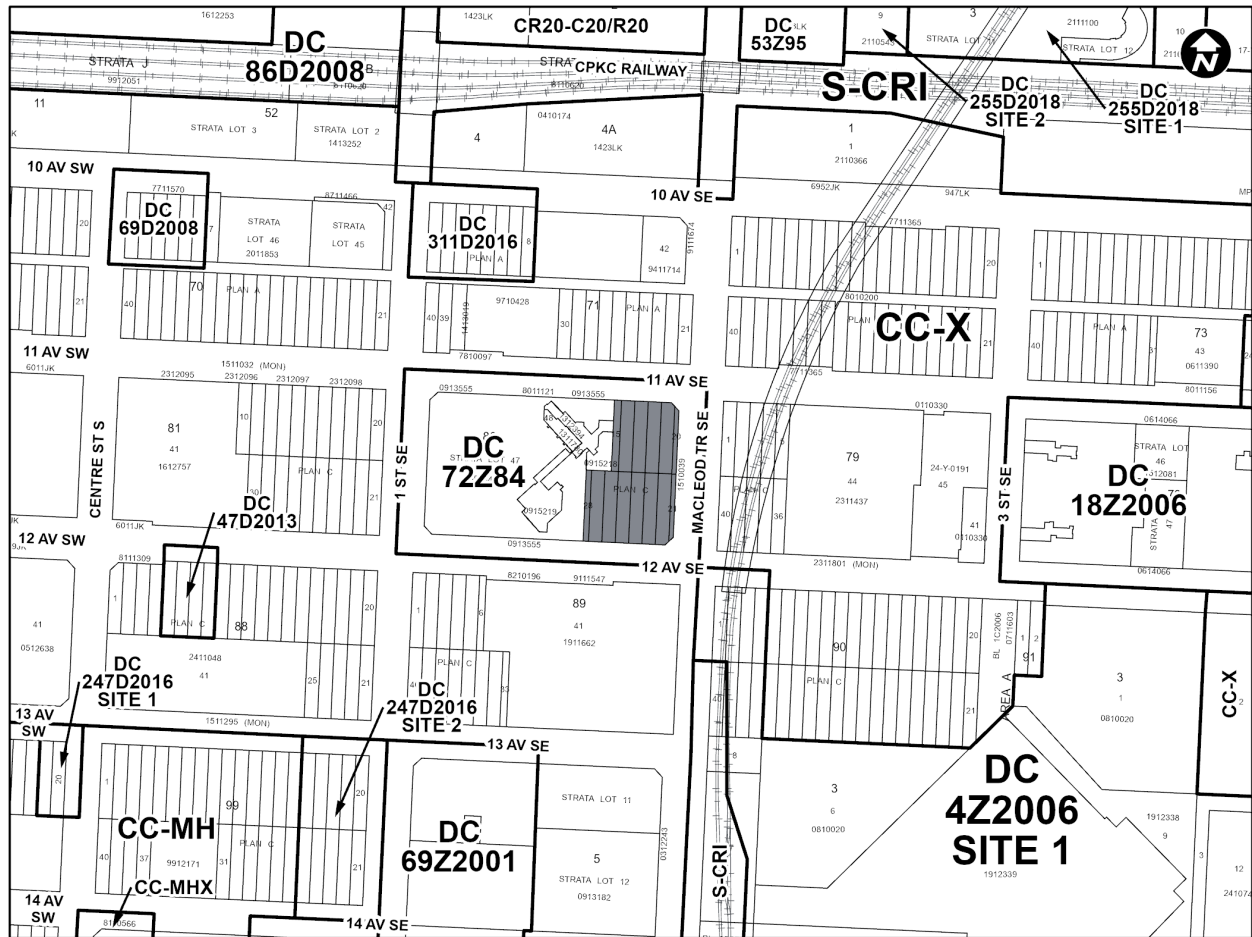
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2025-0089/CPC2025-0682  
BYLAW NUMBER 170D2025

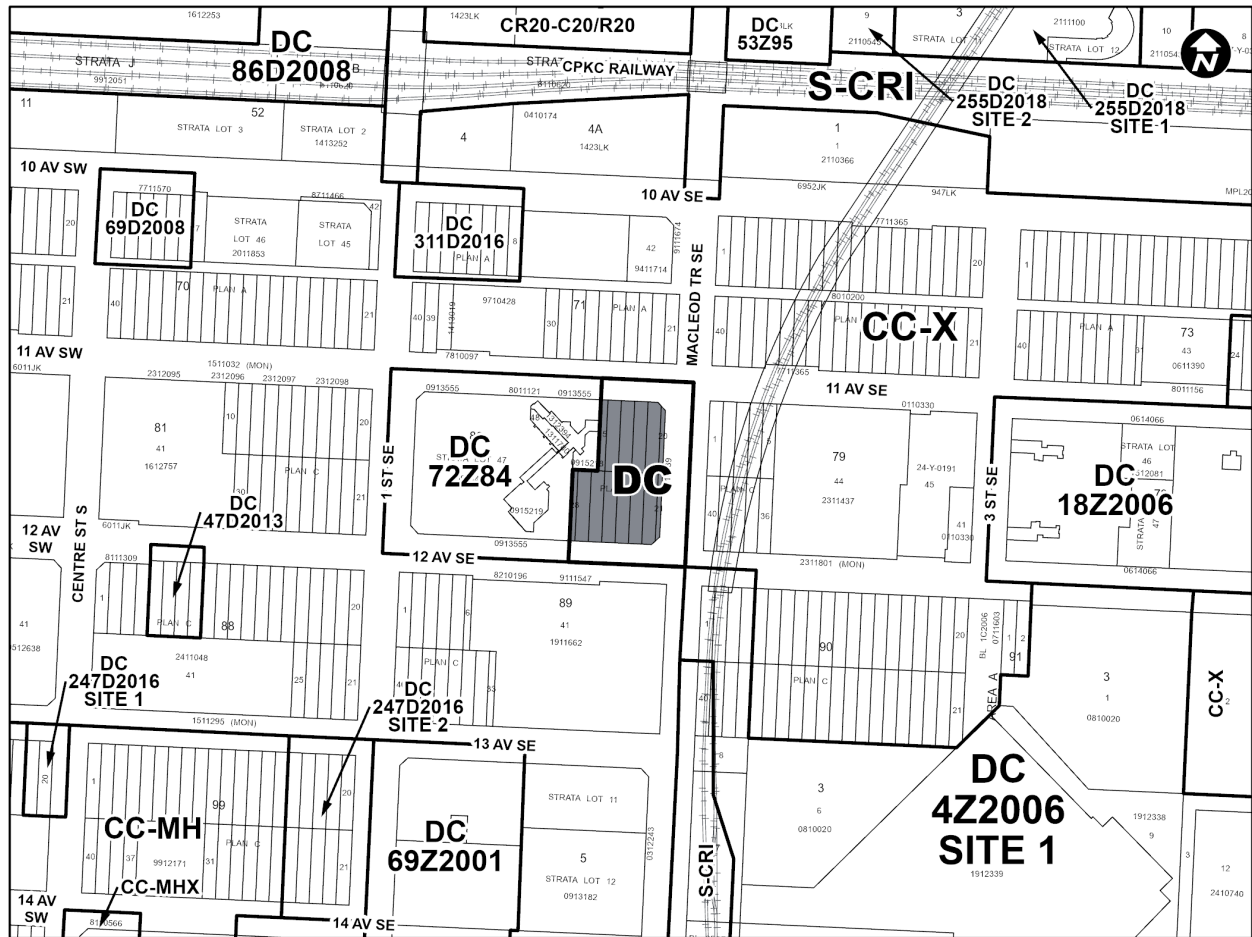
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2025-0089/CPC2025-0682  
BYLAW NUMBER 170D2025

## SCHEDULE B



## DIRECT CONTROL DISTRICT

### Purpose

- 1 This Direct Control District Bylaw is intended to allow for:
  - (a) a high-density mixed-use development; and
  - (b) the inclusion of land that was previously dedicated to The City of Calgary for a road widening setback in the calculation of floor area ratio.

### Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

### Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

# PROPOSED

AMENDMENT LOC2025-0089/CPC2025-0682  
BYLAW NUMBER 170D2025

## Permitted Uses

- 4 The **permitted uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 5 The **discretionary uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

## Area of Parcel

- 7 Where the lands in this Direct Control District have been consolidated into a single **parcel**, the area of the **parcel** is 4204.0 square metres for the purpose of calculating the **floor area ratio** for that **parcel**.

## Setback Areas

- 8 (1) Where the **parcel** shares a **property line** with 11 Avenue SE or 12 Avenue SE, the **setback area** must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres.
- (2) Where the **parcel** shares a **property line** with Macleod Trail SE, the **setback area** must have a minimum depth of 1.5 metres and a maximum depth of 8.0 metres.
- (3) Where the **parcel** shares a **property line** with another **parcel**, there is no requirement for a **setback area**.
- (4) Sections 1169, 1170 and 1171 of Bylaw 1P2007 do not apply in this Direct Control District.

## Residential Motor Vehicle Parking Stall Requirements

- 9 (1) For **developments** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.47 stalls per **unit** for resident parking;
- (b) for each **Dwelling Unit** is 0.08 **visitor parking stalls** per **unit**; and
- (c) for each **Live Work Unit** is 0.38 **visitor parking stalls** per **unit**.
- (2) Section 1157 of Bylaw 1P2007 does not apply in this Direct Control District.

## Relaxations

- 10 The **Development Authority** may relax the rules contained in Sections 6, 8 and 9 in this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.



# Applicant Submission



## Applicant's Submission

July 4, 2025

On behalf of Trioest, B&A Studios (B&A) is submitting a land use amendment application for 0.36 hectares (0.88 acres) of land consisting of 229 and 233 11 AV SE and 1109 and 1133 Macleod Trail SE (subject site) to increase the maximum floor area ratio allowed to be developed on the site. This land use amendment will enable a vibrant mixed-use development in a prominent location to contribute to the revitalization of The Beltline and provide additional housing in an area in the Greater Downtown that is already rich with amenities and access to primary transit.

The subject site is located on the west side of Macleod Trail SE between 11 Avenue and 12 Avenue SE in the community of The Beltline. It comprises of four parcels making up the east side of the block. It is currently developed with some low rise office buildings and surface parking lots. The Calgary Labour Temple is located along 11 Avenue which is listed as a Heritage Resource on the Inventory of Evaluated Resources. The building has been significantly altered over the years, detracting from the character defining elements that are of historic value. Features to recognize this heritage resource will be considered at the development permit stage. The west side of the block has been developed as a mixed use development containing two residential towers, an office tower, a grocery store with retail and restaurants at grade. East Victoria Park is located directly across Macleod Trail to the east and the site is also in close proximity to the BMO Centre, Stampede Park, Olympic Plaza, the Calgary Municipal Building as well as many other commercial amenities. Vehicle access to the site can be provided on multiple street frontages and pedestrian access is provided through those same street frontages.

The subject site is currently designated as a Direct Control (DC) District that was approved in 1984 and is based on Land Use Bylaw 2P80. The DC District allows for a mixed-use development with a maximum floor area ratio (FAR) of 8.0. Additionally, the current land use does not include density bonusing provisions contained within stock Centre City Districts in Part 11 of the Land Use Bylaw 1P2007 and in the Beltline.

Due to the existing DC land use being rooted in Bylaw 2P80, Section 17(4) – *Density Transfer* provides existing development entitlements, which allow previously dedicated public realm setbacks to be used for the purpose of calculating density/Floor Area Ratio (FAR). Approximately 650 square metres was dedicated in 2015. The current land use provides the site with existing entitlements to use that dedication for the purposes of calculating density/FAR.

A land use amendment is required to preserve the existing development entitlements and modernize the current land use to enable density bonus provisions. This will facilitate a mixed-use development that allows for higher density than what is currently allowed. In alignment with the Beltline ARP and current bonus density provision in Bylaw 1P2007, a Direct Control (DC) District based on the Centre City Mixed Use (CC-X) District is proposed.

The DC is also intended to accommodate some modifications to some specific rules but also to maintain the entitlements granted under the 2P80 Bylaw which allowed for land dedicated to public realm to be included in the



density calculations. This will preserve the existing entitlements granted through Section 17 in Bylaw 2P80. Similar rules exist in Section 53 of Bylaw 1P2007 but there is no provision for land dedicated to public realm to be included in the density calculation. This is a unique situation that could only be handled through the use of a DC.

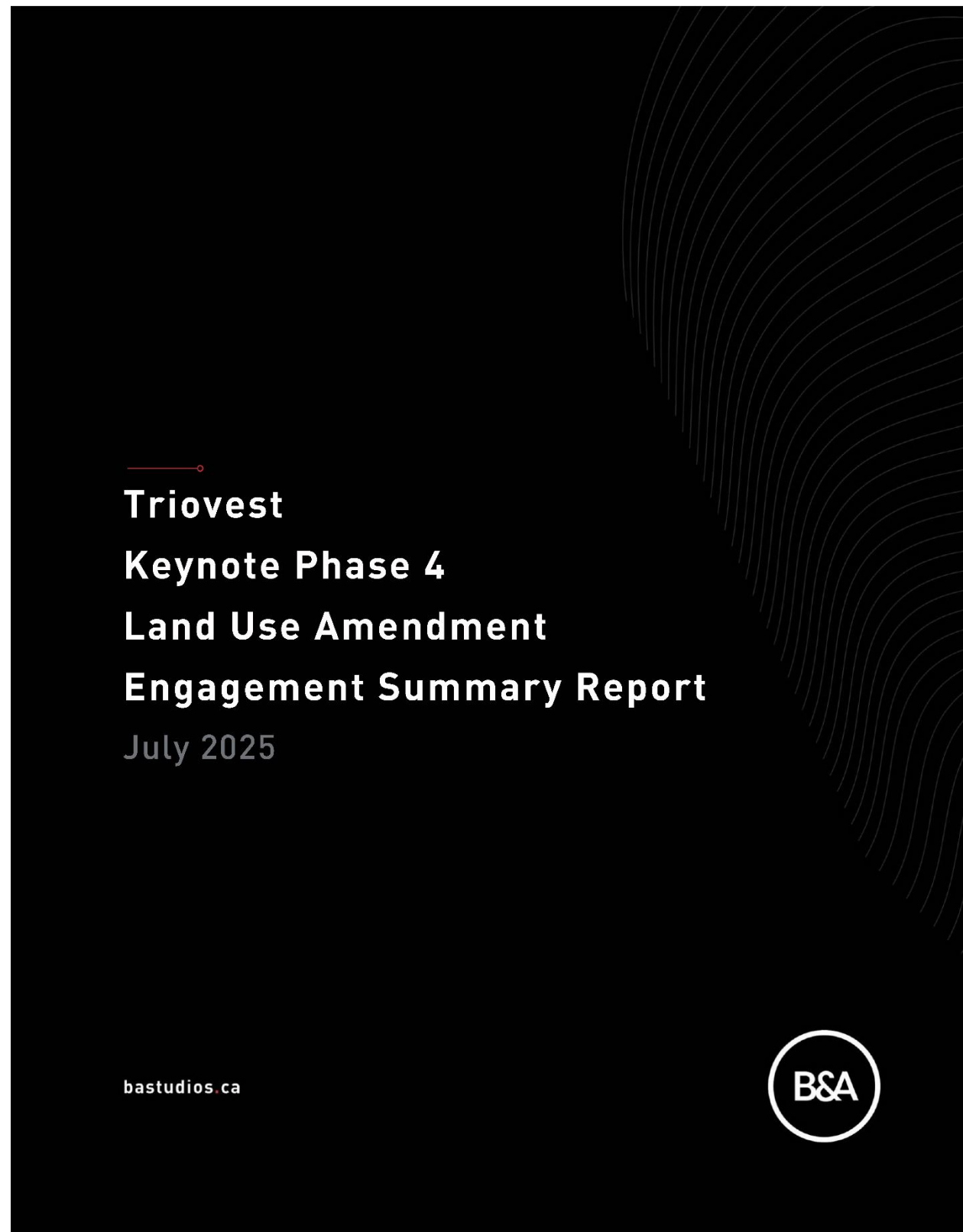
The DC also contains specific rules to encourage Licensed Restaurants and Outdoor Patios to be located within this development by moving that use to a Permitted Use. Amenity space requirements have also been adjusted to allow for more of the common amenity space to be provided indoors. This recognizes the significant public outdoor amenities that are in close proximity to this site and will allow for a development with enhanced common amenities. An increased setback is requested along Macleod Trail to produce a high-quality public and pedestrian realm. This setback allows space for active uses to spill out of the buildings, a landscape buffer and pedestrian circulation, while maintaining an urban edge. This setback also prioritizes locating active social uses with the primary solar access to the south and east. An increased setback to the east helps negotiate seamless universal access between the sidewalk and primary ground floor entrances. Finally, minor adjustments to the vehicle and bike parking requirements have been included to better reflect the actual needs of future residents.

The subject site is located within the Activity Centres - Centre City area as identified on Map 1: Urban Structure of the MDP. The applicable MDP policies encourage developing high density residential and support services that support the Centre City as the business and cultural heart of the city. The proposed land use amendment aligns with relevant MDP policies.

The subject site is located within the Mixed-Use - High Density typology as shown on Map 4: Land Use Concept of the Beltline Area Redevelopment Plan: Part 2 (ARP). Applicable policies of the ARP support typical mixed-use development with pedestrian-scaled building forms that activate the street level. Policies also support a wide range of uses and land use districts that are consistent with this overall vision for the Mixed-Use - High Density area. The proposed CC-X District aligns with this vision and the policies in the ARP.

The subject site is located within density Area E as shown on Map 6: Density Areas of the ARP. "Area E provides for the highest densities in East Beltline. Its proximity to the LRT stations and along major transportation corridors makes this area appropriate for transit-oriented development and high-density mixed-use development with larger use areas." This density Area allows for a base density of 8.0 FAR for residential with the ability to achieve up to 12.0 FAR when public amenity items are provided in exchange for the added density. The proposed DC based on the CC-X District aligns with the density policies in the ARP.

# Applicant Outreach Summary





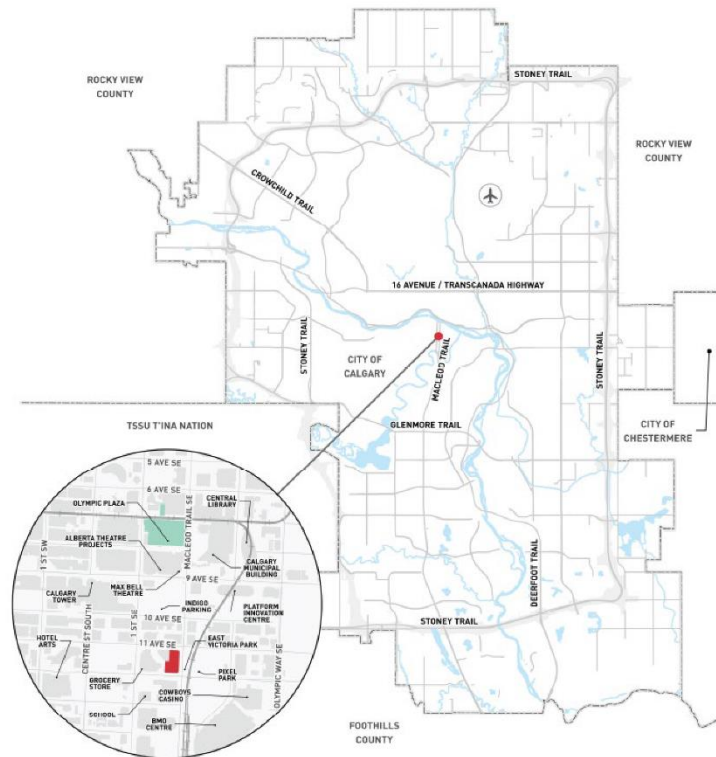
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## 1.0 PROJECT OVERVIEW

Trioest, in partnership with B&A Studios, is proposing a land use amendment for Phase 4 of the Keynote site, located along Macleod Trail SE between 11 and 12 Avenue SE in Calgary's Beltline. The proposal would increase the site's allowable density from 8.0 to 12.0 floor area ratio (FAR) to support a high-density, mixed-use residential development.

The amendment would enable the redevelopment of an underutilized site currently occupied by a surface parking lot and low-rise office buildings. The proposed land use aligns with the Beltline Area



Trioest – Keynote Phase 4 Engagement Summary | 1





Redevelopment Plan (ARP), Municipal Development Plan (MDP) and Greater Downtown Plan, and reflects key City of Calgary goals for compact, transit-oriented growth.

**Figure 1: Site Context**

## 1.1 Engagement Objectives

The engagement approach was designed to:

- Inform relevant groups, neighbours and the public about the proposed land use amendment
- Share planning context and the rationale for the proposed changes
- Invite questions and feedback to inform the application
- Demonstrate alignment with City planning policies
- Ensure transparency in how public input will be collected and used

## 2.0 PROMOTIONAL OUTREACH



Promotion for the virtual session and feedback opportunity began the week of June 2, 2025. Outreach tactics included:

Tactic	Details
<b>BOLD signage</b>	Installed on-site (1101 Macleod Trail SE), visible from Macleod Trail, with a QR code linking to the registration page
<b>Email outreach</b>	Sent to key interest holders, including: <ul style="list-style-type: none"> <li>• Ward 8 Councillor Walcott's office</li> <li>• Calgary Municipal Land Corporation (CMLC)</li> <li>• Victoria Park BIA</li> <li>• BLOX BIA</li> <li>• Local businesses, including Sunterra Market</li> </ul>
<b>Flyer and social media graphics</b>	Distributed to interest holders for online sharing



Digital invitations	Sent to adjacent residents and businesses
---------------------	---

Outreach materials described the proposed changes, highlighted alignment with City policies and promoted the opportunity to attend the virtual session and submit feedback.



### 3.0 VIRTUAL INFORMATION SESSION

A live, online information session was held via Zoom on **Tuesday, June 17, 2025**, from **6:00 to 7:00 p.m.** A total of **13 people registered** and **7 attended the session**.

The session was facilitated by B&A Studios and included representatives from:

- **Triovest** – Aaron McDonald, Director of Development
- **B&A Studios** – Jennifer Duff, Planning Lead; Kathy Oberg, Senior Planner; Jane Geller, Engagement Lead

The session included:

- A presentation on the proposed land use amendment
- A summary of policy alignment and rationale for the FAR increase
- Details on transit proximity, public realm intent and community benefits
- An open Q&A session with opportunities for written and verbal questions

Presentation slides, a session recording and a feedback form were made available after the session.

#### 3.1 Post-Event Follow-Up

A post-event email was distributed on **June 18, 2025** to all registrants, attendees and other relevant interest holders contacted during outreach. The email included:

- A link to the **session recording**
- A download link for the **presentation slides**
- A **feedback form**, open until **July 1, 2025**
- A summary of next steps and contact details for follow-up

This ensured continued access to materials and feedback opportunities for those who could not attend the live session.



## 4.0 WHAT WE HEARD

### 4.1 Key Points from the Presentation

The session highlighted the following:

- The site is currently governed by a 1984 Direct Control district with no bonus density provisions
- The proposed amendment would establish a new Direct Control district based on the Centre City Mixed Use (CC-X) district, allowing FAR up to 12.0
- The proposal supports pedestrian-friendly design and aligns with the City's policies for housing, density and downtown growth
- Redevelopment would add housing and commercial uses while enhancing the public realm

### 4.2 Summary of Q&A and Feedback

#### 4.2.1 Heritage Considerations

- A participant asked whether the Flamingo Block (Bucha Block) would be protected
- The team clarified that it is not a protected heritage resource but acknowledged its community value
- Heritage will be considered during future design phases

#### 4.2.2 Community Character

A comment noted the red brick style of the Keynote block and requested that similar character be reflected in future design

#### 4.2.3 Written Feedback

One adjacent resident in the Keynote One building submitted written feedback following the virtual session. Their comments outlined several concerns and observations regarding the proposed development:

- **View impacts:** Concern was expressed about the loss of views of the Saddledome, the future event centre and the LRT line
- **Loss of enjoyment:** The resident indicated these views are an important part of their living experience and that the proposed changes would negatively affect their enjoyment of the unit they own



- **Community character:** The importance of preserving unique elements of the urban environment, including train visibility, was highlighted
- **Opposition to the amendment:** Based on the above concerns, the resident stated they do not support the proposed land use change
- **Commercial preferences:** The resident requested that the future development not include an Earls restaurant

This feedback has been noted and will be included in the application package submitted to the City.

### 4.3 Engagement Outcomes

Community Support and Opportunities	Concerns and Questions
Alignment with Beltline ARP and MDP	View impacts from adjacent residents
Mixed-use development near transit	Uncertainty around heritage preservation
Additional housing options and amenities	Lack of design details at this stage
Public realm improvements and active uses	Concern about commercial tenancy (i.e., Earls)
Transparent, accessible engagement process	Council decision not expected until late 2025
Alignment with Beltline ARP and MDP	View impacts from adjacent residents

#### 4.3.1 Feedback Channels

Feedback was collected through:

- Live Q&A and written submissions during the virtual session
- An online feedback form open until July 1, 2025
- Direct email to the engagement lead

All feedback received was documented and will inform the next stage of the application.

## 5.0 NEXT STEPS

- Triovest will review feedback from both the City and community
- Application materials will be updated as needed and resubmitted to the City



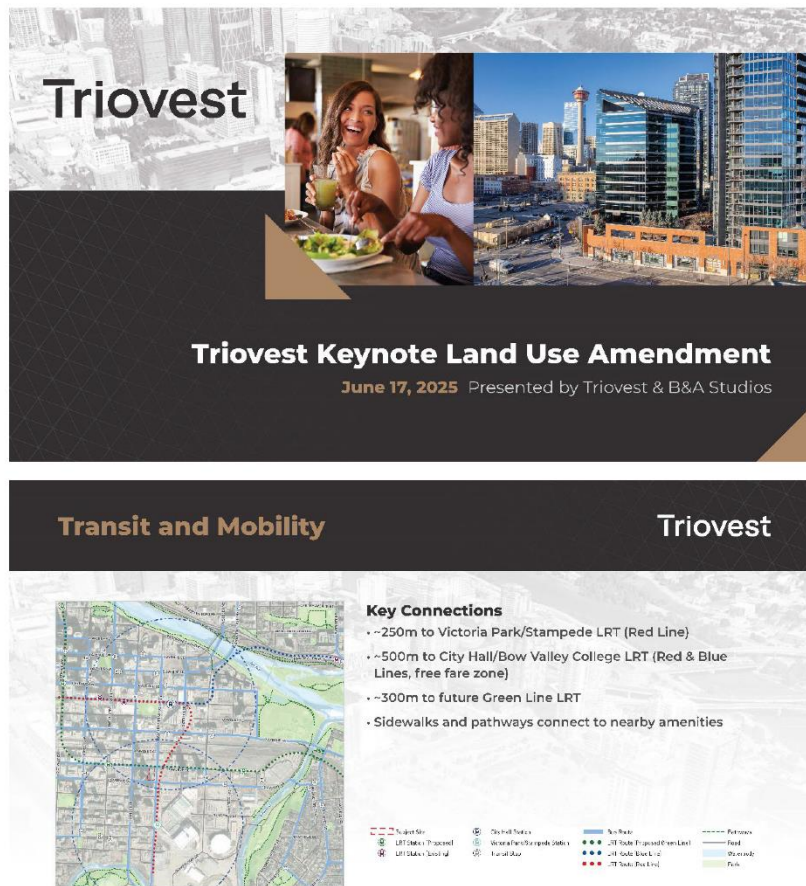


- A Council decision is anticipated later in 2025, likely after the fall municipal election

## 6.0 APPENDIX

The following materials are provided as part of the appendix to support this summary:

### 6.1.1 Appendix A: Virtual Information Session Presentation Slides (Snippet)





## Next Steps

Trioquest

### Next Steps



City of Calgary's detailed review and feedback



Project team refinement based on City and community input



City Council decision anticipated in 2025



## Questions?

Trioquest

### How to Provide Feedback:



Scan the QR code (or use the link) to share your thoughts

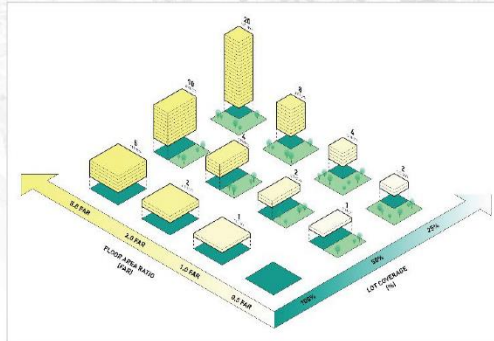


Reach out to Jane Geller at [jgeller@bastudios.ca](mailto:jgeller@bastudios.ca) to request a recording or provide feedback.



## Floor Area Ratio (FAR)

Trioquest



### What is FAR?

FAR is a zoning regulation that expresses the relationship between a building's total floor area and the size of the land it occupies. It is often used to control development density and is the ratio of a building's total floor area (gross floor area or GFA) to the size of the lot on which it is built.



#### 6.1.2 Appendix B: Digital Flyer – Keynote Phase 4



**Triovest**

**You're Invited to the Keynote Virtual Information Session**

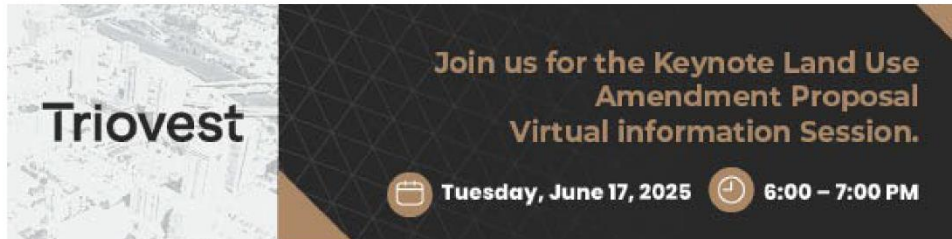
**Learn more about a proposed land use change in your community.**  
Triovest has submitted a land use amendment application to increase the allowable density for Phase 4 of the Keynote site, located between 11 and 12 Avenue SE on the west side of Macleod Trail SE. The proposal would support a high-density, mixed-use development with new housing and street-level commercial uses, aligned with City policies for growth in The Beltline. **Join us to view the proposal, ask questions, and share your feedback.**

 **Tuesday, June 17, 2025**  **6:00 – 7:00 PM**  **[Click to Register](#)**

 **Questions or comments? Get in touch.** | **Jane Geller**, Engagement Specialist  
[jgeller@bastudios.ca](mailto:jgeller@bastudios.ca)

Triovest – Keynote Phase 4 Engagement Summary | 12

6.1.3 Appendix C: Social Media Banner Post



6.1.4 Appendix D: Social Media Square Post



These materials were used to inform, promote and support community



engagement activities for the Keynote Phase 4 Land Use Amendment.

# Community Association Response

**From** Tyson Bolduc <planning@beltlineyyc.ca>

**Date** Thu 9/4/2025 2:34 PM

**To** Bahl, Kaitlin <Kait.Bahl@calgary.ca>

Hi Kaitlin,

Our Beltline Urban Development Committee reviewed this application a couple of months ago. The BNA has no concerns with the application.

The proposed land use amendment makes sense and we agree there is a benefit in aligning the parcels with the current land-use framework. The CC-X designation is both appropriate and sensible for this location, and we see it as a logical step that supports the overall planning objectives for the Beltline.

Please don't hesitate to reach out if you need any further clarification from us.

--

Tyson Bolduc

Director of Planning

**Beltline Neighbourhoods Association**

[beltlineyyc.ca](http://beltlineyyc.ca)

**Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses,  
LOC2025-0079**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.13 hectares  $\pm$  (0.33 acres  $\pm$ ) located at 1112, 1116, 1120 and 1124 – 17 Avenue SW (Plan A1, Block 118, Lots 10 to 14) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) and Direct Control (DC) District to Commercial – Corridor 1 f4.0h24 (C-COR1f4.0h24) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
OCTOBER 16:**

That Council:

1. Give three readings to **Proposed Bylaw 84P2025** for the amendment to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 176D2025** for the redesignation of 0.13 hectares  $\pm$  (0.33 acres  $\pm$ ) located at 1112, 1116, 1120 and 1124 – 17 Avenue SW (Plan A1, Block 118, Lots 10 to 14) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) and Direct Control (DC) District to Commercial – Corridor 1 f4.0h24 (C-COR1f4.0h24) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to increase the total allowable floor area ratio (FAR) for a street-oriented mixed-use development.
- The proposal enables a mid-rise mixed-use development with an active pedestrian environment along the 17 Avenue SW Main Street. This aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal enables additional housing and street-oriented commercial opportunities in the Greater Downtown.
- Why does this matter? The proposal supports the continued growth and vibrancy of the 17 Avenue SW Main Street.
- An amendment to the *Beltline Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.



## Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2025-0079

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### DISCUSSION

This land use amendment application located in the Greater Downtown community of Beltline was submitted by Manu Chugh Architects on behalf of the landowner 1116 GP INC. (Branden Kidd), on 2025 April 03. No development permit has been submitted at this time.

The approximately 0.13 hectare (0.33 acre) site is situated midblock on the north side of 17 Avenue SW between 10 Street SW and 11 Street SW. 17 Avenue SW is a designated Main Street in the MDP. Transit stops are located directly adjacent to the site and within 150 metres (a two-minute walk) of the site that provide frequent service along 17 Avenue SW toward the Downtown Core and other areas. The surrounding area is pedestrian friendly with multiple amenities, including a variety of commercial services and open spaces, such as Thompson Family Park which is within 150 metres of the site (a two-minute walk).

As per the Applicant Submission (Attachment 3), the intent of this application is to increase the allowable floor area ratio (FAR) on the subject site from 3.0 (approximately 4,015 square metres of gross building floor area) to 4.0 (approximately 5,354 square metres of gross building floor area) to facilitate a mixed-use building with commercial uses at grade and residential dwelling units above. A minor amendment to the *Beltline Area Redevelopment Plan* (ARP) is required to allow for this increase in density (Attachment 2).

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

### ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant met with the Beltline Neighbourhood Association (CA). The Applicant Outreach Summary can be found in Attachment 4.

#### City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on the site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received one letter of support that speaks generally to the benefit of added density and no letters of opposition.

No comments from the CA or the 17 Avenue Business Improvement Area (BIA) were received. Administration contacted the CA and the BIA to follow up, however, no response was received.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the policy and land use amendment application will be posted on-site and mailed out to adjacent

**Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses,  
 LOC2025-0079**

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landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed application enables the continuation of development along a vibrant Main Street and accommodates housing needs in walking distance to transit and various amenities and attractions.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposal enables additional commercial and employment opportunities within the community. The increase in allowed floor area ratio for more residential uses supports growth for businesses in the area. Development on this site makes more efficient use of existing infrastructure while increasing density along a Main Street.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 84P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 176D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Beltline on the north side of 17 Avenue SW. 17 Avenue SW is a designated Main Street in the *Municipal Development Plan* (MDP). It is a midblock site situated between 10 Street SW and 11 Street SW. The site is approximately 0.13 hectares (0.33 acres) in area and approximately 38 metres wide by 35 metres deep. The site is relatively flat and has frontages on both 17 Avenue SW and 16 Avenue SW.

Existing development along both sides of 17 Avenue SW includes commercial and mixed-use buildings designated primarily as Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District. Development directly to the north across 16 Avenue SW is primarily multi-residential development. The primary land use district applied north of 16 Avenue SW is Centre City Multi-Residential High Rise Support Commercial (CC-MHX) District, which is intended to accommodate high rise residential development with no maximum building height.

The site is well served by Calgary Transit with routes that provide access in and out of the Downtown Core as well as other areas of the city. Nearby amenities within walking distance include Thomson Family Park, Mount Royal School, Connaught School, Barb Scott Park, Lougheed House, Beaulieu Gardens and Western Canada High School.

## Community Peak Population Table

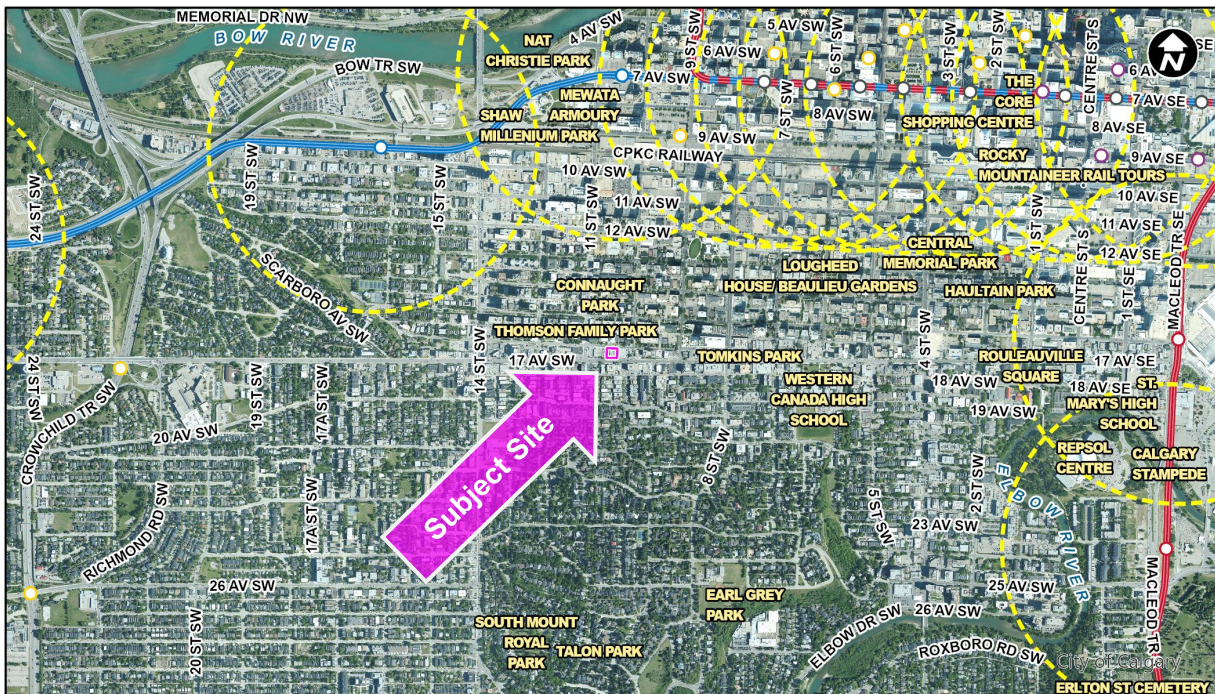
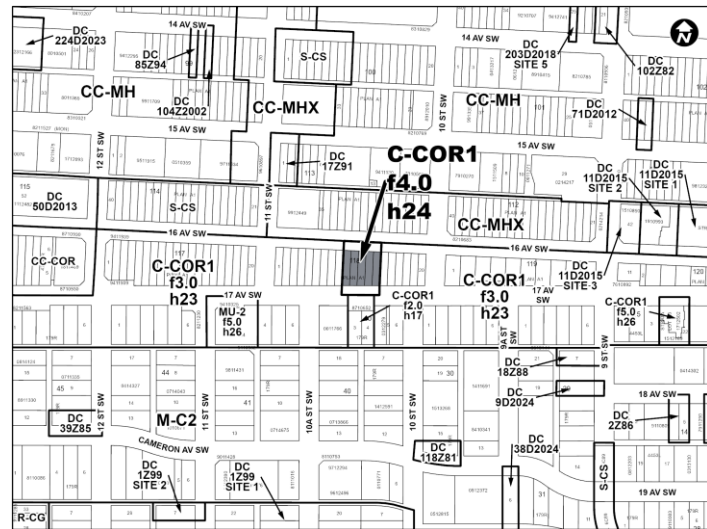
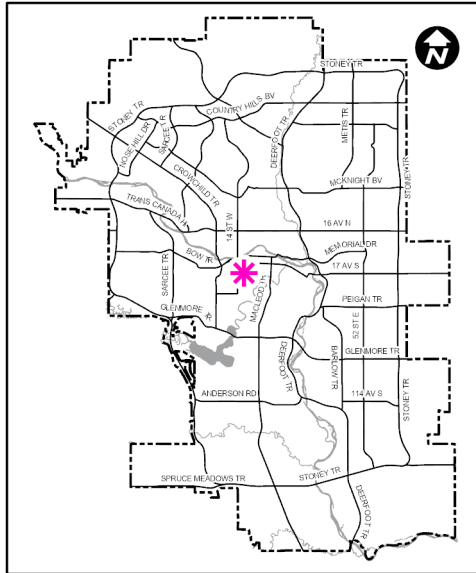
As identified below, the community of Beltline reached its peak population in 2019.

<b>Beltline</b>	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

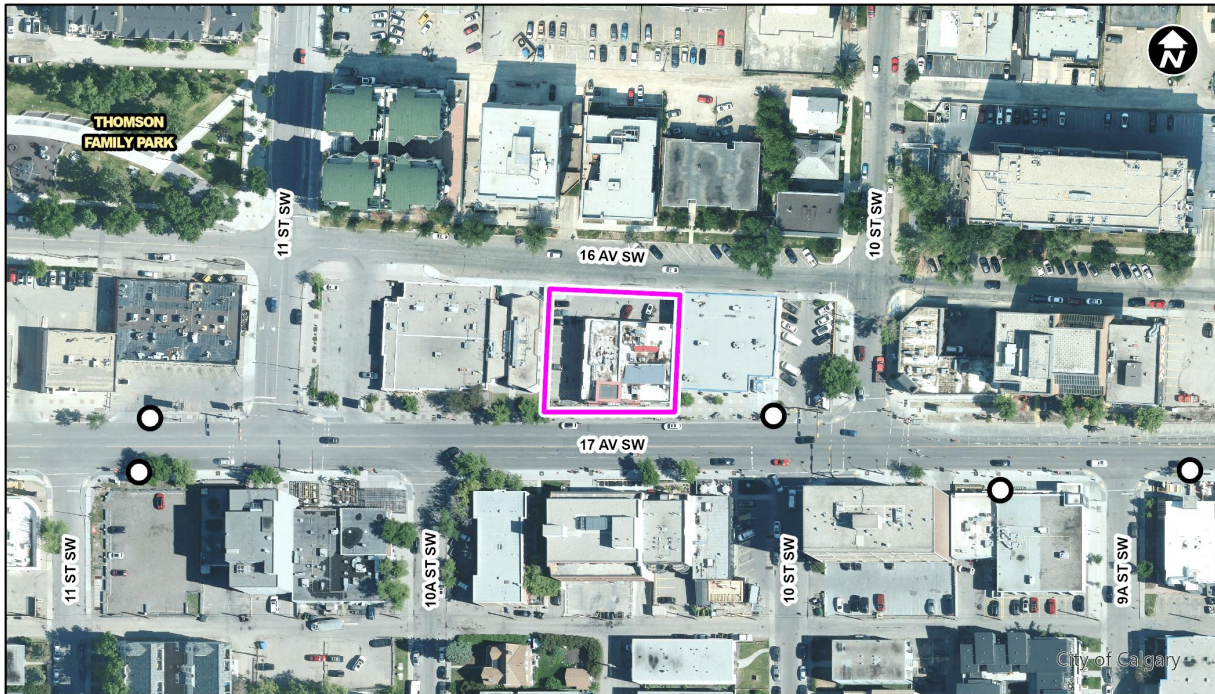
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Beltline Community Profile](#).

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject site currently spans two land use districts. The majority of the site is governed by a Direct Control (DC) District ([Bylaw 293D2024](#)) that is based on the Commercial – Corridor 1 (C-COR1) District, which is intended to provide a wide variety of commercial uses with storefronts along a continuous block face while allowing opportunities for residential and office uses on upper floors. The DC was created to allow the additional use of Digital Sign with Electric Vehicle Charging Facility and rules associated with this use into the existing base C-COR-1 District. The DC allows a maximum floor area ratio (FAR) of 3.0 (approximately 4,015 square metres of gross building floor area) and a maximum height of 23 metres (approximately six storeys). The second land use district currently applied is the Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District which allows the same maximum density of 3.0 FAR and maximum height of 23 metres.

The proposed Commercial – Corridor 1 f4.0h24 (C-COR1f4.0h24) District would allow an increase to 4.0 FAR (approximately 5,354 square metres of gross building floor area) and an increase to 24 metres in height (approximately six storeys, similar to the existing allowable maximum height). The proposed increase in density and height enable higher density mixed-use development that requires commercial uses at grade. The applicant no longer wishes to maintain the Digital Sign with Electric Vehicle Charging Facility use and therefore a Direct Control District is no longer required on this site.



The *Beltline Area Redevelopment Plan* (ARP) currently allows only 3.0 FAR on this site. This FAR has remained unchanged in the ARP since its adoption in 2006. Since that time, there have been some significant changes in policy and development, including:

- approval of the *West Elbow Communities Local Area Plan* (LAP) by Council in 2025, which includes the south side of 17 Avenue SW where policy allows up to six storeys in height with no maximum FAR;
- changes in the *Alberta Building Code* (ABC) in 2015 to allow for six-storey wood-frame construction; and
- construction of recent developments along 17 Avenue SW of six-storeys with an FAR of approximately 4.0.

A massing study was provided during Administration's review of the application in order to evaluate the potential impact of the increased FAR on the intended pedestrian-oriented streetscape and on adjacent development. The proposed increase of 1.0 FAR is supported by Administration as the change aligns with the high-level policy direction within the ARP and the massing study demonstrated minimal built form implications. The proposal enables additional residential units in a building form that is consistent with and enhances the existing streetscape along 17 Avenue SW.

### **Development and Site Design**

The rules of the proposed C-COR1f4.0h24 District and the policies of the ARP would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping and site access. Given the specific context of the site on this portion of 17 Avenue SW, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging pedestrian-oriented interface along both 17 Avenue SW and 16 Avenue SW;
- impact of massing on adjacent amenities and developments, particularly Thompson Family Park;
- integrating the new development with the existing public realm along 17 Avenue SW; and
- ensuring high quality finishes and materials that are appropriate for a main street development.

### **Transportation**

The site is bound by 17 Avenue SW and 16 Avenue SW, classified as a Neighbourhood Boulevard and Residential Street, respectively. Vehicle access to the site will occur from the 16 Avenue SW side of the parcel, whereas pedestrian access will occur from the existing sidewalks surrounding the site.

The subject site is well served by Calgary Transit. Transit stops serving the site include Route 2 (Centre St N) and Route 7 (Marda Loop) located directly adjacent to the site, with Route 6 (City Centre) located 150 metres (approximately a two-minute walk) from the site, and Route 13 (Westhills) located 350 metres (approximately a six-minute walk) from the site.

The parcel is located within the Residential Parking Permit Zone C. The north side of 17 Avenue SW, directly adjacent to the parcel, has 2 hour paid parking restrictions, Monday to Friday, between 9:00am and 3:30pm, extending to 6:00pm on Saturday. The south side of 16 Avenue

SW is restricted as a no stopping zone. The parcel is served by nearby Always Available for All Ages and Abilities (5A) Network cycling infrastructure with existing on-street bike lanes along 15 Avenue SW and 11 Street SW.

### **Environmental Site Considerations**

No environmental concerns were identified and no reports were required for this application.

### **Utilities and Servicing**

Storm, sanitary, and water services are available for connection adjacent to the site via 17 Avenue SW. Ultimate development servicing will be determined at the future development permit stage.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2020)**

The subject site is located in the Greater Downtown area as shown on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). This application is in alignment with the MDP's direction for the Greater Downtown, which envisions mixed-use neighbourhoods with high-density residential that are vibrant destinations, connected with great streets and transit opportunities. These neighbourhoods offer a variety of housing choices, diverse employment opportunities, and have great public spaces for residents and Calgarians alike.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Greater Downtown Plan (Non-Statutory – 2021)**

This application is supported by [Calgary's Greater Downtown Plan](#), as it contributes to creating more vibrant mixed-use neighbourhoods. It creates more housing choices and business opportunities that will enable more people to live and work in the area.

### **Beltline Area Redevelopment Plan: Part 1 (Statutory – 2006)**

The subject site falls within the [Beltline Area Redevelopment Plan](#) (ARP). This application meets the overall objectives outlined in the ARP, specifically providing higher density mixed-use development that creates additional housing and amenities for the community. The subject site falls within Area D of Map 5: Density Areas which applies to the majority of the 17 Avenue SW corridor and is intended to create a transition in density from the higher density areas in Beltline toward the lower density communities south of 17 Avenue SW. The existing policies for Area D allow a maximum 3.0 FAR for this site, therefore an amendment is required to support this application.

New text is proposed to be added within Table 5: Density Areas which calls out this specific site as being able to achieve a maximum of 4.0 FAR. Administration is supportive of this policy

amendment as it still meets the general objectives of Area D. The 4.0 FAR, coupled with the proposed maximum building height of 24 metres, enables the intended mid-rise building form for 17 Avenue SW and still ensures a transition in density from other areas of Beltline which all allow at least 5.0 FAR.

# PROPOSED

CPC2025-0904  
ATTACHMENT 2

## BYLAW NUMBER 84P2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE BELTLINE AREA  
REDEVELOPMENT PLAN BYLAW 2P2006  
(LOC2025-0079/CPC2025-0904)**  
\*\*\*\*\*

**WHEREAS** it is desirable to amend the Beltline Area Redevelopment Plan Bylaw 2P2006, as amended;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Beltline Area Redevelopment Plan attached to and forming part of Bylaw 2P2006, as amended, is hereby further amended as follows:
  - (a) In Part 1, Section 5.1, Table 5 entitled 'Density Areas', delete row D and replace with the following:

“

Density area	Base density (in FAR)	Maximum density with bonuses and transfers of density (in FAR)
D	3.0 7.0 for Special Policy Area 2 4.0 for the parcels legally described as Plan A1, Block 118, Lots 10 to 14	3.0 West of Centre Street 4.0 East of Centre Street 12.0 for Special Policy Area 2 4.0 for the parcels legally described as Plan A1, Block 118, Lots 10 to 14

”

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# Applicant Submission

September 24, 2025

## Introduction

This document provides an overview of a proposed development at **1112-1124 17th Avenue SW** by **Manu Chugh Architects**. The application requests a **land use amendment** to convert the current **low-rise** commercial properties into a **six-story mixed-use building**. The primary goal is to help address Calgary's **housing shortage** and **affordability challenges**, particularly within the Beltline area.

## Site Context

The project site consists of two adjacent properties at 1112-1124 17th Ave SW. It currently includes a **ground-floor commercial** building with an active restaurant and a **two-story commercial** building that houses another restaurant. A portion of the site is also a vacant gravel parking lot. The site is located in Calgary's Beltline district, a mixed-use neighbourhood known for its **walkability**, **access to transit**, and **vibrant street life**.

## Commercial-to-Residential Conversion Rationale

- **Supports ARP goals:** Encourages intensification, adaptive reuse, and new housing supply.
- **Fixes underuse:** Replaces surface lots/underused sites with active residential + retail frontages.
- **Physically suitable:** Fits midrise typology, recent streetscape upgrades support walkability.
- **Great location:** Close to transit, parks, shops, and jobs – ideal for urban living.
- **Boosts vitality:** Adds density, public space, and economic activity, reducing vacancies.

## Proposed Land Use Amendment

The applicant is requesting a land use amendment to re-designate the property to **C-COR1 f4.0 h24**, which would allow for a proposed six-story building. This would allow for a density of **75 residential units**. The existing zoning is **Direct Control (DC) 293D2024**, which allows a Floor Area Ratio (FAR) of **3.0** and a maximum height of **23** meters. The key relaxations requested are:

- **FAR (Density):** An increase from the current base of **3.0** to **4.0**.
- **Building Height:** An increase from the current **23** meters to **24** meters.

This proposed mixed-use building will feature retail space on the ground floor and residential units on the upper five floors.

## Policy Framework

The proposal aligns with the goals of the **Beltline Area Redevelopment Plan (ARP)**, which promotes **high-density urban communities** and supports **adaptive reuse** and **densification** to increase **housing supply** and **vibrancy**. The applicant is requesting an amendment to **C-COR1 f4.0 h24**, which is a Commercial-Corridor District that supports **ground-floor commercial** with **residential, or office uses on upper floors**. The use of "digital sign with electric vehicle charging facility" would be removed thus reverting to the stock C-COR1 again.

## Conclusion

The proposed development aims to transform **underutilized commercial space** into a high-quality residential building that contributes to the city's housing supply. The applicant believes the proposal fits well within the future vision for the area, which includes mid- and high-rise buildings. Visualizations show that the new building would have minimal impact on scale, transition, or shadowing (please refer to the applicant submission for more details). The project is intended to enhance the pedestrian experience and integrate smoothly with the surrounding urban environment.



# Applicant Outreach Summary

September 24, 2025



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Manu Chugh Architect (MCA) attended an online meeting with Members of the Beltline Neighbourhoods Association on 30th April 2025. The members of the community were briefed about the project by sharing a binder of the Land Use Amendment applied for the property on 1112 -1124 17TH AV SW.

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with.  
(Please do not include individual names)

Beltline Neighborhood Association

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

Below are the main points of focus:

The community was in support of the projects which focus on a mixed use approach, combining residential and commercial uses.

The design should be sensitive to the context in terms of the height to allow for a consistent street experience and not overwhelm it.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

MCA-refined the planning of the building to allocate a substantial retail/commercial usage on the main floor along the 17th AV SW.

MCA- conducted massing and shadow studies to study the co-relation of the FAR with the impact on shadows & its visual presence on the 17th AV SW.

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

The inputs of the Community have been incorporated as much as possible in the Land use Amendment stage. MCA is in the process to arrange a follow up meeting to update the community about the progress made since our last meeting & the coordination done with the city as part of DTR's associated with this Application.



[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# PROPOSED

CPC2025-0904  
ATTACHMENT 5

## BYLAW NUMBER 176D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0079/CPC2025-0904)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

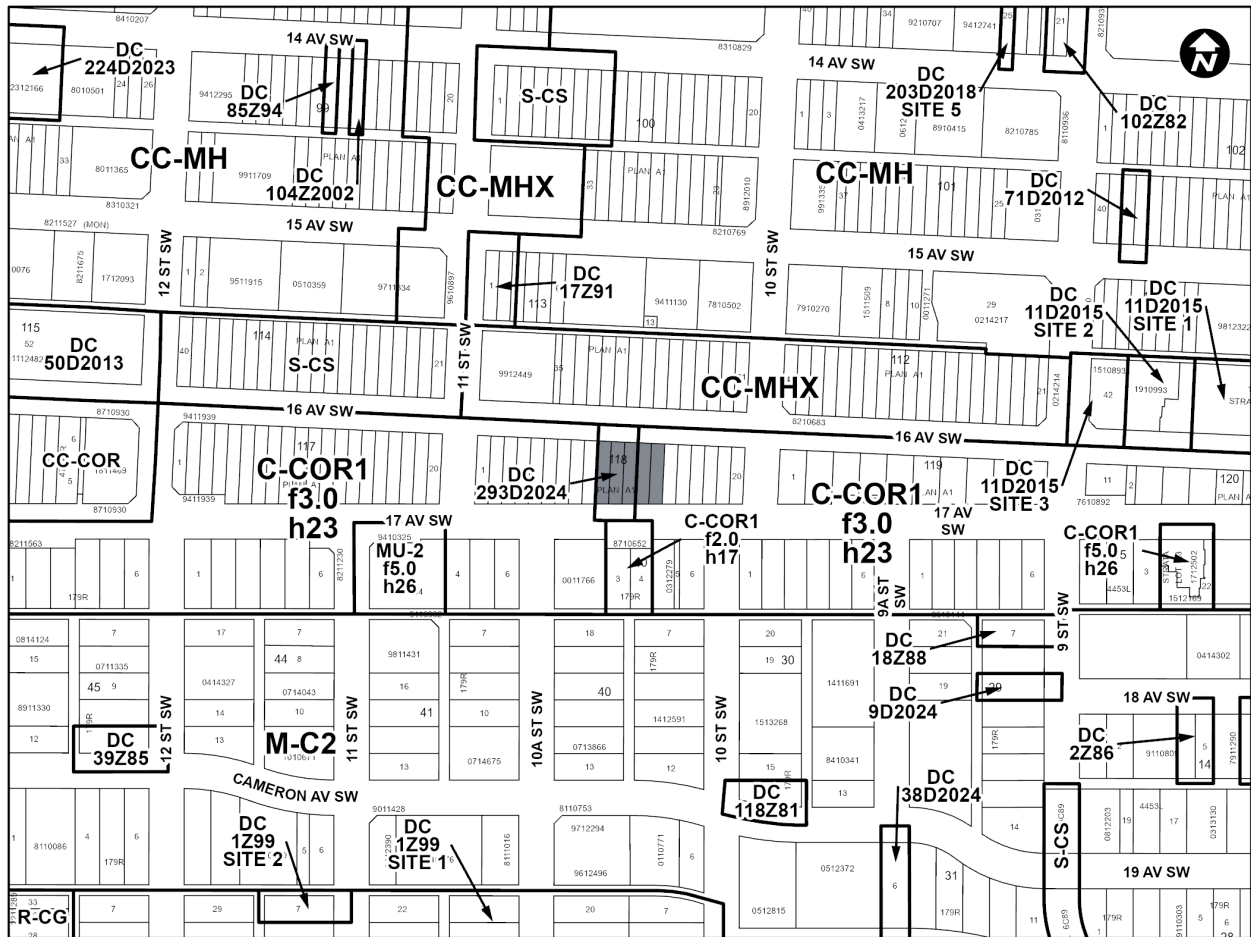
READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

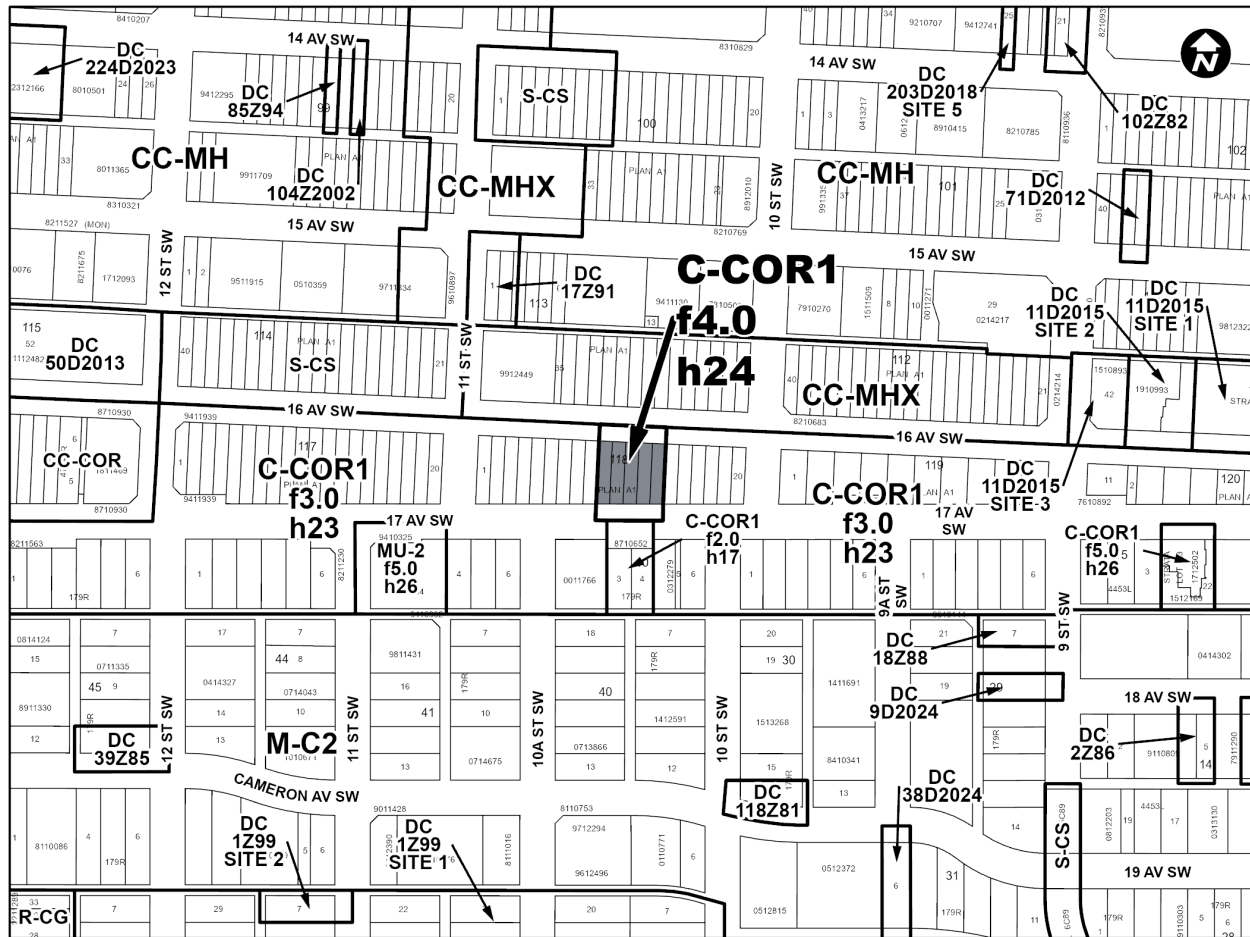
**AMENDMENT LOC2025-0079/CPC2025-0904  
BYLAW NUMBER 176D2025**

**SCHEDULE A**



**AMENDMENT LOC2025-0079/CPC2025-0904  
BYLAW NUMBER 176D2025**

**SCHEDULE B**





**Land Use Amendment in Inglewood (Ward 9) at 1631 and 1639 – 17A Street SE,  
LOC2024-0198**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.18 **hectares** ± (0.43 acres ±) located at 1631 and 1639 – 17A Street SE (Plan 4939O, Block WW, Lots 1 to 6) from Residential – Grade-Oriented Infill (R-CG) District and Commercial – Corridor 2 f2.0h8 (C-COR2 f2.0h8) District to Commercial – Corridor 1 f3.0h15 (C-COR1f3.0h15) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
OCTOBER 16:**

That Council give three readings to **Proposed Bylaw 175D2025** for the redesignation of 0.18 **hectares** ± (0.43 acres ±) located at 1631 and 1639 – 17A Street SE (Plan 4939O, Block WW, Lots 1 to 6) from Residential – Grade-Oriented Infill (R-CG) District and Commercial – Corridor 2 f2.0h8 (CCOR2 f2.0h8) District to **Commercial – Corridor 1 f3.0h20 (C-COR1f3.0h20) District.**

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 October 16:

“The following documents were distributed with respect to Report CPC2025-0883:

- Revised Cover Report;
- Revised Attachment 1; ...

**Moved by** Commissioner Hawryluk

That with respect to **Revised** Report CPC2025-0883, the following amendment be approved:

That Administration’s Recommendation be amended to change the proposed district from “Commercial – Corridor 1 f3.0h15 (C-COR1f3.0h15) District” to “Commercial – Corridor 1 f3.0h20 (C-COR1f3.0h20) District.”

For: (5) Director Mahler, Commissioner Hawryluk, Commissioner Gordon,  
Commissioner Montgomery, and Commissioner Pink

Against: (4) Commissioner Small, Commissioner Campbell-Walters, Commissioner  
Damiani, and Commissioner Wagner

**MOTION CARRIED**

**Moved by** Commissioner Montgomery

That with respect to **Revised** Report CPC2025-0883, the following be approved, **as amended:**

Approval: **S. Lockwood** concurs with this report. Author: **P. Gill**  
City Clerks: **A. Gagliardi / C. Doi**

**Land Use Amendment in Inglewood (Ward 9) at 1631 and 1639 – 17A Street SE,  
LOC2024-0198**

---

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.18 **hectares** ± (0.43 acres ±) located at 1631 and 1639 – 17A Street SE (Plan 4939O, Block WW, Lots 1 to 6) from Residential – Grade-Oriented Infill (R-CG) District and Commercial – Corridor 2 f2.0h8 (CCOR2 f2.0h8) District to **Commercial – Corridor 1 f3.0h20 (C-COR1f3.0h20) District**.

For: (6) Director Mahler, Commissioner Hawryluk, Commissioner Gordon,  
Commissioner Montgomery, Commissioner Wagner, and Commissioner Pink  
Against: (3) Commissioner Small, Commissioner Campbell-Walters, and Commissioner  
Damiani

**MOTION CARRIED”**

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject properties to allow for a mixed-use development with commercial uses on the ground floor and residential and office uses on the upper floors.
- The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP) and *Inglewood Area Redevelopment Plan* (ARP). It actively promotes a balance of density and neighbourhood-scale commercial uses in close proximity to the Primary Transit Network identified in the MDP.
- What does this mean to Calgarians? The proposal Commercial – Corridor 1 f3.0h15 (C-COR1f3.0h15) District would allow for a mixed-use development near the Primary Transit Network and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed C-COR1 District would allow for additional commercial and employment opportunities within this area of Inglewood.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southeast community of Inglewood, was submitted by Horizon Land Surveys on behalf of the landowners, Sandeep Gupta and Gurjinder Nangal, on 2024 July 31. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant has identified the intent to build a mixed-use development in the future.

The site is approximately 0.18 hectares (0.43 acres) in size and is situated along 17A Street SE. The site is just north of 17 Avenue SE and Blackfoot Trail SE, near a Bus Rapid Transit (BRT) station. The site is located south of Pearce Estate Park, which is also accessed from 17A Street SE. The proposed C-COR1 District requires commercial storefronts at-grade and provides for a street-oriented building, where opportunities for a mix of commercial and residential uses can be in the same building.

**Land Use Amendment in Inglewood (Ward 9) at 1631 and 1639 - 17A Street SE,  
LOC2024-0198**

---

A detailed planning evaluation of the application, including location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant visited homes within a 100 metre radius of the subject site to discuss the application with residents. The applicant delivered post cards in the area as well. The applicant also reached out to the Inglewood Community Association (CA) and Ward Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Three letters of opposition were received from the public which highlighted the following concerns:

- increased traffic and parking issues;
- increased noise;
- density and height; and
- future development blocking views from adjacent condo development.

The Inglewood Community Association provided comments on this land use application in opposition on 2025 October 07 (Attachment 4), identifying the lack of engagement conducted with affected neighbours as a concern.

In response to feedback received from the Community Association and public, the applicant reduced the height modifier to 15 metres to be more contextual with the residential areas to the north.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**Land Use Amendment in Inglewood (Ward 9) at 1631 and 1639 - 17A Street SE,  
LOC2024-0198**

---

**IMPLICATIONS**

**Social**

The proposed land use amendment would allow for mixed-use redevelopment on the site that would promote the use of nearby public transit and other commercial, retail and recreation uses.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on the subject site with applicable climate resilience strategies will be explored and encouraged at the subsequent development approval stages.

**Economic**

The proposed land use would allow for a more efficient use of the land, existing infrastructure, and services. The future development may also support local business and employment opportunities in the area.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. **Revised** Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 175D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is in the southeast community of Inglewood along 17A Street SE, just north of 17 Avenue SE and Blackfoot Trail SE. This irregular site is approximately 0.18 hectares (0.43 acres) in size and approximately 46 metres wide with a depth ranging from approximately 17 to 59 metres. This site is currently developed with a commercial building, a single detached dwelling and several accessory buildings, which include garages and sheds.

Surrounding development is characterized by single detached dwellings to the north, designated as Residential – Grade-Oriented Infill (R-CG) District. Directly located to the east of the subject site are parcels designated as Direct Control (DC) District which are currently developed with multi-residential developments with some commercial uses at grade. To the west of the subject site are parcels designated as DC District that contain light industrial uses, including auto body repair businesses, as well as a heating and air conditioning business.

The nearest bus stop (9th Avenue SE Station) is approximately 270 metres (a five-minute walk) from subject site along Blackfoot Trail SE, which is serviced by Route 1 (Bowness/Forest Lawn) and Route 307 (MAX Purple City Centre/East Hills). Commercial amenities such a coffee shop and a fitness centre are within 500 metres (an eight-minute walk) west of the subject site along 17 Avenue SE. As well, Pearce Estate Park is directly north of the subject site and is about 200 metres (a three-minute walk) away.

## Community Peak Population Table

As identified below, the community of Inglewood reached its peak population in 2018.

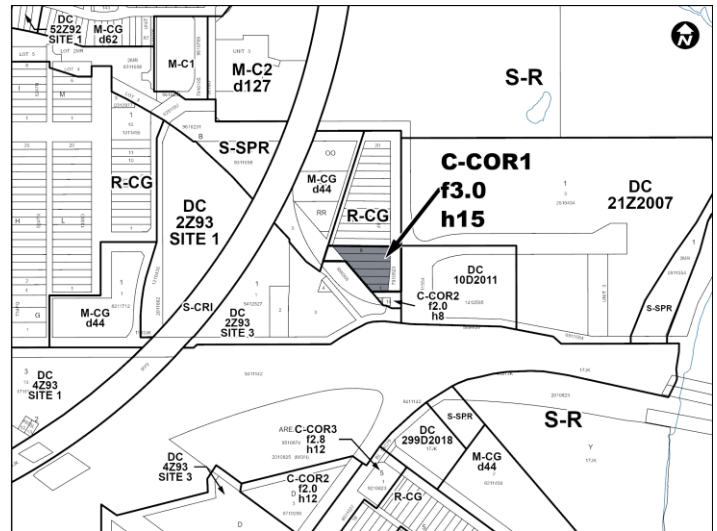
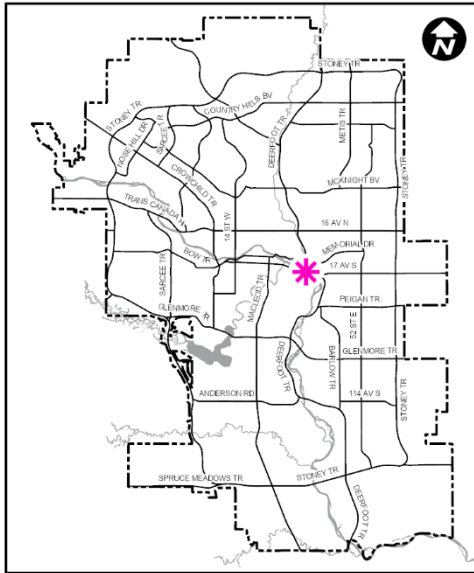
<b>Inglewood</b>	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	- 48
Difference in Population (Percent)	-1.2%

Source: *The City of Calgary 2019 Civic Census*

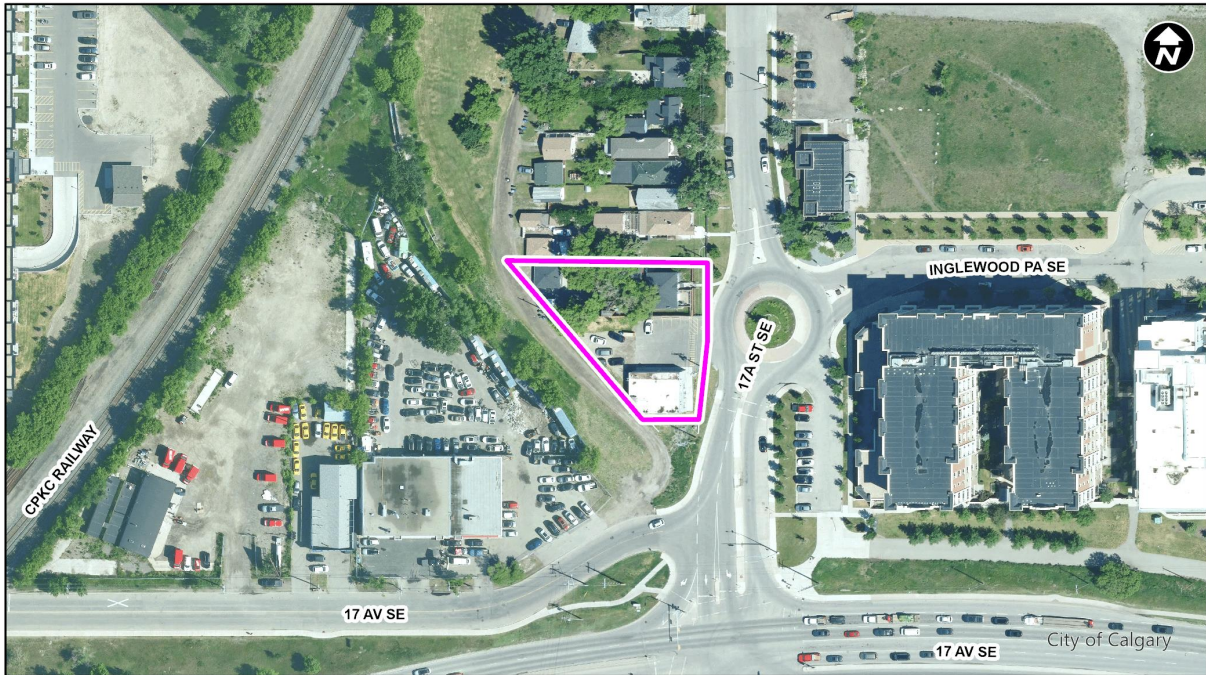
Additional demographic and socio-economic information may be obtained online through the [Inglewood Community Profile](#).



## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing land use districts on the subject site are R-CG and Commercial – Corridor 2 (C-COR2) Districts. The R-CG District portion of the site allows for a range of low-density housing forms, such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. The existing C-COR2 f2.0h8 District portion of the site is intended to be located along commercial streets, where opportunities for both commercial and residential uses are supported in the same building. Parking areas can be located on the front, side or rear of the building in the C-COR2 District. The modifiers of this land use district allow for a maximum floor area ratio (FAR) of 2.0 and a maximum building height of 8.0 metres.

The proposed Commercial – Corridor 1 f3.0h15 (C-COR1f3.0h15) District is intended to accommodate a mixed-use development where buildings are closer to each other and address the street and public sidewalk. This land use district is intended to accommodate street-oriented development, requiring commercial uses on the ground floor and residential and office uses on the upper floors. The proposed C-COR1f3.0h15 District would allow for a maximum FAR of 3.0 which equates to a building floor area of approximately 5,250 **square** metres. The proposed 15 metre building height would allow for approximately four storeys.

### **Development and Site Design.**

The rules of the proposed C-COR1f3.0h15 District would provide guidance for the future redevelopment of the site including appropriate uses, building height, massing, landscaping and parking. Given the specific context of this, additional items that would be considered through the development permit process include, but are not limited to:

- the layout and configuration of dwelling units and commercial uses;
- ensuring an engaging built interface along 17A Street SE;
- safe site access for vehicular and pedestrian traffic; and
- mitigation of shadowing and privacy impacts on nearby residential parcels.

### **Transportation**

Pedestrian and vehicular access to the site is available via 17A Street SE through the adjacent roundabout. 17A Street SE is classified as a Collector Street. The area is served by Calgary Transit through Route 1 (Bowness/Forest Lawn) and Route 307 (MAX Purple City Centre/East Hills) with a bus stop at the 9 Avenue SE Station, southwest of Blackfoot Trail SE, approximately 270 metres (a five-minute walk) west from the site. Route 1 provides transit service every 15 minutes during the peak hours. Route 307 offers service every 20 minutes during the peak hours. The area is also served by Calgary Transit through Route 101 (Inglewood) with a bus stop along 9 Avenue SE, approximately 330 metres (a six-minute walk) south from the parcel. Route 101 provides transit service every 15 minutes during the peak hours.

The site is in close proximity to the existing Always Available for All Ages and Abilities (5A) Network, with pathways located 130 metres (a two-minute walk) north of the site at Pearce Estate Park, which connects to the Bow River pathway system. Pathways are also located 100 metres (a two-minute walk) south of the site along the SE Bus Rapid Transit (BRT) route and bikeways are located 330 metres (a six-minute walk) south of the site along 9 Avenue SE. On-street parking is not available on 17A Street SE, directly adjacent to the site.

A Transportation Impact Assessment (TIA) was not required in support of the land use amendment application.

### **Environmental Site Considerations**

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

### **Utilities and Servicing**

Public water, sanitary and storm mains exist within the adjacent public right-of-way. Servicing requirements will be determined further through the future development permit.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The subject site lies within the Inner City, Developed Residential Area, as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Under the land use policies for this typology, redevelopment should support the revitalization of local communities by adding

population and a mix of commercial and service uses. In addition, local commercial development within residential areas of a scale and intensity that supports local residents' needs is supported. The proposed land use would allow for a mix of commercial and residential uses, while taking consideration of an appropriate neighbourhood scale through a height modifier.

Map 2: Primary Transit Network also identifies Blackfoot Trail SE as part of the Primary Transit Network, which is near the subject site. Providing transit-supportive land uses near transit service is critical to attracting ridership while making it a viable and efficient travel choice. The proposed C-COR1 District would allow for the development of a mixed-used development, which would encourage transit use and be part of a mixed-use activity node for the local community.

The applicable MDP policies encourage redevelopment and intensification of uses in developed area communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed land use district for the subject site aligns with the MDP.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Transit Oriented Development Policy Guidelines (2004)**

The [Transit Oriented Development Policy Guidelines](#) (Guidelines) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines, including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

### **Inglewood Area Redevelopment (Statutory – 1993)**

The existing [Inglewood Area Redevelopment Plan](#) (ARP) identifies the site as being within the Residential Area and the Mixed-Residential Area on the Generalized Land Use – Future Map (Map 6). The prime objective of the residential policies is to support population increases so that local services can be maintained. From current policies, industrial lands that are located north of 17 Avenue should be redesignated to facilitate residential and commercial development (2.3.3). The Mixed-Residential area supports a mix of commercial and residential uses, as seen on the site directly east of the roundabout from these parcels. In addition, new residential development should respect the surrounding housing and contribute to an attractive streetscape (2.3.2).

The proposal is in alignment with the policies of the ARP, as the site can support a mix of uses in this location, particularly as this location is in close proximity to the Primary Transit Network and supports transit-oriented development objectives. The proposed C-COR1 District's building location, setback areas and landscaped area also help to manage the effect of commercial uses on adjoining residential districts.

# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Feb. 4th, 2025

On behalf of the landowner, please accept this application to redesignate two continuous lots with a combined lot area of +/-0.175 hectare to C-COR1f3.0h15 to allow for:

- mixed commercial and residential developments
- a maximum floor ratio of 3.0
- a maximum building height of 15 meters
- the uses listed in the proposed C-COR1 designation.

The subject site, 1639 & 1631 17A Street SE, are two continuous lots in the community of Inglewood along 17A Street SE. Both lots are owned by the same owner. An animal clinic is operating at the corner lot with 1631 being one storey residential built in 1947.

The lots combined are approximately 0.175 hectares in size. Surrounding houses include singles to the north, mixed use multi-residential units to the east, park space to the west and other commercial uses to the south. A rear lane exists to the west of the site. The site is super close to Blackfoot Trail with rapid bus transit connection.

The project will seek LEED Gold Certificate. Measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels will be explored to improve project's climate resilience.

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development. The proposal is in keeping with the relevant policies of the MDP.



# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

**Project name:** 1631 & 1639 17A Street SE

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1B". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office. On June 28th, 2024 and July 10th, 2024, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage. On Sep. 6th, 2024, we discussed the project with Councillor Carra in which Councillor shared important info about the background and history in the area and encourage us to work with his office and CA.

We sit down with CA planning committee on July 28th, 2025. CA would like us to re-consider about maximum height and explore options to access from front.

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate neighbour, local residents, community association and ward councillor office

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

The application was revised to C-COR1f3.0h15 to lower the maximum height to 15 meters

Commitment to actively work with city to explore option of front access through existing curb cut to minimize increased traffic through lane

### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Continue engage with local residents, Councillor office and community association.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# Community Association Response

2025 October 07

Good morning Pawan. Yes, it was a good meeting last night. Thank you. The community association has approved the following comment:  
The community opposes the application. While we appreciate the reduction in height we remain concerned that the affected neighbours have not been consulted.

Thanks For your help in letting us work on this file,

Glen Kerr  
Planning Chair  
Inglewood Community Association

# PROPOSED

CPC2025-0883  
ATTACHMENT 5

## BYLAW NUMBER 175D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2024-0198/CPC2025-0883)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

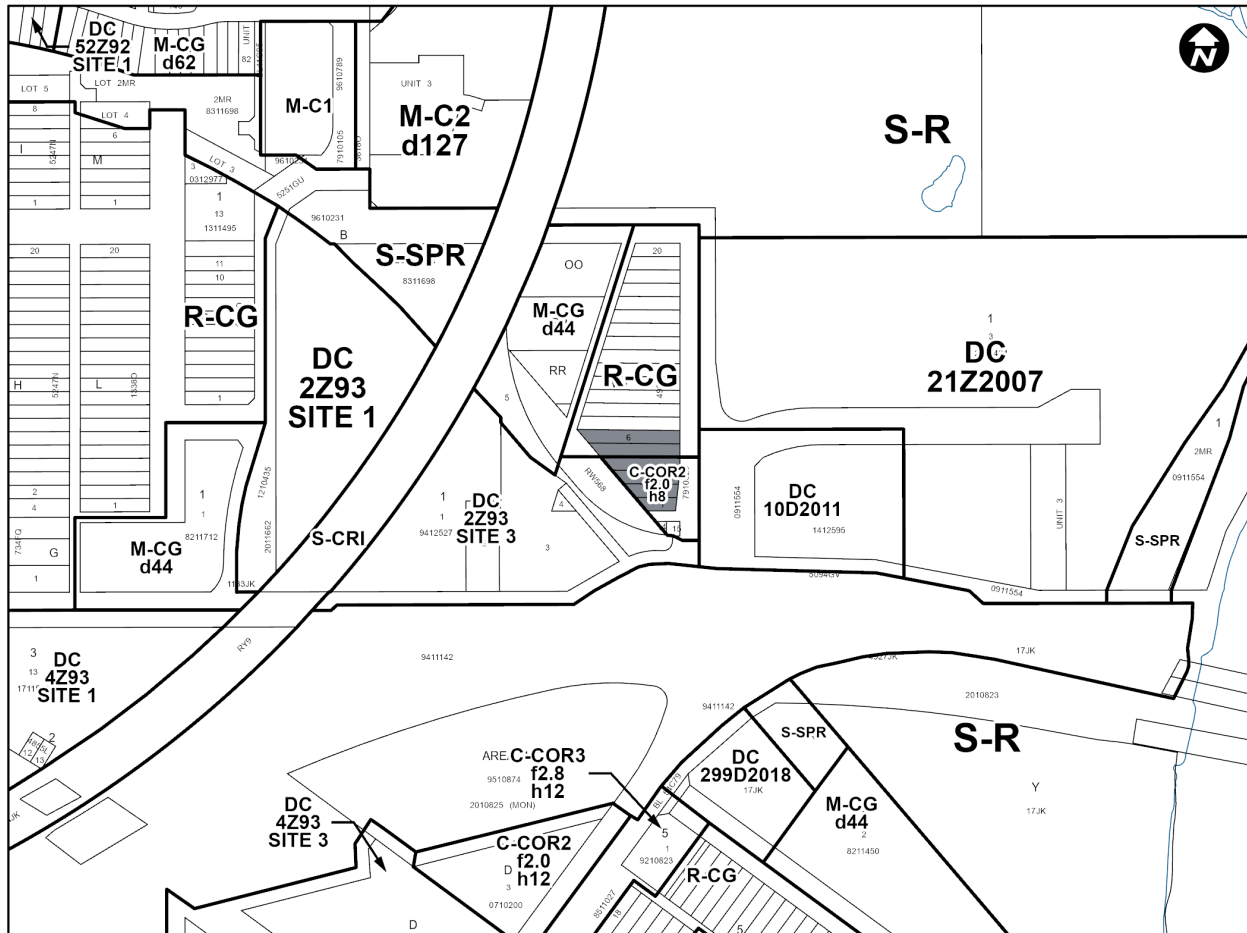
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2024-0198/CPC2025-0883  
BYLAW NUMBER 175D2025

## SCHEDULE A

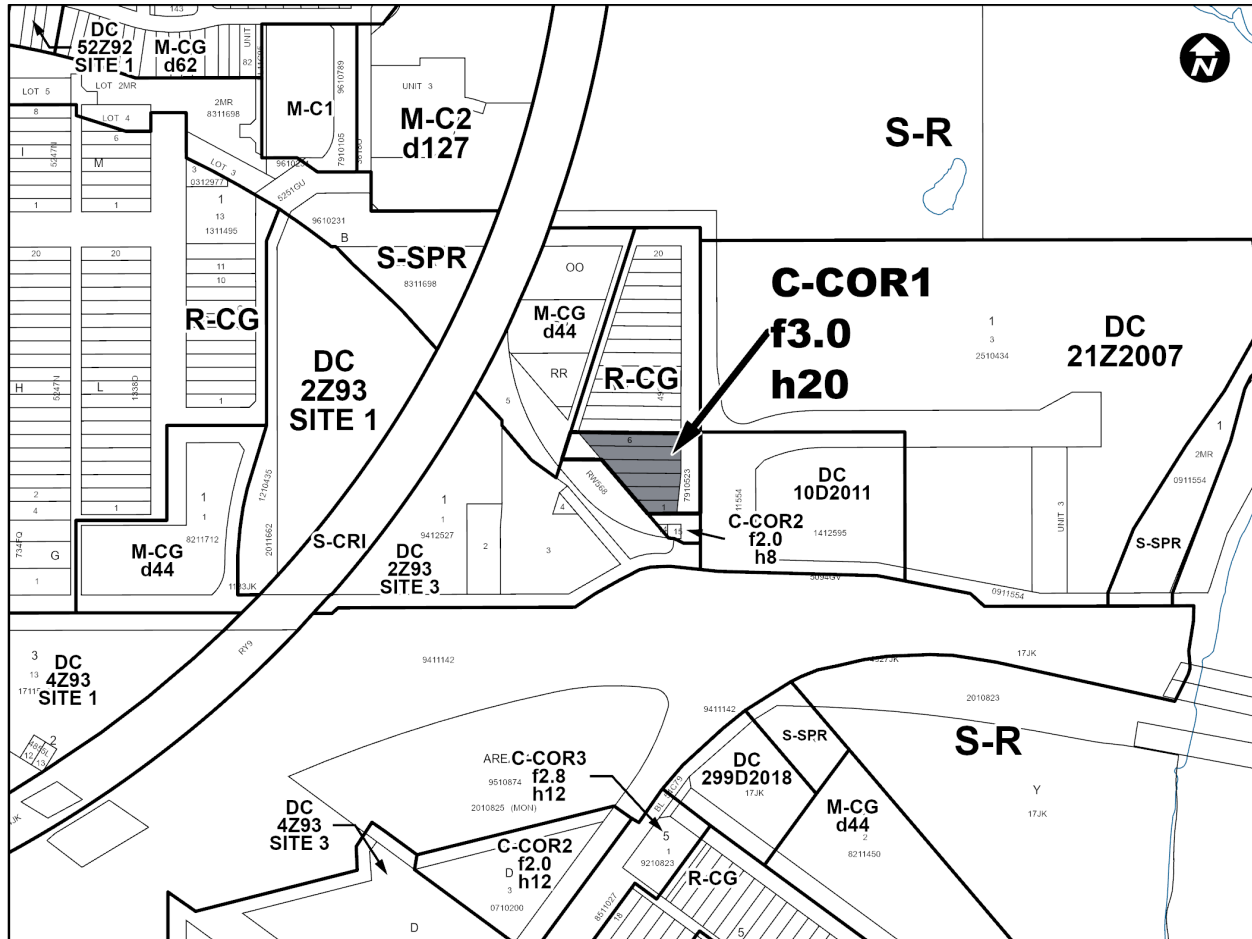




# PROPOSED

AMENDMENT LOC2024-0198/CPC2025-0883  
BYLAW NUMBER 175D2025

## SCHEDULE B



**Policy Amendment in Ogden (Ward 9) 7211 – 21 Street SE, LOC2025-0128**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
SEPTEMBER 18:**

That Council give three readings to **Proposed Bylaw 82P2025** for the amendment to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

**HIGHLIGHTS**

- This application seeks to amend the *Millican-Ogden Area Redevelopment Plan* (ARP) to allow for rowhouses, townhouses, semi-detached and duplex dwellings in addition to the building types already allowed under the ARP (e.g., single detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy amendment would allow for greater housing choices within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit application (DP2025-04319) has been submitted for a four-unit townhouse with four secondary suites and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This policy amendment application was submitted by Horizon Land Surveys on behalf of the landowners, Gurpreet Grewal, Farah Harji and Manvir Singh Mann on 2025 June 23. The subject site is designated Residential – Grade-Oriented Infill (R-CG) District, which supports the development of rowhouses and townhouses.

The parcel is approximately 0.06 hectares (0.14 acres) in size and is located mid-block along 21 Street SE. The subject site is currently developed with a single detached dwelling. Vehicular access to the site is provided from 21 Street SE and the rear lane.

As indicated in the Applicant Submission (Attachment 3), a policy amendment is required to align the ARP with the full suite of building forms available in the R-CG District. A development permit (DP2025-04319), is currently under review for a four-unit townhouse with four secondary suites.

**Policy Amendment in Ogden (Ward 9) 7211 - 21 Street SE, LOC2025-0128**

---

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant spoke to the immediate neighbours in person. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

In response, Administration received 112 submissions in opposition, which included the following concerns:

- land uses;
- height;
- density (e.g. number of units);
- amount of parking;
- lot coverage;
- building setbacks;
- privacy considerations;
- included amenities (public vs. private space);
- community character (heritage, building form, etc.);
- traffic impacts;
- shadowing impacts; and
- offsite impacts (noise, pollution).

Comments from the Millican-Ogden Community Association (CA) were received in opposition of the application, citing concerns with density on a shorter block, loss of mature trees, shadowing impacts, and lack of community consultation by the applicant (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal would enable additional housing in an area well-supported by transit and would accommodate modest density that would be contextually appropriate in low-density areas. The building and site design, on site parking, privacy considerations and impact on community character are being considered through the development permit.

**Policy Amendment in Ogden (Ward 9) 7211 - 21 Street SE, LOC2025-0128**

---

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The development of this site enables a more efficient use of land and infrastructure and allows for a diversity of grade-oriented housing that may better accommodate the needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at the subsequent development approval stages.

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 82P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject parcel is located in the southeast community of Ogden on 21 Street SE. The parcel is approximately 0.06 hectares (0.14 acres) in size, about 15 metres wide and 36 metres deep. The laned parcel is located mid-block and is currently developed with a single detached dwelling and detached garage.

Surrounding development is characterized primarily by low density residential dwellings. Parcels immediately to the north, east, south and west of the site are designated as Residential – Grade-Oriented Infill (R-CG) District, along with a parcel designated as the Special Purpose – School, Park and Community Reserve (S-SPR) District further north.

The surrounding area is plentiful with amenities such as the following:

- Jack Setters Park, George Moss Park, Almadina Language Charter Academy School, St. Bernadette School within 600 metres (an eight-minute walk);
- Lynnwood Park and Jack Setter Arena within 800 metres (a 10-minute walk); and
- Sherwood School and Banting and Best School located within 1.2 kilometres (a 17-minute walk) of the subject site.

The intent for this application is to align the policies of the *Millican Ogden Area Redevelopment Plan* (ARP) with the current land use designation to allow for the full suite of available uses in the R-CG District. This is needed to allow for the proposed townhouse development currently under review (DP2025-04319).

## Community Peak Population Table

As identified below, the community of Ogden reached its peak population in 1982.

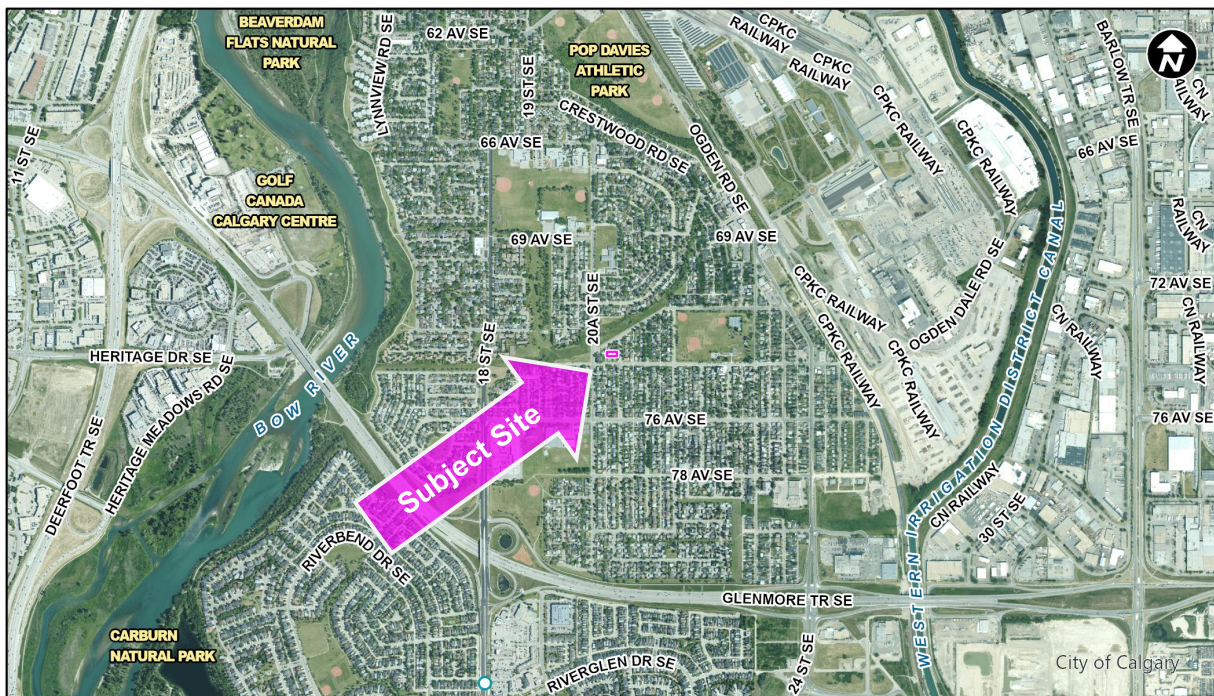
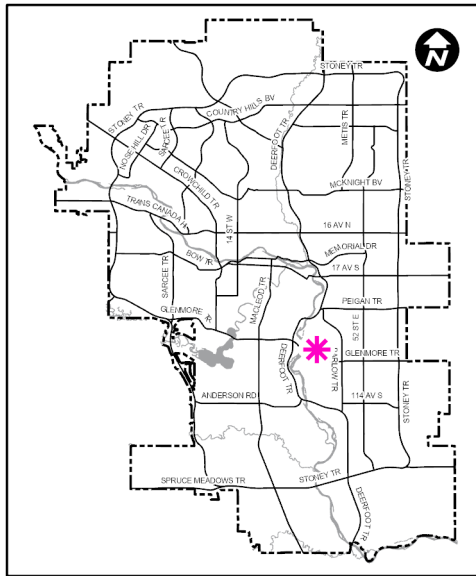
<b>Ogden</b>	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	-2,972
Difference in Population (Percent)	25.7%

Source: *The City of Calgary 2019 Civic Census*

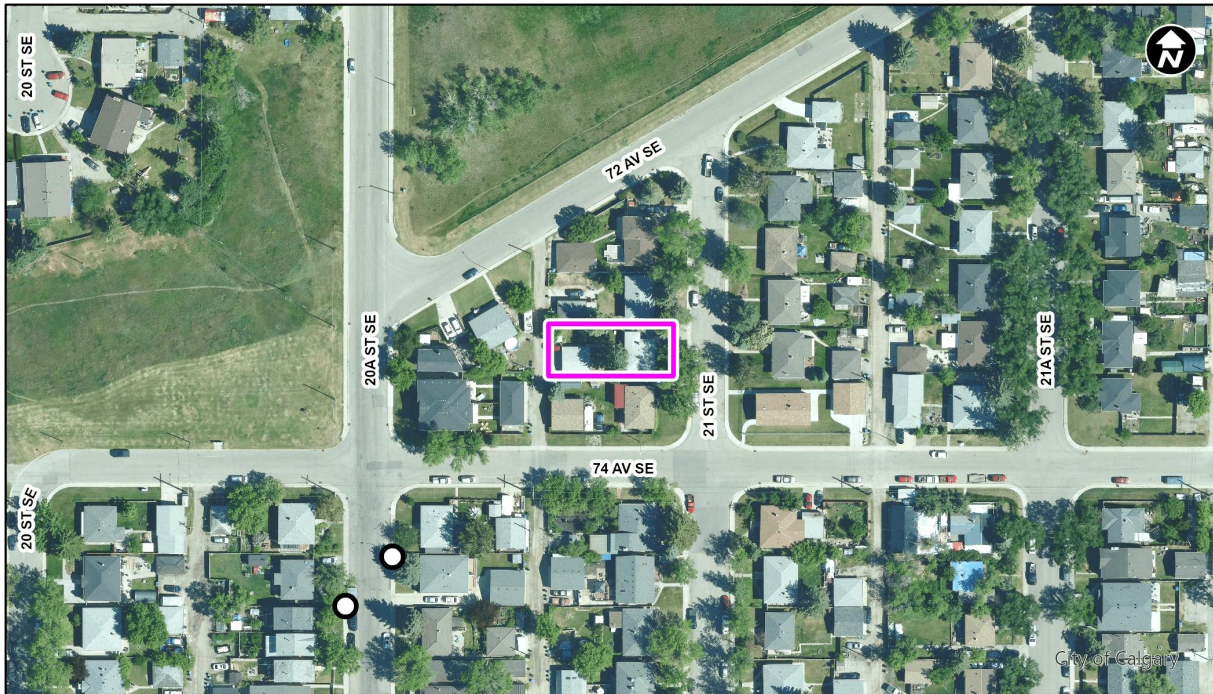
Additional demographic and socio-economic information may be obtained online through [Ogden Community Profile](#).



## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

### Transportation

The site is well served by public transit with the future Ogden Greenline LRT Station approximately 750 metres (an 11-minute walk) from the subject site. Bus stops are located approximately 150 metres from the subject site (a two-minute walk) along 20a Street SE for Routes 36 (Riverbend), 41 (Lynwood), 779 (Wise Wood/Ogden/Riverbend) and approximately 300 metres from the subject site (a four-minute walk) along 76 Avenue SE for routes 36 (Riverbend), 41 (Lynwood), 43 (Chinook Station), and 851 (St Augustine/Lynwood/Ogden).

## Legislation and Policy

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located within the Developed Residential – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged within the review of the associated development permit application.

### **Millican-Ogden Area Redevelopment Plan (Statutory – 1999)**

The site is located within the Low Density Conservation area, as identified on Map 5: Proposed Land Use Policies in the [Millican-Ogden Area Redevelopment Plan](#) (ARP). The Residential Land Use policies of the ARP discourage development of more than two dwelling units on parcels identified as Low Density Conservation. An amendment to Map 5 is required to categorize the site under the Low or Medium Density Multi-Dwelling Residential for the subject site. The proposed amendment will allow the ARP's policies to better align with the existing R-CG District designation, which supports a wider range of low-density housing forms and allows for the development proposed under the associated development permit (DP2025-04319). The proposed amendment is considered appropriate based on the policy guidance provided by the MDP and Land Use Bylaw 1P2007.

# PROPOSED

CPC2025-0832  
ATTACHMENT 2

## BYLAW NUMBER 82P2025

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MILLICAN-OGDEN AREA REDEVELOPMENT PLAN BYLAW 8P99 (LOC2025-0128/CPC2025-0832)

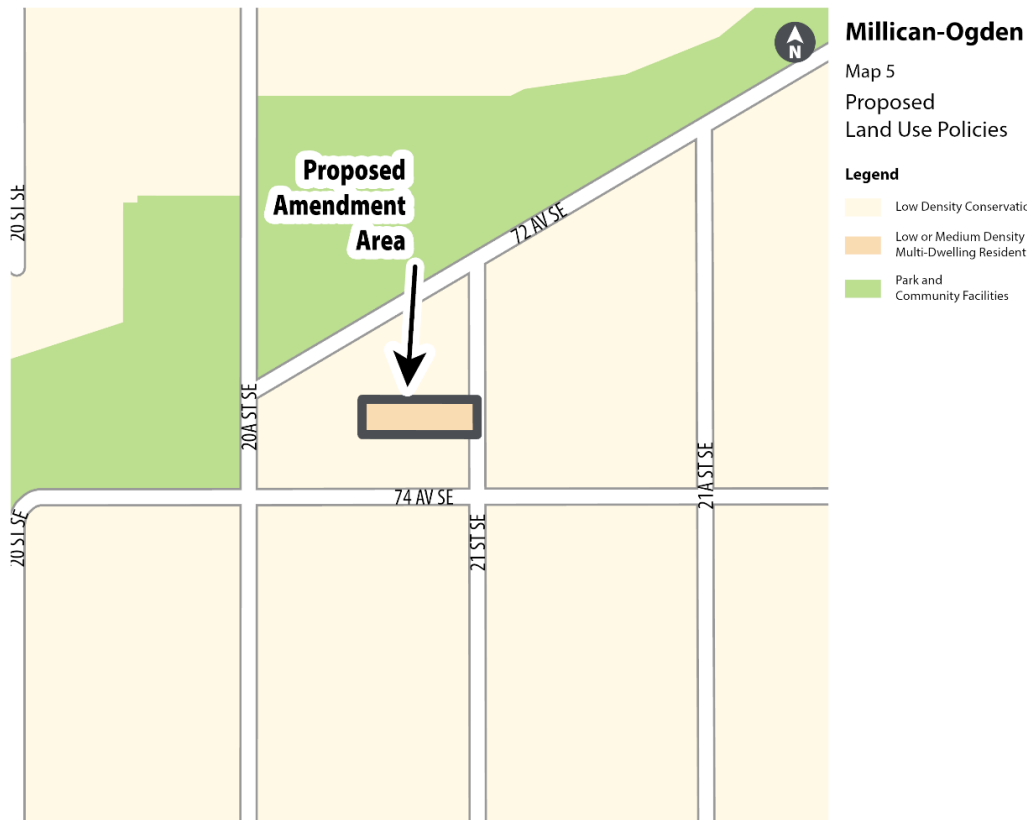
\*\*\*\*\*

**WHEREAS** it is desirable to amend the Millican-Ogden Area Redevelopment Plan Bylaw 8P99, as amended;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Millican-Ogden Area Redevelopment Plan attached to and forming part of Bylaw 8P99, as amended, is hereby further amended as follows:
  - (a) Amend Map 5 entitled 'Proposed Land Use Policies' by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 7211 – 21 Street SE (Plan 4465HB, Block 6, Lot 3) from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential' as generally illustrated in the sketch below:



# PROPOSED

## BYLAW NUMBER 82P2025

- (b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2(a), add 7211 – 21 Street SE to the list of addresses.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_



# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

June 16th, 2025

LOC Number (office use only):

As part of city's blanket rezoning process, this lot is already zoned as R-CG. However under the current Millican-Ogden ARP, the subject site is identified with a "low density conservation" designation, which would only allow for single and semi-detached dwellings. We would like to proposed cottage cluster style housing of 4 units with 4 basement suites. In order to accommodate the proposed, we have to change the designation to "low or medium density multi-dwelling residential".

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

---

**Project name:** 7211 21 Street SE

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

This is a minor policy amendment application for Millican-Ogden ARP to allow for row house, townhouse and multi-residential uses under the current R-CG zoning.

On June 6th, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

We have also contacted community association and councilor's office for comments. Until today, we haven't received any response yet.

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate neighbour, local residents, community association and ward councillor office

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

We believe those concerns can be properly dealt with at the development permit stage.

### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Continue engage with local residents, Councillor office and community association.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# Community Association Response

2025 August 14

Re: LOC2025-0128

Hi Bipin,

The Millican Ogden Community Association is not in favour of a Policy Amendment to the Millican-Ogden Area Redevelopment Plan for LOC2025-0128 because:

- The portion of 21 St SE on which this parcel is located is uniquely constrained-- there are only four homes on the west side, where this applicant proposes a row house. Allowing a row house at this location would effectively double the number of homes on the block, impacting the quality of life of the adjacent dwellings.
- Mature trees on the proposed parcel as well as adjacent parcels would be negatively affected by a row house development. Many of these trees are decades old and hold significant ecological, sentimental, and monetary value. They cannot be replaced.
- Because there are two homes located to the north of the proposed row house, the quality of life of the residents would be negatively impacted by the loss of sunlight in their yards, potentially impacting gardens, outdoor recreation, and general enjoyment of their yards.
- The developer has not engaged the community nor the community association.

We hold that while this location may be appropriate for infill housing such as semi-detached or two single family homes, a mid-block row house will have too negative an impact on the existing residents. Furthermore, no amendments to the Millican-Ogden ARP should be considered until a full Local Area Planning process has been undertaken.

**Policy Amendment in Ogden (Ward 9) at 7011 – 24 Street SE, LOC2025-0152**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 OCTOBER 16:**

That Council give three readings to **Proposed Bylaw 83P2025** for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

**HIGHLIGHTS**

- This application seeks a policy amendment to the *Millican-Ogden Area Redevelopment Plan* (ARP) to allow for rowhouses and townhouses, in addition to the building types already allowed under the existing Residential – Grade-Oriented Infill (R-CG) District (e.g., single detached, semi-detached and duplex dwellings).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2024-01415) for six units and six suites has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This proposed policy amendment, in the southeast community of Ogden, was submitted by the landowner, Waveline Properties Inc., on 2025 July 23. The approximately 0.08 hectare (0.21 acre) midblock lot is located on 24 Street SE between 69 Avenue SE and 72 Avenue SE. The lot is currently vacant with rear lane access.

The proposed amendment is intended to accommodate a development with six units and six suites with a garage as indicated in the Applicant Submission (Attachment 3). A development permit (DP2025-01415) for the proposed development has been submitted and is under review. The property is designated as the Residential – Grade-Oriented Infill (R-CG) District, which allows for this development proposal.

A detailed planning evaluation of the application, including location maps and site context, is



## **Policy Amendment in Ogden (Ward 9) at 7011 - 24 Street SE, LOC2025-0152**

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provided in the Background and Planning Evaluation (Attachment 1).

### **ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### **Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted their immediate neighbours and introduced their proposal. The applicant provided details in the Applicant Outreach Summary (Attachment 4).

#### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration did not receive any responses from the public on this application, and no comments were received from the Millican Ogden Community Association. Administration contacted the Community Association to follow up and no response was received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

### **IMPLICATIONS**

#### **Social**

The proposed policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

#### **Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit.

#### **Economic**

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services

#### **Service and Financial Implications**

No anticipated financial impact.

Planning and Development Services Report to  
Calgary Planning Commission  
2025 October 16

ISC: UNRESTRICTED  
CPC2025-0896  
Page 3 of 3

**Policy Amendment in Ogden (Ward 9) at 7011 - 24 Street SE, LOC2025-0152**

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**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
- 2. Proposed Bylaw 83P2025**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Ogden on 24 Street SE between 69 Avenue SE to the north and 72 Avenue SE to the south. This midblock lot is approximately 0.08 hectares (0.21 acres) in size and is approximately 23 metres wide by 37 metres deep. It is currently vacant and has access from the rear lane.

Surrounding lands are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single and semi-detached dwellings and accessory residential buildings.

The proposed policy amendment is needed to allow for the proposed development under review through DP2025-01415, which proposes six units with six suites and a garage.

## Community Peak Population Table

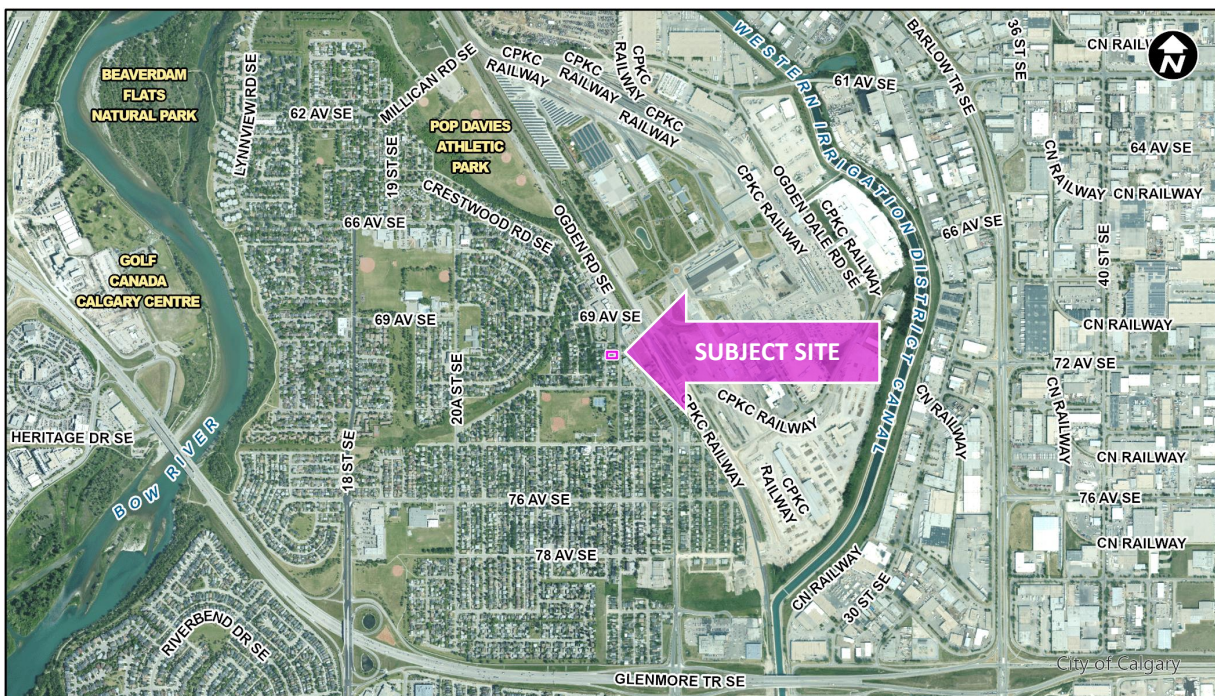
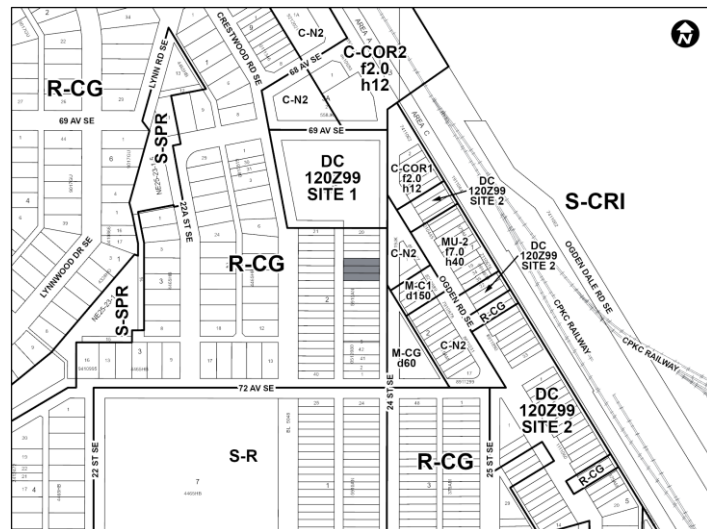
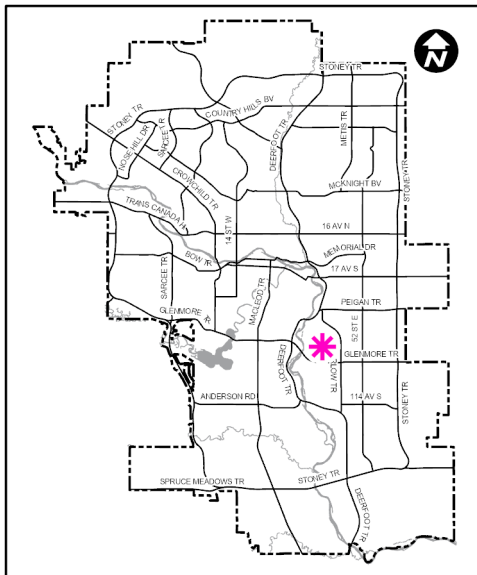
As identified below, the community of Ogden reached its peak population in 1982.

<b>Ogden</b>	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	- 2,972
Difference in Population (Percent)	- 25.74%

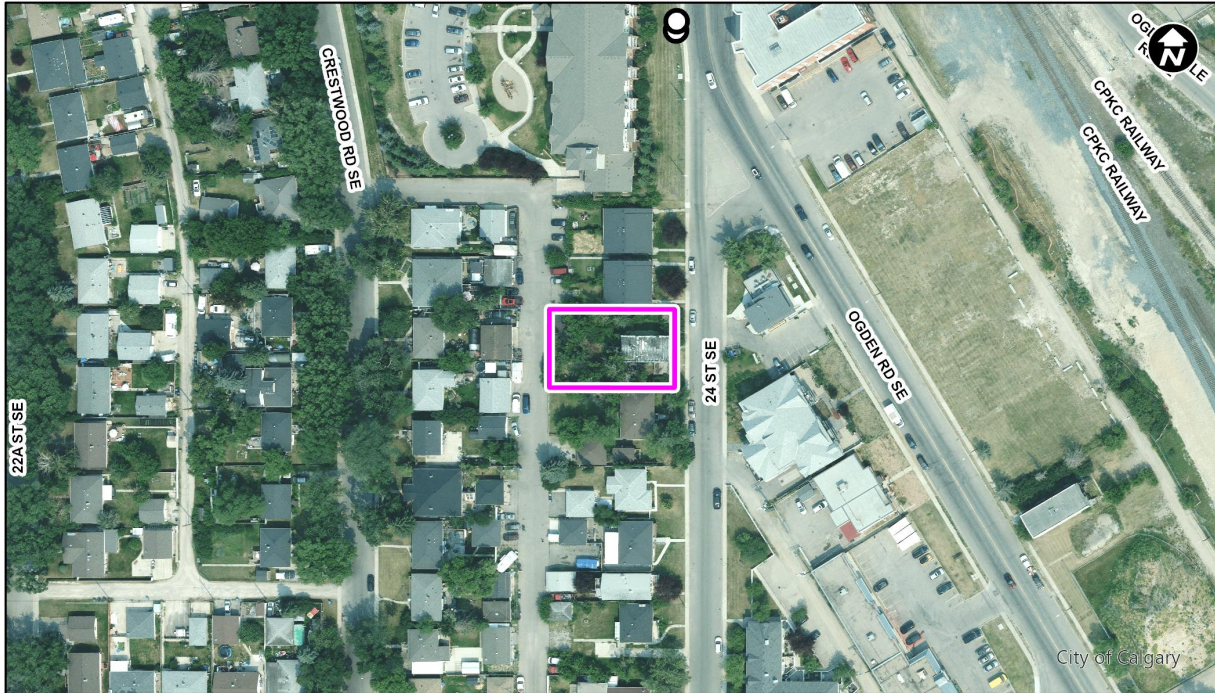
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Ogden Community Profile](#).

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to six dwelling units.

Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel requires 0.5 parking stalls per dwelling unit and per secondary suite.

### Transportation

The site is 100 metres (a two-minute walk) from the nearest northbound and southbound transit stops for Route 302 (BRT Southeast/City Centre). The site is also 300 metres (a five-minute walk) from the planned Ogden Green Line Light Rail Transit (LRT) Station. In addition, the site is 150 metres (a three-minute walk) from both George Moss Park to the south and a small commercial corridor node to the north at the corner of Ogden Road SE and 69 Avenue SE.



## Legislation and Policy

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The site is within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

### **Millican-Ogden Area Redevelopment Plan (Statutory – 1999)**

The site is located within the Low Density Conservation area as identified on Map 5 – Proposed Land Use Policies of the [Millican-Ogden Area Redevelopment Plan](#) (ARP). As per ARP policies in Section 3.4.3 (Residential Land Use), the Low Density Conservation area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. The Low Density Conservation area supports residential development in the form of single- and two-unit dwellings.

The proposed policy amendment to Map 5 would amend the subject site from Low Density Conservation to Low or Medium Density Multi-Dwelling Residential to reflect the allowable uses under the R-CG District and align with MDP policies. A text amendment is proposed to further clarify that 75 units per hectare is appropriate on the subject site in alignment with the R-CG District maximum allowable density.

# PROPOSED

CPC2025-0896  
ATTACHMENT 2

## BYLAW NUMBER 83P2025

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MILLICAN-OGDEN AREA REDEVELOPMENT PLAN BYLAW 8P99 (LOC2025-0152/CPC2025-0896)

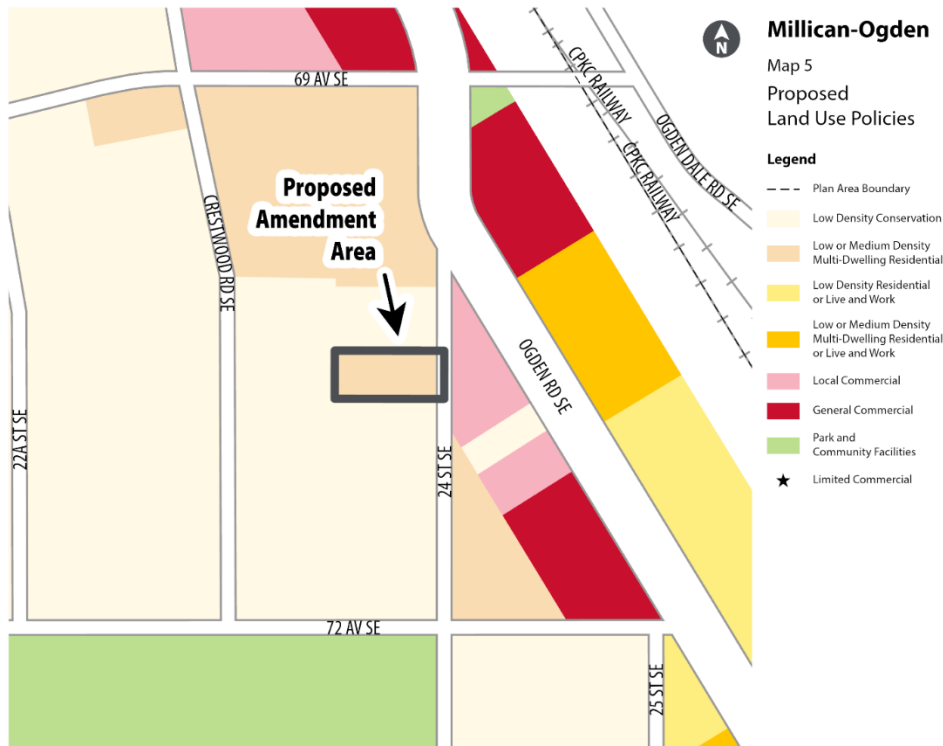
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**WHEREAS** it is desirable to amend the Millican-Ogden Area Redevelopment Plan Bylaw 8P99, as amended;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Millican-Ogden Area Redevelopment Plan attached to and forming part of Bylaw 8P99, as amended, is hereby further amended as follows:
  - (a) Amend Map 5 entitled 'Proposed Land Use Policies' by changing 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 7011 – 24 Street SE (Plan 5910AN, Block 2, Lots 14 to 16) from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential' as generally illustrated in the sketch below:



# PROPOSED

## BYLAW NUMBER 83P2025

- (b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2 (a), add 7011 – 24 Street SE to the list of addresses.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# Applicant Submission

Company Name (if applicable):

Waveline properties Inc

Applicant's Name:

Shaun Thiessen

Date:

July 31/25

LOC Number (office use only):

To whom this may concern,

I am writing today my proposal to build six townhomes with legal basement suites on 7011 24 st se. The site was originally the old ogden bakery but changed many times through the years and finally was used for residential. built in 1917 and as much as this was an old part of hertiage in ogden the years had taken its toll and this property had many years of neglect. When I first toured the property all windows were boarded and broken and most of the ceiling had collapsed on upper floor. there were tarps strung everywhere to keep rain out. A quick walk of the proeprty showed the biulding was uninhabitable and not repairable. When talking with neighbours it had become a haven for break ins and squatting unfortunately. I ended up demoing the property for safety's sake in case fires were lit or the biulding ended up collapsing when someone was inside.

I went to the drawing board from there about how to use this large lot. When thinking about design on what could be rebuilt I came to doing affordable multifamily town homes. As ogden is growing and rentals have been in shortfall I thought this would be a good solution. There already is a large condo two lots to the north and then the lot beside me on northside is low income housing for alberta which when talking with them they may propose a redovelment also as they are starting to get run down. I think Biulding some more afforadable housing on 7011 24 st will have many benefits for the community with cheap rents to help bring people into ogden along with cleaning up the street. With the proximity to the new future green line I think what I have proposed is the best cause senerio for this lot moving forward. Not to big but a good clean look off 24st and all the new devoplment that will come with the new c-train. I apprecaite you guys conserding my propsoal and look forward to hearing from you. Thank you.

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

I simply talk to all neighbours around 7011 24st, beside and behind lot and got the information that the existing building was a magnet for the homeless to break into and that they would all be happy for a demolition and rebuild. One cause of the homeless and other cause it was a 1917 building that has been an eye soar for over 20 years.

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

I didnt reach out to groups just neighbours.

[calgary.ca/planningoutreach](http://calgary.ca/planningoutreach)





## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

There were no issues and everyone was happy with a new development to clean up the community.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

I didn't influence decisions as everyone was happy with my proposal to build townhomes.

### How did you close the loop?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

N/A

[calgary.ca/planningoutreach](http://calgary.ca/planningoutreach)

**Outline Plan, Road Closure and Land Use Amendment in Belvedere (Ward 9) at  
9305 and 9555 – 17 Avenue SE, LOC2024-0098**

---

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 9305 and 9555 – 17 Avenue SE, and the closed road adjacent to 9305 and 9555 – 17 Avenue SE (Portion of NE 1/4 Section 7-24-28-4; Plan 7510208, Block 1; Plan 2511162, Area 'A') to subdivide 63.56 hectares  $\pm$  (157.06 acres  $\pm$ ) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed closure of 1.78 hectares  $\pm$  (4.39 acres  $\pm$ ) of road (Plan 2511162, Area 'A') adjacent to 9305 and 9555 – 17 Avenue SE, with conditions (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 64.03 hectares  $\pm$  (158.21 acres  $\pm$ ) located at 9305 and 9555 – 17 Avenue SE, and the closed road (Portion of NE 1/4 Section 7-24-28-4; Plan 7510208, Block 1; Plan 2511162, Area 'A') from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use – General (MU-1f4.0h26) District, Mixed Use – General (MU-1f5.5h40) District, Mixed Use – Active Frontage (MU-2f4.0h26) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

**Outline Plan, Road Closure and Land Use Amendment in Belvedere (Ward 9) at  
9305 and 9555 – 17 Avenue SE, LOC2024-0098**

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
OCTOBER 2:**

That Council:

1. Give three readings to **Proposed Bylaw 11C2025 for the** closure of 1.78 hectares  $\pm$  (4.39 acres  $\pm$ ) of road (Plan 2511162, Area 'A') adjacent to 9305 and 9555 – 17 Avenue SE, with conditions (Attachment 3); and
2. Give three readings to **Proposed Bylaw 172D2025** for the redesignation of 64.03 hectares  $\pm$  (158.21 acres  $\pm$ ) located at 9305 and 9555 – 17 Avenue SE, and the closed road (Portion of NE 1/4 Section 7-24-28-4; Plan 7510208, Block 1; Plan 2511162, Area 'A') from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use – General (MU-1f4.0h26) District, Mixed Use – General (MU-1f5.5h40) District, Mixed Use – Active Frontage (MU-2f4.0h26) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025  
October 2:

“The following documents were distributed with respect to Report CPC2025-0884:

- ...
- Revised Attachment 1.”

...

**Moved by** Commissioner Montgomery

That with respect to Report CPC2025-0884, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 9305 and 9555 – 17 Avenue SE, and the closed road adjacent to 9305 and 9555 – 17 Avenue SE (Portion of NE 1/4 Section 7-24-28-4; Plan 7510208, Block 1; Plan 2511162, Area 'A') to subdivide 63.56 hectares  $\pm$  (157.06 acres  $\pm$ ) with conditions (Attachment 2);

...

For: (9): Director Fleming, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, and Commissioner Small

**MOTION CARRIED”**

Approval: M. Sklar concurs with this report. Author: B. Bailey  
City Clerks: A. Adegunwa / C. Doi

**Outline Plan, Road Closure and Land Use Amendment in Belvedere (Ward 9) at  
9305 and 9555 – 17 Avenue SE, LOC2024-0098**

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**HIGHLIGHTS**

- This application seeks to close a portion of road, establish a subdivision framework and redesignate land within the community of Belvedere to allow for mixed-use and residential development, a middle school, an emergency response station, open spaces, natural areas, stormwater management and roadways.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Belvedere Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a developing area of the city and provide better use of southeast sector infrastructure.
- Why does this matter? New community growth is an important part of city building. Site development will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- A development permit for stripping and grading of the lands has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southeast community of Belvedere, was submitted on 2024 March 31 by B&A Studios Inc. on behalf of the landowner, Belvedere Calgary Developments Inc. (Qualico Developments). The site is approximately 63.56 hectares  $\pm$  (157.06 acres  $\pm$ ) and includes a road closure (Attachment 4) with conditions (Attachment 3) for a portion of a service road allowance along the northern boundary. The site is currently undeveloped and primarily used for agriculture, except for a subdivided parcel in the north-central portion of the quarter section that is used for RV storage. A development permit (DP2025-02591) for stripping and grading was submitted on 2025 May 02 and is under review.

As referenced in the Applicant Submission (Attachment 5), the proposal is to obtain land use amendment, outline plan and road closure approval to accommodate the proposed neighbourhood of Bellwether. The Proposed Outline Plan (Attachment 6) and the Proposed Land Use Amendment Map (Attachment 7) anticipate 3,582 residential units as shown in the Proposed Outline Plan Data Sheet (Attachment 8). The outline plan will achieve an anticipated residential density of 32.0 units per hectare (13.0 per acre) and an overall intensity of 158 people and jobs per gross developable hectare, meeting the density and intensity targets of the *Belvedere ASP*.

The applicant's vision is to create a complete neighbourhood that integrates a cohesive mix of parks, transit accessibility and diverse land uses. The plan features a neighbourhood activity centre and multi-residential development located adjacent to the 17 Avenue SE Bus Rapid Transit (BRT) corridor. A school site and an emergency response station are also included as part of the development. Parks are distributed throughout the community to meet a variety of open space needs, while a wetland along the southern boundary of the plan area is being retained and protected as environmental reserve. A connected network of sidewalks and pathways will support pedestrian movement throughout the neighbourhood.

## Outline Plan, Road Closure and Land Use Amendment in Belvedere (Ward 9) at 9305 and 9555 – 17 Avenue SE, LOC2024-0098

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A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

### ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant engaged with adjacent landowners, interested members of the public and Indigenous Knowledge Keepers. The Applicant Outreach Summary can be found in Attachment 9.

#### City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No public comments were received.

There is currently no community association for the subject area.

As per the *Rocky View County/City of Calgary Intermunicipal Development Plan* and due to the proximity of the subject site to the City of Chestermere, the application was circulated to both Rocky View County and the City of Chestermere for comment. No comments were received from either jurisdiction regarding this specific application. Administration has been working collaboratively with both jurisdictions regarding utility upgrades for the Belvedere area.

Following Calgary Planning Commission, notification of a Public Hearing of Council for the land use amendment will be posted on site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

### IMPLICATIONS

#### Social

The proposed application supports the continued growth of the Belvedere community by establishing a framework for a variety of housing types, including mixed-use, multi-residential and low-density residential development. It also introduces employment and retail areas to help meet the daily needs of residents. Community amenities and infrastructure, including an emergency response station, a middle school, and park space will serve both future residents and the broader Belvedere community.



## Outline Plan, Road Closure and Land Use Amendment in Belvedere (Ward 9) at 9305 and 9555 – 17 Avenue SE, LOC2024-0098

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### Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

### Economic

Development of this greenfield site would contribute to Calgary's overall economic health by housing Calgarians within city limits. Additional residential population in this area will support the economic vitality of the nearby East Hills shopping centre and 17 Avenue SE Urban Main Street and BRT investment.

### Service and Financial Implications

No anticipated financial impact.

### RISK

The final downstream Belvedere sanitary trunk alignment has not yet formally been approved by the City of Calgary and Rocky View County. The final alignment and design of the trunk will confirm the site grading and sanitary catchments areas for the outline plan area. If the final sanitary trunk alignment changes significantly from what has currently been anticipated in this outline plan, there is a possibility that the plan area may require a lift station to service the lands. This may require an amendment to the outline plan to accommodate a lift station. However, this is perceived as a low risk since the preferred sanitary trunk alignment has been determined and the review and approval process is in its final stages.

### ATTACHMENTS

1. **Revised** Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. Road Closure Conditions
4. Registered Road Closure Plan
5. Applicant Submission
6. **Approved** Outline Plan
7. Proposed Land Use Amendment Map
8. **Approved** Outline Plan Data Sheet
9. Applicant Outreach Summary
10. **Proposed Bylaw 11C2025**
11. **Proposed Bylaw 172D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast developing community of Belvedere, within the central-south portion of the *Belvedere Area Structure Plan* (ASP), as shown on the Site Context Map below. The site is approximately 63.56 hectares  $\pm$  (157.06 acres  $\pm$ ) in size, with dimensions of roughly 800 metres by 800 metres – equivalent to one quarter section. It is bounded by 17 Avenue SE to the north, 100 Street SE to the east, agricultural lands to the south and the 92 Street SE road allowance to the west. Directly north, across 17 Avenue SE, is the Mountain View Funeral Home and Cemetery. Approximately one kilometre to the west is the East Hills regional shopping centre and surrounding residential development.

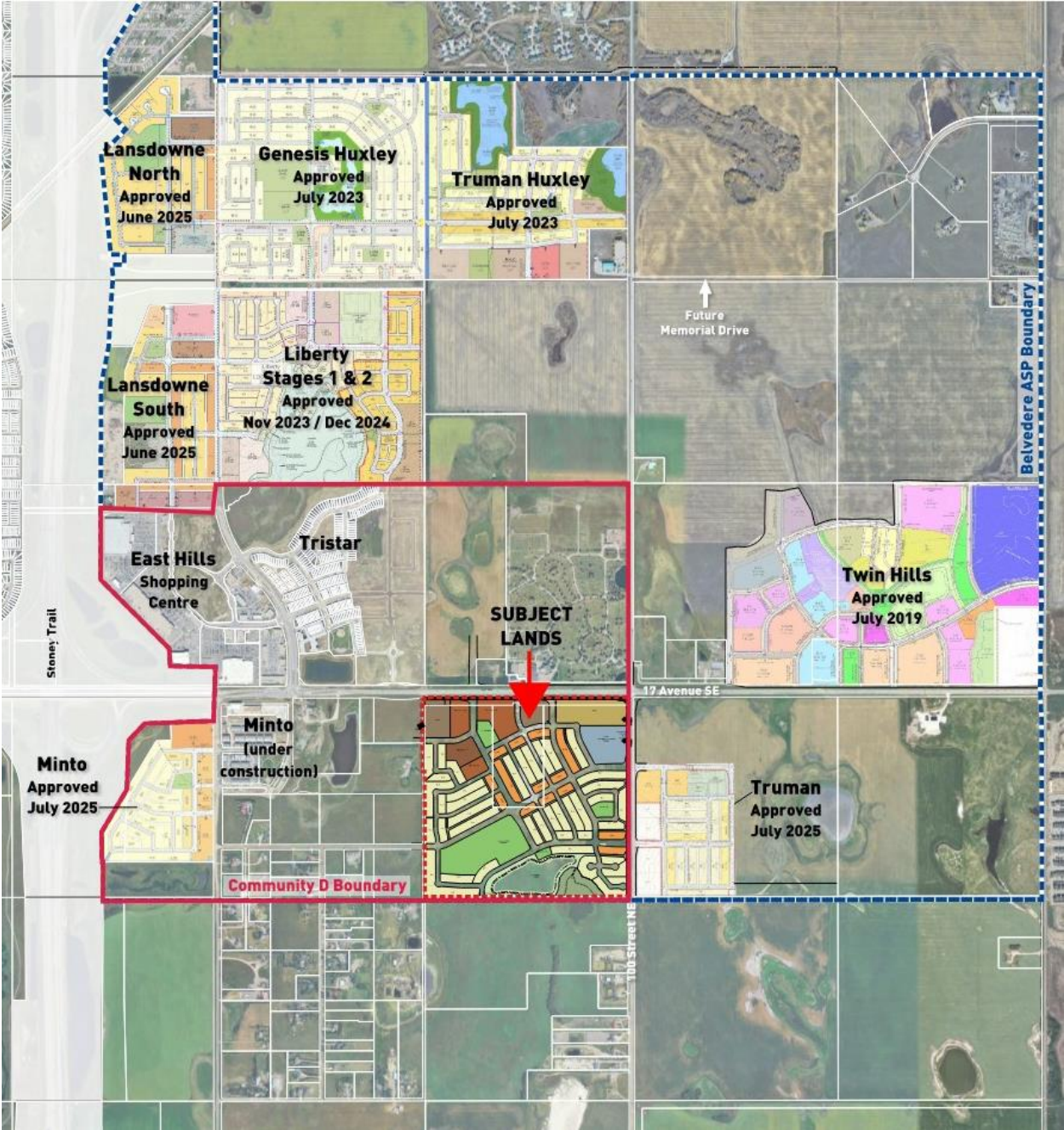
The site features gently rolling topography and is largely undeveloped, used primarily for agriculture, with the exception of a recreational vehicle (RV) storage lot adjacent to 17 Avenue SE. The site currently contains several wetlands with varying degrees of retention value. Surrounding lands are also mostly undeveloped and designated under the Special Purpose – Future Urban Development (S-FUD) District; however, the area is actively transitioning, supported by nearby planning approvals. To the southeast, an outline plan and land use redesignation (LOC2022-0232) for a portion of the quarter section was approved on 2025 July 16, to accommodate future residential and park development. Lands to the northeast across 17 Avenue SE are actively developing and other lands to the northwest have been recently approved for comprehensive neighbourhood development.

The *Belvedere ASP* designates the 17 Avenue SE corridor as a primary area of activity within the four communities planned for this part of Calgary. At the western end of 17 Avenue SE, near Stoney Trail SE, is the East Hills Shopping Centre, while to the east, near the City of Chestermere, a future Urban Main Street is planned. Along this corridor, planned complete communities will offer opportunities to live, work, learn, and play.

The development proposal for this site complements other development in the area. Notable features of the proposal include:

- medium and low density residential, including apartments, townhouses, rowhouses, semi-detached and single-detached homes;
- a Neighbourhood Activity Centre (NAC) that provides transit-supportive residential uses, local commercial services and open space for neighbourhood activity and gathering;
- multi-residential and mixed-use development within easy walking distance of the 17 Avenue SE Bus Rapid Transit (BRT) corridor;
- an emergency response station with a fire hall, supporting the needs of a safe and complete community;
- preservation of an environmentally significant wetland, along with a system of neighbourhood parks and pathways;
- a middle school site with associated playfields; and
- a block-based grid street network that provides strong walking and wheeling connectivity.

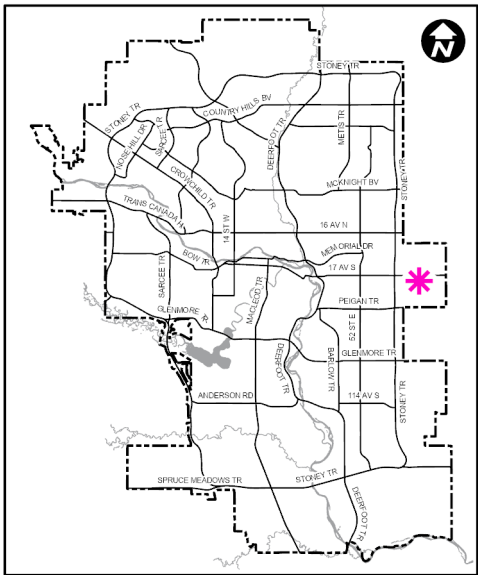
Site Context Map



Community Peak Population Table

The community of Belvedere is an actively developing community. No population data was available for this community in 2019, and demographic and socio-economic information are not yet available.

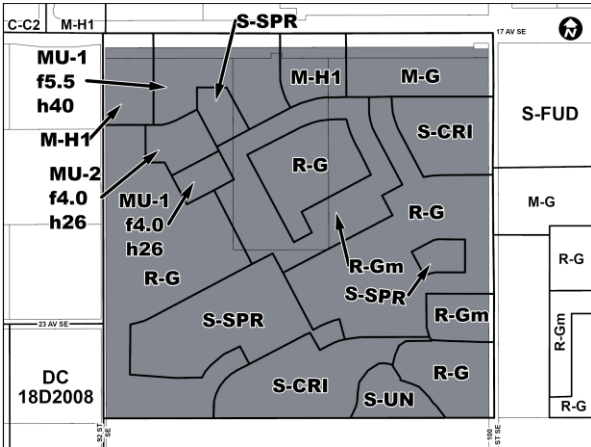
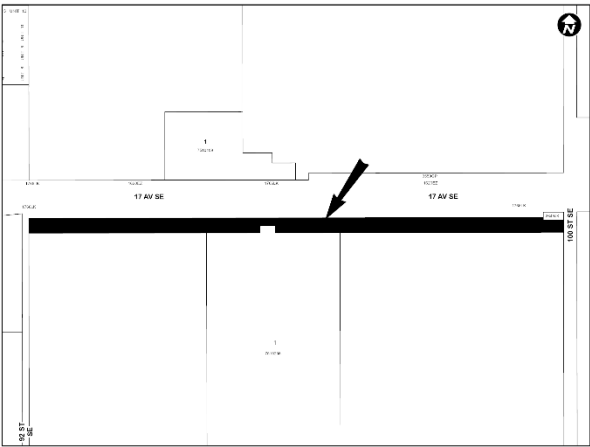
Location Maps



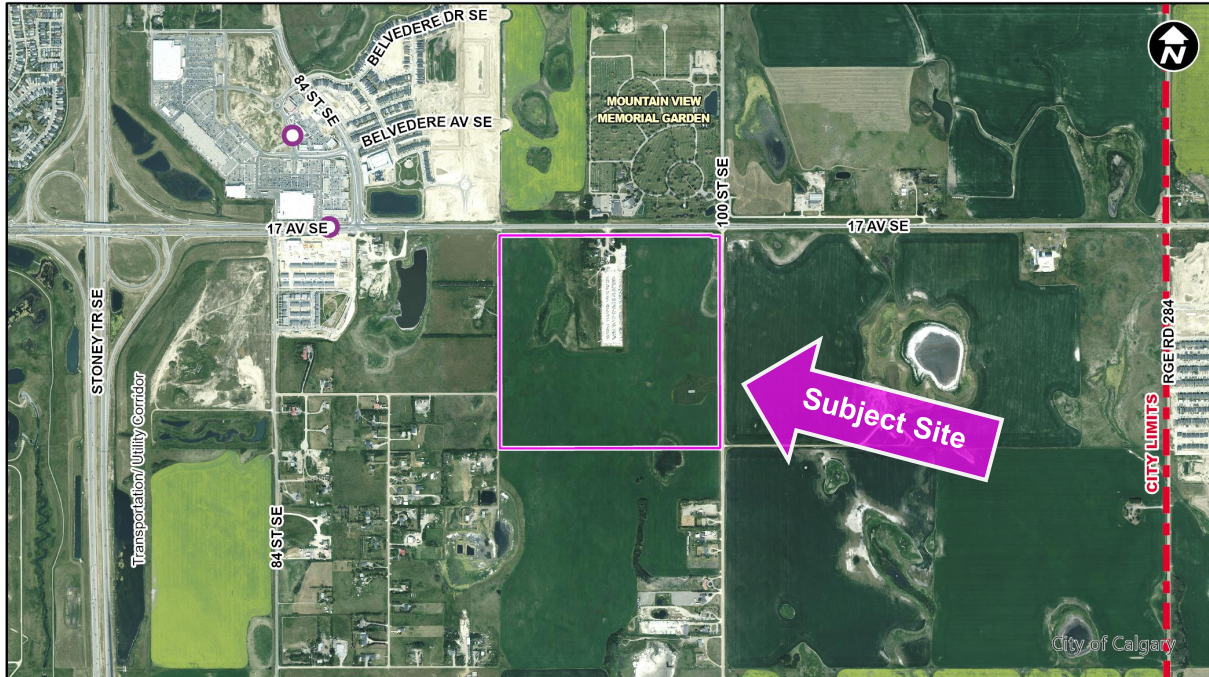
Road Closure Map



Land Use Amendment Map







## Previous Council Direction

None.

## Planning Evaluation

### Road Closure

This application proposes the closure of a portion of the service road allowance located south of, and parallel to, 17 Avenue SE. Currently, no physical road has been developed within this allowance. The proposed road closure, approximately 1.78 hectares (4.39 acres) in size, extends from the 92 Street SE road allowance to 100 Street SE. The area to be closed exceeds the land required for the widening of 17 Avenue SE and, in accordance with the Road Closure Conditions of Approval, is to be consolidated with the adjacent parcels to the south.

### Land Use

The existing land use within the plan area is Special Purpose – Future Urban Development (S-FUD) District. This district is applied to lands that are awaiting urban development and utility servicing.

This application proposes several residential, multi-residential, mixed-use and special purpose districts:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Multi-Residential – High Density Low Rise (M-H1) District;



- Mixed Use – General (MU-1f4.0h26 and MU-1f5.5h40) District
- Mixed Use – Active Frontage (MU-2f4.0h26) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

#### Residential Land Use Districts

The proposed R-G and R-Gm Districts are intended to provide for a variety of low-density residential building forms including single and semi-detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in these districts is 12.0 metres. R-Gm differs in that it is not intended to accommodate single detached dwellings except where subdivision results in remnant single lots. R-G District sites comprise 26.99 hectares  $\pm$  (66.7 acres  $\pm$ ) and R-Gm District sites comprise 7.63 hectares  $\pm$  (18.86 acres  $\pm$ ) of the proposed redesignation area.

The proposed M-G District is intended to provide for multi-residential development designed to provide all units with direct pedestrian access to grade. These developments are characterized by low height and low density and are intended to be located in close proximity or adjacent to low-density residential areas. The M-G District allows for a maximum building height of 13.0 metres (about four storeys) with a minimum density of 35 units per hectare and a maximum density of 80 units per hectare. The M-G District site comprises 3.26 hectares  $\pm$  (8.05 acres  $\pm$ ) of the proposed redesignation area.

The proposed M-H1 District is intended to provide for high-density multi-residential development in a variety of forms. It allows for taller buildings that are located on strategic parcels, including community nodes and transit and transportation nodes and corridors. It includes a limited range of supportive commercial uses that are restricted in size and location within a building. The M-H1 District allows for a maximum floor area ratio (FAR) of 4.0 and maximum building height of 26 metres (about six storeys), and has a minimum density of 150 units per hectare. The M-H1 District sites comprise 3.16 hectares  $\pm$  (7.81 acres  $\pm$ ) of the proposed redesignation area.

#### Mixed-Use Land Use Districts

The proposed MU-1 District is intended to provide for a mix of residential and commercial uses in the same building or in multiple buildings. While commercial uses are permitted, they are not required. The MU-1f4.0h26 District allows for a maximum FAR of 4.0 and building height of 26 metres (about six storeys). The MU-1f5.5h40 District permits a higher FAR of 5.5 and a maximum building height of 40 metres (approximately 12 storeys). The two higher-intensity MU-1f5.0h40 sites are located along the 17 Avenue **SE** corridor, comprising 3.58 hectares  $\pm$  (8.84 acres  $\pm$ ) of the proposed redesignation area. The MU-1f4.0h26 site is more centrally located within the neighbourhood, at the southern end of the NAC, and comprises 0.76 hectares  $\pm$  (1.89 acres  $\pm$ ) of the proposed redesignation area.

The proposed MU-2f4.0h26 District is intended to provide for a mix of residential and commercial uses in the same building, with active commercial uses required at grade. The MU-2f4.0h26 District allows for a maximum FAR of 4.0 and a building height of 26 metres (approximately six storeys). The MU-2 site is centrally located within the NAC and comprises approximately 1.31 hectares  $\pm$  (3.24 acres  $\pm$ ) of the proposed redesignation area.

### Special Purpose Districts

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development, as well as uses operated by Federal, Provincial, and Municipal levels of government. The S-CRI District is proposed for the stormwater pond and associated infrastructure, in addition to the Emergency Response Station. The stormwater pond and associated infrastructure will be designated as Public Utility Lots (PUL) pursuant to the *Municipal Government Act* (MGA). Together, the S-CRI District sites comprise 7.81 hectares  $\pm$  (19.29 acres  $\pm$ ) of the proposed redesignation area.

The proposed S-SPR District is intended to provide for schools, parks, open spaces, and recreational facilities. The S-SPR District is only applied to lands that will be dedicated as municipal school reserve (MSR) or municipal reserve (MR) pursuant to the MGA. A middle school site is proposed in the southwest portion of the plan area, while the remaining S-SPR District sites will provide for neighbourhood parks that serve a variety of recreational functions. The S-SPR District sites comprise 7.53 hectares  $\pm$  (18.60 acres  $\pm$ ) of the proposed redesignation area.

The proposed S-UN District is intended for lands that provide for significant natural landforms, vegetation, wetlands and their required setbacks. Development within these areas is limited to improvements that support the natural environment or facilitate passive recreational use. The S-UN District is intended to apply only to lands that will be dedicated as environmental reserve (ER) pursuant to the MGA. An environmentally significant wetland on the site will be protected as ER through this application and sustained by filtered stormwater. S-UN lands comprise 1.41 hectares  $\pm$  (3.48 acres  $\pm$ ) of the proposed redesignation area.

### **Subdivision Design**

The design of the proposed outline plan responds to the site's context and characteristics by establishing a well-connected, compact, mixed-use neighbourhood that retains sensitive environmental areas. It features a variety of housing options and incorporates higher-intensity, transit-supportive nodes, all linked through a modified grid network. To the east and west are neighbouring developments at various stages of the planning process, with site designs showing strong connections across parcel boundaries. The interface with adjacent lands to the west will be enhanced by a green corridor extending the length of the plan area.

A future BRT station is planned along 17 Avenue SE, directly east of the intersection with Bellwether Boulevard SE. The proposed outline plan supports transit use by concentrating higher-density and mixed-use development around this key transit investment, with streets and walkways designed to converge on the station, providing direct and convenient access.

A NAC is located in the northwest portion of the plan area, adjacent to 17 Avenue SE and extending south into lower-intensity residential areas. The NAC serves as both a gateway and a focal point for the neighbourhood, comprising mixed-use development, a neighbourhood park, and ground-floor commercial uses within the MU-2 site that will provide local services to future residents. A high degree of connectivity is achieved through a block-based network of interconnected streets and high-quality streetscapes in and around the NAC.

Additional features of the outline plan include:

- medium and low density residential, including apartments, townhouses, rowhouses, semi-detached and single-detached homes;

- an emergency response station with a fire hall, supporting the needs of a safe and complete community;
- a middle school site with associated playfields.

### Open Space

Parks throughout the outline plan area serve multiple functions and provide a range of recreational opportunities. Approximately 6.19 hectares (15.29 acres), or 10 percent of the net developable area, will be dedicated as MSR and MR. Three public neighbourhood parks will be dedicated as MR and will include active open play areas, performance spaces, sports courts, picnic and seating areas, playgrounds, and nature play zones. The concept plan for each neighbourhood park will be finalized prior to approval of the affected subdivision. The open space plan also includes playfields associated with the middle school site, with those lands dedicated as MSR.

One of the defining open space features of the plan area is a combined stormwater pond and wetland located at the south end of the neighbourhood. This feature will include a looped pathway that enhances neighbourhood amenities and offers residents an opportunity to connect with nature. The wetland will be preserved in its natural state and protected as ER, with a 30-metre naturalized buffer. Located at the terminus of Bellwether Boulevard SE, this open space provides a strong natural vista and high public visibility to the open space network.

### **Density and Intensity**

At build-out, the proposed outline plan is anticipated to have a total of 3,582 units and residential density of 32.0 units per hectare (13.0 units per acre). The anticipated intensity of the plan area is 158 people and jobs per gross developable hectare.

The *Municipal Development Plan* (MDP) sets out minimum density and intensity targets for new communities at a density of 20 units per gross developable hectare (eight units per acre) and an intensity of 60 people and/or jobs per gross developable hectare. The *Belvedere Area Structure Plan* (ASP) sets out the same density and intensity targets as the MDP. Based on the anticipated residential density of 32.0 units per hectare and the anticipated intensity of 158 people and jobs per gross developable hectare, the proposed development meets and exceeds the targets of both the MDP and ASP.

### **Transportation**

The subject site is bounded by 17 Avenue SE to the north, 100 Street SE to the east, agricultural lands to the south and the 92 Street SE road right-of-way (ROW) to the west. 17 Avenue SE is classified as an Urban Boulevard with a planned MAX Purple BRT line running in the center median in dedicated bus lanes. 100 Street SE is an arterial roadway that will provide regional access to the broader road network, connecting to 17 Avenue SE to the north and Peigan Trail SE to the south.

A Transportation Impact Assessment (TIA) was provided, reviewed and accepted by Administration.

The internal streets within the neighbourhood are planned as a modified grid network, complemented by major streets along the edges of the community. The plan area includes active transportation connections via east–west pathways on 17 Avenue SE, Bellterra Green SE, Bellstone Crossing SE, and Bellwind Drive SE, as well as north–south pathways on Bellwether Boulevard SE and Bellstorm Way SE. These routes connect the plan area to adjacent communities and beyond. A green corridor located within the 92 Street SE ROW

provides additional north–south connectivity through and beyond the *Belvedere ASP* area. All other roads within the outline plan area feature sidewalks on both sides.

Part of the existing ROW has been reserved to accommodate a pedestrian overpass to allow the green corridor to cross the BRT lanes. The pedestrian overpass will be integrated into the ongoing BRT functional design where possible.

Future transit service will be provided along 100 Street SE and within the community via a local route on Bellwether Avenue NE and Bellwether Boulevard SE. These routes will connect to the future MAX Purple BRT stations along 17 Avenue.

### **Environmental Site Considerations**

A 300-metre landfill setback from the non-operating Stoddard Landfill slightly encroaches on the northwest boundary of the outline plan area. This setback is governed by the *Matters Related to Subdivision and Development Regulation (MRSDR)* under the *Municipal Government Act (MGA)*. The regulation prohibits subdivision or development permit approvals for schools, hospitals, or residential uses within the setback area unless a variance is granted by Alberta Environment and Protected Areas (AEPA). The proposed Outline Plan Conditions of Approval reference this requirement and outline the process for obtaining a variance.

The property has been primarily used for agricultural purposes; however, high pressure pipelines listed as either discontinued, abandoned or removed are situated within the site boundaries and adjacent to the site. There are no known contamination concerns, and the associated risk is considered low. Any minor remediation associated with previous uses, as may be required, will be addressed through the normal process with AEPA prior to development of the affected areas.

### **Utilities and Servicing**

The subject site does not currently have servicing available; however, it does have an approved growth application which can provide the servicing that will support the proposed development.

### **Stormwater Servicing**

Storm sewers are not yet available to service the site and are not expected to be available in the development time frame proposed by the developer. This site falls within the Cooperative Stormwater Management Initiative (CSMI) catchment area that requires third-party improvements outside of Calgary boundaries and a capital funded storm trunk in Range Road 284 to transfer stormwater flows from the subject site to the CSMI system. The developer has therefore proposed an interim zero-discharge pond to service the site, which will be maintained at the developer's expense. A utility ROW agreement will be required for any connection related to the interim pond operation including irrigation lines.

The Staged Master Drainage Plan (SMDP) submitted in support of this development includes proposed off-site impacts to wetlands. The wetlands include a Crown-owned waterbody which requires approval from Alberta Environment and Protected Areas under applicable provincial regulations. These approvals may also require letters of consent from downstream landowners regarding the potential change in the flow, quantity, and timing of water which may affect their properties. If this approval is not granted, the SMDP may need to be reconfigured to accommodate larger on-site stormwater ponds as part of a revised stormwater management solution. Such changes could necessitate a reconfiguration of the site and may trigger a new outline plan review and approval process.

### **Water Servicing**

Water servicing is proposed to be provided through the construction of a funded feedermain going north along 100 Street SE and then connecting west across to Memorial Drive E. A local distribution main along 17 Avenue SE will also be provided. The Belvedere feedermain is to be constructed in advance of, or concurrently with, the proposed development and will be operational before any homes are constructed. The developer will be responsible for installing local water mains throughout the plan area and offsite extensions to provide the required connections to the Belvedere feedermain when it is completed.

### **Sanitary Servicing**

Sanitary servicing for the proposed development will be provided through the construction of the capital-funded Belvedere sanitary trunk, which is planned to run along 100 Street SE and Peigan Trail SE. The final alignment and detailed design of this trunk are currently under review by the City of Calgary and Rocky View County, but have not yet received formal approval. Once finalized, the alignment and design will determine the site grading and sanitary catchment areas for the outline plan area. If the alignment changes significantly from what is currently anticipated, a lift station may be required to service the area; however, this scenario is considered unlikely. The sanitary trunk will be constructed concurrently with the development and will be fully operational before any homes are built. The developer will be responsible for installing the local sanitary sewer system throughout the plan area, which will direct wastewater flows into the Belvedere trunk once it is completed.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)**

The subject site is within an area covered by the [Rocky View County/City of Calgary Intermunicipal Development Plan](#). The proposed application was circulated to Rocky View County for review. While no comments were received from Rocky View County on the proposed application, the City of Calgary and Rocky View County are currently working collaboratively on the alignment and approval of the sanitary trunk that is required for development of the proposed application.

### **Municipal Development Plan (Statutory – 2009)**

The site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area, as identified on Map 1: Urban Structure in the [Municipal Development Plan \(MDP\)](#). This application proposes to integrate a mix of dwelling types and land uses, include a neighbourhood activity centre, implement a grid-based pattern of complete streets in the subdivision design, protect and incorporate elements of the ecological network, and meet the minimum intensity and density targets. The application aligns with the applicable policies of the MDP.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site



with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

**Belvedere Area Structure Plan (Statutory – 2020)**

The [\*Belvedere Area Structure Plan\*](#) (ASP) identifies the subject site as part of the Neighbourhood Area that includes a Neighbourhood Activity Centre (NAC), an Emergency Response Station, and a Joint Use Site. Most of the neighbourhood also falls within the 600-metre 17 Avenue SE Transit Station Planning Area.

The proposed outline plan meets the ASP's minimum density targets for the Neighbourhood Area, as well as the intensity targets for both the overall community and the NAC. The application also supports the policy objectives for the area by providing:

- a range of housing forms;
- transit-supportive land use and a walkable neighbourhood design;
- a mixed-use NAC that serves as a neighbourhood focal point;
- land for both an Emergency Response Station and a Joint Use Site; and
- open spaces that are appropriately sized and well-distributed throughout the plan area.

This application aligns with all applicable ASP policies.

# Approved Outline Plan Conditions of Approval

*These conditions relate to Recommendation 1 for the Outline Plan where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.*

The following Conditions of Approval shall apply:

## Planning

1. If the total area for Roads and Public Utility Lots is over 30 per cent, note that compensation in the order of \$1.00 for over dedication is deemed to be provided.
2. In accordance with Division 8, Section 666 of the Municipal Government Act, a **deferred reserve caveat** in the amount of ten percent of the area of the gross developable land shall be registered on title of the parcel, concurrent with registration of the first legal plan of subdivision.
3. Compensation for dedication of reserves in excess of 10 per cent is deemed to be \$1.00.
4. The standard **City of Calgary Party Wall Agreement** regarding the creation of the separate parcels for semi-detached dwellings and/or row housing shall be executed and registered against the titles concurrently with the registration of the legal plan of subdivision.
5. Existing buildings that are to be removed must be removed prior to endorsement of the legal plan of subdivision for the area where the building is located.
6. With each tentative plan of subdivision, the developer shall submit a density phasing plan indicating the intended phasing of subdivision within the outline plan area and the projected number of dwelling units within each phase, demonstrating compliance with minimum required densities (as required by the Belvedere Area Structure Plan and Municipal Development Plan). The density phasing plan shall include a breakdown of the type of units anticipated within each land use district.
7. Upon submission of each tentative plan of subdivision, indicate the location of the proposed attached housing products.
8. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
9. If required on the submitted tentative plan of subdivision, a **private maintenance and access easement agreement** shall be registered concurrent with the registration of the legal plan of subdivision. This agreement, amongst other things, shall make provisions for 1.5 meters in perpendicular width, parallel to the proposed new property line and extending 1.2 meters beyond the existing building's rear face, to occupants of dominant lots with zero lot line, unrestricted access by occupants of servient lots for maintenance purposes and, that no planting, fencing or other structures that may present an obstacle to access will

be placed in the aforementioned space. Such agreement shall not be discharged without written consent of the City of Calgary.

10. During the subdivision stage of development, ensure that the map on the land use sign for the site clearly depicts and labels the following:
  - a. All highway rights-of-way within 500 metres of the site.
  - b. All floodway and flood fringe areas in the site.
  - c. All Airport Vicinity Protection Area Regulation noise exposure forecast bands on the site.
  - d. All Matters Related to Subdivision and Development Regulation from sour gas facilities, as per section 12.
  - e. All Matters Related to Subdivision and Development Regulation setbacks from gas and oil wells, as per section 13.
  - f. All Matters Related to Subdivision and Development Regulation setbacks from waste management facilities, as per section 17.
11. At the affected legal plan of subdivision stage, all land use parcels abutting a lane shall only have direct vehicle access from the lane (no front drive garages), and a **restrictive covenant** must be registered against the titles of those parcels to that effect concurrent with registration of the legal plan of subdivision.
12. Prior to submission of the affected tentative plan(s) of subdivision, the developer shall enter into negotiations with Real Estate and Development Services for the purchase of the closed road right-of-way. Please contact the Coordinator, Real Estate Sales at realestateinquiries@calgary.ca to commence negotiations. Provide documentation to show that negotiations have commenced.  
  
Provide a PDF of the registered road plan from the Land Title Office, with a plan number. Contact landadmin@calgary.ca at the City of Calgary Real Estate and Development Services at to obtain authorization to register the road closure plan at the Land Titles Office.
13. The site is in the waste management facility setback of Stoddart Landfill at 8775 17 AV SE. Section 17, Sub-section (2) of the Matters Related to Subdivision and Development Regulation (MRSDR) prohibits [subdivision OR development permit] approvals for school, hospital and residential use within waste management facility setbacks, unless written consent for variance of the Matters Related to Subdivision and Development Regulation is granted by a Subdivision Authority or a Development Authority in accordance with Section 17, Sub-section (6) of the MRSDR.
14. Prior to approval of the affected tentative plan(s) of subdivision, Landscape Concepts prepared at the Outline Plan stage shall be refined to add:
  - a. A site plan showing general conformance to outline plan landscape concepts, intended park program, site layout, and preliminary planting.
  - b. Grading plans that are coordinated with Utility Engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.

- c. Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
15. Prior to endorsement of the legal plan of subdivision, Landscape Construction Drawings that are reflective of the subject legal plan for the proposed Municipal Reserve lands are to be submitted to the Coordinator, Landscape Construction Approvals (Michael Nelson at michael.nelson@calgary.ca) for review and approval prior to construction.
16. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and specify how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
17. The developer shall minimize stripping and grading within the Environmental Reserve (ER). Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks prior to stripping and grading.
18. Pursuant to Part 4 of the Water Act (Alberta) and the Public Lands Act (Alberta), the applicant shall provide the City of Calgary Parks and Open Spaces Department with a copy of the Water Act approval, issued by Alberta Environment and Protected Areas, for the proposed wetland disturbance. If a wetland is crown-owned, both Public Lands Act approvals and Water Act Approval will be required prior to the disturbance of the wetland.
19. Until the applicant receives Water Act approval from Alberta Environment and Protected Areas, and (where applicable) Public Lands Act approval for crown-owned waterbodies, no development shall occur and no disturbance within or to the off-site wetlands and drainage courses affected by the development shall occur. This includes the diversion of water into wetlands WL325 and W228 (a crown-owned waterbody located outside the development boundaries). These areas must be protected in place until all necessary approvals are obtained.
20. Until the applicant receives Water Act approval from Alberta Environment and Protected Areas, no development shall occur and no disturbance within or to the on-site wetlands and drainage courses affected by the development shall occur. These areas must be protected in place until all necessary approvals are obtained.
21. Prior to approval of the related development permit for excavation, stripping and grading or Engineering Construction Drawings, whichever submitted first, the developer shall install Environmental Reserve (ER) protection measures around the wetlands/ravines/Environmentally Significant Areas to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's *Guidelines for Erosion and Sediment Control*, to the satisfaction of the Director of Water Services and the

Director of Calgary Parks. Contact the Parks Development Inspector Jackie Swartz at [jackie.swartz@calgary.ca](mailto:jackie.swartz@calgary.ca) or (403) 620-3216 to approve the location of the fencing prior to its installation to approve the location prior to commencement of excavation, stripping and grading activities.

22. Prior to the approval of a development permit for excavation, stripping and grading, a Development Agreement or a subject area tentative plan of subdivision, Calgary Parks requires details pertaining to the total limit of disturbance adjacent to existing Municipal Reserve/Environmental Reserve extents or proposed Municipal Reserve/Environmental Reserve extents resulting from the proposed development in its entirety.
23. No disturbance of Environmental Reserve lands is permitted without written permission from Parks and Open Space. The Parks Specialist can be reached at [brad.bevill@calgary.ca](mailto:brad.bevill@calgary.ca).
24. Prior to approval of the tentative plan of subdivision or development permit for excavation, stripping and grading (whichever comes first), it shall be confirmed that grading of the development site will match the grades of existing adjacent parks and open space (Municipal Reserve and/or Environmental Reserve), with all grading confined to the private property, unless otherwise approved by Calgary Parks.
25. Prior to approval of the tentative plan of subdivision or development permit for excavation, stripping and grading (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the Environmental Reserve (ER) area meet Parks and Open Spaces approval. A plan illustrating the surveyed ER boundaries must be provided to Parks and Open Spaces in advance of the onsite meeting.
26. Prior to approval of the tentative plan of subdivision, the developer shall ensure the boundaries of the Environmental Reserve are surveyed. An onsite meeting shall be arranged to ensure the boundaries are approved by Calgary Parks. This meeting should be coordinated through the Parks Specialist ([brad.bevill@calgary.ca](mailto:brad.bevill@calgary.ca)). Provide a copy of a preliminary plan to the Parks Specialist prior to the meeting.
27. Any development or grading related to permanent disturbance which results from stormwater infrastructure within lands designated as Environmental Reserve, requires approval from the Director of Calgary Parks.
28. With the applicable tentative plan of subdivision, provide cross-sections to illustrate the interface between private lands (i.e. back of lots) and proposed Environmental Reserve (ER) and/or proposed stormwater ponds (Public Utility Lots - PUL). Stormwater from private lots is not permitted to flow discharge into existing streams or wetlands that qualify as ER or into the wetlands owned by the Province of Alberta unless otherwise approved by the Director, Parks & Open Spaces or previously approved in the Staged Master Drainage Plan (SMDP). The cross-sections should provide details on the mechanisms/design elements proposed to treat and/or contain stormwater runoff from residential lots (for example: concrete or naturalized swales).



29. Prior to the approval of the affected tentative plan of subdivision, it shall be demonstrated through concepts and cross-sections that the local and regional pathways around the wetland complex are located outside of the high water line.
30. The developer shall restore, to a natural state, any portions of the Environmental Reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector. The associated restoration plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and be approved by Calgary Parks.
31. Calgary Parks and Open Spaces does not support point source drainage directed towards Municipal Reserve (MR)/Municipal School Reserve (MSR) or Environmental Reserve (ER) extents. All drainage that was not approved in the Staged Master Drainage Plan for LOC2024-0098 and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
32. All proposed parks (Municipal Reserve/Environmental Reserve) and Regional/Local Pathways and Trails must comply with the Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition).
33. All stormwater related infrastructure is to be located within Public Utility Lot extents.
34. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
35. All shallow utility alignments, including street light cables, shall be set back 1.5 metres from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*.
36. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve (MR)/ Municipal School Reserve (MSR) parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Calgary Parks and Open Spaces Development Guidelines and Standard Specifications: Landscape Construction (current version).
37. At the tentative plan of subdivision stage, utilities and rights-of-way within Reserve land is not permitted unless otherwise approved by Parks, as per section 2.1 of Calgary Parks- Development Guidelines and Standard Specifications - Landscape Construction (current edition). All stormwater related infrastructure and rights-of-way designed with the purpose of accommodating the overland drainage from private property shall be located within Public Utility Lots or road rights-of-way and must be outside of the extents of Reserve land.

## Utility Engineering

38. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
- Geotechnical Report, prepared by Englobe Corp. (File No 02401782.000), dated March 28, 2024.
39. **Concurrent with the registration of the legal plan of subdivision**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right-of-way plan shall be approved by the Coordinator, Utility Generalists and the City Solicitor **prior to endorsement of the legal plan**. A standard template for the agreement can be found at <https://www.calgary.ca/planning/publications>.
40. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
41. **Prior to endorsement of any tentative plan of subdivision/prior to release of a development permit**, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-224-0054 or email [mathew.lanz@calgary.ca](mailto:mathew.lanz@calgary.ca).
42. Off-site levies, charges and fees are applicable. Contact the Development Commitments, Development Engineering for further information.
43. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
- a. Install the offsite/onsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
  - b. Construct the underground utilities and surface improvements within Garden Road SE (100 Street SE), 92 Street SE, 17 Avenue SE along the boundaries of the plan area.
  - c. Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc.) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
  - d. Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.

- e. Construct the Municipal and School Reserve (MSR)/Municipal Reserve (MR)/Public Utility Lots (PUL) within the plan area.
  - f. Construct all pathways (i.e. multi-use, regional, and green corridor) within and along the boundaries of the plan area, to the satisfaction of the Director of Parks & Open Spaces.
44. Prior to endorsement of the legal plan of subdivision, discuss cost sharing arrangements with 1154592 Alberta Ltd. for part cost (costs not recovered by the developer from the City) of the existing underground utilities installed/constructed by 1154592 Alberta Ltd. under East Belvedere Water Feedermain and Sanitary Sewer Trunk at Memorial DR (between 84 Street SE and 100 Street SE) and 17 Avenue SE along 100 Street SE pursuant to the Amended and Restated Construction Agreement dated Jan. 5, 2024.
45. Prior to the approval of the first tentative plan of subdivision, submit a revised sanitary servicing study (SSS) for review and acceptance, prepared by a qualified professional engineer under seal and permit to practice stamp. Note: Approval of the sanitary servicing study will require the design completion for the sanitary trunk and execution of a line assignment agreement with Rocky View County (RVC), endorsed by RVC Council, for approval of the trunk alignment within Peigan Trail SE, RVC Right of way. Should any required updates to the outline plan (ie: sanitary sewer alignments, proposed finish grades, etc) be required resulting from the finalized trunk design, those updates must be completed prior to the approval of the first tentative plan of subdivision. Based on the latest information on the preliminary design of the sanitary trunk there are no concerns with proposed tie in location(s) and capacity within the trunk, however finalized design of the trunk including confirmation of the alignment is needed before approval of the study. The Developer proceeds at their own risk if changes are required to the plan based on the finalized design of the trunk.
46. This outline plan contains a pond to manage stormwater. The Staged Master Drainage Plan (SMDP) developed for this outline plan has an expiry date of five years from the date of the outline plan approval because guidelines, standards, and regulations may change from time to time. If subdivision and construction of any given pond and its associated catchment area does not commence within five years of approval, the Developer shall be required to update the SMDP as may be deemed appropriate, to the satisfaction of Development Engineering. If such an update impacts the layout or size of the pond(s), it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the outline plan for the affected portions if necessary. Please note that the subject plan area is within the Cooperative Stormwater Management Initiative (CSMI) drainage catchment and shall conform to the Belvedere Master Drainage Plan. The subject lands shall drain to the CSMI system and shall comply with all CSMI Regional Stormwater Guidelines & Policies (currently being developed). This includes (but is not limited to) adhering to the Unit Area Release Rate (including interim scenarios as may be applicable), volume control targets, water quality targets, and no winter releases. A letter of support from CSMI is required prior to any discharge to the CSMI system.

47. Prior to the approval of the first tentative plan of subdivision and pond report, submit an update to the Belvedere Master Drainage Plan (MDP) for the relevant pages for the proposed change in routing for the plan area to the Belvedere Storm Trunk planned on Range Road 284. Furthermore, submit and get approval for any updates that may be required to the Staged Master Drainage Plan (SMDP).
48. Prior to the approval of the first tentative plan of subdivision, submit a Pond Report for review and approval with the interim operation of the pond as well as include details regarding the transition to ultimate operation. The ultimate operation will need to include the offsite storm sewer from the Pond to the future Capital Storm Trunk located in Range Road 284. Note that no Final Acceptance Certificate or close out of the Development Agreement will be issued until such time as the ultimate pond and infrastructure related to the ultimate operation of the pond is in place and the interim pond was adequately decommissioned. The Developer is responsible for the ongoing maintenance and operation of any temporary stormwater and/or utility installations to the satisfaction of the Manager of Development Engineering until such time as the permanent facilities are constructed. No Construction Completion Certificates will be issued for any temporary facilities. The Developer is responsible to complete and pay for all work required to decommission / remove / abandon all temporary facilities as directed by Development Engineering at the time when the permanent facilities are constructed. The Developer proceeds at their own risk if changes are required to the plan based on the finalized design of the trunk.
49. Prior to the approval of the first tentative plan of subdivision, submit a utility rights-of-way (URW) agreement and corresponding plan for all areas related to the interim operation of the pond, including but limited to the ponding areas, irrigation areas, piping, and any other related installations. If any portion of the proposed ultimate storm solution (ie: ultimate pond, sewer alignment to 17 Avenue SE, etc.) is outside of the first tentative plan boundary that area must also be included within the provided URW. Registration of the URW agreement must be completed prior to the endorsement of the legal plan. Note that if any of the proposed URW areas impact an existing wetland (including irrigation areas), provide evidence that prior Water Act approval has been granted for the wetland disturbances.
50. With each future subdivision application, submit an updated water servicing (including main sizes) and hydrant location design map as may be required for review and approval to the satisfaction of the City of Calgary, Development Engineering. The water network shall clearly show what mains are existing and operational, what is proposed to be installed with this phase, and what is proposed to be installed in the future. The network be reviewed with each phase as it may need to change depending on the timing of phases and availability of connections. The submission shall also include the land use, conceptual site grading plan, onsite and offsite tie-ins, PRV chamber locations (if applicable), and phasing plan for review. Dead end mains are not permitted.

The developer will need to do sampling/flushing for the installed feedermain/local pipes within the project limits for a period of time. Details regarding time/location/frequency will be determined at subdivision stage.

## Mobility Engineering

51. In conjunction with the first tentative plan of subdivision, the developer, at its expense, but subject to normal oversize, endeavors to assist and boundary cost recoveries shall be required to enter into an agreement with the City to:
- Construct the south half of the ultimate 17 Avenue SE cross-section between 100 Street SE and the west boundary of the outline plan.
  - Construct the west half of the ultimate cross-section of 100 Street SE, between 17 Avenue SE and southern outline plan boundary, including the full intersection of 100 Street SE with 17 Ave SE.

52. In conjunction with each tentative plan of subdivision, Construction Drawings shall be submitted as a component of the tentative plan of subdivision submission package to the satisfaction of Development Engineering, for the staged development arterial and collector standard roadways, inclusive of the staged development of the at-grade intersections, and to the satisfaction of the Manager, Development Engineering. Additional road right-of-way may be required to accommodate transitions and local widenings at intersections.

53. Prior to approval of the first applicable tentative plan of subdivision, The developer shall register a road plan or dedicate the west half of the ultimate right of way for 100 Street SE as per the outline plan cross-sections.

The dedication of 100 Street SE is required to ensure that regional network access to adjacent lands is available, and to ensure that if conditions or needs for the road network in the area change, construction of the road by the developer, or adjacent developers (or The City of Calgary) can occur in a contiguous and timely manner.

54. Prior to final approval of the applicable construction drawings, a noise analysis report must be submitted to and approved by Capital Priorities & Investment Division for the residential development adjacent to 100 Street SE. Contact [vedran.vavan@calgary.ca](mailto:vedran.vavan@calgary.ca) for more information.

In conjunction with the applicable tentative plan of subdivision or development permit, a noise attenuation study is required for the residential uses adjacent to 100 Street SE, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Community Planning for approval.

Note: Noise attenuation studies will only be required adjacent to roads classified as Arterial Roads. Where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence shall be provided, in accordance with the 2014 Design Guidelines for Subdivision Servicing.

All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms,



screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.

55. No direct vehicular access shall be permitted to or from 17th Avenue SE; and a **restrictive covenant** shall be registered on all applicable titles concurrent with the registration of the legal plan of subdivision.
56. No direct vehicular access shall be permitted to crosswalk/wheelchair ramp/curb extension locations within the outline plan area, to the satisfaction of the Manager, Development Engineering.
57. In conjunction with the applicable tentative plan of subdivision or development permit, all community entrance features must be located outside the public right-of-way.
58. In conjunction with each tentative plan of subdivision, the developer shall register road plans for Collector standard roadways within the subject lands to the satisfaction of the Director, Community Planning, that provides continuous active modes and vehicle routing through the community with at least two points of public access around the tentative plan of subdivision boundary to the arterial road network.

The continuous collector road network is required to ensure that efficient Transit routing through the plan area can be accommodated, while the two points of access to the plan area ensures residents will have two routes into and out of the area, in the event of emergency or road closures, and the ensure availability of capacity at the plan area access points.

59. In conjunction with the applicable tentative plan of subdivision or development permit, temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the developer is required to provide an interim transit route replacement, to the satisfaction of the Manager, Development Engineering.
60. Prior to Release of any permits or Permission to Construct, the developer shall enter into a Construction Access Road Agreement with Roads Maintenance. Contact Stephanie Barbario at [stephanie.barbario@calgary.ca](mailto:stephanie.barbario@calgary.ca) to enter into the agreement and provide executed agreement to the Mobility Generalist **prior to endorsement of the legal plan of subdivision.**
61. In conjunction with the applicable tentative plans of subdivision and prior to construction permission, the developer shall provide signage within the road right-of-way or on City public land at the terminus of roads that are intended to continue with future planning. Signage shall be designed and located to the satisfaction of the Manager, Development Engineering. All work associated with the supply and installation of the signage will be at the developer's expense.

62. In conjunction with each tentative plan of subdivision, each submission shall be subject to conditions based on findings from Stage 2 of the Belvedere Global Transportation Impact Assessment (TIA), related to Infrastructure Phasing. Conditions shall be provided on each application relating to the number of units that can be supported based on available transportation infrastructure at the time of submission. Available is defined as either constructed or funded with the ability to construct.

It is advised the current funding of the Memorial Drive E flyover is anticipated to support 75 per cent of the Belvedere area as per the Global TIA.

63. No direct vehicular access for R-G and R-Gm District designated parcels shall be permitted to or from 100 Street SE; and a **restrictive covenant** shall be registered on all applicable titles concurrent with the registration of the legal plan of subdivision.

The access to the S-CI District (Fire Station) site shall be designed to the satisfaction of the Manager, Development engineering, including a median break for emergency vehicles only. The median break to permit all-turns may require a gate, with details to be determined with the applicable construction drawings.

64. In conjunction with the applicable tentative plan of subdivision, a **restrictive covenant** shall be registered against the specific lot(s) identified by the Manager, Development Engineering concurrent with the legal plan of subdivision prohibiting the construction of driveways over the bus loading area(s). Where a bus zone is shown adjacent to single detached homes, the covenant shall encompass the 9 metre bus zone apron; for all other cases (eg - multi-family, commercial, etc.) the covenant shall encompass the entire bus zone length (25 metres).

65. In conjunction with the applicable tentative plan of subdivision, all roads and intersections within the plan area shall be located, designed, and constructed at the developer's sole expense to the satisfaction of the Manager, Development Engineering.

66. In conjunction with the applicable tentative plan of subdivision or development permit, access to multi-family and commercial sites shall be located and designed to applicable standards, to the satisfaction of the Manager, Development Engineering.

Access shall line up centerline to centerline with access on the opposite side of the street. Access must meet TAC spacing requirements.

67. In conjunction with the applicable tentative plan of subdivision, no direct vehicular access shall be permitted from residential lots (with rear lanes) to collector standard roadways; access shall be from the adjacent lane(s) only. **Restrictive covenants** shall be registered on all applicable titles concurrent with the registration of the legal plan of subdivision.

68. In conjunction with the applicable tentative plan of subdivision, prior to approval of tentative plans of subdivision and construction drawings, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent, if applicable) for any back sloping that is to take place on adjacent lands.
69. All crosswalks where Regional Pathways or Multi-use pathways intersect with the street shall be designed to the satisfaction of the Manager, Development Engineering. At the applicable tentative plan of subdivision stage, the installation of pedestrian-actuated crossing signals or other treatments such as a rapid flash beacon (RRFB) may be required at the discretion of Manager, Development Engineering, at the expense of the developer.

Locations where RRFB are required include:

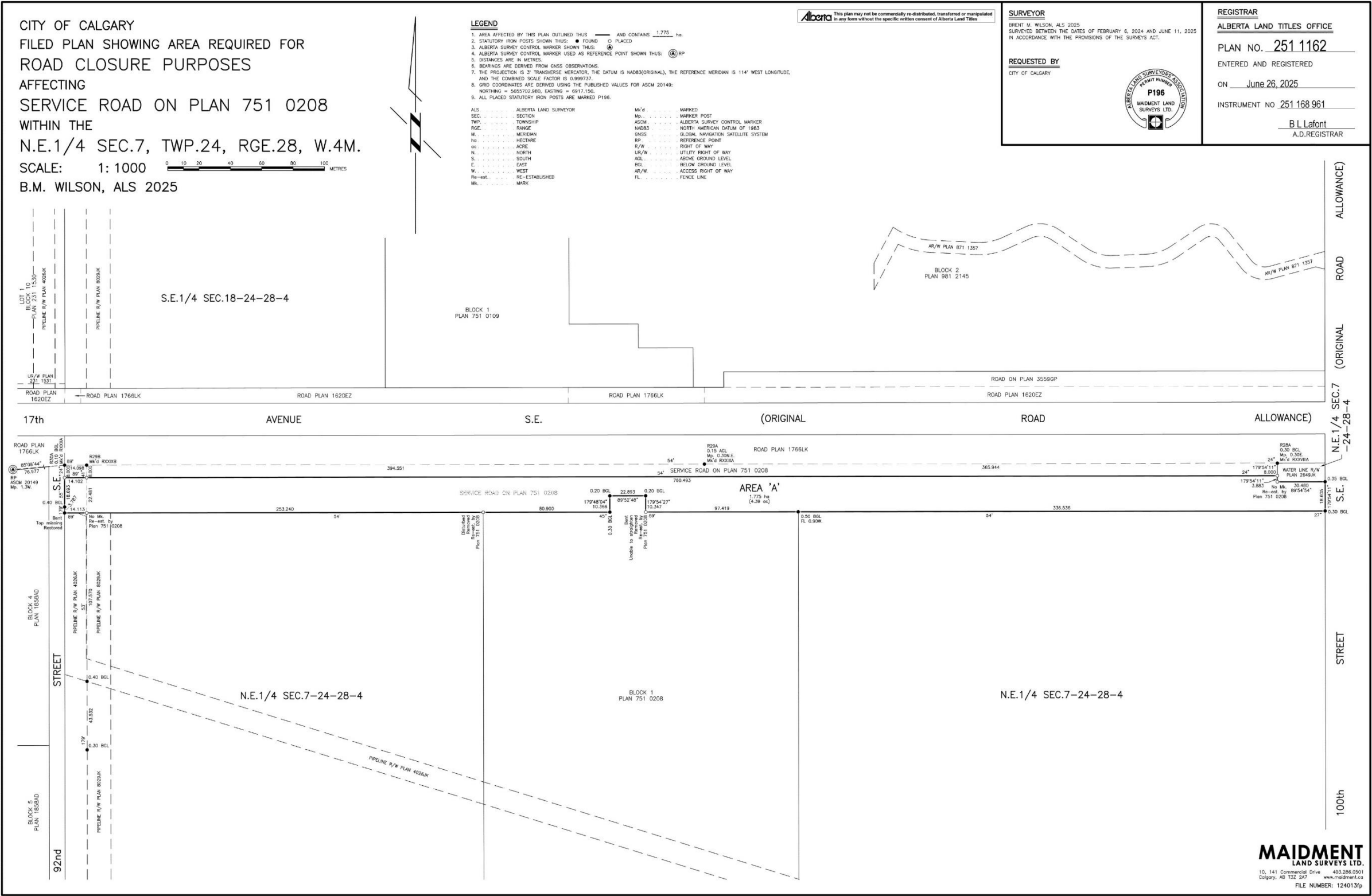
- School crossings (TBD)
  - Pathways intersecting street (TBD)
70. At the applicable tentative plan of subdivision stage, upgrades to 23 Avenue SE west of the outline plan boundary are required to support the traffic that will connect from 84 Street SE. Currently, 23 Avenue SE is a gravel rural road, a temporary upgrade will be required. Design at Construction Drawing stage to the satisfaction of Manager, Development Engineering.
71. At the affected tentative plan of subdivision stage, guardrails may be required along Bellwind Drive SE surrounding the pond. Guardrail and warrant calculations will be required for each applicable tentative plan of subdivision, to the satisfaction of Manager, Development Engineering. Guardrail installation is to be completed at the full expense of the developer.

# Road Closure Conditions

**The following Road Closure Conditions shall apply:**

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
3. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
4. The closed road right-of-way is to be consolidated with the adjacent lands to the south.

Registered Road Closure Plan





# Applicant Submission



September 9, 2025

## Applicant's Submission – Belvedere South Outline Plan & Land Use Amendment

On behalf of Qualico Communities, B&A has prepared the enclosed Outline Plan and Land Use Redesignation application for approximately 63.57 hectares of land located in the Belvedere Area Structure Plan area. These lands include two parcels, one approximately 8-hectare parcel supporting outdoor vehicle storage with multiple buildings, and an agricultural remainder including a former farmstead site. The working name for the purposes of this application is Belvedere South, however Qualico Communities intends to refer to the neighbourhood as Bellwether for marketing purposes and in alignment with the proposed street names.

The Bellwether neighbourhood has been designed as a transit-supportive community hub with higher-density residential product along the 17 Avenue SE interface. Additionally, a linear NAC including mixed-use development and a plaza space near the future BRT station follows the collector road south into the heart of the neighbourhood where a school site is allocated.

Neighbourhood parks are dispersed throughout the plan to provide active play and enhance connectivity. These spaces will be connected throughout the neighbourhood by a pedestrian network. A storm pond facility in the southeast corner of the plan will create opportunities for passive and active recreation while serving a functional purpose for stormwater management. Adjacent to this pond a wetland area has been retained as Environmental Reserve, creating a natural element to enhance the open space amenities throughout the neighbourhood.

A range of residential land uses are intended to provide a diversity of housing options addressing the needs of the NE quadrant and increasing supply for the City overall. The proposed Outline Plan concept aligns with the Belvedere ASP by providing a diverse range of residential opportunities, a Neighbourhood Activity Centre, future Emergency Response Station, Joint Use Site, and transit-supportive densities/uses. This Outline Plan supports the Belvedere area in achieving growth, bringing investment and commitment towards achieving the vision of the ASP.

**LAUREN LAMBERT**  
Senior Planner



Approved Outline Plan

Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.

PROPOSED OUTLINE PLAN



PROPOSED OUTLINE PLAN STATISTICS

PLAN AREA		Hectares (±)	Acres (±)
TOTAL PLAN AREA		63.56	157.06
S-UN (ER)	Special Purpose - Urban Nature - ENVIRONMENTAL RESERVE	1.41	3.48
RROW	Green Corridor	0.28	0.70
TOTAL AREA LESS ER (TA - ER)		61.87	152.88
S-CRI	Emergency Station	2.43	6.00
GROSS DEVELOPABLE AREA (GDA)		59.44	146.88
PARKS & OPEN SPACE		Hectares	Acres
S-SPR (MR)	School, Park and Community Reserve - PARKS	1.33	3.29
S-SPR (MR)	School, Park and Community Reserve - SCHOOL	4.86	12.00
TOTAL PARKS & OPEN SPACE		6.19	15.29
ROADS & INFRASTRUCTURE		Hectares	Acres
N/A	Roads	14.31	35.37
N/A	Future Road Widening - Portion of 100 Street SE	0.63	1.55
N/A	Future Road Widening - Portion of 17th Avenue	0.72	1.79
S-CRI (PUL)	Storm Retention Facility and Infrastructure	4.46	11.03
TOTAL ROADS & INFRASTRUCTURE		20.13	49.74
RESIDENTIAL		Hectares	Acres
LOW DENSITY RESIDENTIAL		23.15	57.20
R-G	Residential - Low Density Mixed Housing District - LANELESS	13.42	33.15
R-G	Residential - Low Density Mixed Housing District - LANED	5.54	13.70
R-Gm	Residential - Low Density Mixed Housing District - LANED	4.19	10.35
OTHER RESIDENTIAL		5.39	13.33
M-G	Multi-Residential - NE SITE	2.76	6.83
M-H1	Multi-Residential - NORTH CENTRAL SITE	1.11	2.74
M-H1	Multi-Residential - NW SITE	1.52	3.76
MIXED USE (RESIDENTIAL PORTION)		1.54	11.32
MU-1 (rs.shs)	Mixed Use Site (Land Use TBD) - NW NAC	1.07	2.65
MU-1 (rs.shs)	Mixed Use Site (Land Use TBD) - NORTH NAC	1.84	4.55
MU-1 (rs.shs)	Mixed Use Site (Land Use TBD) - SOUTH NAC	0.60	1.48
MU-2 (rs.shs)	Mixed Use Site (Land Use TBD) - NAC	1.07	2.64
TOTAL RESIDENTIAL		33.12	81.85
COMMERCIAL		Hectares	Acres
Home Based Jobs			
MU-1 *	Mixed Use Site (Land Use TBD) - NW NAC	3.51	8.68
MU-2 *	Mixed Use Site (Land Use TBD) - NAC	1.07	2.64
TOTAL COMMERCIAL		4.58	11.32
Density & Intensity		Hectares	Acres
GROSS DEVELOPABLE RESIDENTIAL AREA (GDR)		53.30	131.70
OVERALL INTENSITY		59.44	146.88
NAC INTENSITY		6.14	15.18

**Legend**

- Outline & Land Use Redesignation Boundary
- 0.5m Contours
- 600m Radius from the BRT Station
- 300m Setback from the landfill
- NAC Boundary
- 3.0m Regional Pathway
- 3.5m Green Corridor
- 3.0m Multi-Use Pathway
- 3.5m Multi-Use Pathway
- 3.5m Mono Multi-Use Pathway
- 2.5m Local Pathway
- 2.0m/3.0m Berm
- 2.5m Mono Sidewalk
- 2.0m Separate Sidewalk
- 2.0m Mono Sidewalk
- 1.5m Mono Sidewalk
- 30m Buffer from Retained Wetland HWL
- Existing Wetland Boundary
- 4.0m Ponds Maintenance Access Way
- Toe of 8:1 Slope
- R-G Laneless (Low Density Mixed Housing District)
- R-G Laned (Low Density Mixed Housing District)
- R-Gm Street Townhouses (Low Density Mixed Housing District)
- M-G (Multi-Residential - At Grade Housing District)
- M-H1 (High Density Low Rise District)
- MU-1 & MU-2 (Mixed Use - General District)
- S-CRI (PUL Pond)
- S-CRI (PUL)
- S-SPR (MR)
- S-UN (ER)
- S-UN IER - Storm Pond
- Fire Station
- Proposed Bus Zone
- BRT Station

**Access**

- Future Potential Regional Water Line
- Deep Services - Existing
- Stormwater Servicing
- Sanitary Servicing
- Water Servicing/Hydrant
- Deep Services - Proposed
- Stormwater Servicing
- Sanitary Servicing
- Water Servicing/Hydrant

**Note:**

Residential roads are: 8.5m/16.0m & 9.0m/16.0m unless otherwise noted. All lanes are 7.0m wide unless otherwise noted.

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**Revision**

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**Team**

**B&A Studios**  
2700, 605 - 5th Ave SW  
Calgary, Alberta, T2P 3M5  
bestudios.ca | 403 269 4733

**Bunt and Associates**  
Dillon Consulting

**LA West**  
LBC Engineering

**Pre-App Number:** --  
**LOC:** --  
**Project Number:** 2023-277  
**Drawn By:** bdillon  
**Start Date:** December 01, 2023  
**Current Date:** September 16, 2025

**File Info**

LEGAL DESCRIPTION  
NE 07-24-28-W4M

MUNICIPAL ADDRESS  
9305 17 AVE SE, CALGARY, AB

**Project Name**

**BELVEDERE 17TH AVENUE**

**Sheet Title**

**OUTLINE PLAN AND LAND USE REDESIGNATION**

**B&A**



PROPOSED LAND USE PLAN



LAND USE STATISTICS

LAND USE STATISTICS (including road closure area)			
FROM	TO	AREA	
		ha (±)	ac (±)
S-FUD	R-G	27.01	66.75
S-FUD	R-Gm	7.64	18.87
S-FUD	M-G	3.42	8.46
S-FUD	M-H1	3.35	8.27
S-FUD	MU-1 (f5.5h40)	3.79	9.36
S-FUD	MU-1 (f4h26)	0.76	1.89
S-FUD	MU-2 (f4h26)	1.31	3.24
S-FUD	S-SPR	7.53	18.60
S-FUD	S-UN	1.41	3.48
S-FUD	S-CRI	7.81	19.29
Total		64.03	158.21

**Legend**

- Outline & Land Use Redesignation Boundary
- R-G Laneless (Low Density Mixed Housing District)
- R-G Landed (Low Density Mixed Housing District)
- R-Gm Street Townhouses (Low Density Mixed Housing District)
- M-G (Multi-Residential - At Grade Housing District)
- M-H1 (High Density Low Rise District)
- MU-1 & MU-2 (Mixed Use - General District)
- S-CRI (PUL Pond)
- S-CRI (PUL)
- S-SPR (MR)
- S-UN (IER)
- S-UN (IER - Storm Pond)
- S-CRI (PUL) - (Fire Station)

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2700, 605 - 5th Ave SW  
Calgary, Alberta, T2P 3H5  
bestudios.ca | 1-403-269-4733

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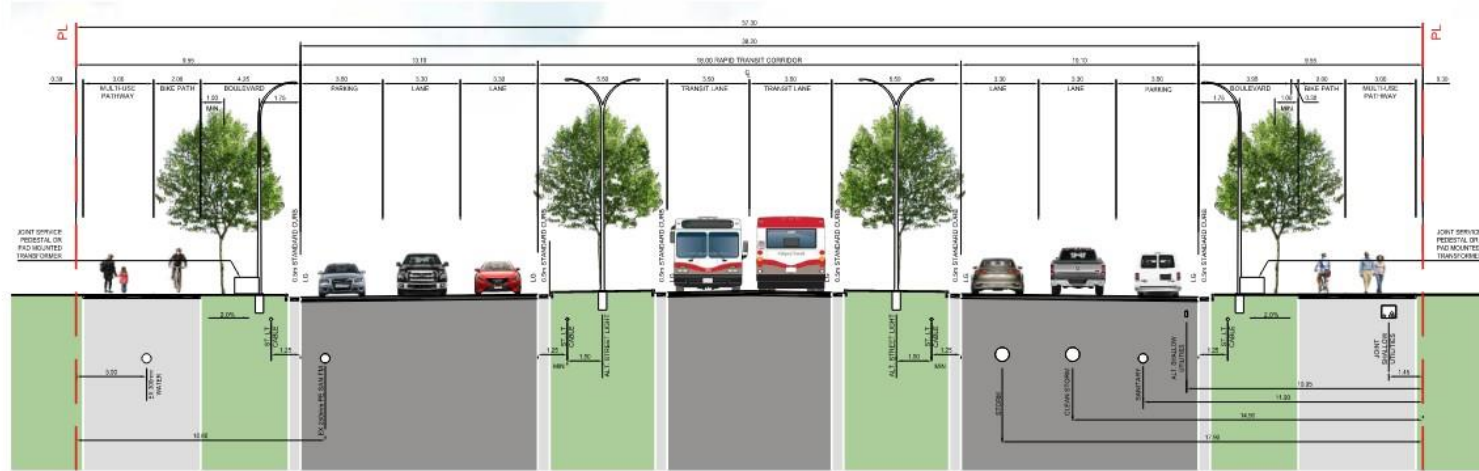
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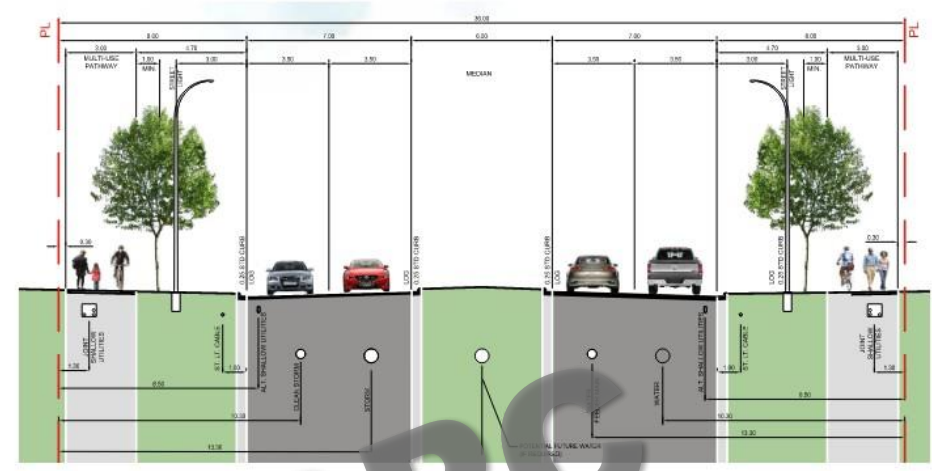
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OUTLINE PLAN AND  
LAND USE REDESIGNATION

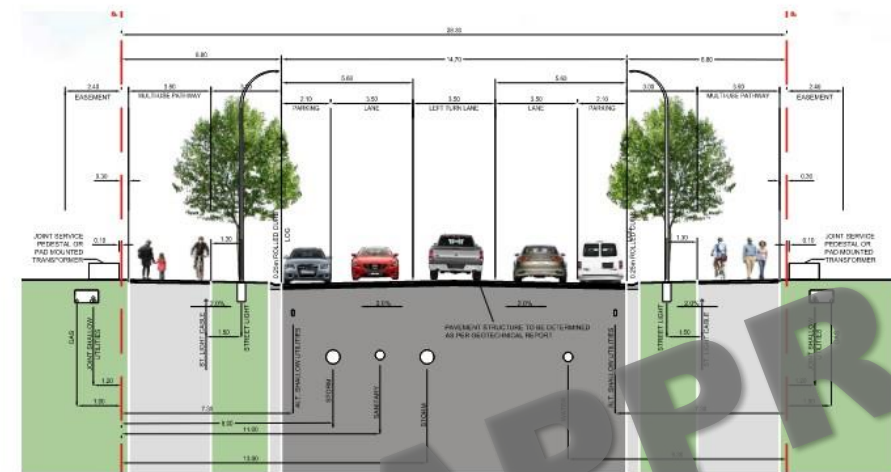




**CROSS-SECTION A-A**  
**57.3m MODIFIED URBAN BOULEVARD**  
 PARKING / RAPID TRANSIT CORRIDOR / SEPARATE 3.0m MULTIUSE PATHWAYS & 2.0m BIKE PATHS



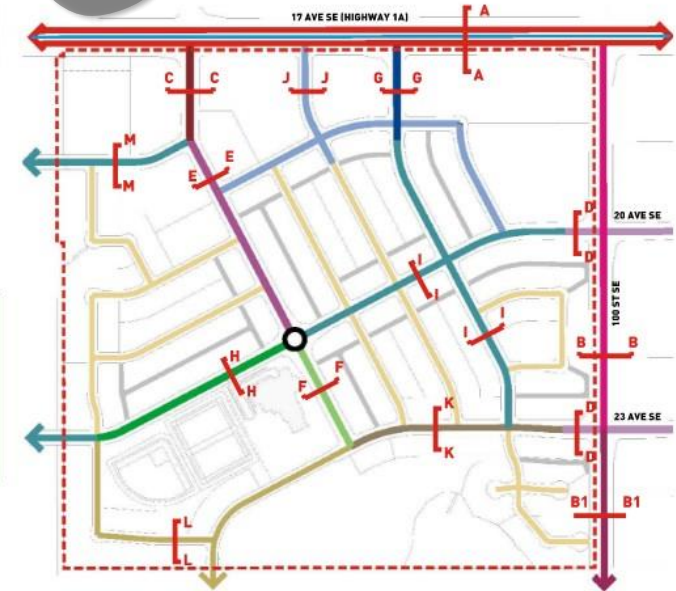
**CROSS-SECTION B-B**  
**36.0m ARTERIAL**  
**ALTERNATIVE FOR OFF-STREET BIKES**



**CROSS-SECTION C-C**  
**28.3m MODIFIED NEIGHBOURHOOD**  
**BOULEVARD**  
**PARKING BOTH SIDES, 3.5m SEPARATE**  
**MULTI-USE PATHWAYS**



CROSS-SECTION **D-D**  
**28.2m MODIFIED COLLECTOR**  
 2.0m SEPARATE WALK ONE SIDE / 3.0m  
 SEPARATE MULTIUSE PATH ONE SIDE / NO  
 BIKE LANES



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 Calgary, Alberta, T2P 3H5  
 bestudios.ca | T: 403 269 4733

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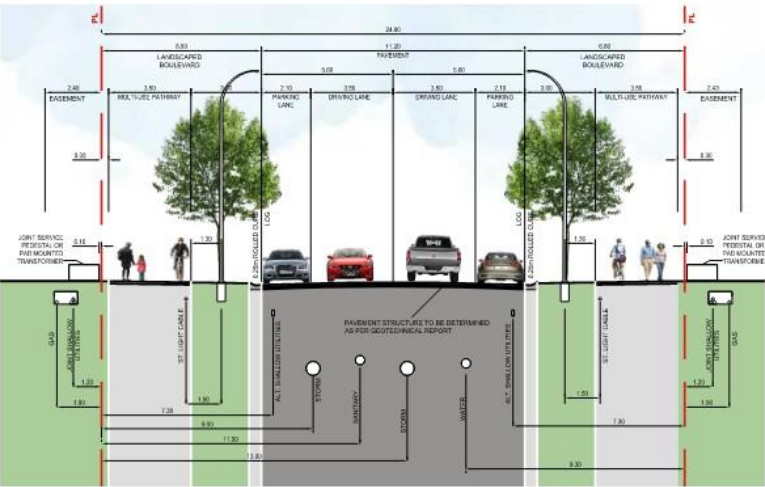
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 LOC: --  
 PROJECT NUMBER: 2023-277  
 DRAWN BY: eskrzypek  
 START DATE: December 01, 2023  
 CURRENT DATE: September 11, 2025

FILE INFO

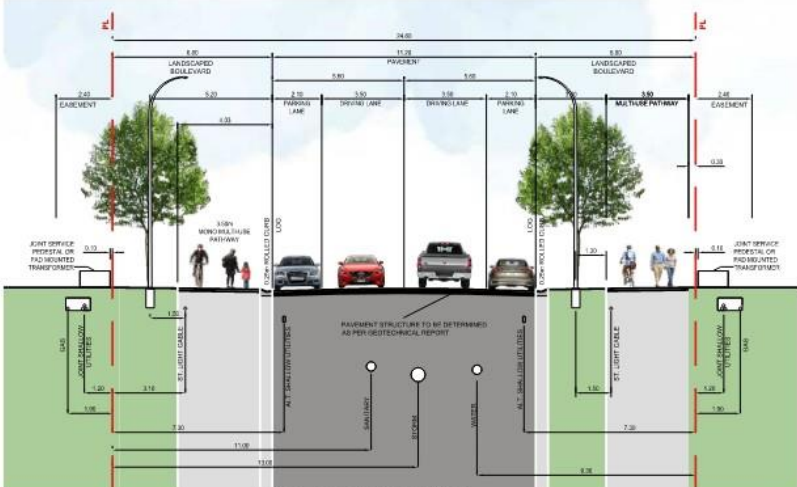
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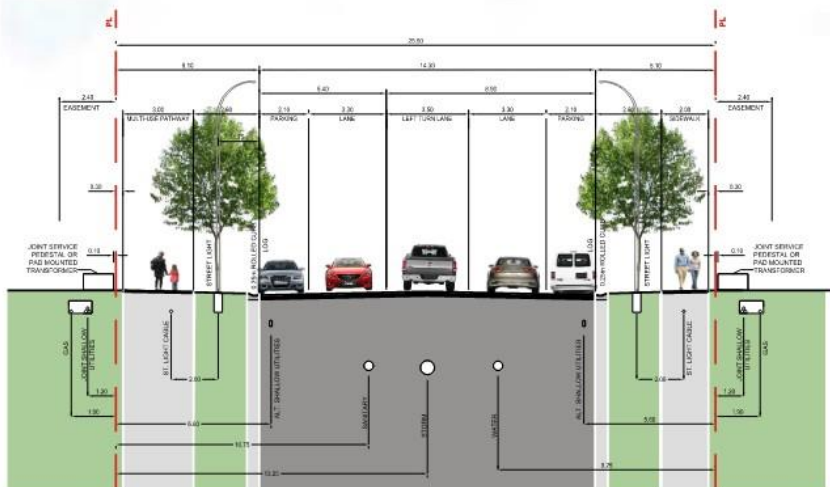




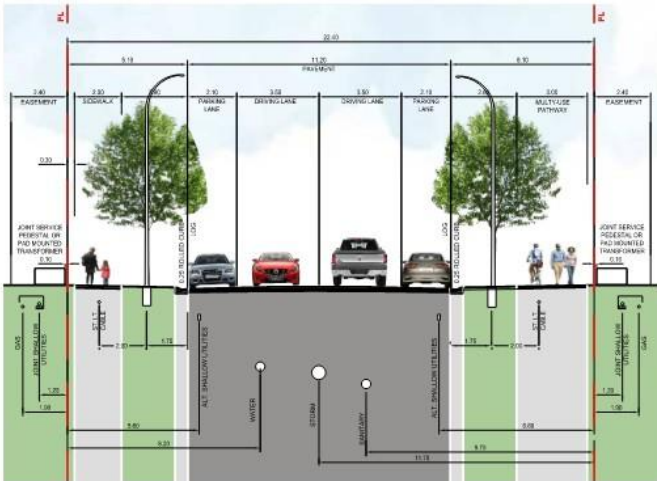
CROSS-SECTION E-E  
24.8m MODIFIED NEIGHBOURHOOD  
BOULEVARD  
PARKING BOTH SIDES, SEPARATE 3.5m  
MULTI-USE PATHWAYS



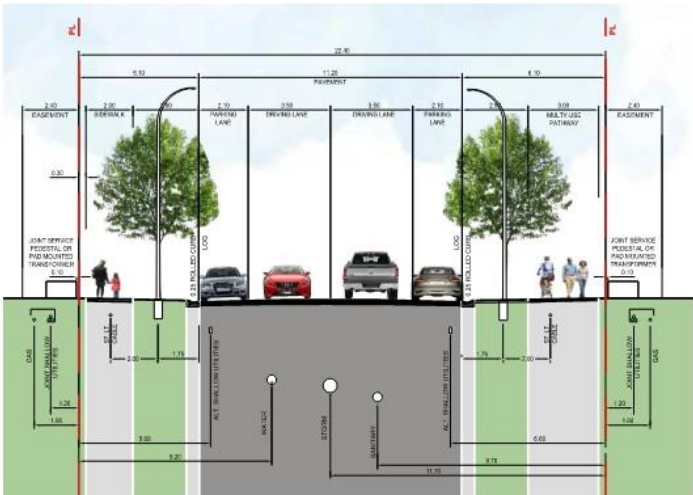
CROSS-SECTION F-F  
24.8m MODIFIED NEIGHBOURHOOD BOULEVARD  
ADJACENT TO SCHOOL  
PARKING BOTH SIDES, 3.5m MONO MULTI-USE PATHWAY &  
3.5m SEPARATE MULTI-USE PATHWAY



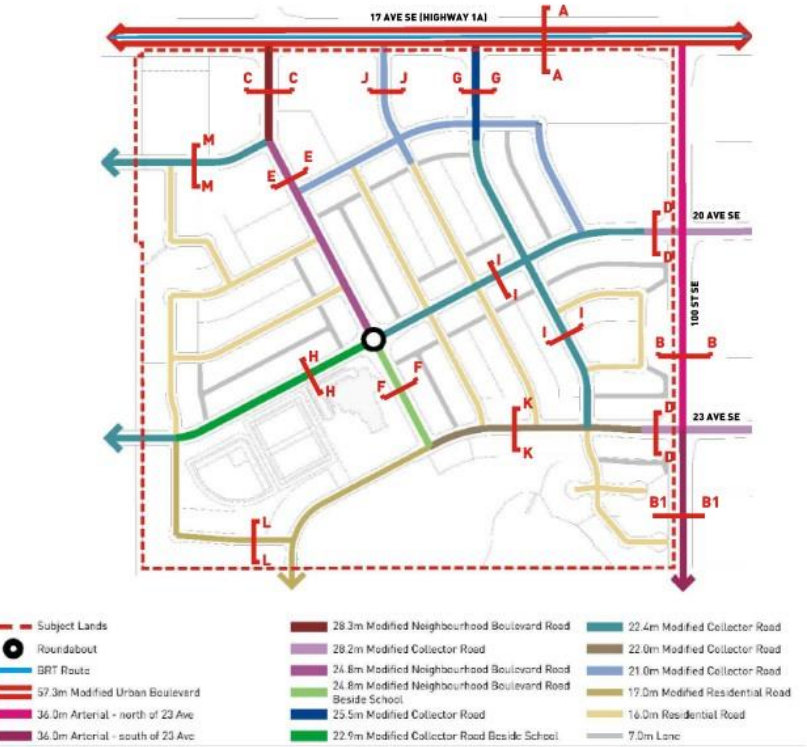
CROSS-SECTION G-G  
25.5m MODIFIED COLLECTOR  
PARKING BOTH SIDES, NO BIKE LANES, 2.0m SEPARATE SIDEWALK &  
3.0m SEPARATE MULTI-USE PATHWAY



CROSS-SECTION H-H  
22.9m MODIFIED COLLECTOR ADJACENT TO SCHOOL  
PARKING BOTH SIDES, SEPARATE 3.0m MULTI-USE PATHWAY & 2.5m  
MONOWALK



CROSS-SECTION I-I  
22.4m MODIFIED COLLECTOR  
PARKING BOTH SIDES, NO BIKE LANES, 2.0m  
SEPARATE SIDEWALKS



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2700, 605 - 5th Ave SW  
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bestudios.ca | 1-403-269-4733  
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LOC: --  
PROJECT NUMBER: 2023-277  
DRAWN BY: eskrypek  
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MUNICIPAL ADDRESS  
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PROJECT NAME

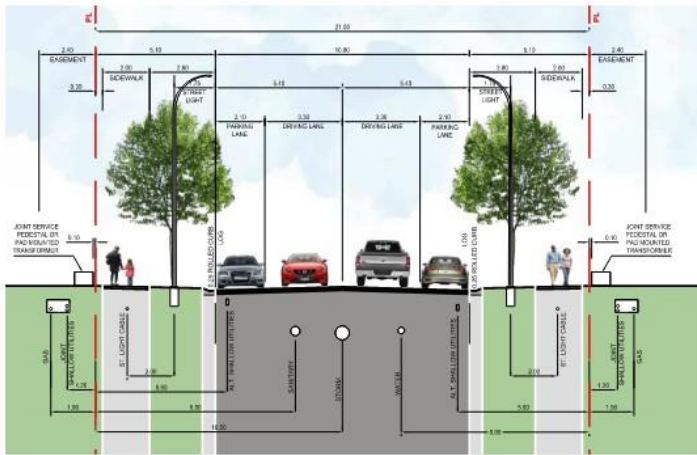
BELVEDERE 17TH AVENUE

SHEET TITLE

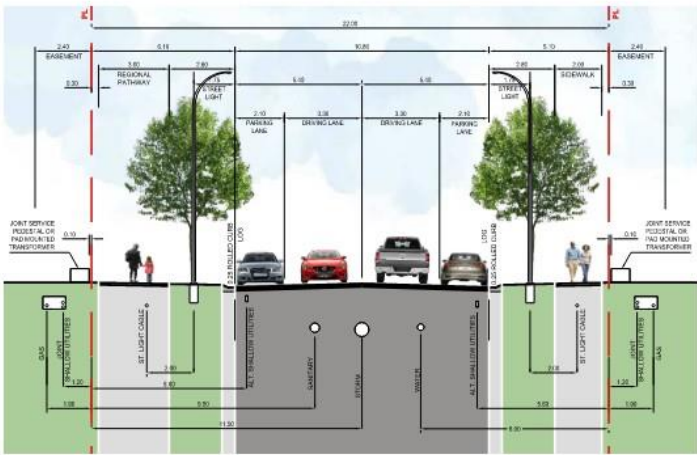
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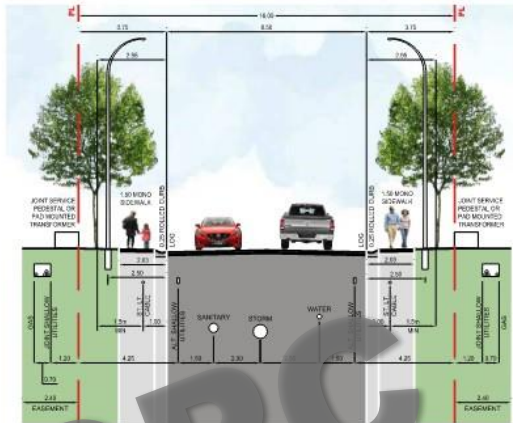




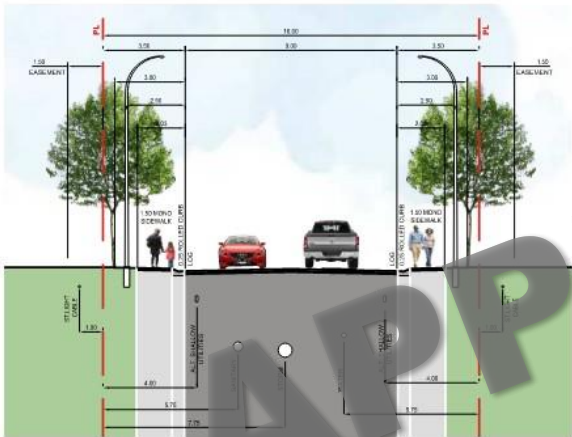
CROSS-SECTION J-J  
21.0m MODIFIED COLLECTOR  
PARKING BOTH SIDES, NO BIKE LANES, 2.0m  
SEPARATE SIDEWALKS



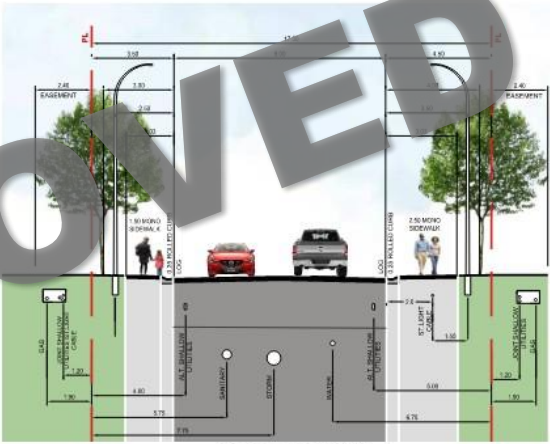
CROSS-SECTION K-K  
22.0m MODIFIED COLLECTOR STREET  
ONE SIDE PARKING BOTH SIDES, NO BIKE LANES, 2.0m  
SEPARATE WALK ONE SIDE / 3.0m SEPARATE REGIONAL  
PATHWAY ONE SIDE



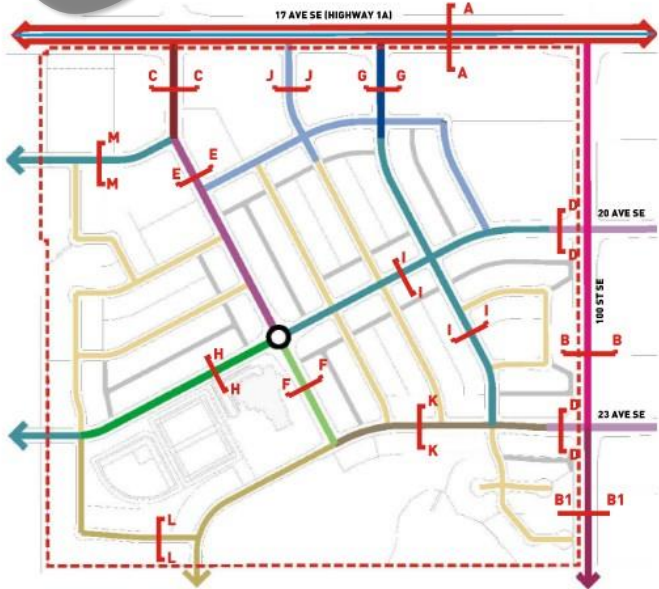
CROSS-SECTION  
16.0m RESIDENTIAL STREET  
MONO-WALK WITH NO LANE



CROSS-SECTION  
16.0m RESIDENTIAL STREET  
MONO-WALK WITH LANE



CROSS-SECTION L-L  
17.0m MODIFIED RESIDENTIAL STREET  
MONO-WALK ADJACENT TO SCHOOL WIDENED TO 2.50m



- Subject Lands
- Roundabout
- BRT Route
- 57.3m Modified Urban Boulevard
- 36.0m Arterial - north of 23 Ave
- 36.0m Arterial - south of 23 Ave
- 28.3m Modified Neighbourhood Boulevard Road
- 28.2m Modified Collector Road
- 34.6m Modified Neighbourhood Boulevard Road
- 24.6m Modified Neighbourhood Boulevard Road Beside School
- 25.5m Modified Collector Road
- 22.9m Modified Collector Road Beside School
- 22.4m Modified Collector Road
- 22.0m Modified Collector Road
- 21.0m Modified Collector Road
- 19.0m Modified Residential Road
- 16.0m Residential Road
- 7.0m Lane



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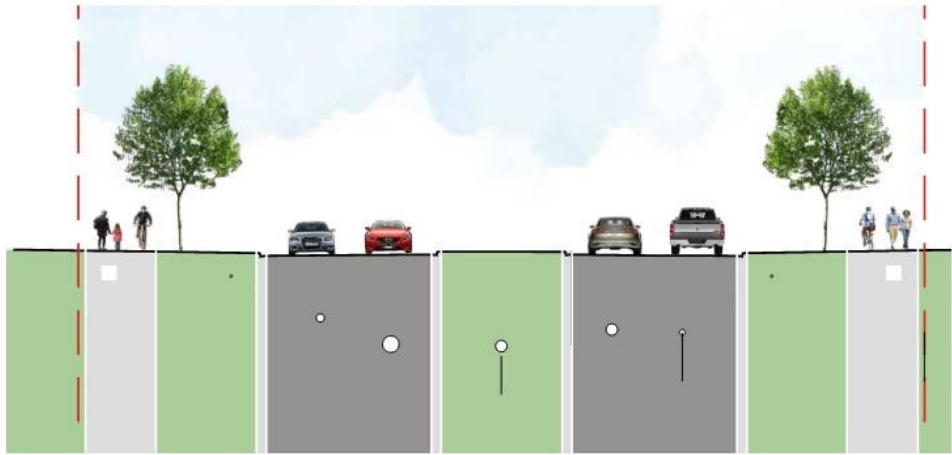
PROJECT NAME

BELVEDERE 17TH AVENUE

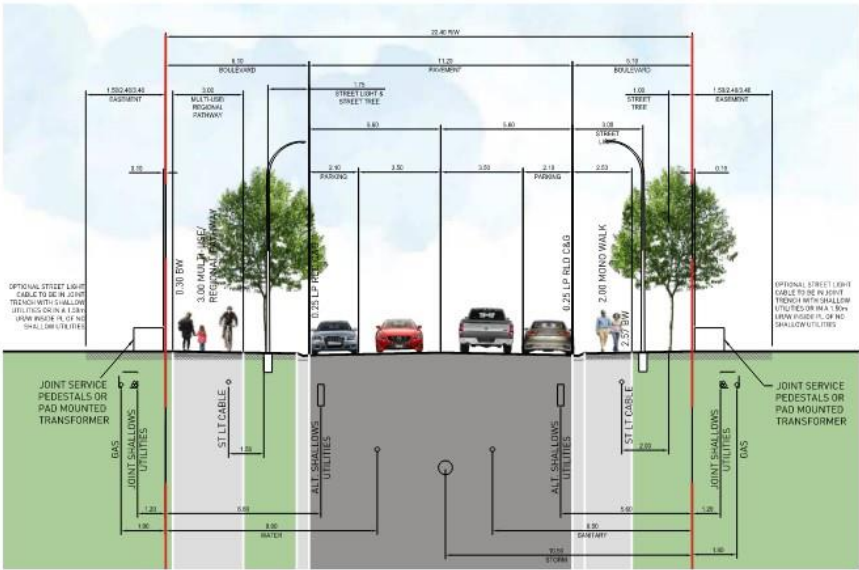
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CROSS-SECTIONS

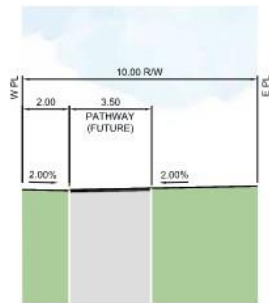




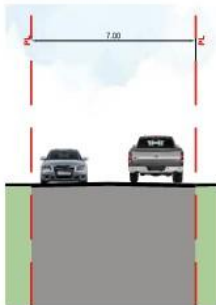
CROSS-SECTION **B1-B1**  
**36.0m ARTERIAL**  
ALTERNATIVE FOR OFF-STREET BIKES  
100 ST SE SOUTH OF 23 AVE SE



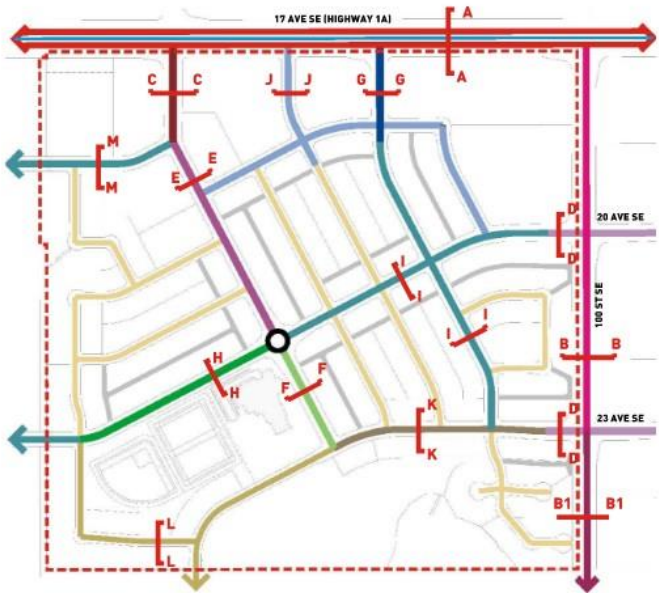
CROSS-SECTION **M-M**  
**22.4m MODIFIED COLLECTOR**  
PARKING BOTH SIDES, NO BIKE LANES,  
2.0m SEPARATE SIDEWALKS & 3m MULTI-USE  
PATHWAY



CROSS-SECTION  
**10.0m ROW**  
3.5m Green Corridor



CROSS-SECTION  
**7.0m LANE**



- Subject Lands
- Roundabout
- BRT Route
- 57.3m Modified Urban Boulevard
- 36.0m Arterial - north of 23 Ave
- 36.0m Arterial - south of 23 Ave
- 28.3m Modified Neighbourhood Boulevard Road
- 28.2m Modified Collector Road
- 24.8m Modified Neighbourhood Boulevard Road
- 25.5m Modified Collector Road
- 22.9m Modified Collector Road Beside School
- 22.4m Modified Collector Road
- 21.0m Modified Collector Road
- 19.0m Modified Residential Road
- 16.0m Residential Road
- 7.0m Lane



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**B&A Studios**  
2700, 605 - 5th Ave SW  
Calgary, Alberta, T2P 3M5  
bestudios.ca | 1-403-269-4733  
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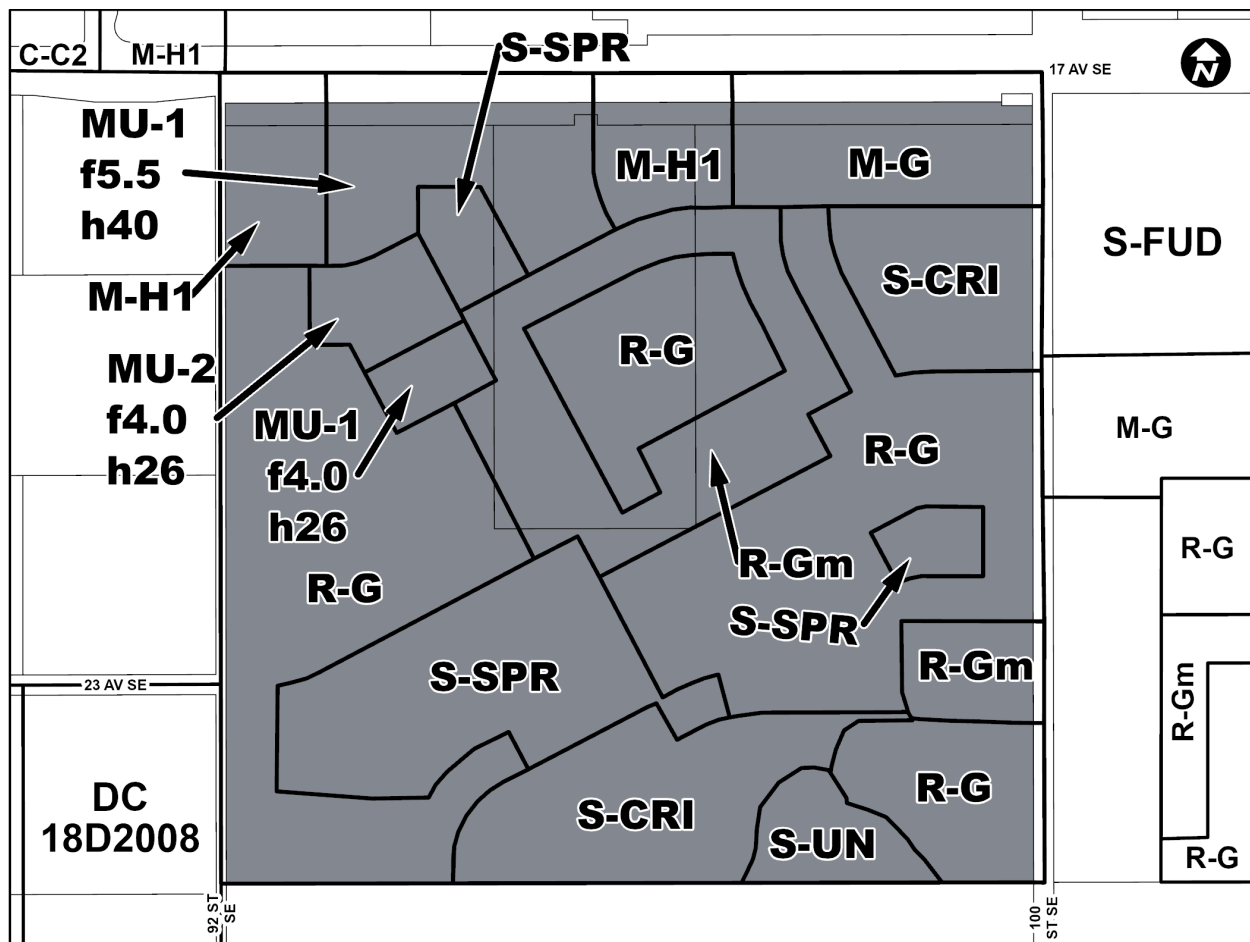
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**CROSS-SECTIONS**





# Proposed Land Use Amendment Map



This application proposes several residential, multi-residential, mixed-use, and special purpose districts:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Multi-Residential – High Density Low Rise (M-H1) District;
- Mixed Use – General (MU-1f4.0h26 and MU-1f5.5h40) District
- Mixed Use – Active Frontage (MU-2f4.0h26) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and,
- Special Purpose – Urban Nature (S-UN) District.

# Approved Outline Plan Data Sheet

*Calgary Planning Commission is the Approving Authority for the Outline Plan.  
Attachment for Council's reference only.*

	HECTARES	ACRES
<b>GROSS AREA OF PLAN</b>	63.56	157.06
<b>LESS: ENVIRONMENTAL RESERVE</b>	1.41	3.48
<b>LESS: RROW (GREEN CORRIDOR)</b>	0.28	0.70
<b>LESS: LAND PURCHASE AREA (EMERGENCY RESPONSE STATION)</b>	2.43	6.00
<b>NET DEVELOPABLE AREA</b>	59.44	146.88

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G	18.96	46.85	580	580
R-Gm	4.19	10.35	203	203
M-G	2.76	6.83	1	97
M-H1	2.63	6.50	2	842
<b>Total Residential</b>	28.54	70.53	786	1,722

LAND USE (Mixed Use)	HECTARES	ACRES	ANTICIPATED # OF RESIDENTIAL UNITS	ANTICIPATED COMMERCIAL AREA (SQ.M)
MU-1f4.0h26	0.60	1.48	241	8,782
MU1f5.5h40	2.91	7.20	1,253	
MU-2f4.0h26	1.07	2.64	366	2,671
<b>Total Residential</b>	4.58	11.32	1,860	
<b>Total Commercial</b>	4.58	11.32		11,453

	HECTARES	ACRES	% OF NET AREA
<b>ROADS (Credit)</b>	15.66	38.71	26.4%
<b>PUBLIC UTILITY LOT (S-CRI)</b>	4.46	11.03	7.5%

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	1.33	3.29	2.2%
MSR (S-SPR)	4.86	12.00	7.8%

	UNITS	UPH	UPA
TOTAL ANTICIPATED # OF RESIDENTIAL UNITS	3,582		
ANTICIPATED # OF RESIDENTIAL UNITS IN NEIGHBOURHOOD AREA (THIS AREA EXCLUDES THE NEIGHBOURHOOD ACTIVITY CENTRE)	1,721		
ANTICIPATED DENSITY OF NEIGHBOURHOOD AREA (THIS DENSITY EXCLUDES THE NEIGHBOURHOOD ACTIVITY CENTRE)		32.3	13.1
ANTICIPATED INTENSITY		157.8	63.9



# Applicant Outreach Summary

2025 September 10



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

**Project name:** Belvedere South Outline Plan

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

This is a predominantly greenfield site in an actively developing area. Engagement predominantly included collaboration with adjacent developers undergoing similar stages of planning for future development. Additionally, Qualico Communities engaged with the area Councilor and members of the traditional Treaty 4 and Treaty 7 territories. This included site walks, a pipe ceremony, and land blessing which took place on June 18th, 2025.

The applicant received no inquiries as a result of the City circulation and notice posting.

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

- Adjacent development groups
- Representatives of the traditional Treaty 4 and Treaty 7 territories



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

Qualico Communities collaborated with adjacent landowners on boundary conditions and interfaces, as well as joint efforts for Truth and Reconciliation.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

This collaboration influenced shared road and pathway connections, interface conditions, and open space distribution.

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Engagement is ongoing and will continue through subsequent development stages.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# PROPOSED

CPC2025-0884  
ATTACHMENT 10

## BYLAW NUMBER 11C2025

**BEING A BYLAW OF THE CITY OF CALGARY  
FOR A CLOSURE OF A ROAD  
(PLAN 2511162, AREA 'A')  
(CLOSURE LOC2024-0098/CPC2025-0884)**  
\*\*\*\*\*

**WHEREAS** The City of Calgary has decided to close from public use as a road and to sell or to hold those portions of road described below;

**AND WHEREAS** the provisions of Sections 22 and 606 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS  
FOLLOWS:**

1. Immediately upon passage of this Bylaw, the following described road shall be closed from use as a road:

PLAN 2511162  
AREA 'A'  
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# PROPOSED

CPC2025-0884  
ATTACHMENT 11

## BYLAW NUMBER 172D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2024-0098/CPC2025-0884)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

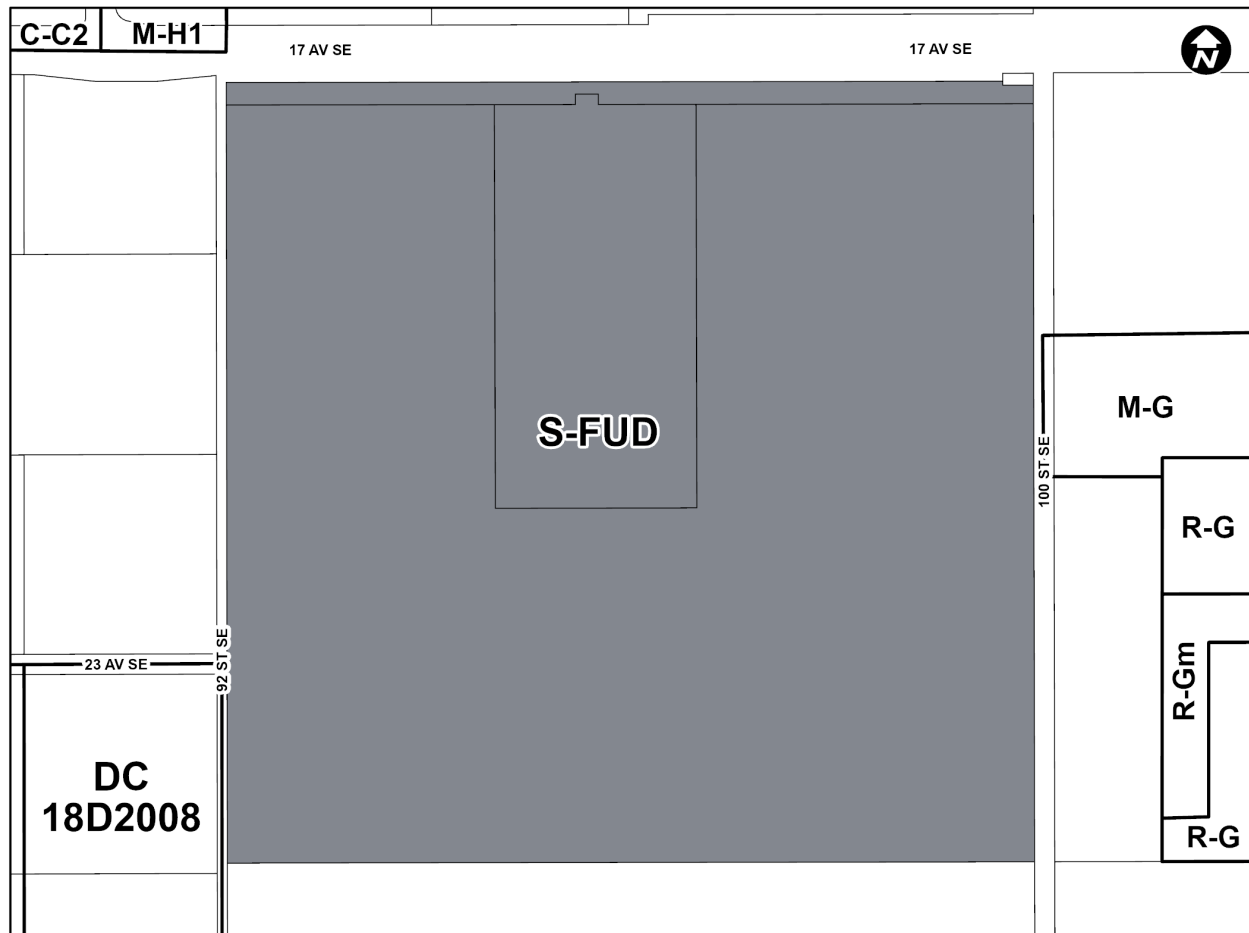
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2024-0098/CPC2025-0884  
BYLAW NUMBER 172D2025

## SCHEDULE A

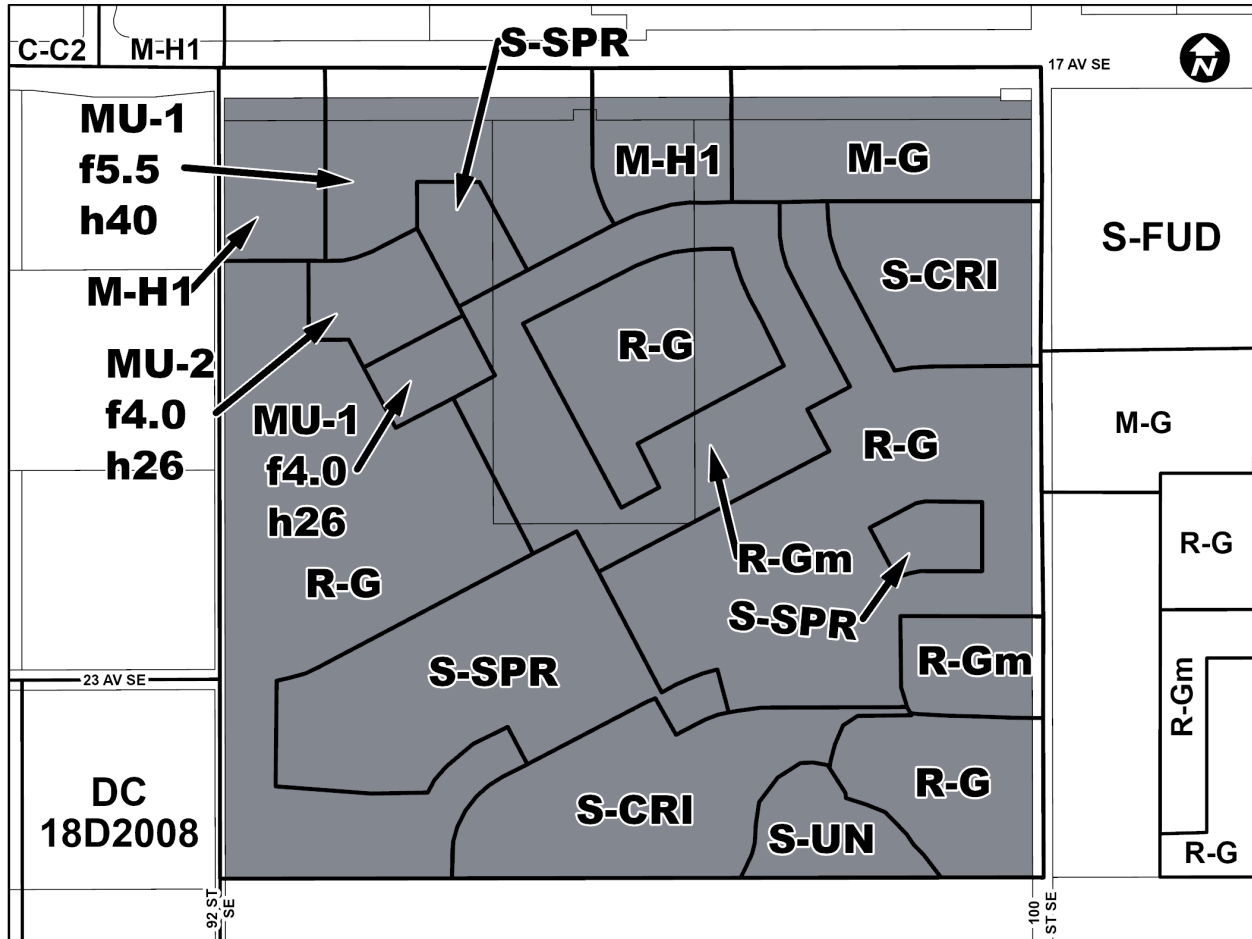




# PROPOSED

AMENDMENT LOC2024-0098/CPC2025-0884  
BYLAW NUMBER 172D2025

## SCHEDULE B



**Land Use Amendment in Mayland (Ward 10) at 1729 – 8 Avenue NE, LOC2024-0254**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.09 hectares  $\pm$  (2.70 acres  $\pm$ ) located at 1729 – 8 Avenue NE (Plan 1014791, Block 1, Lot 1) from Industrial – Business f1.0h12 (I-B f1.0h12) District to Multi-Residential – High Density Low Rise (M-H1) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
OCTOBER 16:**

That Council give three readings to **Proposed Bylaw 179D2025** for the redesignation of 1.09 hectares  $\pm$  (2.70 acres  $\pm$ ) located at 1729 – 8 Avenue NE (Plan 1014791, Block 1, Lot 1) from Industrial – Business f1.0h12 (I-B f1.0h12) District to Multi-Residential – High Density Low Rise (M-H1) District.

Opposition to Recommendations: Commissioner Montgomery and Commissioner Wagner

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to enable multi-residential development.
- The proposal supports the balanced growth objectives outlined in the *Municipal Development Plan* (MDP) and allows for residents to live closer to where they work, shop and play.
- What does this mean to Calgarians? The proposed Multi-Residential – High Density Low Rise (M-H1) District would allow for greater housing choice within the community and a more efficient use of existing infrastructure, amenities, and transit.
- Why does this matter? The proposal would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application is located in the Willowglen Business Park, which is part of the northeast community of Mayland, directly adjacent to the community of Mayland Heights. The application was submitted by O2 Planning and Design on behalf of the landowner, Westfield Willowglen Ltd. on 2024 October 16. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the proposal is intended to facilitate the development of two six-storey multi-residential buildings. The site is located on the southern portion of the Willowglen Business Park, and they have indicated that have no intent on subdividing the site from the balance of the parcel.

**Land Use Amendment in Mayland (Ward 10) at 1729 - 8 Avenue NE, LOC2024-0254**

The 1.09 hectares (2.70 acres) site is located on its southern edge, east of Deerfoot Trail NE and south of 8 Avenue NE. The site is located at the base of a hill along Mariposa Drive NE, immediately adjacent to the community of Mayland Heights, and is bordered by a self storage facility to the west and a public park to the south. Single detached residential dwellings exist to the east along Mariposa Drive NE at the top of the hill. The site is currently developed with two office buildings, and there is no direct vehicular, pedestrian or bicycle access from the site to any public road. Futural vehicle access is anticipated through the business park via 8 Avenue NE and Manning Road NE.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant met with the Crossroads Community Association (CA) and hosted an in-person public open house on 2025 March 13. Prior to the event, approximately 300 postcards were distributed to neighbours and shared with the CA and the Ward 10 Office, and two additional signs were posted adjacent to 8 Avenue NE and 19 Street NE. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 35 letters of opposition, eight letters of support and three neutral letters citing a lack of detailed design. Key concerns raised in the letters of opposition include:

- increased density and the building scale;
- traffic and pedestrian safety on 8 Avenue NE;
- additional on-street parking along the already busy Mariposa Drive NE;
- building height affecting sunlight and views for nearby residents;
- compatibility with existing community character;
- strain on public infrastructure and amenities including schools, utilities, roads, and parks; and
- insufficient signage and community engagement.

The letters of support highlight the following points:

- potential for new amenities and improved connectivity;
- the location presents an opportunity to attract more residents and enhance the value and appeal of the inner-city neighbourhood; and

**Land Use Amendment in Mayland (Ward 10) at 1729 - 8 Avenue NE, LOC2024-0254**

- the proposal may help reduce urban sprawl.

The CA did not provide any comments during the initial circulation. Administration followed up prior to finalizing this report, but no response has been received to date.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use amendment aligns with the MDP objectives by supporting increased housing supply in established communities. Detailed aspects, such as the building and site design, number of units, site access, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

## **IMPLICATIONS**

### **Social**

The proposed residential development within the business park would introduce greater housing variety and contribute to a more diverse supply of options that may better accommodate the needs of different age groups, lifestyles and demographics.

### **Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Economic**

This application would support the redevelopment in an established community, promote more efficient use of land, infrastructure and services, and enable the provision of compact housing options.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with the proposal.

## **ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 179D2025**

**Planning and Development Services Report to  
Calgary Planning Commission  
2025 October 16**

**ISC: UNRESTRICTED  
CPC2025-0906  
Page 4 of 4**

**Land Use Amendment in Mayland (Ward 10) at 1729 - 8 Avenue NE, LOC2024-0254**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located within the established Willowglen Business Park within the community of Mayland situated along Deerfoot Trail NE and just south of 8 Avenue NE. The business park comprises a single titled parcel encompassing approximately 8.35 hectares (20.63 acres). The subject area of this application is a trapezoid-shaped area of approximately 1.09 hectares (2.70 acres), located at the southern edge of the business park. It is bordered by a self-storage facility immediately to the west and southwest, and a sloped green space to the east and southeast, connecting to Mariposa Drive NE and the Maryland Heights Off Leash Dog Park. The site is accessible only through the business park via 8 Avenue NE to the north and Manning Road NE to the south. Despite its adjacency to Mariposa Drive NE, the steep slope prevents direct vehicular access.

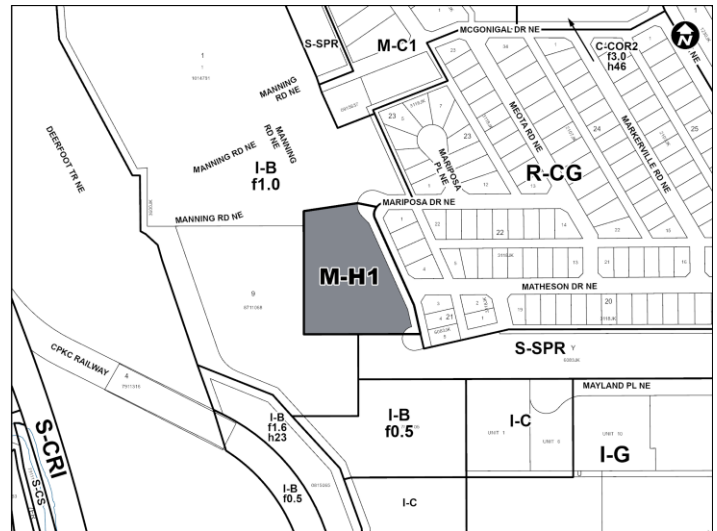
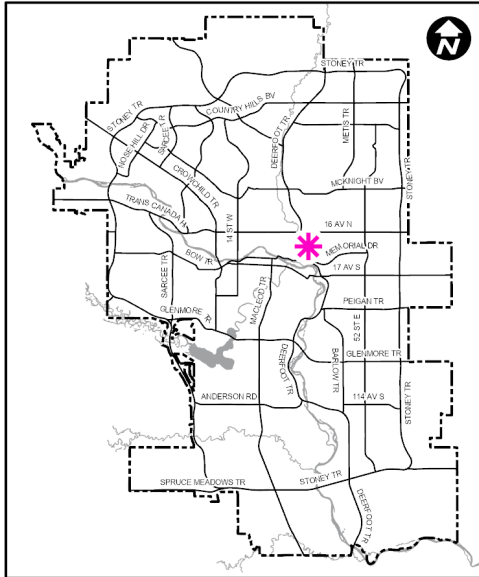
Surrounding development within the business park to the north is characterized by a mix of offices and institutional uses under the existing Industrial – Business (I-B) District. These uses are housed in a variety of two to three storey buildings, including Columbia College, which is located less than 100 metres (a two-minute walk) away from the site. South of Sentinel Storage to the west are light industrial uses under the I-B and the Industrial – Commercial (I-C) Districts. East of Mariposa Drive NE is a low-density residential area designated Residential – Grade-Oriented Infill (R-CG) District primarily consisting of single-detached dwellings.

Nearby amenities include a neighbourhood-scale retail centre within 400 metres (a seven-minute walk) east of the business park entrance along 8 Avenue NE, and Sir John Franklin School and Maryland Heights school are approximately 800 metres (a 13-minute walk) away. One transit stop is located within the business park, about 400 metres (a seven-minute walk) from the site, and another is on Manning Road NE, approximately 450 metres (an eight-minute walk) away. However, there are no sidewalks connecting the site to either of these transit stops.

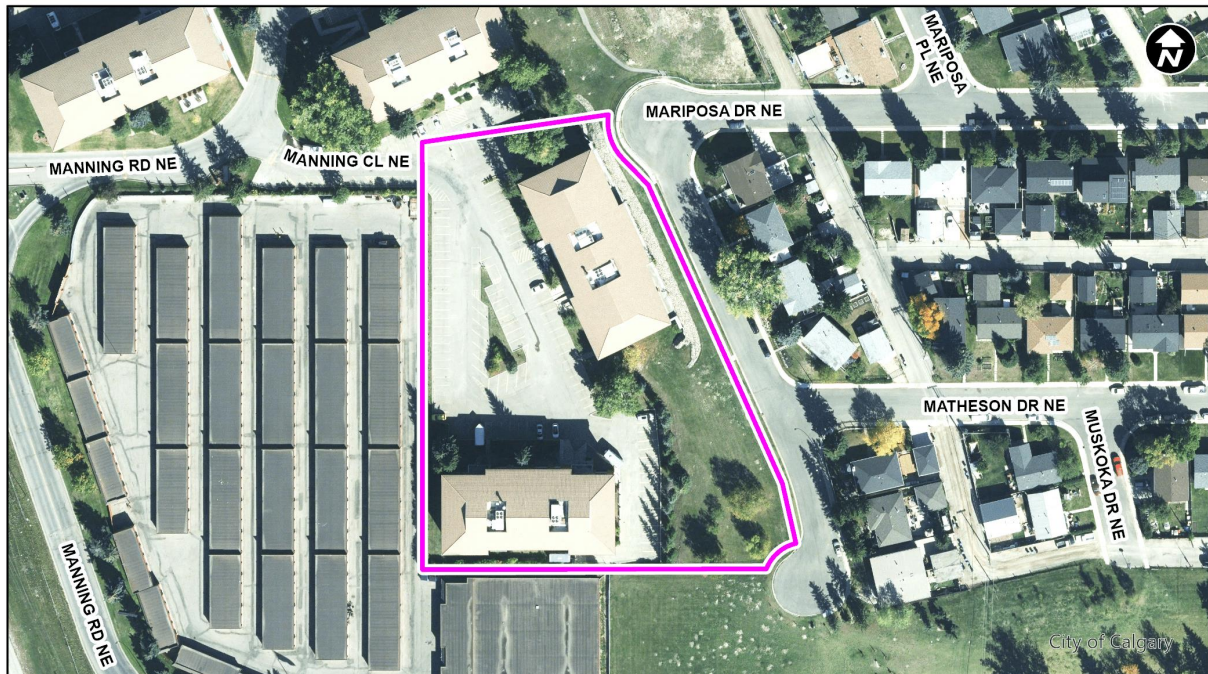
## Community Peak Population Table

The table is not available because the subject site is in an industrial area.

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing I-B f1.0h12 District is intended for high-quality manufacturing, research and office developments, particularly in prominent locations visible from expressways and major streets. It includes a limited range of small-scale service uses that support office and industrial activities but does not include residential uses. It allows for a maximum floor area ratio (FAR) of 1.0 and a maximum building height of 12 metres.

The proposed Multi-Residential – High Density Low Profile (M-H1) District allows for multi-residential development in the established area in a variety of forms to provide flexibility in building form and unit size. It also allows for limited commercial uses that support residential living, with restriction on their size and placement within buildings.

The maximum FAR in M-H1 is 4.0, allowing for approximately 43,600 square metres of building floor area on the subject site. The maximum building height is 26 metres, equivalent to six to seven storeys. While there is no cap on residential density, a minimum of 150 units per hectare is required, which equals 164 units based on the size of the site.

Due to the site's unique context, situated within a business park and adjacent to a residential area but separated by significant grade differences, Administration recommended a Direct Control (DC) District to secure certain development outcomes, including improved pedestrian connectivity to the surrounding area, a slope-adaptive design approach to development and assurances around a defined building form / integration with the adjacent residential community and street. However, the proposed DC District agreed to by the applicants included only limited

commitments, which did not offer innovative solutions to address the site's constraints and thus did not meet the requirements of Section 20 of the Land Use Bylaw. The commitments that were provided included ensuring improvements to pedestrian connectivity and enhanced sidewalks in the area, and as these could be achieved through a standard M-H1 District, the DC District as proposed could not be supported, and a straight M-H1 District was advanced instead.

Administration recognizes the merits of the proposal, including its potential to increase housing supply, provide homes closer to employment opportunities and educational institutions, and contribute to the vitality of an established community. With the expectation that connectivity and building design and integration will be properly addressed at the development permit stage, Administration considers the proposal to be supportable.

### **Development and Site Design**

The rules of the proposed M-H1 District will provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of the site, such as its existing business park setting, part of a larger owned parcel, lack of pedestrian infrastructure connecting to public streets and transit, and its disconnection from adjacent residential development due to a significant slope along the eastern edge, additional items that will be considered through the development permit process include, but are not limited to:

- providing walkways that connect the site to 8 Avenue NE, Manning Road NE, Mariposa Drive NE, and the transit stop within the business park;
- establishing direct pedestrian connection from the proposed buildings to Mariposa Drive NE;
- securing public access easement(s) to allow public use of private roads and walkways
- creating a suitable site design and appropriate building interface along both Mariposa Drive NE and within the Willowglen Business Park; and
- mitigating shadowing impacts and overlooking privacy concerns.

### **Transportation**

Currently, there is no direct vehicular, pedestrian or bicycle access from public roads to the subject area within the larger site. Future vehicular access is anticipated through the Willowglen Business Park via 8 Avenue NE and Manning Road NE. Pedestrian infrastructure, including sidewalks and wheelchair ramps, will be required to improve connections to adjacent public streets and nearby transit stops. Public access easements may be required at the development permit stage to ensure long-term public access through existing private roads and proposed infrastructure connecting to public streets.

An existing on-street bikeway runs along 8 Avenue NE connecting the Always Available for All Ages and Abilities (5A) Network north of the site. Another bikeway is located approximately 430 metres east along 19 Street NE. Future pathways are planned around the perimeter of the business park to enhance connectivity.

Transit service is available near the site. The closest stop for Route 27 (Willowglen) is located within the Willowglen Business Park, approximately 350 metres (a six-minute walk) west of the site. Route 33 (Vista Heights/Rundle) operates along 19 Street NE, about 950 metres (a 16-minute walk) to the east. A future pedestrian connection to Mariposa Drive NE would reduce walking distance to this stop.

A Transportation Impact Assessment (TIA) report has been submitted and reviewed. It will be finalized to the satisfaction of Development Engineering at the development permit stage.

### **Environmental Site Considerations**

A Phase I Site Assessment Report was prepared in support of this application and was accepted by Administration. The report did not identify any areas of environmental concern.

### **Utilities and Servicing**

Water, sanitary and storm services are available to serve future development of the site. Details on the site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a future development permit application.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Calgary International Airport Vicinity Protection Area (2009)**

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the majority of the subject site as being located within the 25-30 Noise Exposure Forecast (NEF) contours of the AVPA, with a small portion on the west side falling within the 30-35 NEF area. Under the AVPA Regulation, residential uses are prohibited in the NEF 30-35 area but permitted in the NEF 25-30 area. According to Policy 5(2)(b), if a proposed use is prohibited in one part of a parcel but permitted in another, the use may only occur in the area where it is not prohibited. Although the west corner of the site, along with the remainder of the business park parcel, lies within the NEF 30-35 contour, where residential development is prohibited, the majority of the subject site on the east side is located within the NEF 25-30 area, where residential use is permitted under this policy.

Any future development permit would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

### **Municipal Development Plan (Statutory – 2009)**

The subject lands are not included within a Local Area Plan policy area; therefore, the [Municipal Development Plan](#) (MDP) is the primary policy used to evaluate the application.

The subject site is located within the Industrial – Employee Intensive area identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). These areas are intended to support manufacturing, warehousing and mixed industrial/office developments with high employment concentrations and typically served by the Primary Transit Network.

Policy 3.7.2.b states that these areas should predominantly contain industrial uses and discourage land use redesignations from industrial to non-industrial for parcels five hectares or larger. Given that the subject site is 1.09 hectares, the minor scale of the proposed land use change will not affect Calgary's overall industrial land supply and has limited impact on the function of the Industrial – Employee Intensive area due to its limited size and edge location. The site's proximity to residential development supports integration opportunities through future design. For these reasons, this application does not require a mapping amendment to the MDP Urban Structure Map (Map 2). The Urban Design policies detailed in Section 2.4 of the MDP will be applied at the development permit stage.

Further, Policy 5.2.2 of the Citywide Growth Strategy highlights the importance of balanced growth to make the best use of existing land, reduce the cost of City services, locate residents



closer to where they work, shop and play, and support increased mobility options. The site is situated within an employment centre and adjacent to existing residential development. This presents opportunities for integration through road networks, improved pedestrian linkages, and improved access to nearby amenities.

In conclusion, the proposal is expected to have limited impact on the city's industrial land supply. Most importantly, it aligns with broader City goals for housing and redevelopment in established areas. Administration considers the application to be generally supportable, subject to appropriate improvements and integration efforts at the development permit stage.

**Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

# Applicant Submission

2025 October 8

510-255 17 Ave SW Calgary AB T2S 2T8  
(403) 228-1336  
www.o2design.com

O2

## Applicant Submission

On behalf of Westfield Willowglen Ltd., O2 is seeking to redesignate the southern portion of 'The Park at Willowglen' Business Park at 1729 8 Avenue NE. The proposed land use amendment seeks to redesignate part of the southern section of the site from 'Industrial Business' (I-Bf1.0) to Multi-Residential – High Density Low Rise (M-H1). This redesignation will enable the development of two six-storey multi-residential buildings to create housing opportunities near employment centres and transit, making efficient use of existing infrastructure to support community growth.

## Site Context

The subject site is situated on the east side of Deerfoot Trail NE, between Memorial Drive E to the south and 16 Avenue NE (Trans Canada Highway) to the north. Currently, the site is occupied by 'The Park at Willowglen' Business Park, which primarily consists of office space. Several businesses, including Habitat for Humanity and Columbia College, operate within the existing two- and three-storey office buildings on the property. Notably, the two office buildings located on the southern portion of the site, which are part of the proposed redesignation, are largely vacant at this time.

The surrounding area is characterized by a mix of residential, employment uses and open spaces including Deerfoot Athletic Park and Bottomlands Park. Low density residential development is located east of the site. A variety of business/industrial uses are located south of the site including, the SAIT Mayland Campus, City of Calgary Mayland Yard and UHaul Moving & Storage facility. The Calgary Zoo and the Telus Sparks Science Centre are located west of the site across Deerfoot Trail.

The site is well supported by significant road infrastructure with access to Deerfoot Trail, Memorial Drive and 16 Avenue all within 1 kilometre of the site. Public transit operates less than 100 metres from the site on 8 Avenue and 19 Street NE, providing convenient connections to Dalhousie LRT Station, Barlow/Max Bell LRT Station and the community of Sunridge. Walking and cycling paths are available around the site, with on-street cycling located on 8 Avenue NE, supporting broader connections to the Trans Canada Trail and regional pathways that extend to Memorial Drive and the Bow River pathway.

## Development Vision

The proposed development vision for the site is to repurpose the southern portion of the property to accommodate two six-storey multi-residential buildings. This will require the demolition of the two existing office buildings in this area, which are currently largely vacant. The project is intended to enhance housing diversity within an established community, leveraging the site's excellent access to employment centres, transit, and local amenities while making efficient use of existing infrastructure. The presence of Columbia College on the site further creates an opportunity to provide housing in proximity to current and future students.

## Policy Framework

The site is currently designated as an Industrial–Employee Intensive Area in the Municipal Development Plan (MDP), intended to support manufacturing, warehousing, and mixed industrial/office developments that require access to the primary transit network (Policy 3.7.2). As the remaining portion of 'The Park at Willowglen' Business Park will continue to be used for industrial/office purposes and no subdivision is being pursued, Administration has confirmed that no policy amendment to the MDP is required to enable the proposed development vision.

---

510-255 17 Ave SW Calgary AB T2S 2T8

(403) 228-1336

www.o2design.com



While the introduction of multi-storey residential uses on the site represents a shift from the existing industrial and office context, it aligns with several key policies of the Municipal Development Plan (MDP). Policy 5.2.2 supports residential growth by encouraging a diverse range of housing options within Calgary's neighbourhoods, particularly in areas near employment centres and transit networks. Policy 5.2.5 promotes balanced growth by directing new development to locations with existing and planned infrastructure, including water, wastewater, transportation systems, and community amenities such as parks, libraries, and recreation facilities.

Together, these policies demonstrate that the proposed multi-residential development advances the City's broader objectives by introducing housing diversity in a well-connected location that is fully supported by existing infrastructure.

### **Proposed Land Use Amendment**

The site is currently designated as 'Industrial-Business' (I-Bf1.0) under the Land Use Bylaw, which is intended to support high-quality office, research, and manufacturing developments that contribute to employment hubs near expressways and major streets. To facilitate this development vision, a land use amendment is proposed to redesignate the southern portion of the site to Multi-Residential – High Density Low Rise (M-H1), which has a maximum density of 4.0 FAR (floor area ratio) and a maximum building height of 26 metres. The remainder of the site will remain unchanged and maintain the existing I-Bf1.0 designation. At this time, a future subdivision of the subject site is not being pursued.

### **Summary**

In summary, the proposed Land Use redesignation will facilitate a development that:

- Expands the housing supply by introducing new residential units in an area with excellent access to transit, major road corridors, and community amenities.
- Increases density while reducing greenhouse gas emissions by locating more housing near areas of enhanced transit and active transportation options.
- Ensures a seamless transition to adjacent residential areas, respecting and complementing the existing neighborhood character.
- Identifies a site for future urban development in an area well served by existing amenities and infrastructure.

# Applicant Outreach Summary

2025 April 3

O2

## Engagement Summary – LOC 2024-0254

O2 is committed to meaningful engagement, engaging with the community, and interested stakeholders through a variety of tactics. The following engagement tactics were implemented:

- Postcard Mailer
- On-site signage
- Public Open House
- Additional Signage to advertise the Open House
- Meeting with the Crossroads Association

### Public Notice Posting

On-site signage (public notice) was posted November 16<sup>th</sup>, 2024, on the subject site in compliance with the City's notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed redesignation to the applicant or file manager.

### What We Heard

To date we have not received any formal communications regarding the notice sign posted on site.

### Meeting with the Crossroads Community Association

The applicant team met virtually with the Crossroads Community Association on December 5<sup>th</sup>, 2024, to present the proposed application, request feedback and answer questions.

### What We Heard

The meeting generated a lot of interest from the community, therefore the Community Association opened the meeting to allow members of the public to join the virtual meeting. There were approximately 30 people virtually in attendance including members of the Community Association. We received mixed feedback from the community with the following key concerns/questions:

- Request for additional community engagement and notice posting signs to advertise the application
- Concern regarding proposed building design and how the site would integrate slope adaptive design
- Parking considerations and site access with concerns regarding parking on Mariposa Drive
- Increased traffic throughout the community, particularly along 8 Avenue NE and 19 Street NE.
- Concern regarding capacity of existing utilities to support this type of development, given the area's older infrastructure originally designed for single-detached homes.
- Concerns regarding the potential for affordable housing within the development and the type of people it would bring to the area.
- Number of residential units and questions regarding tenure
- Questions regarding the Airport Vicinity Protection Area (AVPA) noise contours.
- Concerns regarding sightlines, privacy and appropriate interface with adjacent residential development on Mariposa Drive
- Residents noted that similar developments are not currently present in the community and questioned its appropriateness.
- Concern that homeowners purchased in the area for its single-family character and did not anticipate multi-family developments nearby.
- Questions regarding the specific benefits this development would provide to the community.

### Postcard Mailers

Approximately 300 postcard mailers were distributed in advance of the in-person public open house to notify neighbours of the upcoming engagement and provide the project email address. The postcard was also shared with the Crossroads Community Association and Ward 10 Councillors office.

O2

**Additional Street Signage**

In advance of the Public Open House, two additional notice signs were prepared by Porte Communities and posted with the support of the Crossroads Community Association. These additional signs were posted on adjacent roads of 8 Avenue and 19 Street two weeks in advance of the open house to further advertise the open house to adjacent neighbourhoods.

**Public Open House**

Members of the public were invited to attend an in-person open house held at the Willowglen Industrial Business Park on March 13, 2025, to learn about the proposed land use application and provide feedback. Approximately 70 residents attended to review the open house boards, provide feedback, and ask questions. Representation from the Crossroads Community Association, as well as Ward 10 Councillor Andre Chabot were in attendance.

**What we Heard**

- Concern regarding future residential users parking on adjacent residential streets
- Concern regarding ultimate tenure and user of the building – concerned for low income housing
- Concern there would be an expansion of the proposal in the future to redevelop more of the business park.
- Support for new residential development in the neighbourhood given existing housing stock is at least 40 years old
- Residents felt more at ease with the proposing knowing there would be slope adaptive design, and that the proposed building height was measured from the lowest point on the site.
- Request for either affordable rental or ownership opportunities
- General questions regarding site access, transportation impact and the technical studies prepared to date.
- Excitement by some residents to see new housing stock in the community and the housing opportunities that would be generated by new development.

**Revisions to the Application**

The following responses were provided to community members regarding application concerns:

**Parking:** The site will provide the Bylaw required minimum parking standard. The adjacent residential street of Mariposa Drive NE has a residential permit in place, limiting on-street parking by users. The future site design will not have vehicular connectivity between the site and Mariposa Drive, therefore parking on Mariposa Drive will not be available to future residents of the site. Porte Communities is aware the broader business park currently has available surface parking and will explore the opportunity for future residents to use the overflow existing parking in the business park to support any additional parking that may be required.

**Future Tenure and User:** At the land use stage, the ultimate tenure has is anticipated as rental housing. At the development permit stage, the landowner will explore ultimate sizes and appropriate price points associated with the future housing.

**Project Expansion:** The current land use application is for 2.6 acres of the existing business park. There are AVPA guidelines which prevent the rest of the business park from being redeveloped for residential development. At this time Porte Communities does not have any intention to alter the boundaries of the proposal.

**Site Design:** Architectural concepts prepared by Gravity Architecture demonstrated how the proposed land use could be implemented through slope adaptive design. It was helpful to share with the community the building height would be measured from the lowest point on the site, ultimately resulting in a shorter building for residents living directly east on Mariposa Drive.

**Site Access/Transportation:** Bunt Engineering was present during the Open House to respond to questions regarding site access, site circulation and the traffic study that was prepared. Currently the site has two access points, one from 8 Avenue and one from Manning Drive. Manning Drive would be the primary access for the development given proximity



## O2

and direct connectivity. It was helpful for residents to speak directly to the team expert to have their transportation questions answered.

**New Housing Stock:** We understand there are existing multi-residential developments in proximity to the site, however most housing stock in the area was built circa 1960 or between 1960-1980. We believe new housing stock will attract new residents to the area, provide an alternative housing product for existing residents, students of Columbia College and increasing housing for Calgarians.

# PROPOSED

CPC2025-0906  
ATTACHMENT 4

## BYLAW NUMBER 179D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2024-0254/CPC2025-0906)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

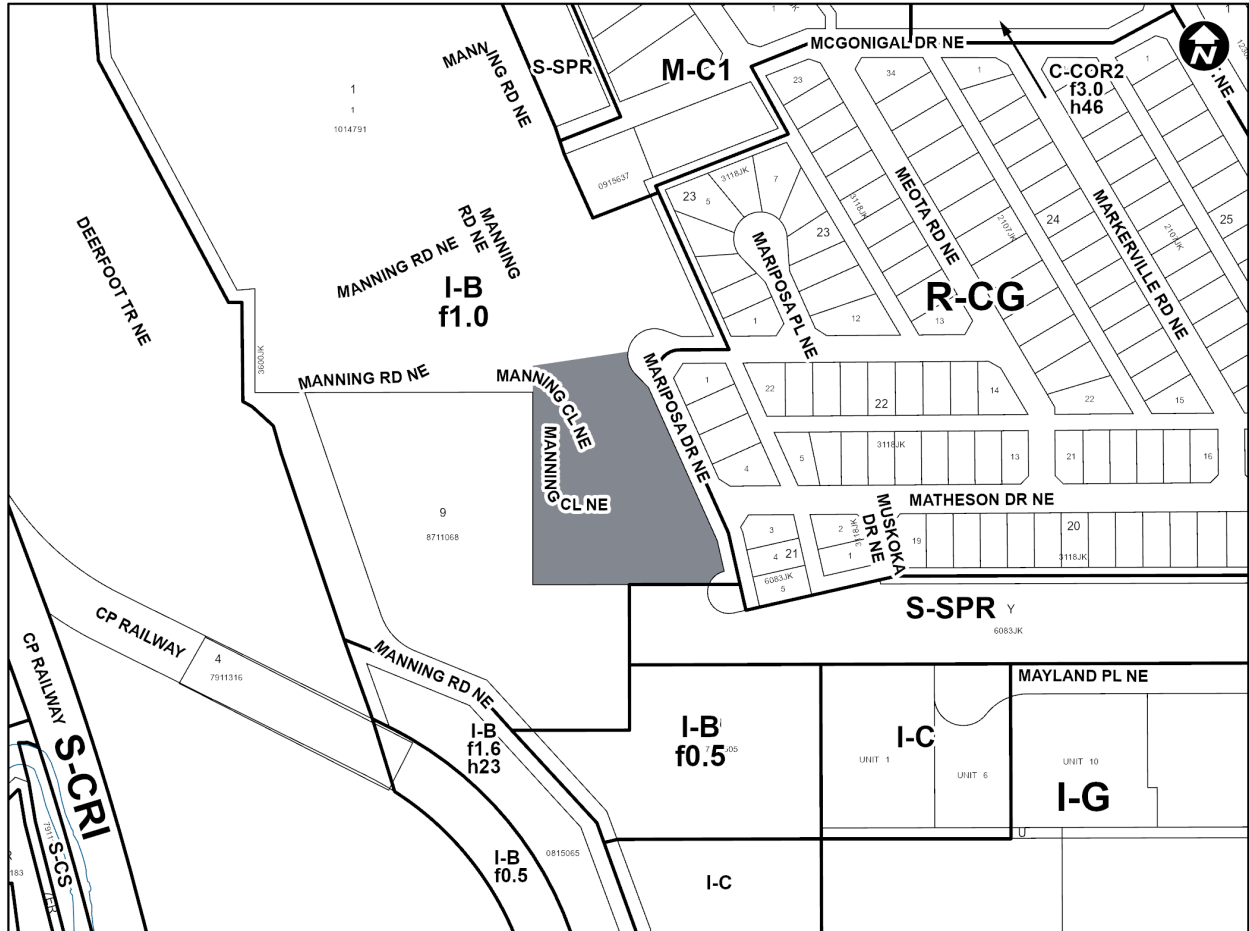
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2024-0254/CPC2025-0906  
BYLAW NUMBER 179D2025

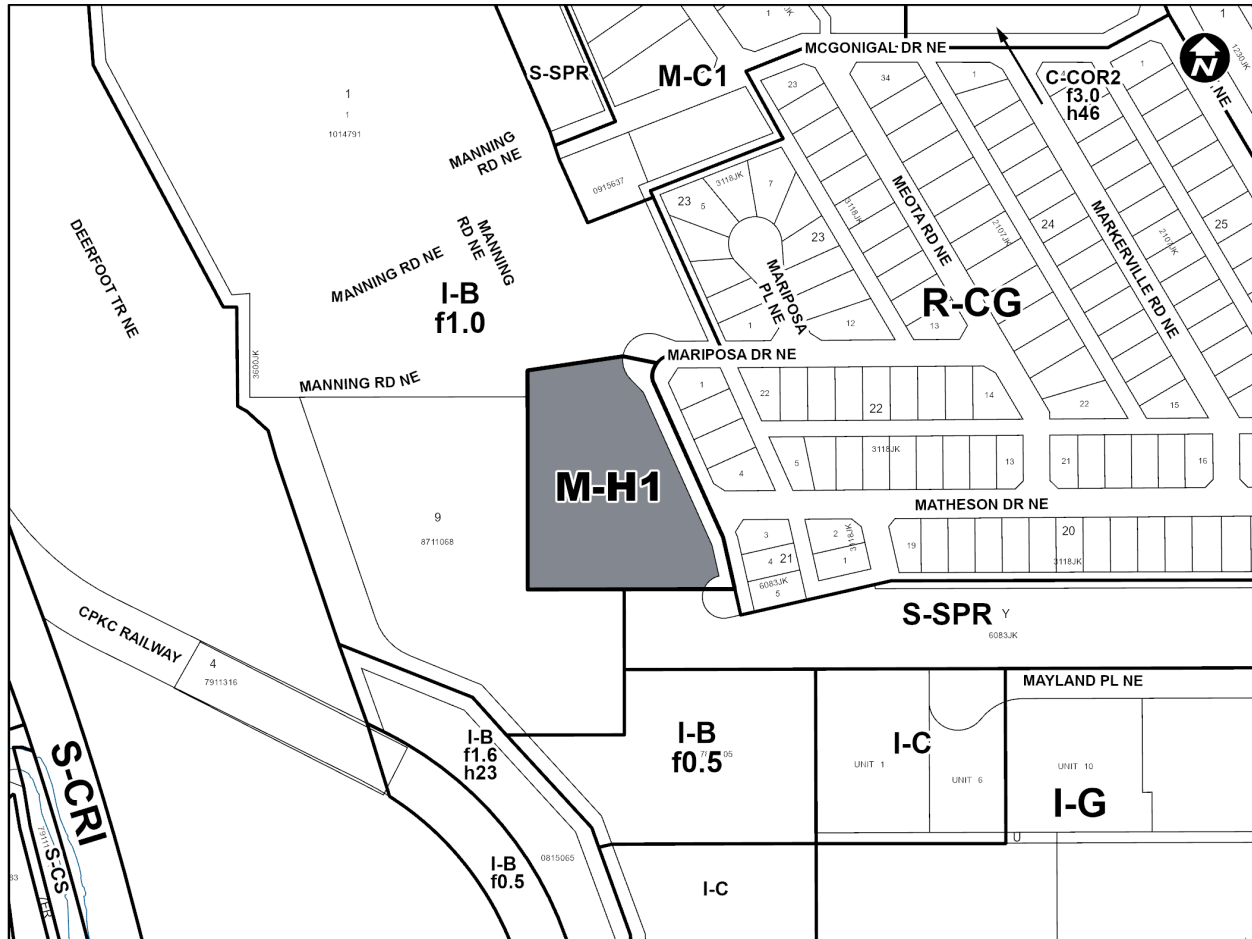
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2024-0254/CPC2025-0906  
BYLAW NUMBER 179D2025

## SCHEDULE B



**Land Use Amendment in North Glenmore Park (Ward 11) at multiple properties,  
LOC2025-0018**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.19 hectares  $\pm$  (0.47 acres  $\pm$ ) located at 2135, 2139 and 2143 – 50 Avenue SW (Plan 8620AH, Block 17, Lots 1 to 6) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f4.0h24) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
SEPTEMBER 18:**

That Council give three readings to **Proposed Bylaw 168D2025** for the redesignation of 0.19 hectares  $\pm$  (0.47 acres  $\pm$ ) located at 2135, 2139 and 2143 – 50 Avenue SW (Plan 8620AH, Block 17, Lots 1 to 6) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f4.0h24) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for up to a six-storey mixed use development comprising of commercial/retail or residential uses at grade with residential uses above.
- The proposal would allow for a moderate increase in height and density in a developed area of the City and aligns with the *Municipal Development Plan* (MDP) and the *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would allow for additional housing options in an established area of the city and would allow for a more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional residential housing and allow for consideration of commercial and retail opportunities to activate this part of North Glenmore Park.
- No development permit has been submitted at this time.
- There is no Council direction related to this proposal.

**DISCUSSION**

The application, located in the southwest community of North Glenmore Park, was submitted by O2 Planning and Design on behalf of the landowner, Ken Homes Limited, on 2025 January 31.

The 0.19 hectare site is located at the southeast corner of 50 Avenue SW and 21 Street SW. The site is adjacent to new and recently approved developments. The proposal aligns with the policy direction set in the LAP and integrates well within the evolving neighbourhood context.

As noted in the Applicant Submission (Attachment 2), the proposed Mixed Use – General (MU-1f4.0h24) District would allow for a mixed use development at a maximum building height of 24



**Land Use Amendment in North Glenmore Park (Ward 11) at multiple properties,  
LOC2025-0018**

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metres (up to six storeys). The proposed MU-1 District would also allow for a maximum building floor area of 7,600 square metres.

50 Avenue SW is classified as a Community Corridor in the LAP and is envisioned to be a pedestrian-focused street and an important link connecting services, amenities and communities to one another. The street is intended to support a range of primarily residential and small-scale mixed-use and commercial building forms. The proposed land use is supported by the LAP.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant hand delivered 325 postcards containing the proposal information to residents within 200 metre radius of the subject site. The applicant also reached out to the Ward 11 Councillor's Office and the North Glenmore Park Community Association (CA), and the adjacent Marda Loop Communities Association to share the project information. Further outreach undertaken by the applicant includes an open house session held on 2025 July 3. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 27 letters of opposition and one letter of support from the public. Those in opposition noted the following areas of concern:

- a six-storey development is disruptive and does not fit into the neighbourhood character;
- shadowing and privacy issues and preference for a three-storey building in the form of a duplex or a single detached home;
- increase in traffic volumes and vehicle parking congestion on nearby streets, noise, including impacts to walkability and pedestrian safety due to density increase;
- impact on the adjacent lane due to increase in vehicle trips from the proposed development, specifically, commercial deliveries;
- scale of proposal including the potential for commercial uses on the site presents negative impacts on the quality of life, property values, green spaces and tree canopy;
- strain on existing public infrastructure and services due to density increase (e.g., school capacity, public transit ridership, roads, water, sanitary and emergency services);
- precedent-setting for similar six-storey development proposals along 50 Avenue SW; and

**Land Use Amendment in North Glenmore Park (Ward 11) at multiple properties,  
LOC2025-0018**

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- proposal does not align with the policies of the MDP and the LAP.

The letter of support identified the site location as being appropriate for the proposed land use because of its proximity to transit service bus stops that provides connection to places like the downtown, Mount Royal University and Westhills Towne Centre. The letter also indicated that the proposal would enable commercial use opportunities on the site that is currently absent in this part of the North Glenmore Park community.

The CA provided response letters on 2025 May 8 and 2025 May 12 (Attachment 4), citing concerns about the proposed increase in height, traffic and parking challenges, the potential for commercial uses on the site, including objections to land use classification of the subject site within the LAP.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Findings from the massing concept and shadow analysis reviewed with this land use application (based on the proposed MU-1f4.0h24 District rules) demonstrated there will be minimal negative impacts on adjacent parcels. The proposal represents a moderate increase in height and density on a corner parcel and aligns with the urban form category and building scale policies of the LAP. Other concerns raised regarding building and site design, location of uses, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

## **IMPLICATIONS**

### **Social**

The proposed land use district would allow for additional housing options and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community. The development of the site may also enable the location of additional amenities for North Glenmore Park and the greater area.

### **Environmental**

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Economic**

The ability to moderately increase the development options on the site with a multi-residential or mixed use development makes for more efficient use of existing infrastructure. The proposal would also provide opportunities to support local business and employment opportunities within North Glenmore Park and nearby communities.

Planning and Development Services Report to  
Calgary Planning Commission  
2025 September 18

ISC: UNRESTRICTED  
CPC2025-0835  
Page 4 of 4

**Land Use Amendment in North Glenmore Park (Ward 11) at multiple properties,  
LOC2025-0018**

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**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 168D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site, in the southwest community of North Glenmore Park, is located on the southeast corner of 50 Avenue SW and 21 Street SW. The parcel is approximately 43 metres wide and 42 metres deep. This corner parcel comprises of three residential parcels that are developed with single detached bungalows and detached garages accessed from the rear lane.

The surrounding development is characterized by low density residential districts designated as Residential – Grade-Oriented Infill (R-CG) District. Ongoing redevelopment has occurred within about a 350 metre radius to the north, south and east (along 50 Avenue SW) of the subject site, with buildings that are either occupied, under construction, approved or planned. These redeveloped sites comprise of a range of building types (single-detached, semi-detached, townhouse and rowhouse buildings) and include building forms that are two to three storeys in height.

The adjacent parcel to the immediate east is developed with two storey semi-detached dwellings. The adjacent parcel to the south, across from the rear lane is developed with a two-storey townhouse building containing four units. To the north across 50 Avenue SW, is the Calgary Board of Education's (CBE) Alternative High School, also designated as the R-CG District, then to the west across 21 Street SW, is the CBE Central Memorial High School designated as Special Purpose – Community Service (S-CS) District.

The site is located within a walkable and amenity-rich community and features amenities such as the Glenmore Athletic Park, which is located approximately 520 metres (a nine-minute walk) to the east, including the Lord Shaughnessy High School, which is located approximately 400 metres (a seven-minute walk) to the south.

## Community Peak Population Table

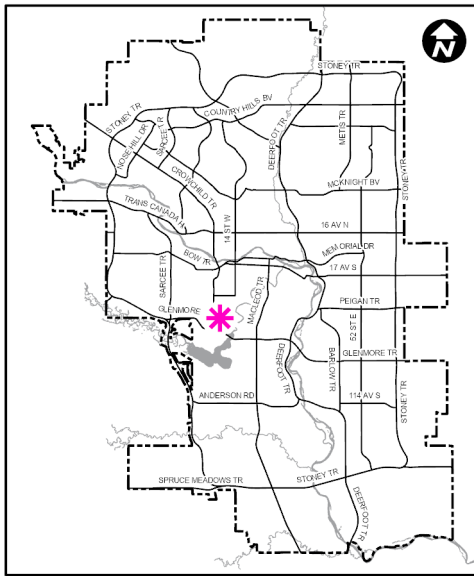
As identified below, the community of North Glenmore Park reached its peak population in 1970.

North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	-1,385
Difference in Population (Percent)	-36.70%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [North Glenmore Park Community Profile](#).

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-CG District allows for a range of grade-oriented housing forms such as single detached dwellings, semi-detached dwellings, duplex dwellings, rowhouses and townhouses, as well as secondary suites and backyard suites. The R-CG District allows for a maximum building height of 11.0 metres (approximately three storeys) and a maximum density of 75 dwelling units per hectare. Based on the parcel area of the site, this would allow for up to 14 dwelling units across the three parcels.

The proposed Mixed Use – General (MU-1f4.0h24) District is intended to accommodate street-oriented developments comprising of commercial or residential units on the ground floor. The proposed land use will allow for a maximum building floor area of approximately 7,600 square metres and a maximum building height of 24.0 metres (up to six storeys). Findings from the massing concept and shadow analysis reviewed with this land use application demonstrated the rules of the district can be met and there will be minimal negative impacts on adjacent parcels.

The MU-1 District is designed to be adjacent to low-density residential development with specific rules for setbacks and maximum height at the shared property line or lane. Also, the range of commercial uses allowed in the MU-1 District are mostly discretionary in nature and there is no requirement to provide commercial uses within a development.

### Development and Site Design

If this redesignation is approved by Council, the rules of the proposed MU-1f4.0h24 District would provide guidance for future site development including appropriate uses, building configuration, parcel coverage, building massing and height, landscaping, waste management and parking.

Given the specific context of this corner site, additional items that will be considered through the development permit process includes, but are not limited to:

- location and appropriateness of any proposed commercial uses;
- articulation of built form and physical separation from adjacent low-density residential sites;
- mitigating shadowing, overlooking, and privacy concerns to adjacent developments;
- integrating a pedestrian-oriented built interface and streetscape design along the adjacent streets; and
- the interface with the rear lane and access into the site.

### **Transportation**

Pedestrian connectivity in the neighbourhood is provided through sidewalks on each street frontage. 50 Avenue SW is classified as a parkway and 21 Street SW is classified as a collector road.

A cycling route is also located on 20 Street SW while bus stops for westbound and eastbound Route 13 (Altadore) are located on 50 Avenue SW, within less than a two-minute walk from the subject site. These transit stops provide direct connection to the downtown area, Marda Loop, Mount Royal University, Signal Hill Centre and Westhills Towne Centre. The subject site is also within 750 metres (a 13-minute walk) to the Bus Rapid Transit (BRT) stop on Crowchild Trail SW at 54 Avenue SW. This bus stop is serviced by BRT Route 304 (MAX Yellow Woodpark/City Centre) and BRT Route 306 (MAX Teal Westbrook/Douglas Glen).

Vehicle access to the subject site would be required from the rear lane, accessed from 21 Street SW. The subject site is not located within a residential street parking permit zone, but on-street parking is presently restricted along 21 Street SW and unrestricted along 50 Avenue SW.

A Transportation Impact Assessment (TIA) was not required as part of the application.

### **Environmental Site Considerations**

No environmental site concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm sewer mains are available to service the site from the adjacent streets. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail at the development permit stage.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The site is located within the 'Developed Residential - Established Area' as indicated on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable policies encourage modest redevelopment in established communities and an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity. This would make for more efficient use of existing infrastructure, public amenities and transit, while also delivering small and incremental benefits to climate resilience.

The proposed land use amendment demonstrates the evolving context of the neighbourhood and aligns with the MDP.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **West Elbow Communities Local Area Plan (Statutory – 2025)**

The [West Elbow Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector urban form category (Map 3: Urban Form) and within a Low building scale modifier (up to six storeys) in Map 4: Building Scale. The applicable land use policies support standalone residential uses or a mix of uses that comprise of small-format and local commercial uses to mitigate impacts on adjacent residential uses. The LAP also classifies 50 Avenue SW as a Community Corridor. 50 Avenue SW is envisioned to be a pedestrian-focused street and an important link connecting services, amenities and communities to one another. This street is intended to support a range of primarily residential and small-scale mixed-use and commercial building forms.

The proposed MU-1 District is in alignment with the applicable policies of the LAP.

# Applicant Submission

2025 July 14

510-255 17 Ave SW Calgary AB T2S 2T8  
(403) 228-1336  
www.o2design.com

# O2

## Applicant Submission

On behalf of Ken Homes Ltd., O2 Planning & Design is proposing to redesignate three parcels municipally addressed 2143, 2141, 2139, and 2135 50 Avenue SW from Residential – Grade Oriented (R-CG) to Mixed Use – General (MU-1) with a maximum floor area ratio (FAR) of 4.0 and a maximum building height of 24 metres. This redesignation will support the development of a multi-residential building of up to six storeys, with the flexibility to accommodate commercial uses at grade. The site is well-situated with excellent access to transit, community amenities, educational institutions, and existing infrastructure. The proposed redesignation also aligns with the urban form designation and building scale modifiers outlined in the recently approved West Elbow Communities Local Area Plan.

### Site Context

The subject parcels are located in the community of North Glenmore Park, fronting a corner lot along 50 Avenue SW, directly east of Central Memorial High School. The site is bounded by Crowchild Trail SW to the west and 16 Street SW to the east. The surrounding area features a mix of low- and medium-density residential developments, institutional uses, and park/recreational spaces, contributing to a diverse and active living environment.

The site benefits from excellent road connectivity situated approximately 350 metres from the Crowchild Trail SW Primary Transit Network and 1 kilometre from Glenmore Trail SW. Public transit is easily accessible, with several bus stops along 50 Avenue SW and nearby 20 Street SW, offering direct connections to Downtown, Mount Royal University, Marda Loop, and Westhills. On-street cycling paths are available along 50 Avenue SW and 20 Street SW, providing convenient connections to the Elbow River Pathway and Glenmore Park.

The site is also well supported by its proximity to several services, amenities, and employment hubs including the adjacent Central Memorial High School, Alternative High School, Glenmore Athletic Park, Mount Royal University, and the Flames Community Arenas. This combination of transportation accessibility, diverse services and amenities highlights the site's suitability for intensification and its potential to provide future residents with a well-supported living environment.

### Policy Framework

The subject site falls within the West Elbow Communities Local Area Plan (LAP), which was approved by Council on May 7, 2025. The LAP designates the site as a "Neighbourhood Connector," a designation intended to support diverse housing types along active, predominantly residential streets (Policy 2.2.1.5). This designation encourages higher residential densities with street-oriented entrances (Policy 2.2.1.5a) and supports commercial uses to a modest scale to minimize impacts on adjacent residential areas (Policy 2.2.1.5c). Development within Neighbourhood Connector areas may also take the form of either stand-alone residential buildings or mixed-use developments (Policy 2.2.1.5d). The approved LAP also applies a "Low" building scale modifier to the site, supporting development up to six storeys.

The envisioned development directly aligns with the approved LAP designation and building scale modifier, proposing a six-storey, street-oriented built form with opportunities for small-scale commercial uses. This approach will enhance the pedestrian experience along 50 Avenue SW while providing diverse housing options in a well-connected and accessible location.



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# O2

## **Proposed Land Use Amendment**

The subject parcels are currently designated as Residential – Grade-Oriented Infill (R-CG), a district primarily intended for rowhouses but also permitting single-detached, semi-detached, and duplex forms. To achieve the development vision, a land use amendment is required to redesignate the site to a Mixed Use – General (MU-1) district, allowing for a maximum density of FAR 4.0 and a maximum building height of 24 metres (MU-1f4.0h24). The proposed MU-1 district supports multi-residential development while offering flexibility to incorporate ground-floor commercial uses. The proposed redesignation will enable a contextually appropriate, street-oriented development that enhances housing diversity and provides opportunities for grade-level commercial uses in a well-connected location.

## **Conclusion**

In summary, the proposed land use redesignation supports a development that will:

- Facilitate residential growth in a highly accessible location with excellent access to transportation infrastructure, community amenities, and employment opportunities.
- Align with the objectives and policies of the approved West Elbow Communities Local Area Plan (LAP), supporting future growth in North Glenmore Park.
- Deliver contextually appropriate multi-residential housing that addresses Calgary's growing demand for diverse housing options.
- Promote modest intensification within a dynamic neighbourhood that is well-positioned to accommodate growth



# Applicant Outreach Summary

2025 July 14

# O2

## Outreach Summary – LOC2025-0018

O2 implemented a comprehensive engagement strategy to share details of the proposed land use amendment application, receive feedback from interested stakeholders and outline potential revisions to the proposed application. Community Outreach has remained a continuous effort throughout the land use application process to ensure information was updated and project updates were shared.

The following engagement tactics were implemented:

- Postcard Mailers
- Notice Posting
- Coordination with the Community Association and meeting offer
- Open House event with adjacent neighbours and the broader community

### Postcard Mailers

325 postcard mailers were hand delivered to directly adjacent and nearby properties in advance of the in-person open house to notify neighbours of the upcoming engagement and provide them with the email address of the project team to answer any required questions. Digital postcards were also sent via email to the North Glenmore Park Community Association (NGPCA) Development Committee and the Ward 11 Councillor/office.

### Public Notice Posting

A public notice sign was posted on the subject site in compliance with the City's notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed redesignation to the applicant.

### Coordination with Community Associations

Project information was shared with both the North Glenmore Park Community Association and the Marda Loop Communities Association (Altadore).

- A project memo was sent to the North Glenmore Park Community Association (NGPCA) Development Committee on April 14, 2025, outlining the proposal and offering to schedule a meeting to schedule a meeting if desired to discuss the application. Formal written feedback was received on May 5, 2025. The Committee did not request a meeting with the applicant.
- The Marda Loop Communities Association was also contacted given the site's proximity to the community of Altadore which falls under the Marda Loop Community Association. The project team provided a summary memo and contact information. The Association responded with appreciation and informed the project team that they will be referring any resident inquiries to the NGPCA and the City File Manager. They also recommended in-person engagement with adjacent neighbours.

### Open House with the wider community

Members of the public were invited to attend an in-person open house held on July 3, 2025, drop in style from 6-8 pm at the North Glenmore Park Community Association. The in-person session provided an overview of the proposed development and requested community feedback. Members of the project team were in attendance to answer questions about the application. 19 residents were in attendance during the in-person session including representation from the North Glenmore Park Community Association.

## O2

**What We Heard***North Glenmore Park Community Association*

The NGPCA raised the following concerns in its formal submission:

- Opposition to the proposed six-storey height and MU-1 designation.
- View that the scale of development does not represent “modest intensification” and is inconsistent with the existing built form.
- Concerns about increased traffic and on-street parking, especially due to nearby institutions (e.g., Mount Royal University, Glenmore Athletic Park).
- Disagreement with aspects of the West Elbow Communities Local Area Plan (LAP), including the site's designation as a ‘*Neighbourhood Connector*’ and ‘Low’ building scale modifier supporting development up to six-storeys.
- Concerns about potential land use conflicts between the LAP, and the Municipal Development Plan.

*Public Open House – What We Heard*

- General acknowledgement that 50 Avenue SW and the surrounding community are experiencing change through increased density and a diversity of built forms.
- Recognition that the site is well suited for additional density due to its proximity to transit (including BRT), community amenities, and educational institutions.
- Questions regarding the future tenure and ownership structure of the proposed building.
- Concerns that the proposed height could create privacy impacts for properties to the south.
- Concerns about potential increases in traffic and parking congestion resulting from the development.
- Concern about the impact on property values.
- Concern about the impact on existing trees.

**How the Application Responds to Comments***Appropriateness of the Proposed MU-1 District and Commercial Uses:*

In response to concerns regarding the suitability of the Mixed Use – General (MU-1) District, the project team affirms that this designation is appropriate and strongly supported by City policy. The MU-1 district offers a regulatory framework to accommodate a mix of residential and small-scale commercial uses—an approach that directly aligns with the policies of the West Elbow Communities Local Area Plan. The LAP designates this portion of 50 Avenue SW as both a *Neighbourhood Connector* and along a *Community Corridor*—an urban form category and Area Specific location that specifically supports mixed-use development and a broader range of housing types (Sections 2.2.1.5 and 2.5.5).

While commercial uses are not currently present on this specific block of 50 Avenue SW, the LAP is a forward-looking policy document that envisions gradual evolution. MU-1 enables—but does not require—commercial uses, allowing for flexibility in future development as the area evolves.

*Height and Massing:*

Public feedback has included concerns about the proposed six-storey height and overall massing, especially as this is the first land use application brought forward under the new LAP. In the project team's professional opinion, this site is well-suited for moderate intensification due to its location: it's a corner lot with lane access, about 350 m from the Primary Transit Network, 500 m from the 54 Avenue SW BRT station, within 1 km of a university, and within walking distance of schools, recreation, and employment areas.

The LAP designates the site within a ‘Low’ building scale modifier area, which supports buildings up to six storeys. Redesignating the site from R-CG (up to three storeys) to a six-storey mid-rise is a policy-supported step that reflects Council's vision for this area. Similar mid-rise projects in West Hillhurst, Banff Trail, and Killarney have shown how thoughtfully designed six-storey buildings can add housing choice while fitting well within established neighbourhoods.

# O2

Important design elements — including massing, landscaping, and privacy transitions to adjacent properties — will be carefully addressed at the Development Permit stage. Policies such as LAP Section 2.4.2.1 (Site Design) provide clear direction to ensure new development is context-sensitive and minimizes impacts on neighbouring sites.

## *Traffic and Parking:*

The site is well connected to existing infrastructure to support future residents. It is about 350 m from Crowchild Trail SW and 1 km from Glenmore Trail SW, providing strong road connectivity to the broader network. Public transit runs along 50 Avenue SW and 20 Street SW, with direct service to Downtown, Mount Royal University, Marda Loop, and Westhills. The site is also about 550 m from the 54 Avenue SW BRT station, offering enhanced transit options. On-street cycling routes connect the site to the citywide network, including the Elbow River Pathway.

As a corner lot with rear lane access, the site allows for safe vehicle entry and efficient integration of underground parking. Any future development must meet vehicle and bicycle parking requirements under the MU-1 district and comply with the City's Mobility Engineering standards. Existing on-street parking along 50 Avenue SW will also provide supplementary capacity.

As part of the circulation review, mobility engineers confirmed that a Transportation Impact Assessment (TIA) or related study is not required at the land use stage. Should more detailed analysis be needed based on future density or access design, it will be addressed at the Development Permit stage when more detailed plans are available.

## *Disagreement with the West Elbow Communities LAP and broader consistency with the MDP:*

The Community Association has raised concerns about the West Elbow Communities Local Area Plan (LAP), specifically the 'Neighbourhood Connector' designation and its support for buildings up to six storeys along this block of 50 Avenue SW. While we recognize that change can be challenging, this application aligns with Council's and Administration's clear policy direction for managing future growth.

The LAP was designed to enable targeted, incremental redevelopment that increases housing diversity and supports small-scale commercial activity in walkable areas. This application reflects those goals and represents a thoughtful, policy-supported evolution of the site. The LAP also includes strong urban design policies to ensure that future development is compatible with surrounding buildings. These will guide the Development Permit stage to ensure appropriate transitions and respect for neighbourhood character.

Concerns have also been raised about alignment with the Municipal Development Plan (MDP), especially related to height and neighbourhood fit. The MDP does not prescribe exact building heights but relies on Local Area Plans and Council's discretion to guide context-sensitive development.

In our view, this site is well-suited for moderate intensification given its proximity to transit, amenities, and established road networks. The LAP clearly designates the site with a 'Low' building scale modifier that supports up to six storeys — a limit determined by Administration after careful review of site-specific factors to ensure good transitions and avoid abrupt height changes.

The proposed six-storey building is a modest, appropriate evolution that aligns with both the MDP and recent development trends in established communities. Similar mid-rise projects have already been successfully integrated in neighbourhoods such as Marda Loop, Killarney, West Hillhurst, and Banff Trail. These demonstrate that, when designed well, mid-rise buildings can fit comfortably within existing neighbourhoods and add much-needed housing choice for Calgarians.

## *Shadowing:*

Concerns about potential shadow impacts were also raised during engagement. To address this, a shadow study was conducted analyzing impacts at three times of day (9:00 AM, 12:00 PM, 3:00 PM) across four seasonal benchmarks (June 21, March 21, September 21, and December 21), using the maximum proposed height and density.

# O2

The results indicate that shadow impacts will be minimal to adjacent properties. Most shadows are cast onto 50 Avenue SW itself, with limited encroachment beyond the north sidewalk during midday hours in March and September. By 3:00 PM, the shadow has shifted eastward and no longer impacts nearby residential properties. At the Development Permit stage, the project team will continue to refine the building's design to further mitigate any potential shadowing concerns.

*Future Tenure and User:*

At the land use stage, the future tenure and ownership structure of the building are not yet determined. These details, including unit sizes and appropriate price points, will be explored by the landowner at the Development Permit stage.

*Concern about the impact on property values:*

Property values are not a factor in the City Administration's review or Council's decision on a land use application. However, the project team is committed to delivering a high-quality development that supports the neighbourhood, provides additional housing for Calgarians, and complements the surrounding area.

*Concern about the impact on existing trees:*

At the land use stage, the impact to the existing trees adjacent to the property is known. However, it is important to note that the trees along 21 Street SW are outside the project boundary. Future development will be required to comply with all landscaping requirements outlined in the Land Use Bylaw, including tree planting standards.

*Concern about existing servicing capacity:*

Servicing capacity is not typically evaluated at the land use stage, as the detailed building design has not yet been finalized. However, at the development permit stage, a servicing study will be required to confirm that the local infrastructure has sufficient capacity to support the proposed development. If upgrades to infrastructure are deemed necessary through this review, they will be funded by the developer.





## Community Outreach Assessment Tool

The City has created this optional assessment tool which is designed to help you navigate the decision to undertake outreach and provides guidance on high-level outreach considerations based on the impact of your proposed project and the community complexity.

When filling this out, it can be helpful to do some initial research into past projects in the area as this will help inform your answers for more accurate results. Also, ensure when you are answering these that you are putting yourself in the shoes of the community. Remember that how you answer today, is reflective of the context of today and isn't a guarantee that no issues will arise in the future as you move through your process.

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	2 ▼
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	2 ▼
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	2 ▼
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	1 ▼
<b>TOTAL</b>				<b>7</b>
COMMUNITY COMPLEXITY	1 Point	2 Points	3 Points	Enter Values
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	2 ▼
How inclined will the community be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	2 ▼
What level of influence does the community have over project decisions?	No decisions open for input, willing to inform the community of project details.	Willing to listen to community and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	2 ▼
<b>TOTAL</b>				<b>6</b>

### IMPACT SCORE

4 to 6      1  
7 to 9      2  
10 to 12    3

### COMPLEXITY SCORE

3 to 5      A  
6 to 9      B

COMMUNITY IMPACT	COMMUNITY COMPLEXITY	
	3A	3B
	2A	2B
	1A	1B

### Your Project's Score:

2 B

Outreach Approach Assessment	
<b>Direct approach</b> (1A, 1B)	Your project is likely of low impact to the community and is not proposing a major change or disruption. For higher complexity, you may have to put a bit more effort in developing content to educate and inform The community about your project details. Consider choosing 2 - 3 tactics suited for a targeted audience*.
<b>Moderate approach</b> (2A, 3A)	Your project is of medium to high impact for the community, but is not very complex and likely little attention and/or issues are expected. Given the level of impact consider expanding your reach beyond the immediate neighbours to inform them of the project details and collect input if needed. Consider choosing 4 - 6 tactics for a range of targeted and broader audiences*.
<b>Comprehensive approach</b> (2B, 3B)	Your project is of medium to high impact for the community, and of higher complexity. There are likely issues that will need to be mitigated and addressed and extra effort will be needed to educate and inform the community about your project. Consider a broader approach with the community and be open to an iterative process with multiple tactics where input could help inform better decisions*.

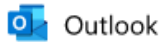
\*For an overview of outreach tactics and techniques you could consider, click [here](#).

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



# Community Association Response

2025 May 12



Re: [External] LOC2025-0018 - 2135-2143 50 Ave SW

From Redevelopment North Glenmore Park Community Association <redevelopment@ngpca.ca>

Date Mon 2025-05-12 5:40 PM

To Adebayo, Quadri <Quadri.Adebayo@calgary.ca>

Cc [REDACTED]; Admin North Glenmore Park Community Association <admin@ngpca.ca>

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Hi Quadri -

Thanks for the reply. While we are disappointed that the LAP was approved as printed, our Community Association continues to feel that the proposed Land Use Amendment causes significant challenges for our community - no changes to our views of / comments regarding the proposed amendment in light of the LAP being approved. The majority of comments, including those highlighting challenges with the proposed commercial spaces still apply.

We continue to strongly oppose this application.

Thanks,  
Chris Davis and Patrick Gobran  
PARC Co-Chairs

On Mon, May 12, 2025 at 5:35 PM Adebayo, Quadri <[Quadri.Adebayo@calgary.ca](mailto:Quadri.Adebayo@calgary.ca)> wrote:

Hi Chris and Patrick.

This is to acknowledge receipt of your comments.

However, I would like to confirm if you wish to update your comments based on the fact that the West Elbow LAP is now approved by Council as printed (with no changes or amendments) on May 7<sup>th</sup>, 2025.

This means the LAP approval includes a 'Neighbourhood Connector' urban form and 'Low (up to 6 storeys)' building scale land use categories on 50th Avenue.

Please let me know.

Regards,

**Quadri Adebayo, M.P.L.** RPP, MCIP, PMP®

Senior Planner – Development Planning South

2025 May 8



## NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 [www.ngpca.ca](http://www.ngpca.ca)

May 8, 2025

**The City of Calgary**

Planning & Development Dept.  
700 Macleod Trail  
Calgary, AB T2P 2M5

Attention: Quadri Adebayo

[Quadri.adebayo@calgary.ca](mailto:Quadri.adebayo@calgary.ca)

(via email)

**O2 Design**

Unit 510 – 255 17 Avenue SW  
Calgary, AB T2S 2T8

Attention: Hayden Keogh

[Hayden.Keogh@o2design.com](mailto:Hayden.Keogh@o2design.com)

(via email)

Dear Mr. Adebayo and Mr. Keogh

**Re: LOC2025-0018 - 2135-2143 50 Ave SW  
Land Use Amendment to accommodate MU-1 from current R-CG**

This letter is on behalf of the North Glenmore Park Community Association (NGPCA) Planning & Area Redevelopment Committee (PARC) intended for the City of Calgary (the City) Planning & Development Department, and for the applicant of the above noted Land Use Amendment, O2 Design (on behalf of Ken Homes). We appreciate the opportunity to provide our comments on behalf of NGPCA / PARC, and on behalf of those residents of both our neighbourhood and the neighbouring Altadore community who are impacted with respect to this application. As a Community Association, we strongly oppose this application.

We would like to firstly note that our North Glenmore Park community has been more supportive and flexible than many with respect to low density / multi-dwelling (R-CG) applications and developments over the past several years, which have seen significant increases in the overall density and types of housing choices in our community. North Glenmore Park currently has a strong mix of single detached, semi-detached, townhouse / rowhouse, and apartment style housing throughout. We believe our neighbourhood reflects much of what the Municipal Development Plan (MDP; revised and adopted in 2021) and the draft West Elbow Local Area Plan (LAP) look for with respect to providing housing choices in our neighbourhood.

While North Glenmore Park is located in close proximity to a number of major institutions and amenities, including Central Memorial High School, Glenmore Athletic Park, Mount Royal University, and the Flames Community Arenas, and is well-served by existing transit options on Crowchild Trail, our neighbourhood

has seen a significant increase in overall traffic and parking challenges as individuals both from within and outside of the area access these popular amenities. As modest intensification / densification from single-detached to semi-attached / rowhouse units has occurred in the past years, overall traffic and access to street parking have become more and more limited. Due to these concerns which have been raised both by individual residents and the Community Association with respect to designation of 50<sup>th</sup> Avenue SW as a "Neighbourhood Connector". We have submitted applications to amend the proposed LAP to more appropriately classify 20<sup>th</sup> Street SW and 50<sup>th</sup> Avenue SW as "Neighborhood Flex".

While we are not yet aware of the outcomes with respect to these proposed amendments, the MDP continues to guide planning (Section 1.4.6: All local area plans must be consistent with the MDP; if not, the MDP prevails). North Glenmore Park Community Association would like to highlight the following key sections of both the MDP and Draft LAP as supporting our strong opposition to this proposed land use amendment (as we were in opposition to the Applicant's similar, subsequently withdrawn land use amendment LOC2025-0018, as submitted in February for 2033-2039 50<sup>th</sup> Avenue SW).

- The purpose statement for this "mixed-use - general" district in the Land Use Bylaw 1P2007 reads as follows: Section 13651 The Mixed Use — General District is intended to:
  - a) Be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street;
  - b) Accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area; and
  - c) Respond to local area context by establishing maximum building height for individual parcels.
- The Mixed Use — General District should only be located where a local area plan, or other policy, supports land use and development aligned with the purpose statements in subsection (1).
  - We do not believe the current MU-1 application is consistent with the purpose statement, given the MU-1 district emphasizes its commercial nature. Even if approved as currently drafted, the LAP does not endorse 50<sup>th</sup> Avenue as a "commercial street".
- The MDP designates the subject parcels as "Developed Residential –Established," a designation that supports modest intensification and redevelopment while ensuring compatibility with the existing community character (Policy 3.5.1a; 3.5.3a). This designation further encourages the provision of diverse housing options, redevelopment at appropriate densities, and mixed use developments that enhance pedestrian-friendly environments and improve transit connectivity (Policy 3.5.1b; Policy 3.5.3c).
  - We would not view a tower which is double the height (six storeys vs. three) of any existing building in the neighbourhood and which introduces "commercial" development in what is currently a residential area as "modest" or "comparable to existing community character"
- Section 2.3.2, 3.5.1 and 3.5.3 of the MDP highlight that redevelopment in the "established residential areas" like North Glenmore Park is - within a predominantly low density area - about supporting the "retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood" (3.5.1.a)
- Section 2.3.2 states that "(a)ttention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment". 2.3.2(c) adds the policy to

"(e)nsure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern".

- Section 2.2: Land use changes should reinforce neighbourhood character and stability.
- Section 2.2.5: Intensification should be sensitive, compatible, and complementary to existing neighbourhoods.
- Section 2.3.2: Planning must respect and enhance neighbourhood identity and character, ensuring appropriate transitions and avoiding dramatic contrasts.
- Sections 3.5.1 and 3.5.3: Support for low-density residential character, moderate intensification, and focusing redevelopment in activity centres.
  - Again, we view the proposed Land Use Amendment as inconsistent with all above aspects of the MDP
- The draft LAP notes 50<sup>th</sup> Avenue SW as a "Neighbourhood Connector" (which the Community Association disagrees with); additionally, we don't agree with the suggested characterization of "Neighbourhood Connector" as having "options for small-scale commercial uses". Such areas are described as "primarily residential uses", "more residentially-oriented" and having some "work-live units or home-based businesses". This is not "commercial" in our opinion, as described by O2. There is no commercial space currently on 50<sup>th</sup> Avenue and, with the high school to the west and the redevelopment of the Glenmore Athletic field to the east, we don't see a demand for commercial use on this corridor. In our community, this function is found along 54<sup>th</sup> Avenue and in the commercial plaza on Crowchild Trail.
- As to the proposed building height of 6 storeys / 24 metres, this is exceedingly ambitious given the site context. Again, NGPCA will not be supporting the "low-modified" typology along the 50<sup>th</sup> Avenue SW corridor. As noted in the draft LAP *"(w)hen adjacent parcels have different scale modifiers, development in these areas should be designed to respect their neighbourhood context. This includes considering existing site context, parcel layout, building massing, and landscaping in the design of the development, while still achieving the future vision for where growth is accommodated in the community."*
- Parking and traffic challenges for both 19<sup>th</sup> Street SW and 50<sup>th</sup> Avenue SW have been previously raised with the Ward 11 Office and Councillor Penner, where we continue to have discussions around potential mitigants / considerations
  - Both 50<sup>th</sup> Avenue SW and 19<sup>th</sup> Street SW have limited / restricted parking, due to the significant traffic volumes in the area
  - The addition of commercial development will only serve to increase these challenges
  - The applicant has noted that no traffic study has been completed – as a Community Association we are very disappointed by this; 50<sup>th</sup> Avenue SW often times sees traffic around the 4-way stop backed-up to Crowchild Trail on the west and as far as 14<sup>th</sup> Street SW to the east
  - To ensure our "well-connected" community is able to properly accommodate such a dramatic intensification, at the very least, we would expect the applicant to pursue a traffic study which includes weekday observations between the hours of 9-10am and 3-5pm (high volume given Central Memorial High School)

Given the continuing discussions with City Hall about neighbourhood traffic management, and the ongoing consideration for the West Elbow LAP. This Application should be viewed through the lens of the MDP, which we believe does not warrant approval as currently drafted. The Community Association will

continue to advocate for sensible, contextual development which respects the character of the community, and intends to utilize all available channels to do so.

Sincerely,

**North Glenmore Park Community Association**

Chris Davis  
Co-Chair PARC

Patrick Gobran  
Co-Chair PARC

**Copied to:**

North Glenmore Park Community Association  
Ward 11 Councillor Kourtney Penner



# PROPOSED

CPC2025-0835  
ATTACHMENT 5

## BYLAW NUMBER 168D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0018/CPC2025-0835)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2025-0018/CPC2025-0835  
BYLAW NUMBER 168D2025

## SCHEDULE A



