CITY OF CALGARY
NOTICE OF 2026 JULY 21
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

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, 2026 July 21, 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**. 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, 2026 July 13**, 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.

Personal information is collected for the purpose of public participation in municipal decision-making by Council and Council Committees and scheduling speakers for Council or Council Committee meetings. Your personal information may also be used by an automated system to generate content. This collection is authorized under Procedure Bylaw 42M2025, and Section 216.4 of the Municipal Government Act and Sections 4(a) and (c) of the Protection of Privacy Act of Alberta.

If you speak at a meeting of Council or a Council Committee, your name will appear in the meeting minutes, which are retained as a permanent public record. Your name, image and/or comments may be made publicly available in the live video broadcast and recordings of meetings that are publicly accessible on Council and committee agendas, minutes and video.

If you have questions regarding the collection and use of your personal information, please contact: City Clerk's Office, Legislative Services, 403-268-5861, or 700 Macleod Trail S.E., P.O. Box 2100, Station M (MC 8007), 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.

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, 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, 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, 2026 July 21 at 9:30 a.m.

* * * * * * *

CONSENT AGENDA

Item 1 Street Name in Yorkville (Ward 13), SN2025-0004, CPC2025-0838

POSTPONEMENTS FOR PUBLIC HEARING

Item 2 Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2025-0256, CPC2026-0220
Proposed Bylaw 47D2026

PLANNING MATTERS FOR PUBLIC HEARING

Item 3 Land Use Amendment in Currie Barracks (Ward 8) at 270 Dieppe Drive SW, LOC2026-0040, CPC2026-0513
Proposed Bylaw 86D2026

Item 4 Land Use Amendment in Bankview (Ward 8) at 2516 – 14A Street SW, LOC2026-0035, CPC2026-0574
Proposed Bylaw 92D2026

Item 5 Land Use Amendment in Erlton (Ward 8) at 108 Mission Road SW, LOC2025-0061, CPC2026-0510
Proposed Bylaw 87D2026

Item 6 Policy and Land Use Amendment in Beltline (Ward 8) at 1313 Centre Street SW, LOC2025-0206, CPC2026-0462
Proposed Bylaws 23P2026 & 85D2026

Item 7 Policy Amendment in Ramsay (Ward 9) at 2125 Spiller Road SE, LOC2026-0052, CPC2026-0505
Proposed Bylaw 30P2026

Item 8 Policy Amendment in Ogden (Ward 9) at 8012 – 25 Street SE, LOC2025-0241, CPC2026-0392
Proposed Bylaw 21P2026

Item 9 Policy Amendment in Ogden (Ward 9) at 2416 – 76 Avenue SE, LOC2026-0020, CPC2026-0434
Proposed Bylaw 22P2026

Item 10 Land Use Amendment in Erin Woods (Ward 9) at 11 and 19 Erin Woods Drive SE, LOC2025-0193, CPC2026-0429
Proposed Bylaws 31P2026 & 91D2026

Item 11 Land Use Amendment in Starfield (Ward 9) at 5501 and 6201 – 68 Street SE, LOC2025-0247, CPC2026-0334
Proposed Bylaw 84D2026

Item 12 Land Use Amendment in Great Plains East (Ward 9) at 8025 – 84 Street SE, LOC2025-0068, CPC2026-0504
Proposed Bylaw 88D2026

Item 13 Land Use Amendment in Mckenzie Towne (Ward 12) at 110 Elgin Terrace SE, LOC2026-0003, CPC2026-0474
Proposed Bylaw 83D2026

Item 14 Outline Plan and Land Use Amendment in Rangeview (Ward 12) at 18800 – 52 Street SE, LOC2025-0175, CPC2026-0277
Proposed Bylaw 90D2026

Item 15 Land Use Amendment in Ricardo Ranch (Ward 12) at multiple addresses, LOC2025-0225, CPC2026-0332
Proposed Bylaw 89D2026

Item 16 Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 1414 – 210 Avenue SW, LOC2024-0252, CPC2026-0523
Proposed Bylaw 93D2026

Item 17 Policy and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 3699 – 63 Avenue NE, LOC2025-0250, CPC2026-0573
Proposed Bylaws 29P2026 & 94D2026

OTHER REPORTS FOR PUBLIC HEARING

(including non-statutory)

Item 18 Repeal of Blanket Rezoning Exemptions, LOC2026-0010 - C2026-0416
Proposed Bylaws 27P2026 & 28P2026

Item 19 Land Use Bylaw Amendments to Reduce the Maximum Density in the R-CG District - C2026-0581
Proposed Bylaws 24P2026 & 25P2026

Item 20 Land Use Bylaw Amendments - Permitted Use Suites - C2026-0584
Proposed Bylaw 26P2026

Street Name in Yorkville (Ward 13), SN2025-0004

RECOMMENDATION:

That Calgary Planning Commission recommend that Council adopt, by resolution, the proposed street name: Monarch.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 28:

That Council adopt, by resolution, the proposed street name: Monarch.

HIGHLIGHTS

- This application proposes one new street name in the community of Yorkville.
- Administration recommends approval of the proposal as it complies with the *Naming of City Assets Policy*.
- What does this mean to Calgarians? Municipal naming of streets 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 Yorkville.
- This application is associated with the approved land use and outline plan application, LOC2015-0124. A second related land use and outline plan application, LOC2024-0252, is currently under review and will be forth coming at a future meeting of Calgary Planning Commission.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Yorkville, was submitted by B&A Studios, on behalf of Apex Limited Partnership, by its manager Excel Management Limited Partnership on 2025 June 3.

The subject lands are located north of 210 Avenue SW, east of the city limits in the southwest quadrant of the community of Yorkville. Location Maps are provided in Attachment 1.

An outline plan application (LOC2015-0124) for the subject area was approved by Calgary Planning Commission at the 2019 July 18 meeting. The associated land use amendment was approved at the 2019 September 9 meeting of Council. The approved outline plan is provided in Attachment 2.

A second related land use and outline plan application (LOC2024-0242), is currently under review and will be forthcoming at a future meeting of Calgary Planning Commission. This application proposes different street names than LOC2015-0124. There is a current subdivision application under review, which requires this street name to be approved. A portion of the outline plan is provided in Attachment 3.

The proposed street name Monarch was selected by the developer to complement and support the natural environment with the inclusion of extensive parks and open spaces, inspired by the

vibrant monarch butterfly often found in Southern Alberta. More information can be found in the Applicant's Submission in Attachment 4

Administration has considered the relevant planning issues and has determined the proposal to be appropriate.

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 Administration's practices, this application was circulated to relevant public/interested parties. There is no community association for the subject area.

Administration provided the following restrictions regarding street types to be used with the following street name:

- Monarch: street types Bend, Boulevard, Drive, Gardens, Grove, Heights, Hill, Link, Ridge and Way shall not be used to avoid any confusion with streets in Drumheller and the hamlet of Harmony, in Rocky View County.

Following Calgary Planning Commission, this application will be scheduled for decision at a future meeting of Council.

IMPLICATIONS

Social

As per the *Naming of City Assets Policy*, municipal naming plays an important role in simple and unambiguous identification of location and navigation in the 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 known risks associated with this proposal.

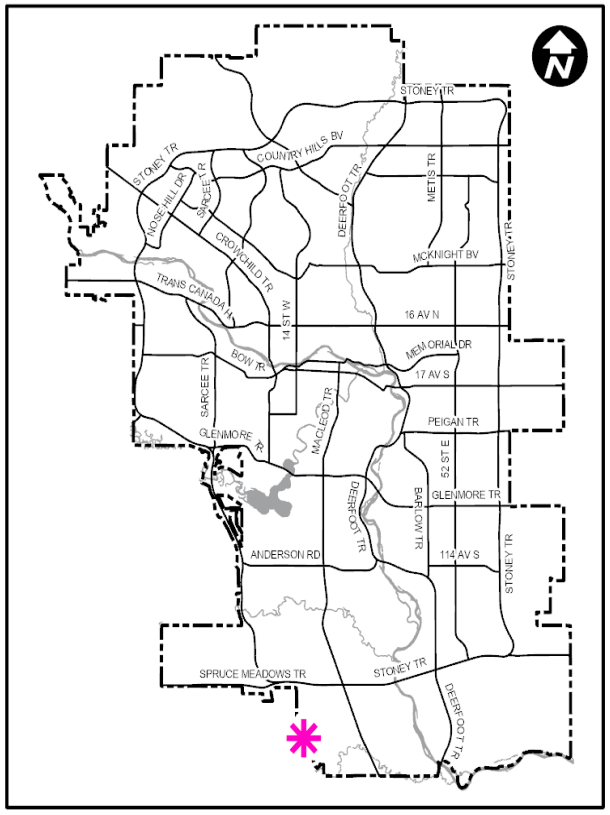
Street Name in Yorkville (Ward 13), SN2025-0004

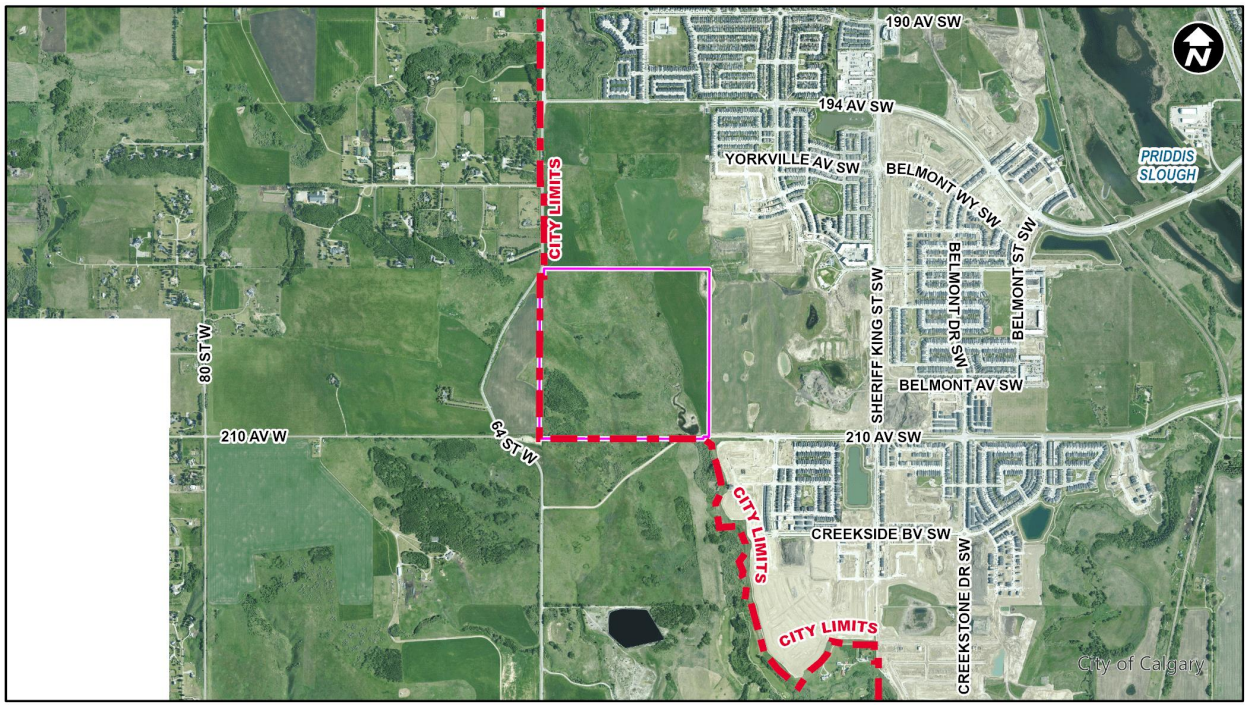
ATTACHMENTS
1. Location Maps
2. Associated Outline Plan (LOC2015-0124)
3. Associated Outline Plan (LOC2024-0252)
4. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Location Maps





Associated Outline Plan (LOC2015-0124)



Associated Outline Plan (LOC2024-0252)



Applicant Submission

KAYLA MCCARTHY
Senior Planner
kmccarthy@bastudios.ca
O 403 692 4531

February 3, 2025

Proposed Street Names – Neighbourhood of Monarch within the Yorkville Community

On behalf of Apex Limited Partnership (Apex), by its manager Excel Management Limited Partnership, B&A submits the following street naming rationale for consideration within the Yorkville community.

The subject lands are located on SW 16-22-01-W5M. There was a previous Outline Plan and land use amendment application for the subject lands approved in 2019 under LOC 2015-0124. There is a current Outline Plan amendment and land use amendment application in progress, which proposes to revise the land use concept under LOC 2024-0252.

To facilitate a distinct identity, this neighbourhood is proposed to be informally named and marketed as "**Monarch**". The Monarch neighbourhood will be contained within the community of Yorkville. Yorkville spans four quarter sections in southwest Calgary, Monarch being the southwest quarter section, as illustrated in the attached map.

The name Monarch was inspired by the landscape of the plan area that includes a native aspen tree stand, slopes providing expansive views, and a meandering creek. The neighbourhood will celebrate the natural environment with the inclusion of extensive parks and open spaces, and the celebration of views of these features. Inspired by the vibrant butterfly often found in Southern Alberta, "Monarch" is a community embedded in nature, soaring before the iconic Rockies and sparkling Calgary skyline.

The proposed roadway names are illustrated on the proposed Outline Plan (LOC 2024-0252) and include the following:

1. Monarch Street SW
2. Monarch Manor SW
3. Monarch Avenue SW
4. Monarch Road SW
5. Monarch Mount SW
6. Monarch View SW
7. Monarch Pointe SW
8. Monarch Green SW
9. Monarch Terrace SW
10. Monarch Court SW
11. Monarch Mews SW
12. Monarch Landing SW
13. Monarch Crescent SW
14. Monarch Gate SW
15. Monarch Place SW

The roadway names for Monarch have been proposed in alignment with the street naming policy, corresponding with the street network proposed in Monarch, as illustrated in the proposed Outline Plan attached.

Thank you for your review and consideration of the Monarch neighbourhood naming proposal.

KAYLA MCCARTHY, RPP, MCIP
Senior Planner

KAYLA MCCARTHY
Senior Planner
kmccarthy@bastudios.ca
O 403 692 4531

February 3, 2025

Street Name Changes from April 2025 Submission to February 2026 Submission

The following summary has been compiled to support the City's review of the Outline Plan resubmission, which reflects some changes to the road names illustrated on the plan.

On August 22, 2025, we were informed by Jill Thomson of Subdivision Services that we would no longer be able to use the following street name suffixes with Monarch, due to conflicting names in the region: Bend, Boulevard, Drive, Gardens, Grove, Heights, Hill, Link, Ridge and Way. Of which we use the following in the plan area: **Drive, Gardens, Heights, Hill, Link, Way.**

Based on this direction, we undertook a review of the street names and made the following adjustments to the plan. This table is for ease of reference to flag the changes made and their application from the City standards. The **yellow rows** are the updated collector road names and the **blue rows** are the updated local road names. The **uncoloured rows** are those that did not need to change. Additional changes were requested in December 2025 DR3 and reflected in the February 2026 submission, and those are outlined in red text.

Road Names in April 2025 Plan	Proposed Road Name	Location	Plan Road Types	City of Calgary Road Type Category	City of Calgary Road Type Description
Monarch Way SW	**Monarch Street SW**	North-South Collector - East Portion of Plan	Modified Collector: 10.8m/22.1m	Major Streets and Collectors	**Street**: Used to describe numerically designated north-south roadways but not exclusive to numerically designated roadways.
Monarch Crescent SW	**Monarch Manor SW**	Closed Loop - East Portion of Plan	Residential: 9.0m/16.0m	Local Streets (non cul-de-sac)	**Manor**: Generally, used for private roadways, but available for any minor roadway.
Monarch Hill SW	**Monarch Avenue SW**	East-West Collector - Central Area of Plan w/ Bridge	Modified Collector: 10.8m/20.1m	Major Streets and Collectors	**Ave:** Used to describe numerically designated east- west roadways but not exclusive to numerically designated roadways.
Monarch Drive SW	**Monarch Road SW**	North-South Collector - West Portion of Plan	Modified Collector: 10.8m/22.1m	Local Streets (non cul-de-sac)	**Road**: A roadway which may change direction.
Monarch Heights SW	**Monarch Mount SW**	Residential Street - Northwest Corner	Modified Residential Street: 'M-L' 9.0m/16.0m	Local Streets (non cul-de-sac)	**Mount:** A minor roadway or cul-de-sac with noticeable slope or escarpment. (See HILL, VIEW, RISE, POINT).
Monarch Gardens SW	**Monarch View SW**	Residential Street - Central, West of ER	Residential: 8.5m/16.0m	Local Streets (non cul-de-sac)	**View:** For roadways located on escarpments or lands with a noticeable slope and which offer a "view".

Monarch Pointe SW	**Monarch Pointe SW**	Residential Street - South West Corner	Modified Residential Street - Laneless: 9.0m/16.0m	Local Streets [cul-de-sac]	**Pointe**: Valid for cul-de-sac near water, or located on escarpments/hills where a noticeable view is present.
Monarch Green SW	**Monarch Green SW**	Residential Street - North-Central, West of ER	Modified Residential Street - Laneless: 9.0m/16.0m	Local Streets [non cul-de-sac]	**Green:** A minor roadway adjacent to or embracing, an open space area or where vegetation is noticeable.
Monarch Terrace SW	**Monarch Terrace SW**	Residential Street - Northwest	Modified Residential Street - Laneless: 9.0m/16.0m	Local Streets [non cul-de-sac]	**Terrace:** Generally, applied to private roadways, but also valid for other roadways, particularly those located on hills or escarpments, culsde- sac overlooking valleys, etc.
Monarch Court SW	**Monarch Court SW**	Residential Street - West Central	Modified Residential Street - Laneless: 9.0m/16.0m	Local Streets [cul-de-sac]	**Court:** A cul-de-sac.
Monarch Mews SW	**Monarch Mews SW**	Cul-De-Sac, West Central	Residential: 8.5m/16.0m	Local Streets [cul-de-sac]	**Mews:** A cul-de-sac
Monarch Rise SW	**Monarch Landing SW**	Residential Street, South Central	Modified Residential Street - Laneless: 9.0m/16.0m	Local Streets [non cul-de-sac]	Monarch Rise was removed extending the length that Monarch Landing applies to.
Monarch Landing SW	**Monarch Landing SW**	Residential Street, South Central	Modified Residential Street - Laneless: 8.5m/16.0m	Local Streets [non cul-de-sac]	**Landing**: A cul-de-sac, generally located near water, or located on an escarpment overlooking a valley or ravine.
Monarch Circle SW	**Monarch Crescent SW**	Residential Street, loop, South Edge	Modified Residential Street - Laneless: 9.0m/16.0m	Local Streets [cul-de-sac]	**Crescent:** A "U-shaped" minor roadway, with structures on both sides, accessible at either end from the same street, and with no other intersections with through streets.
Monarch Avenue SW	**Monarch Gate SW**	Residential Street, South Boundary	Modified Residential Street - Laneless: 9.0m/17.8m	Local Streets [non cul-de-sac]	**Gate:** A short street giving access to a subdivision area from a major street.
Monarch Place SW	**Monarch Place SW**	Cul-De-Sac, Western Boundary	Modified Residential Street - Laneless: 9.0m/16.0m	Local Streets [cul-de-sac]	**Place:** A minor roadways with no other insecting streets.
Monarch Link SW	**n/a**	North Boundary, Temp Access	This road was removed in favour of a temporary access tie back and does not have any housing, so the road name has been removed.		

POSTPONED REPORT

Excerpt from the Minutes of the Public Hearing Meeting of Council, held 2026 May 12:

"**Moved by** Councillor Atkinson

Seconded by Councillor Yule

That the Agenda for today's meeting be amended by postponing Item 7.2.4, Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2025-0256, CPC2026-0220, to the 2026 July 21 Public Hearing Meeting of Council.

MOTION CARRIED

…

Moved by Councillor Dhaliwal

Seconded by Councillor Atkinson

That the Agenda for the 2026 May 12 Public Hearing Meeting of Council be confirmed**, as amended.**

MOTION CARRIED"

Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2025-0256

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectare ± (0.28 acre ±) located at 302, 306 and 308 – 28 Avenue NE (Plan 2617AG, Block 38, Lots 23 to 26) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MARCH 12:

That Council give three readings to **Proposed Bylaw 47D2026** for the redesignation of 0.11 hectare ± (0.28 acre ±) located at 302, 306 and 308 – 28 Avenue NE (Plan 2617AG, Block 38, Lots 23 to 26) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Opposition to Recommendation: Commissioner Boechler

HIGHLIGHTS

- This application proposes to redesignate the parcel to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for development of up to 12 dwelling units with a maximum height of 12 metres (four storeys).
- The proposal is in alignment with the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would increase the variety and availability of urban, inner-city housing choices within walking distance of transit, including a future Green Line LRT station.
- Why does this matter? The proposal would enable redevelopment of several aging residential properties, providing increased housing and reinvestment within an inner-city neighbourhood.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the community of Tuxedo Park was submitted on 2025 December 30 by Horizon Land Surveys on behalf of the landowners, 2160003 Ontario Inc. (Ravinder Sighu), 2498015 Alberta Ltd. (Ravinder Sighu), 2675053 Alberta Ltd. (Ravinder Sighu), Manpreet Sidhu, Karamjot Sidhu and Swarn Sidhu. As noted in the Applicant Submission (Attachment 2), their intent is to redevelop the property for multi-residential uses.

This approximately 0.11 hectare (0.28 acre) site is located on the northeast corner of 28 Avenue NE and 2 Street NE. It is currently developed with three single-detached dwellings.

Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2025-0256

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 distributed post cards to all residents within a 100-metre radius of the site, conducted in-person visits to homes to discuss the proposal and contacted the Tuxedo Park Community Association (CA) and Ward 7 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.

Administration received a total of 16 letters of opposition, including the following areas of concern:

- density – too many units;
- character – out of context with surrounding neighbourhood;
- parking – too many anticipated vehicles in an area experiencing a shortage of on-street parking;
- traffic – increase in traffic as a result of greater density;
- impact to infrastructure – existing water, sanitary and stormwater infrastructure cannot handle additional population and development;
- construction nuisance – nuisance caused by construction and increased traffic; and
- heritage value – architectural design and building form doesn't respect the existing neighbourhood context and style of older homes and properties.

No feedback was received from the Tuxedo Park CA. Administration contacted the community association on 2026 February 23 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. It supports opportunities for multi-residential development that is consistent with the surrounding development, well connected to services, jobs and transit and is aligned with city policy. The building and site design, number of units, on-site parking, infrastructure capacity, landscaping, amenity areas and architecture 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 out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social
The proposed M-CG District would allow for a wider range of housing types than the existing land use 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 this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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

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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 47D2026**
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The site is located in the northeast community of Tuxedo Park at the northeast corner of 28 Avenue NE and 2 Street NE, approximately 350 metres (a six-minute walk) east of Centre Street N and 100 metres (a two-minute walk) west of Edmonton Trail NE. The site is approximately 0.11 hectares (0.28 acres) in size and is approximately 30 metres wide by 37 metres long. The site fronts onto 28 Avenue NE and the site has access to a rear lane. Three single-detached dwellings currently exist on site.

Surrounding development is characterized by primarily single detached and semi-detached dwellings; however, there are approximately five rowhouse/townhouse style developments either actively being constructed or recently approved in the surrounding area.

The site is within a 600-metre radius (a 10-minute walk) of schools, parks and two community association halls, as well as multiple streets offering both on-street bike lanes and vehicular access to downtown Calgary and other areas. In addition, the site is within 400 metres (a seven-minute walk) of a future Green Line LRT station, along with multiple other transit options within the area.

Community Peak Population Table

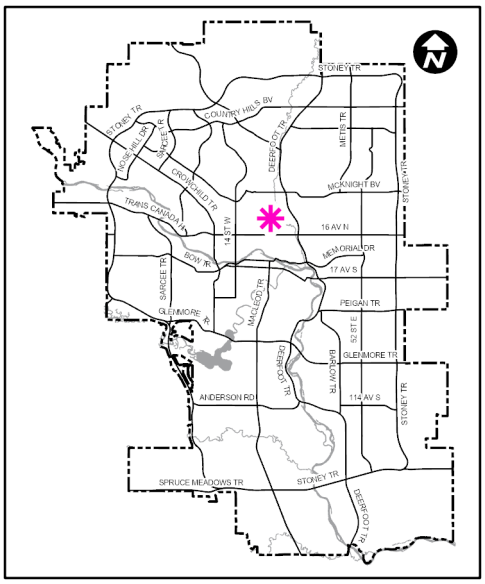
As identified below, the community of Tuxedo Park reached its peak population in 2019.

Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

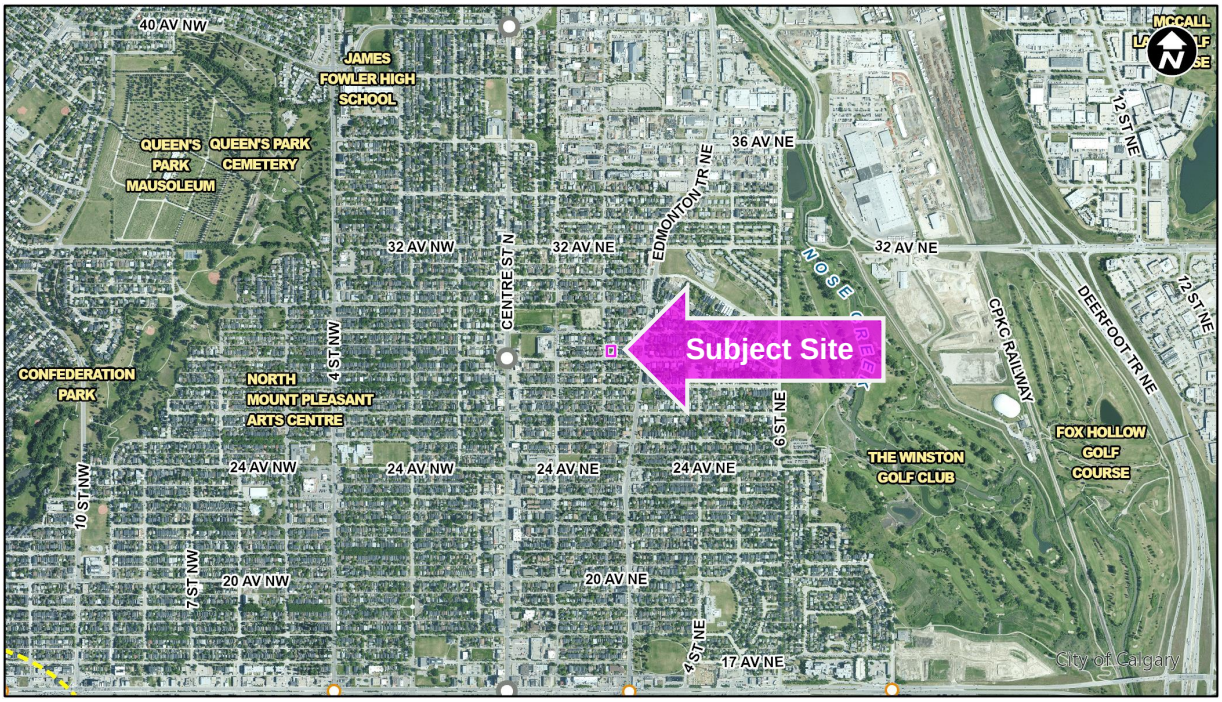
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the Tuxedo Park Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Residential – Grade-Oriented Infill (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 area, this would allow up to eight dwelling units.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District provides for grade-oriented multi-residential development in a variety of forms in the developed area and allows for varied building height and front setback areas in a manner that reflects the immediate context. The M-CG District allows for a maximum building height of 12 metres and a maximum density of 111 units per hectare. Based on the subject site area, this would allow for up to 12 dwelling units.

Secondary suites are allowed in both the R-CG District and M-CG District and do not count towards allowable density. Under the M-CG District rules, the subject site would require 0.625 motor vehicle parking stalls per dwelling unit and secondary suite.

Development and Site Design
The rules of the proposed M-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Transportation

Pedestrian access to the site is provided by separate sidewalks along 28 Avenue NW and 2 Street NW. The Always Available for All Ages and Abilities (5A) Network has the following elements in proximity to this site:

- to the north, an on-street bikeway is planned for 30 Avenue NE;
- to the south, an on-street bikeway is planned for 24 Avenue NE; and
- to the west, 1 Street NE includes an existing on-street bikeway.

The site is well served by Calgary Transit, with the nearest bus stops located approximately 160 metres (a three-minute walk) on Edmonton Trail at 27 Avenue NE. Route 4 (Huntington) and Route 5 (North Haven) operate on the same route, in opposite directions. Destinations include downtown Calgary. In addition, convenient vehicular access to downtown Calgary exists with connections to Edmonton Trail NE and Centre Street N.

A Transportation Impact Assessment was not required for this application.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water, sanitary and storm service connections are available.

Legislation and Policy

South Saskatchewan Regional Plan (Statutory – 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 an Urban Main Street area, as indicated on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). Urban Main Streets (Section 3.4.2) provide for a high level of residential and employment intensification along an Urban Boulevard Street type (Edmonton Trail). An Urban Boulevard is a multi-modal street with strong focus on walking, cycling and transit with a mix of higher intensity residential and business uses. An Urban Main Street should contain a broad range of employment, commercial and retail uses as well as housing (form, tenure and affordability) to accommodate a diverse range of the population. Apartments, mixed-use developments and ground-oriented housing are encouraged. While the highest densities should be located fronting the main street itself, the proposal aligns with the intent for intensity to decrease toward the existing lower-density fabric of the surrounding community.

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.

North Hill Communities Local Area Plan (Statutory – 2021)
The site is in the Neighbourhood Local urban form category, according to Map 3: Urban Form and the Low - Modified (up to 4 storeys) building scale area, according to Map 4: Building Scale of the *North Hill Communities Local Area Plan* (LAP). The subject site is not located within an

identified Urban Main Street, as shown in Map 2: Community Characteristics and Attributes. This is because the LAP provides a more precise level of land use policy compared to the MDP.

Section 2.2.1.6 Neighborhood Local supports building forms containing three or more residential units in transit station areas, near or adjacent to a main street or activity centre, on higher activity streets and where the parcel has a lane and parking can be accommodated on site. The subject site has lane access and the applicant believes parking can be accommodated on site; therefore, the proposal is supported by the relevant policies of the LAP.

Applicant Submission

2025 December 30

Company Name (if applicable):
Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:
Lei Wang

Date:
Dec. 23rd, 2025

On behalf of the landowner, please accept this application to redesignate a combined +/-0.111 hectare site from R-CG to M-CG to allow for:

- multi-residential development designed to provide some or all units with direct access to grade
- multi-residential development of low height and low density
- allows for varied building height and front setback areas in a manner that reflects the immediate context
- multi-residential development in close proximity or adjacent to low density residential
- provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels
- the uses listed in the proposed M-CG designation.

The combined three lots 302-308 28 Ave NE are located in the community of Tuxedo Park by the intersection of 2 Street and 28 Ave NE. Among those three, 306-308 are built in 1910s with 302 was built in 1940s. Although still livable, those houses are reaching the end of their lift and needs to be rebuilt.

The sites combined is 0.111 hectares in size. A rear lane exists to the north of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is within Edmonton Trail main street where many commercial, social, recreational and public transit are located. The site is also in close proximity to Centre Street, Tuxedo Park Community Association, Tuxedo Corner Playground, etc.

North Hill Communities Local Area Plan define the lots as neighborhood local with building scale of up to 4 storeys. The policy says building forms that contain three or more residential units should be supported in the following areas: within transit station areas; near or adjacent to an identified main street or activity centre; on higher activity streets such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community; where the parcel has a lane and

parking can be accommodated on site.

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 M-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

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.

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Applicant Outreach Summary

2025 December 30

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 302-308 28 Ave NE

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 Dec. 9th, 2025, our staff did post card deliver to residents within a 100 meters radius and spoke with residents at home. On Jan. 30th, 2026, we did another round of letter deliver to residents within 100 meters.

On Jan. 6th, 2026, we contacted Councillor Atkinson office for comments. Councillor provides no comments, but expect us to actively engage with local residents and community association
On Dec. 10th, 2025 and Jan. 6th, 2026, we contacted the community association.

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

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 received three emails and two phone calls with regards to the project. Two emails expressive opposition citing traffic, parking, garbage bin collection, infrastructure in the area and property value loss.

One email took a neutral position while suggest a mixed of townhouse and singles or semi-detached.

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 will carefully evaluate those at DP stage to make sure those concerns are incorporated into the design.

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 M-CG.

calgary.ca/planningoutreach

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.	1
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	1
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.	1
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	1
TOTAL				4
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
TOTAL				6

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 COMPLEXITY	
COMMUNITY IMPACT	3A	3B
	2A	2B
	1A	1B

Your Project's Score: 1 B

Outreach Approach Assessment	
Direct approach (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*.
Moderate approach (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*
Comprehensive approach (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*.

19-00155896

*For an overview of outreach tactics and techniques you could consider, click here.

calgary.ca/planningoutreach



50

PROPOSED

CPC2026-0220
ATTACHMENT 4

BYLAW NUMBER 47D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0256/CPC2026-0220)

*** ***

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 _____

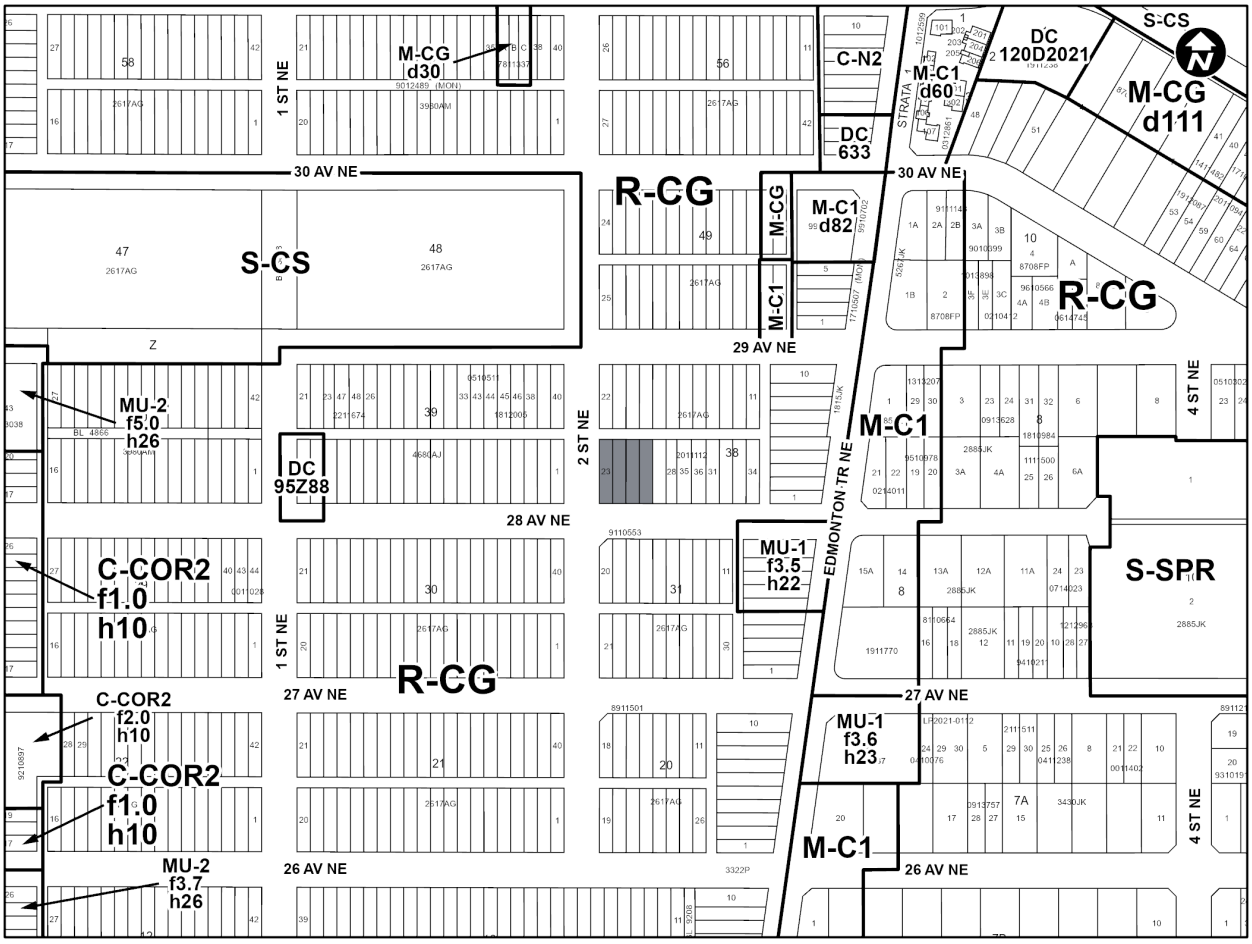
_____
MAYOR
SIGNED ON MM DD YYYY

_____
CITY CLERK
SIGNED ON MM DD YYYY

PROPOSED

AMENDMENT LOC2025-0256/CPC2026-0220
BYLAW NUMBER 47D2026

SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0256/CPC2026-0220
BYLAW NUMBER 47D2026

SCHEDULE B



Calgary Planning Commission Member Comments

For CPC2026-0220 / LOC2025-0256
heard at Calgary Planning Commission
Meeting 2026 March 12

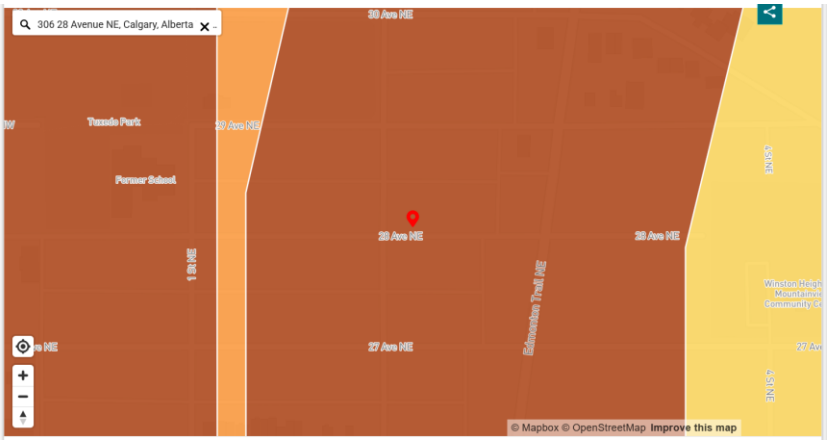
Member	Reasons for Decision or Comments
Commissioner Boechler	Reasons for Opposition • The existing land use on the site, RC-G, is the appropriate land use for the defined application parameters. I cannot support over-zoning a parcel in this manner where the requirements of the Land Use zoning rules are not able to be achieved beyond the number of units already permitted by the RC-G district. The staff review and presentation suitably identified key City policies, MDP or LAP, that support their recommendation to approve the proposed land use. However, other planning policy, Land Use Zoning or Mainstreets, indicates otherwise; including some inconsistency on mapping that highlights what zones support the added density of the proposed land use. In addition, a lack of technical support is provided to dismiss the zoning requirements or give assurance the properties in the application can alone or together achieve the higher density opportunities of the proposed land use without requiring considerable variances. Furthermore, entitling these lands to promise density here may limit the redevelopment opportunity of other properties nearby. This reality combined with unknown infrastructure or service limitation that may or may not exist left me unable to support the recommendation. From a property rights perspective it does seem to be a risk to the City and Council to assign development entitlements that lack the evidence the full entitlement can be achieved without considerable compromise to the regulations of the Land Use zoning applied for. As well, to over-zone these properties in a way that detracts from the nearby corridors where the LAP work has indicated the density belongs, and where this type of redevelopment has been enabled through policy and service investment.
Commissioner Hawryluk	Reasons for Approval • This application would change this site's Land Use from the Residential – Grade-Oriented Infill (R-CG) District to the Multi-Residential – Contextual Grade-Oriented (M-CG) District. This would increase the height by 1m (from 11m to 12m) and maximum density from 75 units/hectare to 111 units/hectare.

This site is 100m west of Edmonton Trail NE and 350m east of Centre Street N, both of which are Urban Main Streets. It is 400m from the future 28 Avenue Green Line LRT Station. This is consistent with Key Direction 3 of the Municipal Development Plan (MDP), “Direct land use change within a framework of nodes and corridors” (MDP, 2020, 2.2).

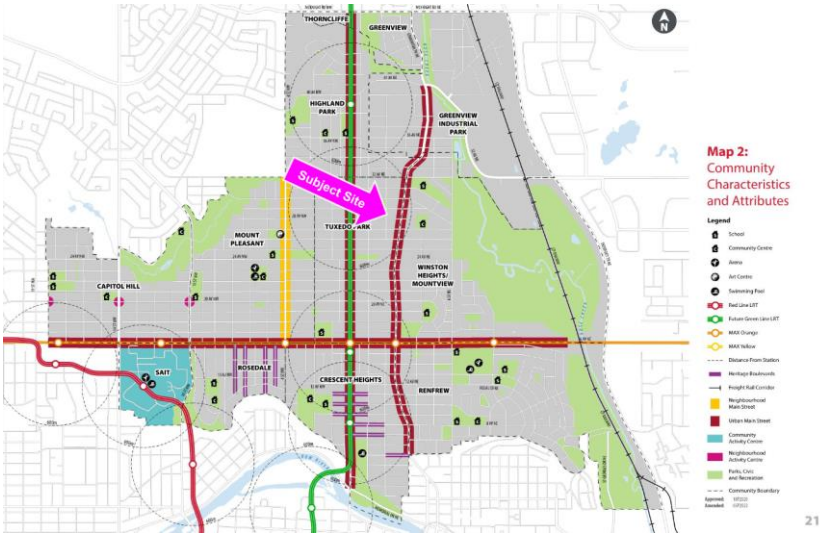
The North Hill Communities Local Area Plan envisions this location with the Neighbourhood Local Urban Form Category and Low - Modified (up to 4 storeys) Building Scale Modifier. The proposed M-CG District is consistent with the Local Area Plan’s Urban Form Categories and Building Scale Modifiers.

One aspect of this application struck me as odd: parking. The R-CG District would allow up to 8 units and 8 suites with 8 parking stalls (0.5 stalls per unit and suite). The M-CG District would allow up to 12 unit and 12 suites with 12 parking stalls (0.625 stalls per unit and suite, reduced by 25% because this site is within 200m of the Primary Transit Network = 0.46875 stalls per unit and suite). Apparently, the applicant would tolerate building more parking one block from an Urban Main Street and two blocks from another Main Street so they can build a few more homes.

This application offers some lesson about the limits of relying exclusively on nodes and corridors to achieve our MDP objectives. Administration notes, “The site is located within an Urban Main Street area, as indicated on Map 1: Urban Structure of the Municipal Development Plan (MDP)” (Attachment 1, page 4) The following map confirms that statement and suggests that Tuxedo Park could be a very different place if all of our redevelopment was exclusively in nodes and corridors.



However, the Local Area Plan labels the Main Streets as being much narrower than the MDP.



Consequently, Administration notes, “The subject site is not located within an identified Urban Main Street, as shown in Map 2: Community Characteristics and Attributes. This is because the LAP provides a more precise level of land use policy compared to the MDP” (Attachment 1, page 4-5).

In Calgary, “nodes and corridors” is typically used to mean Activity Centres and Main Streets. LRT stations might also be seen as nodes but are not included in the following math: Activity Centres (Major Activity Centres and Community Activity Centres, but excluding the Greater Downtown) are 7% and Main Streets are 6% of the area within the Balanced Growth Boundary (if one excludes areas that shouldn’t be used for residential uses like industrial areas, open space, and utilities). One would expect that putting 50% of our growth in 13% of our land would push up land values. If Local Area Plans further narrow Main Streets, say from 6% to 3% of the area within the Balanced Growth Boundary, then this would push more growth into those limited areas (50% of growth in 10% of the land area). I have seen no indication that Local Area Plans have increased the heights along Main Streets to compensate for narrowing Main Streets in order to retaining the same floor area. If they had, neighbours near Main Streets might object to the heights and shadows caused by those taller buildings. Even if Local Area Plans were designed to compensate for narrowing Main Streets, there is probably a finite demand for high-density residential in nodes and corridors. We will probably need to allow growth beyond nodes and corridors. Stark transitions along nodes and corridors would also limit who could build those homes as they would require commercial builders who are busy commercial and public buildings including schools and

	hospitals. Council might want to consider those trade offs when working on the Calgary Plan and reviewing Local Area Plans.

Public Submission

CC 968 (R2026-04)

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name [required]	Derek
Last name [required]	Donald
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	May 12, 2026

Calgary

Public Submission

CC 968 (R2026-04)

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)	
[required] - max 75 characters	Item 4: Land Use Amendment in Tuxedo Park (Ward 7), LOC2025-0
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am opposed to the inappropriate and rapid, over densification of Tuxedo Park (Ward 7). It is currently zoned for a appropriate level of deification, and the proposed changes should not be approved because it would cause a inappropriate level of densification and degrade the livability of this neighbourhood. Do not approve the changes of Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District. Please, do not approve these changes. Thank you.

Public Submission

CC 968 (R2026-04)

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I have read and understand the above statement.

First name [required]	Desrae
Last name [required]	Nicholson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	May 12, 2026

Calgary

Public Submission

CC 968 (R2026-04)

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	amendment to Land Use Redesignation - LOC2025-0256; 302 28 Ave NE
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am 100% opposed to this development With the new development on 28th Ave NE/Edmonton Tr, plus the new park & volley-ball courts, the traffic in this immediate area has gotten worse than it's been for years. 2nd St NE already is used as a race track; only 1 stop sign from 40th Ave NE to 26th Ave NE. I've asked for a playground zone past the new volleyball courts, and/or more stop signs. Nothing has been done to address the traffic & speed, and now more high density homes...?? The stop sign on 28th Ave NE to cross 2nd St NE is run all the time multiple times a day (I see it as I live on the corner). Cars don't even see it. The parking is also a concern with 3 small homes going to 12 homes, and there's a stop sign on that corner. Bin pickup days are also a concern as there will then be 36 bins to place where? Then we should talk about street cleaning day and the amount of cars living in these new 12 units. The City already is scrambling with water issues, and Tuxedo Park has very old infrastructure and multiplying these 3 homes by 4 times is adding great strain on water/sewer issues. 1. Too much traffic already, and not being addressed 2. Not enough parking 3. Older water/sewer lines 4. Bin pick up days and placement of such bins on those mornings 5. Street cleaning day This area has become over run with multi house complexes and the destruction the heavy vehicles are doing to our roads - on top of the 3.5 years of these vehicles while the park/storm drain run-off was completed. Again, I am 100% opposed to this development. Duplex, great, fine... they at least have ample parking & space for bins, and you're only doubling the houses. Row houses on the corner lot... ok, not loved but understandable. But multi home com-plexes not on a corner, absolutely not!

Calgary

Public Submission

CC 968 (R2026-04)

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name [required]	Tom
Last name [required]	Christiansen
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	May 4, 2026

Calgary

Public Submission

CC 968 (R2026-04)

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Land use redesignation - LOC2025-0256
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am in opposition of the redesignation on the following grounds: - Density: This development would drastically increase the density of an already dense city block. There are currently 39 suites under construction and 16 suites in the permitting stage within a half-block radius of my home. These 55 units will replace nine single-family homes, a more than six-fold increase in density. I understand the need for higher density, but this seems dangerously close to critical mass. - Parking & Traffic: According to the City's own data, the average Calgarian household has 1.85 vehicles. It, thus, follows that an increase of 55 dwellings would bring with them over 100 vehicles. Where do you expect these to be parked given that only minimal on-site parking is provided in the 31-unit complex under construction at 2817 Edmonton TR NE and none is included for the rest? - Character: A ten-unit complex would be completely out of character with the rest of the neighbourhood. - Construction Noise & Dust: Living in Tuxedo Park is like living in a construction zone. The constant noise and flow of heavy vehicle traffic is reducing the quality of life in the neighbourhood and is a well-documented source of stress, especially when it seems to be never-ending. Please consider this in your decisions for this neighbourhood. If you do decide to approve this application, would you, as a minimum, please require one on-site parking space per unit and provide us neighbours with a firm date on which we can expect construction in this neighbourhood to end? Thank you for your consideration.

Land Use Amendment in Currie Barracks (Ward 8) at 270 Dieppe Drive SW, LOC2026-0040

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.77 hectares ± (1.9 acres ±) located at 270 Dieppe Drive SW (Plan 2311868, Block 12, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JUNE 11:

That Council give three readings to the **Proposed Bylaw 86D2026** for the redesignation of 0.77 hectares ± (1.9 acres ±) located at 270 Dieppe Drive SW (Plan 2311868, Block 12, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to a new Direct Control (DC) District, which is similar to the existing DC District, to allow for mixed use development and introduce a rule to allow development below grade within setback areas.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Revised Currie Barracks CFB West Master Plan* (the Master Plan).
- What does this mean to Calgarians? The proposal will provide land use rules that better support additional housing options and contribute to the approved development framework of the Master Plan.
- Why does this matter? Redevelopment of the subject site near amenities and infrastructure in the established area of the city will optimize existing infrastructure and contribute to Calgary's overall economic health.
- A development permit application (DP2025-03212) for a 151-unit multi-residential building was submitted on 2025 May 30 and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Currie Barracks, was submitted by O2 Planning and Design on behalf of the landowner, Currie Apartments GP Ltd., on 2026 March 24. The approximately 0.77 hectare (1.9 acre) lot is located on the southwest corner of Dieppe Drive SW and Quesnay Wood Drive SW. The site is currently vacant.

As noted in the Applicant Submission (Attachment 3), the intent of the application is to allow for similar development as the current DC District and to also allow development below grade within setback areas. Under the current district, below grade elements such as underground parking and utility infrastructure are not allowed within setback areas. This limits building design

and site efficiency. The proposed change will allow below grade encroachments while maintaining all above grade setback requirements.

The proposal is in alignment with the policies of the *Municipal Development Plan* (MDP) and the *Revised Currie Barracks CFB West Master Plan* (the Master Plan), which supports increased housing diversity and a mix of uses in an area that is well served by services, amenities and transit.

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. The Applicant chose not to undertake public outreach as the land use amendment proposes only a minor change to the existing DC District that does not warrant public engagement. Refer to the Applicant Outreach Summary, Attachment 4, 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 comments were received at the time of writing this report. A letter of support from the Rutland Park Community Association was received on 2026 April 28 and is included as Attachment 5.

Following Calgary Planning Commission, notification 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 proposal would allow for additional housing choices for Calgarians within an established neighbourhood that already offers a wide range of services, community amenities and convenient access to transit.

Land Use Amendment in Currie Barracks (Ward 8) at 270 Dieppe Drive SW, LOC2026-0040

Environmental
This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. 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 a more efficient use of land, services and existing 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. **Proposed Bylaw 86D2026**
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 southwest community of Currie Barracks on the southwest corner of Dieppe Drive SW and Quesnay Wood Drive SW. The site is approximately 0.77 hectares (1.9 acres) in size and is approximately 88 metres wide by 88 metres deep. The site is currently vacant.

The Currie Barracks community is home to remnants of a former Canadian Forces military base that closed in 1998. The community is in the process of redeveloping with a mix of residential and commercial uses. Nearby amenities within walking distance of the subject site include Alexandria Park and Clear Water Academy. Further south of the site is Bishop Carroll High School and Mount Royal University. Various retail and commercial uses are also available within the adjacent communities of Rutland Park, Killarney/Glengarry, South Calgary, Lincoln Park, Glamorgan and Glenbrook.

The site's current Direct Control (DC) District (Bylaw 159D2016) was created to facilitate the redevelopment of the Currie Barracks community - and specifically Flanders Point Centre, a mixed-use area that is designed to become a hub of the Currie Barracks community. The existing DC District is not based on any standard land use district Land Use Bylaw 1P2007 but is instead a stand-alone district designed to maximize flexibility of development.

Community Peak Population Table

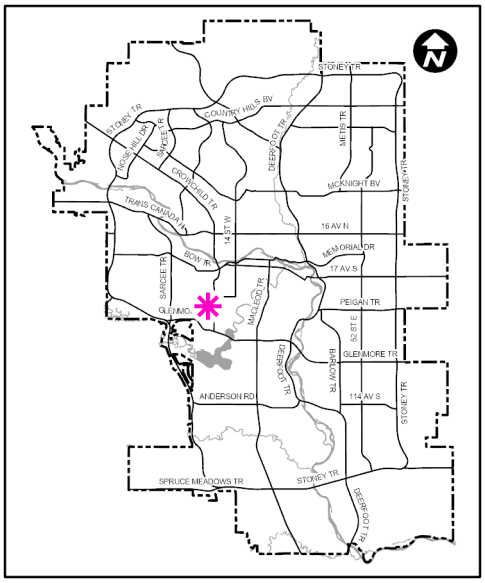
As identified below, the community of Currie Barracks reached its peak population in 2019.

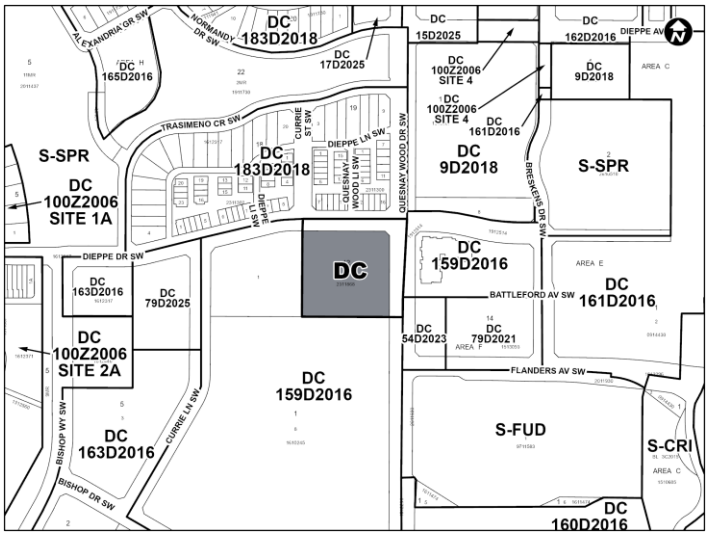
Currie Barracks	
Peak Population Year	2019
Peak Population	1,262
2019 Current Population	1,262
Difference in Population (Number)	0
Difference in Population (Percent)	0%

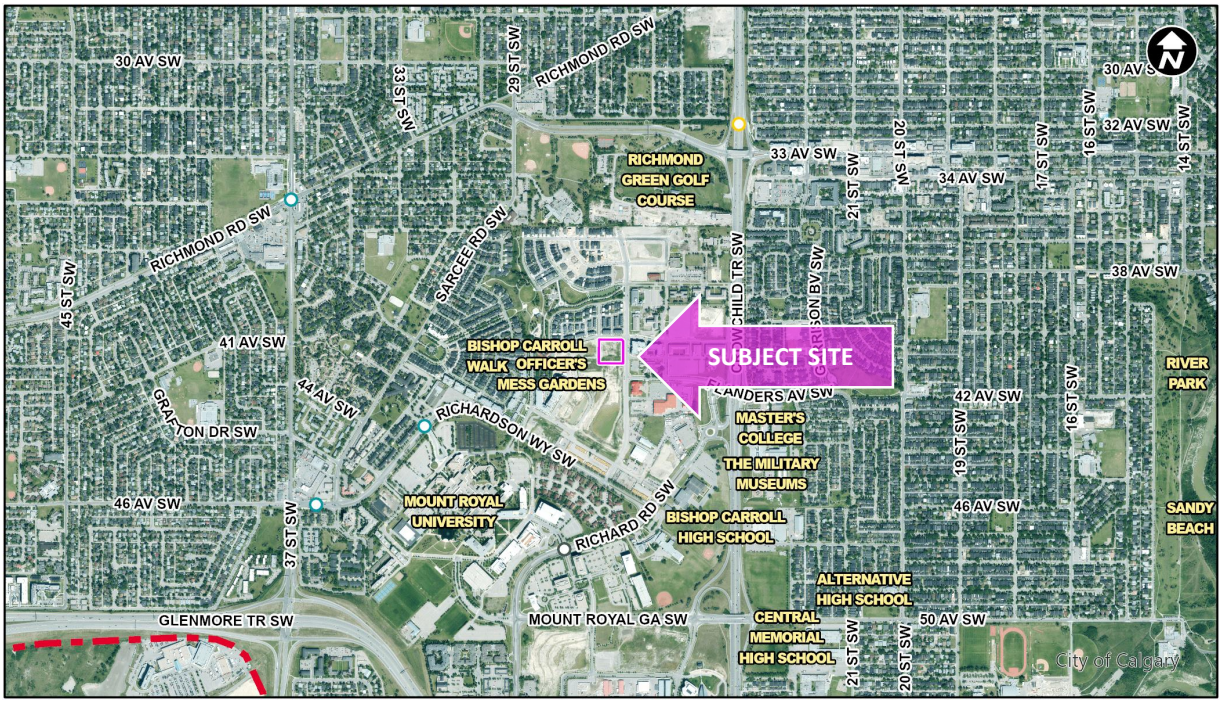
Source: *The City of Calgary 2019 Civic Census*

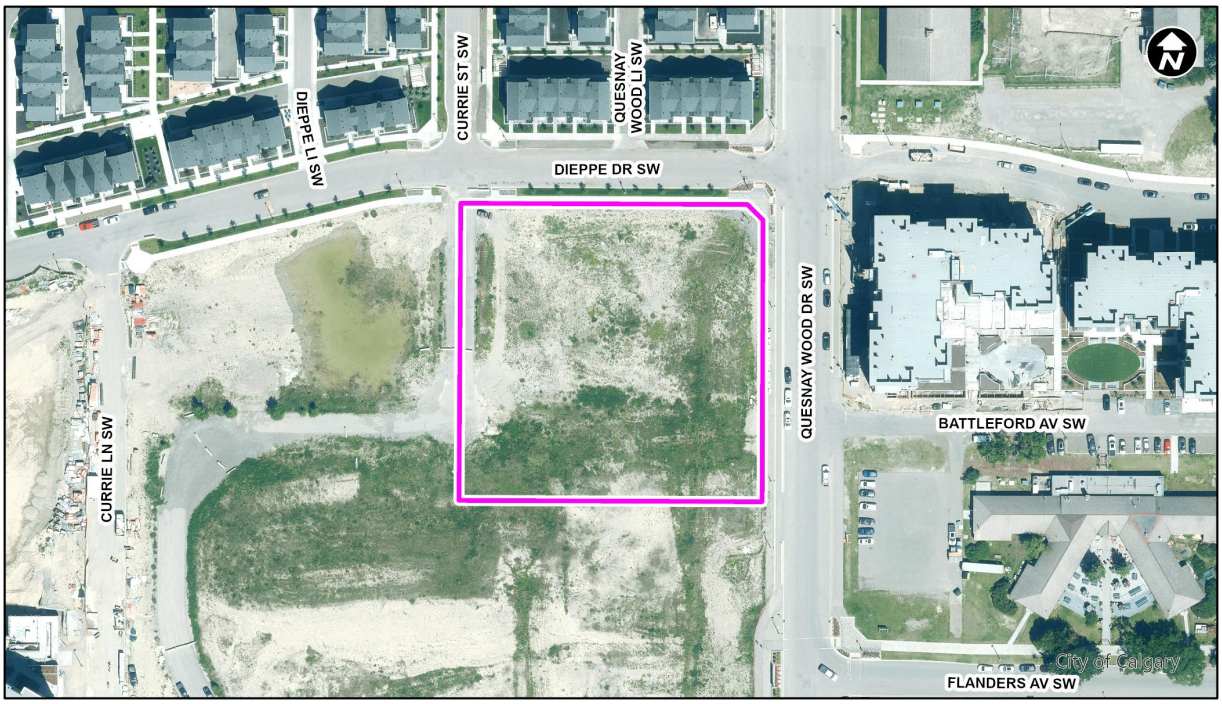
Additional demographic and socio-economic information may be obtained online through the Currie Barracks Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing DC District (Bylaw 159D2016) was designed to facilitate the development of Flanders Point Centre, a mixed-use area designed to be a hub for the Currie Barracks community.

A new DC District is being proposed to amend the existing guidelines while maintaining the intent and the allowable uses of the original DC District. Specifically, an additional guideline is proposed that would allow development below grade within setback areas. Under the current DC District, below grade elements such as underground parking and utility infrastructure are not permitted within setback areas. This limits building design and site efficiency.

The proposed change will allow below grade encroachments while maintaining all above grade setback requirements. This is consistent with all multi-residential districts in Land Use Bylaw 1P2007, as guideline 549(3) under Part 6 Multi-Residential Districts, Division 1 General Rules for Multi-Residential Land Use Districts stipulates that encroachments below grade into setback areas are permitted.

As part of the proposed DC District, the uses listed in the district have been updated to reflect the current uses in Land Use Bylaw 1P2007. Also, guidelines that do not apply to this specific site have been removed, as the original DC District applied to a wider geographic area. No other changes to the existing DC District are proposed.

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 unique characteristics related to below grade development. This proposal allows for the applicant's intended development while maintaining the existing DC District. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

Development and Site Design
If approved by Council, the rules of the proposed DC District would provide guidance for development of the site including appropriate uses, building height, landscaping, parcel coverage and parking.

Transportation
The subject site is bound by Dieppe Drive SW, Currie Street SW, and Quesnay Wood Drive SW, all classified as residential streets. Vehicle access to the site will occur from Currie Street SW, whereas pedestrian access will occur from the existing sidewalks on Dieppe Drive SW and Quesnay Wood Drive SW, and the future sidewalk on Currie Street SW. The parcel is served by nearby Always Available for All Ages and Abilities (5A) Network cycling infrastructure with an existing on-street bikeway on Quesnay Wood Drive SW, which ties into the greater 5A Network.

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 through the 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 Developed Residential – Established Area land use typology as identified on Map 1 (Urban Structure) of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established areas to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposed land use amendment aligns with the relevant 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 are being explored and encouraged through the development permit.

Revised Currie Barracks CFB West Master Plan (Non-Statutory – 2001)
The *Revised Currie Barracks CFB West Master Plan* identifies the subject site as part of Flanders Point Centre - a Mixed Use Commercial area (Figure 4: General Development concept). The purpose of the Mixed Use Commercial area is to provide opportunities within the community for a fine-grained mix of residential, retail, office, institutional and other services. This proposal is in keeping with the intent of the plan and enables uses that will contribute to the vibrancy of this area.

PROPOSED

CPC2026-0513
ATTACHMENT 2

BYLAW NUMBER 86D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0040/CPC2026-0513)

* *

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 _____

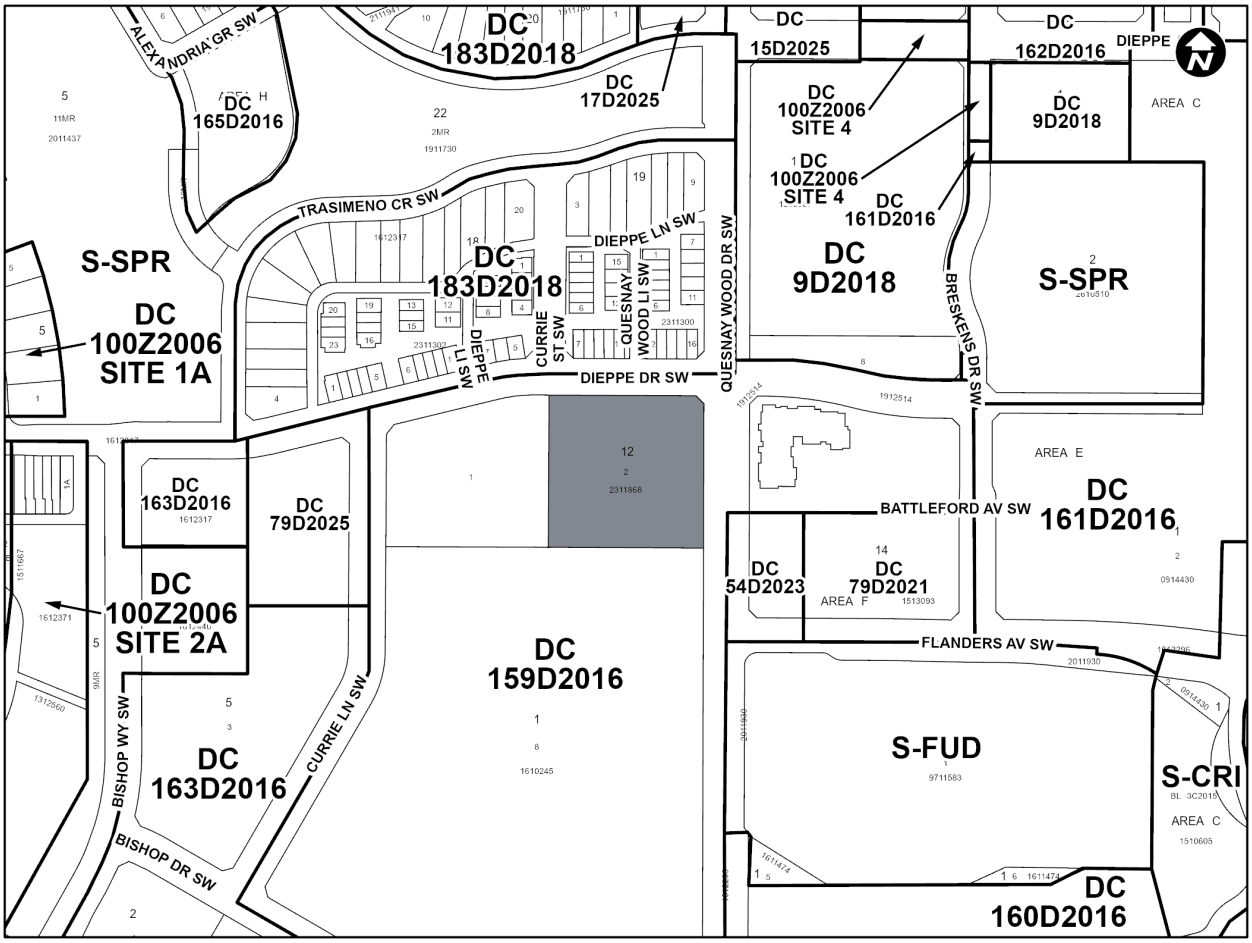
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0040/CPC2026-0513
BYLAW NUMBER 86D2026

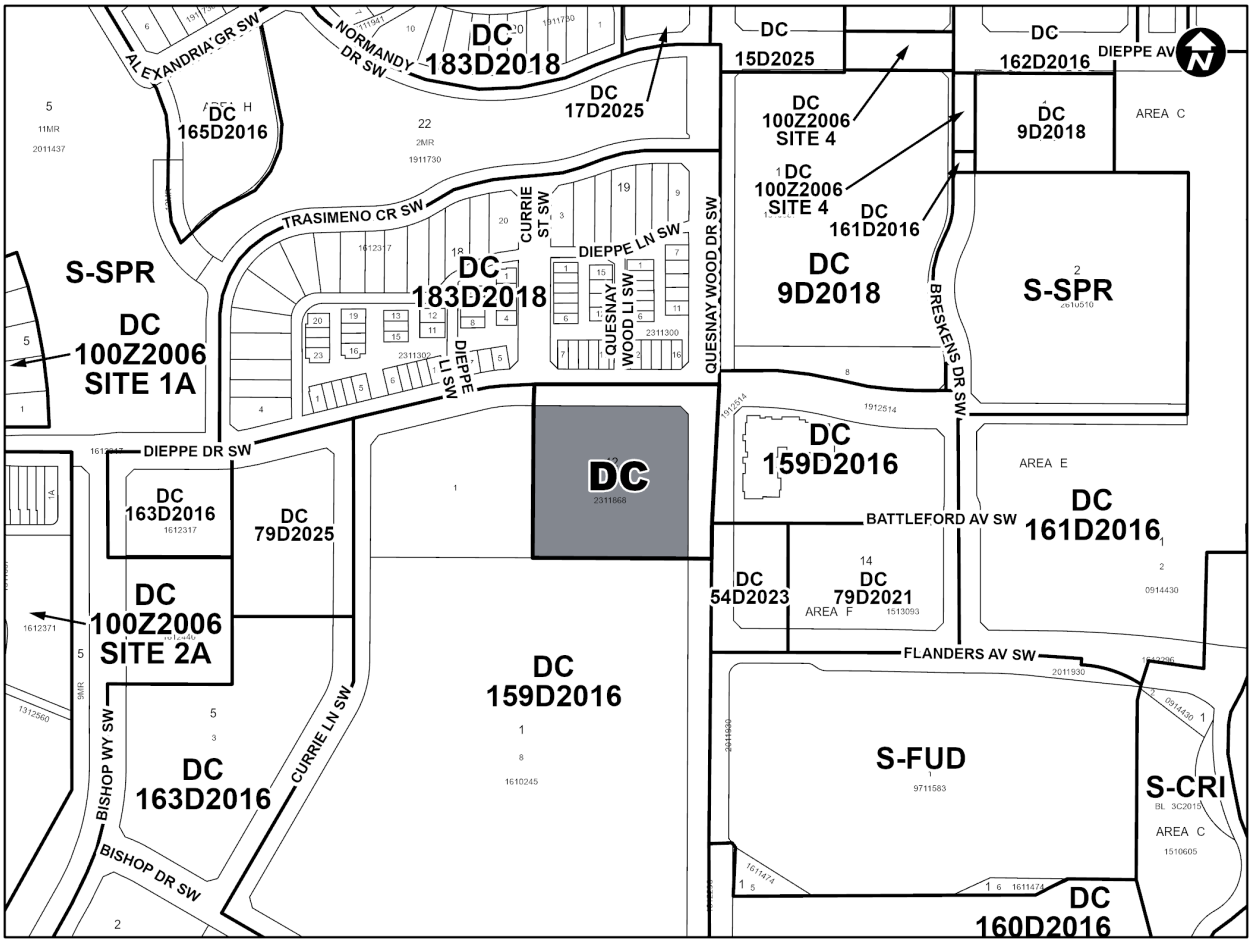
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0040/CPC2026-0513
BYLAW NUMBER 86D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

(a) allow for the redevelopment of the site in accordance with the aims of the CFB West Master Plan; and

(b) provide well-designed mixed-use residential, office and commercial buildings with street-oriented uses.

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.

Reference to Bylaw 1P2007

3 Within this Direct Control District, 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 **(1)** The following ***uses*** are ***permitted uses*** in this Direct Control District:

(a) **Park**;
(b) **Sign – Class A**;
(c) **Sign – Class B**;
(d) **Sign – Class D**; and
(e) **Utilities**.

(2) The following ***uses*** are ***permitted uses*** in this Direct Control District if they are located within existing approved ***buildings***:

(a) **Catering Service – Minor**;
(b) **Convenience Food Store**;
(c) **Financial Institution**;
(d) **Fitness Centre**;
(e) **Health Care Service**;
(f) **Home Based Child Care – Class 1**;
(g) **Home Occupation – Class 1**;
(h) **Information and Service Provider**;
(i) **Library**;
(j) **Museum**;
(k) **Office**;
(l) **Pet Care Service**;
(m) **Power Generation Facility – Small**;
(n) **Print Centre**;
(o) **Protective and Emergency Service**;
(p) **Radio and Television Studio**;
(q) **Restaurant: Food Service Only**;
(r) **Restaurant: Licensed**;
(s) **Retail and Consumer Service**;
(t) **Service Organization**;
(u) **Specialty Food Store**; and
(v) **Veterinary Clinic**.

Discretionary Uses

5 **(1)** ***Uses*** listed in subsection 4(2) are ***discretionary uses*** if they are located in proposed ***buildings*** or proposed additions to existing ***buildings*** in this Direct Control District.

(2) The following ***uses*** are ***discretionary uses*** in this Direct Control District:

(a) **Addiction Treatment**;
(b) **Artist's Studio**;
(c) **Assisted Living**;

(d) **Billiard Parlour**;
(e) **Brewery, Winery and Distillery**;
(f) **Child Care Service**;
(g) **Cinema**;
(h) **Computer Games Facility**;
(i) **Conference and Event Facility**;
(j) **Custodial Care**;
(k) **Drinking Establishment – Large**;
(l) **Drinking Establishment – Medium**;
(m) **Drinking Establishment – Small**;
(n) **Food Kiosk**;
(o) **General Industrial – Light**;
(p) **Home Occupation – Class 2**;
(q) **Hotel**;
(r) **Indoor Recreation Facility**;
(s) **Instructional Facility**;
(t) **Liquor Store**;
(u) **Live Work Unit**;
(v) **Multi-residential Development**;
(w) **Outdoor Café**;
(x) **Parking Lot – Grade (temporary)**;
(y) **Performing Arts Centre**;
(z) **Place of Worship – Small**;
(aa) **Post-secondary Learning Institution**;
(bb) **Residential Care**;
(cc) **Seasonal Sales Area**;
(dd) **Sign – Class C**;
(ee) **Sign – Class E**;
(ff) **Sign – Class F**;
(gg) **Social Organization**;
(hh) **Special Function – Class 2**;
(ii) **Supermarket**; and
(jj) **Utility Building**.

Floor Area Ratio

6 **(1)** The minimum ***floor area ratio*** is 0.6.

(2) There is no maximum ***floor area ratio*** in this Direct Control District.

Building Height

7 **(1)** The ***building height*** must be a minimum of 5.5 metres.

(2) Unless otherwise referenced in subsection (3) the maximum ***building height*** is 65.0 metres.

(3) Where a ***parcel*** shares a ***property line*** with Dieppe Drive SW, the maximum ***building height*** is:

(a) 32.0 metres measured from ***grade*** within 10.0 metres of that shared ***property line***; and

(b) 48.0 metres measured from ***grade*** at a distance between 10.0 metres and 25.0 metres from that shared ***property line***.

Building Design

8 **(1)** All ***buildings*** must comply with the following requirements:

(a) the ceiling height of any non-residential unit on the first ***storey*** must be a minimum of 4.0 metres from ***grade***;

(b) the ceiling height of any residential ***unit*** on the first ***storey*** must not be less than 3.0 metres from ***grade***;

(c) a ***unit*** with any portion of its floor area located on the floor closest to ***grade*** must have an individual, separate, and direct access to ***grade***; and

(d) any ***unit*** of the floor closest to ***grade*** must have a finished floor at a maximum of 0.4 metres above ***grade***.

(2) Direct pedestrian access at or near ***grade*** must be provided to each individual commercial ***use*** which abuts the fronting ***street*** of a ***development*** site or ***development***.

Floor Plate Restrictions

9 The maximum ***floor plate area*** of any floor located above 48.0 metres from ***grade*** must not exceed 950.0 square metres.

Setback Areas

10 **(1)** The minimum ***building setback*** from a ***property line*** shared with Currie Street SW is 2.0 metres.

(2) The minimum ***building setback*** from a ***property line*** shared with Dieppe Drive SW is 3.0 metres.

(3) The minimum ***building setback*** from a ***property line*** shared with Quesnay Wood Drive SW is 5.0 metres.

Projections into Setback Areas

11 Portions of a ***building*** below the surface of the ground may extend without any limits into a ***setback area***.

Use Area

12 The maximum ***use area*** of a **Supermarket**, or a **Supermarket** combined with any other ***use***, is 5,200.0 square metres.

Location of Uses Within Buildings

13 **(1)** "Commercial Uses" and **Live Work Units**:

(a) may be located on the same floor as **Addiction Treatment**, **Assisted Living**, **Custodial Care**, **Dwelling Units** and **Residential Care**; and

(b) must not share an internal hallway with **Addiction Treatment**, **Assisted Living**, **Custodial Care**, **Dwelling Units** or **Residential Care**.

(2) Where this section refers to "Commercial Uses", it refers to the listed ***uses*** in sections 4 and 5 of this Direct Control District, other than **Addiction Treatment**, **Assisted Living**, **Custodial Care**, **Live Work Units**, **Multi-Residential Development**, and **Residential Care**.

Landscaped Area Rules

14 **(1)** ***Landscaped areas*** must be provided in accordance with a landscape plan approved by the ***Development Authority***.

(2) Where changes are proposed to a ***building*** or ***parcel***, a landscape plan must be submitted as part of each ***development permit*** application and must show at least the following:

(a) the existing and proposed topography;

(b) the existing vegetation and indicate whether it is to be retained or removed;

(c) the layout of berms, open space systems, pedestrian circulation, ***retaining walls***, ***screening***, slope of the land, ***soft surfaced landscaped areas*** and ***hard surfaced landscaped areas***;

(d) the types, species, sizes and numbers of plant material and the types of ***landscaped areas***; and

(e) details of the irrigation system.

(3) The ***landscaped areas*** shown on the landscape plan, approved by the ***Development Authority***, must be maintained on the ***parcel*** for so long as the ***development*** exists.

(4) All ***soft surfaced landscaped areas*** must be irrigated by an underground irrigation system, unless a ***low water irrigation system*** is provided.

Specific Rules for Landscaped Areas

15 **(1)** A minimum of 25.0 per cent of the area of the ***parcel*** must be a ***landscaped area***.

(2) Any part of the ***parcel*** used for motor vehicle access, ***motor vehicle parking stalls***, ***loading stalls*** and garbage or recycling facilities must not be included in the calculation of a ***landscaped area***.

(3) ***Landscaped area*** provided at ***grade*** or below 36.0 metres above ***grade*** may be credited towards the ***landscaped area*** requirement.

(4) Every ***building*** on a ***parcel*** must have at least one sidewalk connecting the ***public entrance*** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest ***street***.

(5) Where a ***building*** contains more than one ***use***, every ***use*** that has an exterior ***public entrance*** must either:

(a) have a sidewalk connecting the ***public entrance*** to the sidewalk required by subsection (4); or

(b) have a sidewalk connecting that ***public entrance*** to a public sidewalk.

(6) Every ***building*** on a ***parcel*** must have at least one sidewalk connecting the parking area to the ***public entrances*** of the ***building***.

(7) Where a sidewalk provided in satisfaction of this Section is next to a portion of a ***building***, the sidewalk must extend along the entire length of that side of the ***building***.

Planting Requirements

16 Any trees or shrubs provided in satisfaction of the ***landscaped area*** requirement must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

Low Water Irrigation System

17 **(1)** When a ***low water irrigation system*** is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.

(2) When a ***low water irrigation system*** is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

Amenity Space

18 **(1)** The required minimum ***amenity space*** is 5.0 square metres per ***unit***.

(2) ***Amenity space*** may be provided as ***common amenity space***, ***private amenity space*** or a combination of both.

(3) When the ***private amenity space*** provided is 5.0 square metres or less per ***unit***, that specific area will be included to satisfy the ***amenity space*** requirement.

(4) When the ***private amenity space*** exceeds 5.0 square metres per ***unit***, only 5.0 square metres per ***unit*** may be included to satisfy the ***amenity space*** requirement.

(5) ***Private amenity space*** must:

(a) be in the form of a ***balcony***, ***deck*** or ***patio***; and

(b) have no minimum dimensions of less than 2.0 metres.

(6) ***Common amenity space***:

(a) may be provided as ***common amenity space – indoors*** and as ***common amenity space – outdoors***;

(b) must be accessible from all the ***units***;

(c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and

(d) may be located at or above ***grade***.

(7) A maximum of 50.0 per cent of the required ***amenity space*** may be provided as ***common amenity space – indoors***.

(8) ***Common amenity space – outdoors***:

(a) must provide a ***balcony***, ***deck*** or ***patio*** and at least one of the following as permanent features:

(i) a barbeque; or
(ii) seating; and

(b) must be used in the calculation of the required ***landscaped area*** when located below 25.0 metres above ***grade***.

Mechanical Screening

19 Mechanical systems or equipment that is located outside of a ***building*** must be ***screened***.

Garbage

20 Garbage containers and waste material must be stored inside a ***building*** that contains another approved ***use***.

Recycling Facilities

21 Recycling facilities must be provided for every ***building*** containing **Dwelling Units** or **Office *uses***.

Motor Vehicle Parking Stall Requirements

22 **(1)** For ***development*** containing **Dwelling Units** or **Live Work Units**, the minimum ***motor vehicle parking stall*** requirement:

(a) for each **Dwelling Unit** or **Live Work Unit** is 0.7 stalls for resident parking; and

(b) for each **Dwelling Unit** or **Live Work Unit** is 0.1 ***visitor parking stalls*** per ***unit***.

(2) For ***development*** containing **Dwelling Units** or **Live Work Units**, the maximum ***motor vehicle parking stall*** requirement:

(a) for each **Dwelling Unit** or **Live Work Unit** less than 60 square metres is 1.0 stall per ***unit*** for resident parking;

(b) for each **Dwelling Unit** or **Live Work Unit** 60 square metres or greater is 2.0 stalls per ***unit*** for resident parking; and

(c) for each **Dwelling Unit** or **Live Work Unit** is 0.15 ***visitor parking stalls*** per ***unit***.

(3) The minimum number of ***motor vehicle parking stalls*** for:

(a) **Office** is 2.0 stalls per 100.0 square metres of ***gross usable floor area***;

(b) **Retail and Consumer Service** is 3.0 stalls per 100.0 square metres of ***gross usable floor area***; and

(c) **Restaurant: Food Service Only** and **Restaurant: Licensed** is 0.5 stalls per 10.0 square metres of gross ***public area***.

(4) The maximum number of ***motor vehicle parking stalls*** for:

(a) **Retail and Consumer Service** is 4.8 stalls per 100.0 square metres of total ***gross usable floor area***;

(b) **Restaurant: Food Service Only** and **Restaurant: Licensed** is 2.85 stalls per 10.0 square metres of gross ***public area***.

Required Bicycle Parking Stalls

23 The minimum number of ***bicycle parking stalls – class 1*** for:

(a) each **Dwelling Unit** and **Live Work Unit** is:

(i) no requirement where the number of ***units*** is less than 20.0; and

(ii) 0.5 stalls per ***unit*** where the total number of ***units*** is 20.0 or more; and

(b) all other ***uses*** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

Applicant Submission

510–255 17 Ave SW Calgary AB T2S 2T8
(403) 228-1336
www.o2design.com

Applicant Submission

On behalf of Porte Communities, O2 proposes to amend the existing Direct Control District (DC159D2016) for 270 Dieppe Drive SW.

The amendment will allow development below grade within setback areas. Under the current district, sub grade elements such as underground parking and utility infrastructure are not permitted within setbacks. This limits building design and site efficiency.

The proposed change will allow below grade encroachments while maintaining all above grade setback requirements.

No changes are proposed to permitted uses, density, or above grade built form. The existing Direct Control District (DC159D2016) remains appropriate for the site.

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 270 Dieppe Drive 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.

The application is for a minor amendment to the DC District to allow development below grade within setback areas. Community outreach is not warranted.

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)

Not applicable.

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

Not applicable.

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.

Not applicable.

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.

Not applicable.

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)

Not applicable.

calgary.ca/planningoutreach

Community Association Response

Comment from Rutland Park Community Association

April 28, 2026

Thank-you for the opportunity to respond to this application. We are supportive of reducing below grade setback requirements to allow for utilities and additional parking. Maintaining minimum parking requirements is critical to the build out of Currie. The planner has confirmed that this change only impacts below grade setbacks. Thank-you for your time.

development@rutlandparkcommunity.com

Land Use Amendment in Bankview (Ward 8) at 2516 – 14A Street SW, LOC2026-0035

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0574) to the 2026 July 21 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.21 hectares ± (0.52 acres ±) located at 2516 – 14A Street SW (Plan 3908R, Block 1, Lots 11 to 18) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Museum, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JUNE 25:

That Council give three readings to **Proposed Bylaw 92D2026** for the redesignation of 0.21 hectares ± (0.52 acres ±) located at 2516 – 14A Street SW (Plan 3908R, Block 1, Lots 11 to 18) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Museum, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Minutes of the Calgary Planning Commission, held 2026 June 25:

" The following documents were distributed with respect to Report CPC2026-0574:

- Revised Attachment 1; …"

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District based on the Multi-Residential – High Density High Rise (M-H3) District to allow for the additional use of Museum and include site specific setback and building height rules.
- The proposed application 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 enable more housing, community uses and commercial opportunities close to the Primary Transit Network.
- Why does this matter? The proposal would enable the development of a mixed-use building including residential, community and commercial uses, and more efficient use of existing infrastructure and nearby amenities.
- A development permit application for a multi-residential building with a museum has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

Land Use Amendment in Bankview (Ward 8) at 2516 – 14A Street SW, LOC2026-0035

DISCUSSION

This application, in the southwest community of Bankview, was submitted by O2 Planning and Design on behalf of the landowner, 2116162 Alberta Ltd. (Brawn Group), on 2026 March 20. The site is approximately 0.21 hectares (0.52 acres) in size and is located one block west of 14 Street SW, which is a Neighbourhood Main Street with multiple bus services available.

As noted in the Applicant Submission (Attachment 3), this application proposes to redesignate the subject parcel from the existing Direct Control (DC) District to a new DC District to accommodate an innovative multi-residential proposal, which includes a museum, office, restaurant and outdoor café. A development permit for this (DP2025-06096) was submitted on 2025 October 28 and is under review.

The existing DC District (Bylaw 166D2025) is based on the rules of Multi-Residential – High Density High Rise (M-H3) District with the additional use of a Museum. It was approved by Council at the 2025 November 18 Public Hearing Meeting of Council and allows for a 12-storey mixed use building with a maximum height of 52 metres. The existing DC District also allows for a maximum floor area ratio (FAR) of 8.0. These rules would be maintained in the proposed DC District.

The proposed DC District is similarly based on the M-H3 District and contains the majority of the same rules as the existing DC District. The proposed DC District also reduces the building setbacks above 15 metres to provide additional design flexibility including increased balcony space, removes reference to the outdoor café on the rooftop, revises floorspace figures to more accurately reflect use area to be provided and removes the requirement for commercial parking to be separated from residential parking areas in order to support an innovative parking structure design.

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 and outline plan 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. The Applicant has provided notification postcards for nearby neighbours and connecting directly with the Bankview Community Association (CA). Additional details are provided by the applicant as part of the Applicant Outreach Summary (Attachment 4).

Land Use Amendment in Bankview (Ward 8) at 2516 – 14A Street SW, LOC2026-0035

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 six letters in opposition to the application. The letters included the following areas of concern:

- increased building height, density, shadowing and massing;
- increased noise; and
- increased parking and traffic congestion.

No comments from CA were received. Administration reached out to follow up with the Community Association and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it is in alignment with the policies of the MDP and the LAP. The building and site design are being reviewed with the submitted development permit.

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, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use amendment would allow for additional housing choices, community facilities and commercial amenities which may accommodate the evolving 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 are being explored and encouraged through the development permit.

Economic

The proposed land use would allow for a more efficient use of land, services and existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

Land Use Amendment in Bankview (Ward 8) at 2516 – 14A Street SW, LOC2026-0035

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. **Revised** Background and Planning Evaluation
2. **Proposed Bylaw 92D2026**
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 Bankview encompassing an entire block, which is bounded by 24 Street SW to the north, 25 Street SW to the south and 14A Street SW to the west. The east is bound by commercial parcels fronting 14 Street SW as there is no rear lane. The site is approximately 0.21 hectares (0.52 acres) in size, comprising of a recently consolidated single parcel that is vacant.

The subject site is currently designated as a Direct Control (DC) District (Bylaw 166D2025). Surrounding developments are characterized by a mix of uses and building typologies with single detached and multi-residential buildings up to three stories designated as the Multi-Residential – Contextual Medium Profile (M-C2) District located north and south of the subject site, Residential – Grade-Oriented Infill (R-CG) District to the west and commercial districts to the east along 14 Street SW, including the Commercial – Corridor 1 f1.0h10 (C-COR1f1.0h10) and Commercial – Corridor 2 f1.0h10 (C-COR2f1.0h10) Districts.

The subject site is one block west (a one-minute walk) of a Neighbourhood Main Street (14 Street SW) and approximately 650 metres (an 11-minute walk) from 17 Avenue SW which provides a high concentration of commercial activities. The site has good access to public transit and is serviced by several bus routes.

Community Peak Population Table

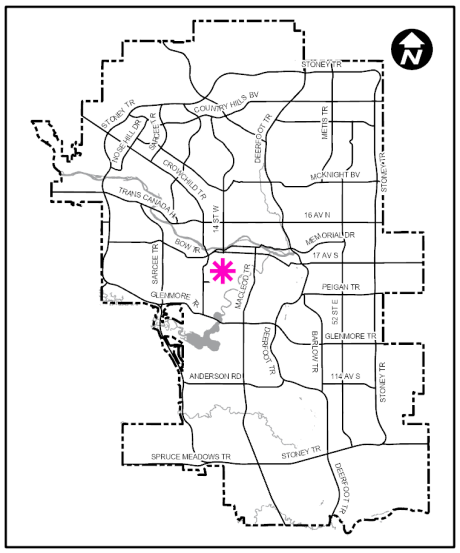
As identified below, the community of Bankview reached its peak population in 1981.

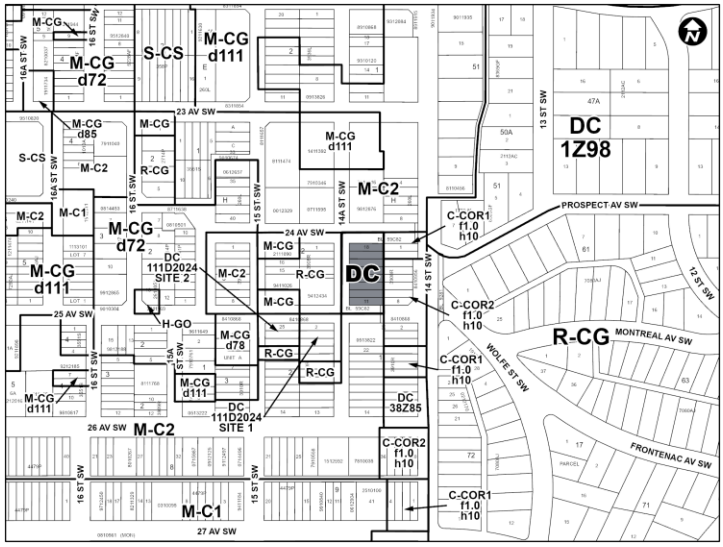
Bankview	
Peak Population Year	1981
Peak Population	5,590
2019 Current Population	5,526
Difference in Population (Number)	- 344
Difference in Population (Percent)	- 6.0%

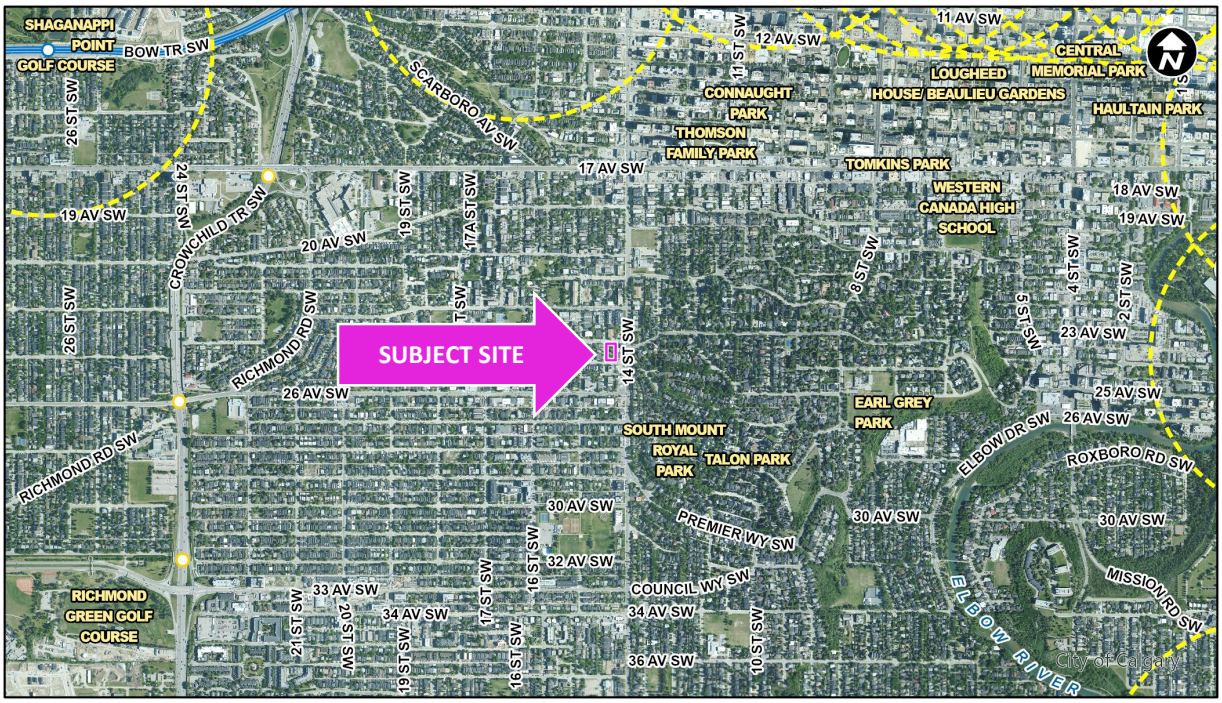
Source: *The City of Calgary 2019 Civic Census*

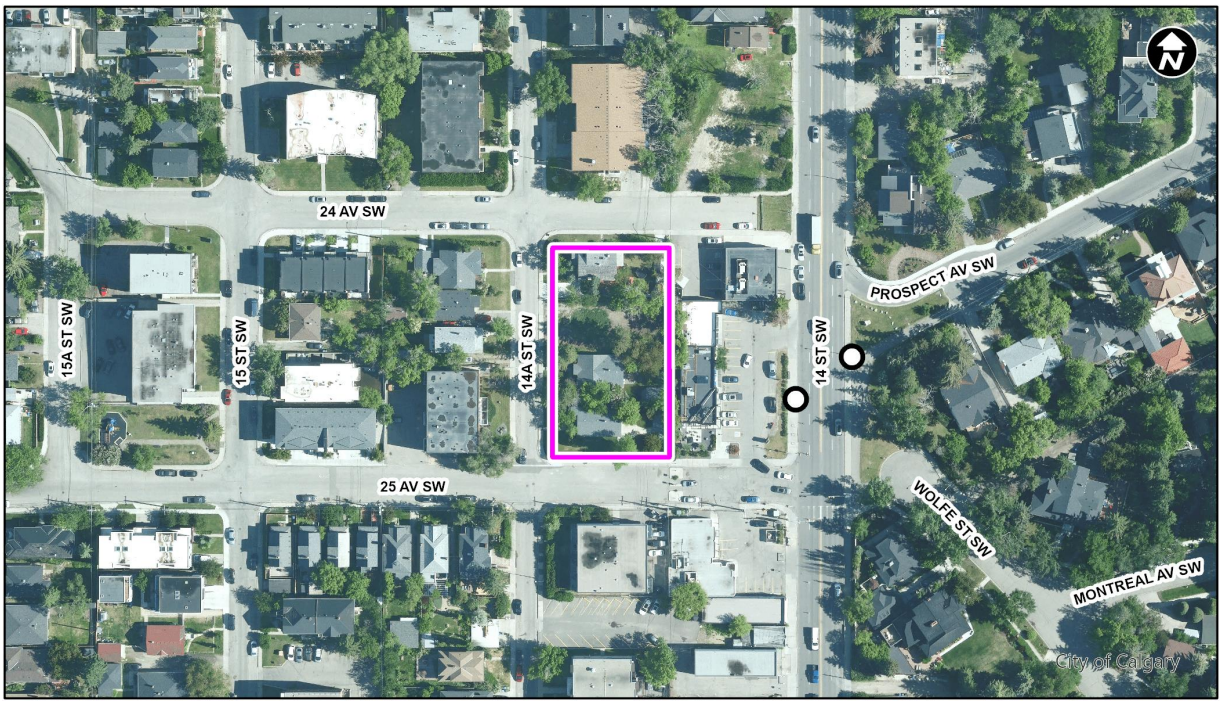
Additional demographic and socio-economic information may be obtained online through the Bankview Community Profile (Bankview Community Profile).

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw 166D2025) is based on the rules of Multi-Residential – High Density High Rise (M-H3) District which allows for high density, multi-residential development with a maximum floor area ratio (FAR) of 8.0 and a maximum building height of 52 metres, allowing up to 12 storeys in alignment with the *West Elbow Communities Local Area Plan* (LAP). The DC District also allows for the additional use of a Museum**.**

The proposed DC District is similarly based on the Multi-Residential – High Density High Rise (M-H3) District and maintains the maximum building height of 52 metres and the maximum FAR of 8.0. There proposed DC District includes the following adjustments from the existing DC District and the base M-H3 District:

- reducing building height setbacks shared with a street above 15 metres from **1.5 metres to 0.5 metres from the north property line; from 1.5 metres to 0.5 metres from the south property line; from 3.5 metres to 1.7 metres from the west property line; and from 1.2 metres to 0.5 metres of the east property line, to allow for increased balcony space**;
- revising the floorspace area for commercial multi-residential uses to be applied as a cumulative figure rather than individual units to allow for flexibility in how the space is demised;

- removing the maximum floorspace requirement for Outdoor Café uses combined with Restaurant: Food Service and/or Restaurant: Licensed uses on the rooftop for consistency with the Land Use Bylaw 1P2007; and
- removing the requirement for residential parking to be separated from other uses to enable the proposed automatic parking structure.

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 specific regulation unavailable in other land use districts. The proposal allows for the applicant's intended mixed-use development, maintaining the M-H3 District as the base and accommodating the additional use of Museum. 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.

Sections 11 and 12 of the proposed DC District allow for the Development Authority to relax the maximum use area for the uses proposed and their location within the building. The intent of this rule is to allow flexibility for the uses based on the building design.

Transportation
The parcel is bounded by 14A Street SW, 25 Avenue SW, and 24 Avenue SW, all of which are classified as Residential Streets. The parcel is not serviced by an adjacent lane. Both vehicle and pedestrian access would be finalized at the development permit stage.

A multi-use pathway is proposed on the south side of 25 Avenue SW as part of the city-led 26 Avenue SW Improvements Project. This pathway forms the eastern portion of the 26 Avenue SW Mobility Improvements, beginning at 14 Street SW. The pathway will continue down 14A Street, making its transition to 26 Avenue SW.

The subject site is currently serviced by multiple Calgary Transit routes, including:

- Route 7 (Marda Loop) located 75 metres away (a one-minute walk);
- Route 22 (Richmond Rd SW) located 75 metres away (a one-minute walk);
- Route 6 (Killarney/26 Av SW) located 600 metres away (a 10-minute walk); and
- Route 2 (Mount Pleasant/Killarney 17 Av SW) located 700 metres away (an 11-minute walk).

There is an existing Council approved road closure (Bylaw 59C82) at the eastern edge of the property line on 25 Avenue SW, which currently prohibits vehicle traffic to/from the site from 14 Street SW. A Transportation Impact Assessment was submitted with this land use application to evaluate various road closure scenarios including relocating the road closure on 25 Avenue SW west to 14A Street. This proposed relocation would permit access from the subject site to and from 14 Street SW via 25 Avenue SW and is the access option supported by Administration. It is anticipated that signalization will be required at the intersection of 14 Street SW and 25 Avenue SW.

Any changes to the existing road closure (Bylaw 59C82) would require Council approval prior to approval of the development permit. Mobility upgrades would be conditioned as part of the approval.

Utilities and Servicing

Environmental Site Considerations

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

Stormwater Servicing

Storm is not available adjacent to the site. The applicant may be able to tie into the manhole located at the intersection of 25 Avenue SW and 14A Street SW. If not, a storm sewer extension will be required.

Sanitary Servicing

Sanitary is available for connection adjacent to the site via 14A Street SW.

Water Servicing

Water is available for connection adjacent to the site via 14A Street SW.

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 considered to be part of the Developed Residential – Inner City category as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The subject site is within 150 metres of the Primary Transit Network, which supports frequent public transit, and a Neighbourhood Main Street, which supports medium to high levels of pedestrian activity. This application proposes integrating a mix of land uses within a single building in a neighbourhood that provides access to a variety of services and facilities to support residential and commercial activities. The proposed land uses are in alignment with applicable policies in 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 are being explored and encouraged through the development permit.

West Elbow Communities Local Area Plan

The *West Elbow Communities Local Area Plan* (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) and the Mid Building Scale category (Map 4: Building Scale), which allows for up to 12 storeys. The LAP speaks to a mix of residential uses that should consider the built form context, be oriented towards the street and consider shadowing impacts on neighbouring properties. The subject parcel is also located within a Heritage Guideline Area – Precinct 2. These policies are being further considered

through the development permit review. The proposed DC District is in alignment with applicable policies of the LAP.

PROPOSED

CPC2026-0574
ATTACHMENT 2

BYLAW NUMBER 92D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0035/CPC2026-0574)

* *

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 _____

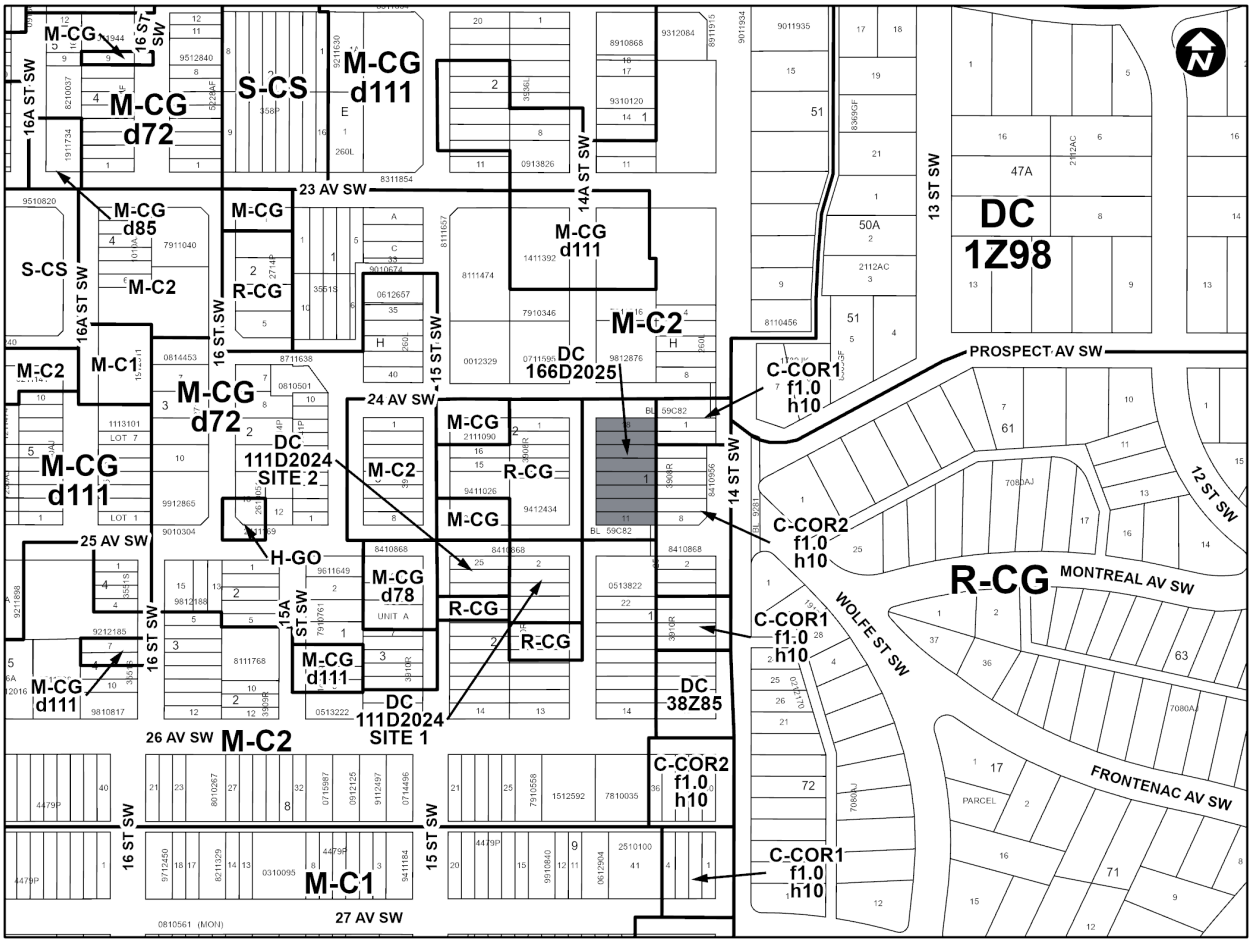
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0035/CPC2026-0574
BYLAW NUMBER 92D2026

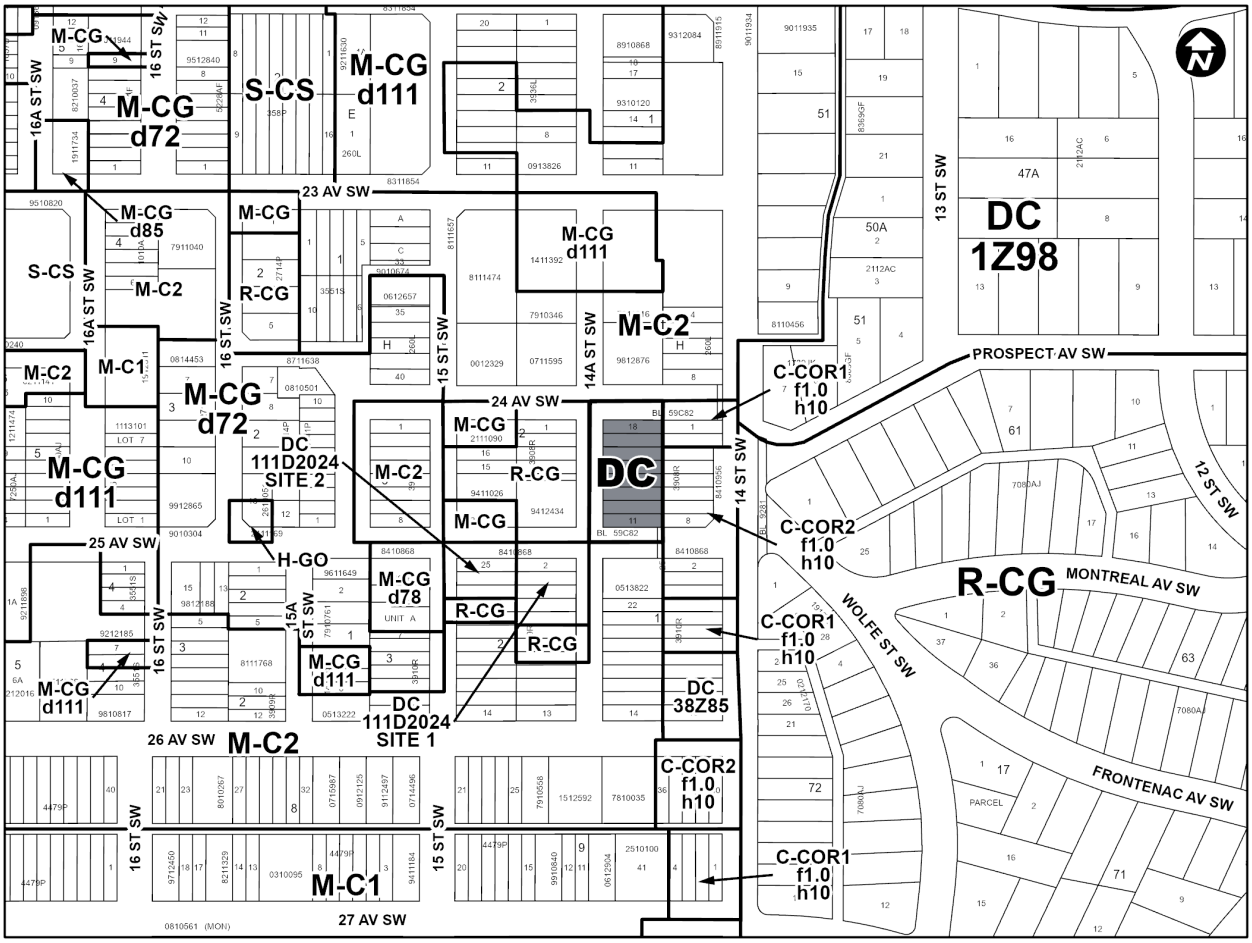
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0035/CPC2026-0574
BYLAW NUMBER 92D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to allow for the additional use of a museum.

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 – High Density High Rise (M-H3) District are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Multi-Residential – High Density High Rise (M-H3) District are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Museum**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Multi-Residential – High Density High Rise (M-H3) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum ***floor area ratio*** is 8.0.

Setback Area

8 The depth of all ***setback areas*** must be equal to the minimum ***building setback*** required in Section 9 of this Direct Control District.

Building Setbacks

9 The minimum ***building setback*** from a ***property line*** is zero metres.

Building Height

10 **(1)** Unless otherwise referenced in subsection (2), the maximum ***building height*** is 52.0 metres.

(2) The maximum ***building height*** is 15.0 metres from ***grade*** within:

(a) 0.5 metres of the east ***property line***;

(b) 1.7 metres of the west ***property line***; and

(c) 0.5 metres of the north and south ***property lines***.

Rules for Commercial Multi-Residential Uses

11 **(1)** ***Commercial multi-residential uses*** must:

(a) be contained completely within the ***building*** with the exception of **Outdoor Café *uses***;

(b) be located on either or both of the first or second ***storey*** of the ***main residential building*** with the exception of **Restaurant: Food Service Only**, **Restaurant: Licensed** and **Outdoor Café *uses***, which may also be located on either or both of the top ***storey*** or rooftop of the ***main residential building***; and

(c) not share a hallway with **Dwelling Units**.

(2) The maximum cumulative ***use area*** for ***commercial multi-residential uses*** on either or both of the first or second ***storey*** of the ***main residential building*** is 1,020.0 squares metres.

(3) The maximum ***public area*** for **Restaurant: Food Service Only** or **Restaurant: Licensed *uses*** is 500.0 square metres.

Rules for Museum

12 **(1)** A **Museum** must:

(a) be located on either or both of the first or second ***storey*** of a ***building***;

(b) be contained completely within a ***building***; and

(c) not share a hallway with **Dwelling Units**.

(2) The maximum ***use area*** for a **Museum** is 600.0 square metres.

Relaxations

13 The ***Development Authority*** may relax the rules contained in Sections 6, 11 and 12 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

2026 March 12

The Daisy

Applicant Submission

On behalf of 2116162 Alberta Ltd., O2 is proposing a minor amendment to the existing Direct Control (DC) district on the parcels located at 2502–2516 14A Street SW. The proposed amendments are minor technical modifications to the recently adopted DC that are required to enable the current Development Permit application active on the site.

Development History

The subject site was recently redesignated in November 2025 to the current Direct Control district (LOC2025-0100). While the development vision presented to and endorsed by Council unanimously has not changed since that time, subsequent Development Permit review by City Administration has revealed that minor modifications are required to the DC district to enable the development. Modifications to building setbacks, height measurement locations, and commercial floor areas were not included as relaxable elements of the original DC, and as such must now be amended in the DC to facilitate Development Permit approval.

Revisions Requested

There are four revisions required to facilitate the development vision and ongoing Development Permit application. These are:

- Building Height Measurement Location
  - The proposed revision changes the building height measurement location to grade along 14A Street.
  - This proposed amendment reflects measuring building height from the main public-facing elevation.
- Building Height Setback Below 15.0 Metres
  - Due to interpretations around balcony projections into setback areas, the proposed revisions are required to maintain the originally proposed design above the 15.0 metre podium.
- Maximum Use Areas
  - Unclear interpretations around how the rooftop park would support the café operation led to the need to more explicitly define expected maximum use areas for all contemplated uses in the development. This will provide greater clarity for the developer and City Administration around what uses are and are not supported in the building.
- Parking Separation
  - Standard multi-residential mixed use parking regulations do not cleanly work with the proposed approach to parking in the development.
  - Striking the separation requirement will not alter the amount of parking provided, it will only enable the originally presented vision for semi-automated parking.

Public Engagement

The project team will engage with the Bankview Community Association's Development Committee and will be circulating a letter outlining the reason why a second land use redesignation is required to facilitate the development. As the proposed changes are minor in nature and implement the same vision that was previously engaged on with the public, further comprehensive engagement is not contemplated at this time.

Conclusion

In summary, the proposed land use enables the same development vision previously endorsed by Council and currently under review by City Administration as Development Permit application 2025-06096.

Applicant Outreach Summary

2026 June 03

The Daisy

Applicant Outreach Summary

Outreach Strategy
The proposed land use redesignation is a minor amendment to the existing Direct Control district recently approved by Council in November 2025. The amendments are required due to minor discrepancies in measurements that emerged as part of the Development Permit application process. Upon further review with City Administration, a handful of other minor amendments were incorporated to reflect the ongoing Development Permit application review.

No substantive changes to the originally proposed development have been made.

Original Engagement
As part of the original land use redesignation, O2 implemented an outreach strategy to share details of the proposed Land Use Redesignation application, receive feedback from interested stakeholders, and consider revisions to the proposed application. The following engagement tactics were implemented:

- On-Site Public Notice Posting
- Postcard Circulation
- Project Website
- Bankview Community Association
- In-person Public Information Session
- Virtual Public Information Session

LOC2026-0035 Outreach
For this application O2 reached out to nearby neighbours via postcard drop and directly to the Bankview Community Association's Development Committee director.

Nearby Neighbour Postcard Circulation – *April 21, 2026*
Information postcards notifying residents about the land use redesignation application were circulated to nearby neighbours. The postcards included information about why a second application was being made, and provided them with contact information to reach out to if they had any further questions or concerns they would like to share with the project team.

No correspondence was received from the public over the course of the application.

Bankview Development Committee – *April 24, 2026*
O2 connected over phone with the Bankview Development Committee director to update them on the overall Daisy project and discuss the specifics of the second land use redesignation application. In discussion with the director it was determined that additional public engagement on the land use was not warranted, as the community's primary focus was now on reviewing the active development permit application.

Land Use Amendment in Erlton (Ward 8) at 108 Mission Road SW, LOC2025-0061

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.16 hectares ± (0.41 acres ±) located at 108 Mission Road SW (Plan 5793U, Block 8, Lots 5 to 10) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to a Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JUNE 11:

That Council give three readings to **Proposed Bylaw 87D2026** for the redesignation of 0.16 hectares ± (0.41 acres ±) located at 108 Mission Road SW (Plan 5793U, Block 8, Lots 5 to 10) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to a Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to a Direct Control (DC) District based on the Multi-Residential – Contextual Medium Profile (M-C2) District to allow for a multi-residential development with massing transitions and vehicle parking reductions with the provision of transportation demand measures.
- The proposal would allow for an increase in density within walking distance to the 39 Avenue LRT Station and the Urban Main Street of Macleod Trail South and is in alignment with the policies of the *Municipal Development Plan* (MDP) and the *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would allow for more housing options within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? This application would provide more housing options for inner city living with access to alternative transportation modes and would allow for the efficient use of existing infrastructure and nearby amenities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Erlton, was submitted by B&A Studios on behalf of Onward Homes, on 2025 March 18. While the parcel is currently owned by The City of Calgary, Onward Homes is the successful non-profit affordable housing provider that was awarded this parcel through the 2025 non-market housing land sale disposition program.

The approximately 0.16 hectares (0.41 acres) parcel is situated on the north side of Mission Road SW, 350 metres (a six-minute walk) northwest of the junction with Macleod Trail South, and approximately 900 metres (a 15-minute walk) northwest of the 39 Avenue LRT Station. The parcel is currently occupied by a decommissioned Enmax substation facility.

Land Use Amendment in Erlton (Ward 8) at 108 Mission Road SW, LOC2025-0061

No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 3), the applicant has identified the intent to redevelop the parcel to accommodate 61 non-market housing units in a five-storey building. The LAP allows for development of up to six storeys in this location.

The DC District (Attachment 2) is required due to the unique site constraints on the parcel, including a 4.5 metre grade difference from Erlton Terrace SW to Mission Road SW, and a six-metre-wide utility right-of-way on the east side of the parcel.

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 relevant community association was appropriate. The applicant team developed several ways to connect with the public. Two public information sessions were held, and on-site signage was provided to advertise these engagement sessions. The applicants also presented and discussed the proposal with Erlton Community Association and the adjacent Parkhill Community Association. Onward Homes have a website with details about the proposal and have accepted public comments through this platform. Refer to the Applicant Outreach Summary (Attachment 4) for additional information.

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 seven responses in support, two responses of neutrality and 206 responses in opposition to the proposed development from the public. A summary of comments received can be found in the 'City-Led Outreach' section of Attachment 1.

The Erlton Community Association provided an email in opposition on 2026 April 21, that can be found in Attachment 5. The Parkhill Community Association provided two letters of objection on 2026 April 3 and 2025 May 14, that can be found in Attachment 6.

Administration worked with the applicant to address concerns raised by local residents and the Community Associations. The maximum building height in the DC District was reduced from 24 metres to 22 metres, with additional height reductions added adjacent to Erlton Terrace SW and the special purpose district to the northwest. Furthermore, the applicant has indicated that the future development permit application will include a five-storey building above average grade, reduced from six storeys as originally proposed, and has provided shadow studies that indicate

that a five-storey building will cause minimal shadowing impact to adjacent properties on Erlton Terrace to the north and 34 Avenue SW to the east.

Following full consideration of all applicable planning considerations, the public concerns raised, the applicant's responses and changes made to the application during its review, Administration has determined the proposal to be appropriate. The proposed land use district would provide flexibility for a multi-residential development that is compatible with the adjacent area and is in alignment with the LAP. 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 proposal enables the continuation of development in the community of Erlton and supports the City's efforts to develop and increase the supply of permanent non-market housing. The development of this parcel would allow for increased density in close proximity to the 39 Avenue LRT Station and the Primary Transit Network, and would allow for additional housing choices for Calgarians within an established neighbourhood that already offers a wide range of services and community amenities.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stage.

Economic

This application is intended to allow for the development of non-market housing units. This would provide opportunities to support local businesses within the area and allow for the efficient use of land and leverage of the existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

Land Use Amendment in Erlton (Ward 8) at 108 Mission Road SW, LOC2025-0061

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 87D2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. Erlton Community Association Response
6. Parkhill 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 southwest community of Erlton, on the north side of Mission Road SW, 350 metres (a six-minute walk) to the west of Macleod Trail S, which is designated as an Urban Main Street. The site is approximately 0.16 hectares (0.41 acres) in size and is a maximum of 71 metres in width and 35 metres in depth. There is a 4.5 metre grade difference from Erlton Terrace SW to Mission Road SW.

Surrounding development is comprised of both single and semi-detached dwellings to the east and south, designated as Residential – Grade-Oriented Infill (R-CG) District. To the northeast are semi-detached and apartment buildings designated as Multi-Residential – Contextual Grade-Oriented (M-CGd72) District. To the north and northwest are parcels designated Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

The site is well located with the 39 Avenue LRT Station situated within 900 metres (a 15-minute walk) to the southeast. Calgary Transit stops are located adjacent to the parcel for eastbound and westbound Route 15 (Deerfoot Meadows) and 450 metres (a seven-minute walk) for northbound and southbound Route 10 (City Hall/Southcentre) on Macleod Trail S, which is part of the Primary Transit Network.

Mission Road SW is classified as a Collector Road and a Primary Cycling Network. Macleod Trail S is classified as on the Primary Transit Network.

Community Peak Population Table

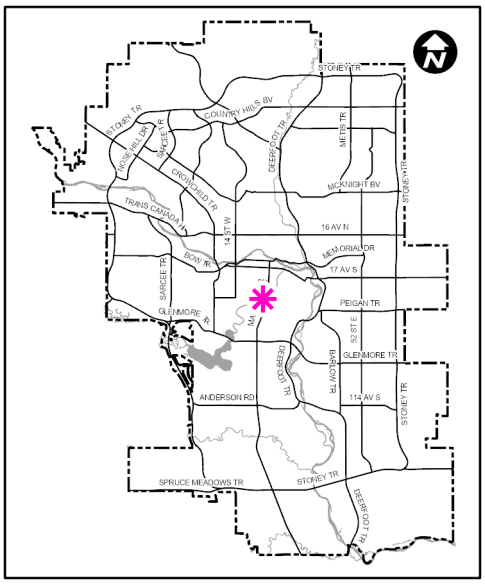
As identified below, the community of Erlton reached its peak population in 2017.

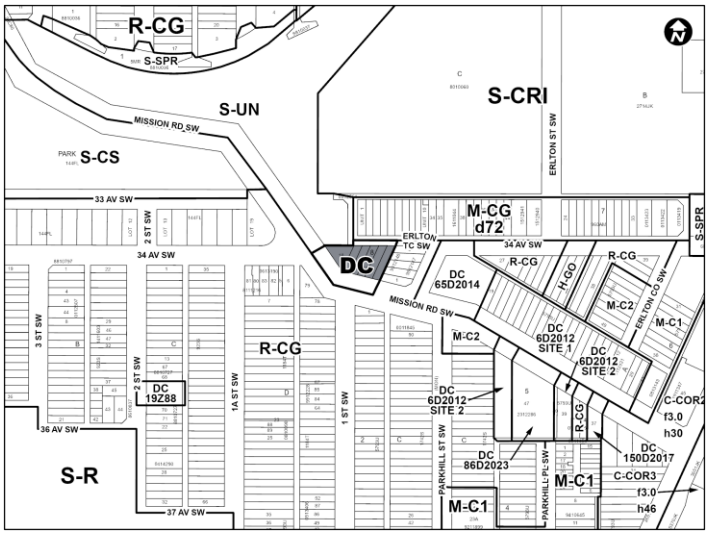
Erlton	
Peak Population Year	**2017**
Peak Population	1,307
2019 Current Population	1,270
Difference in Population (Number)	-37
Difference in Population (Percent)	-2.83%

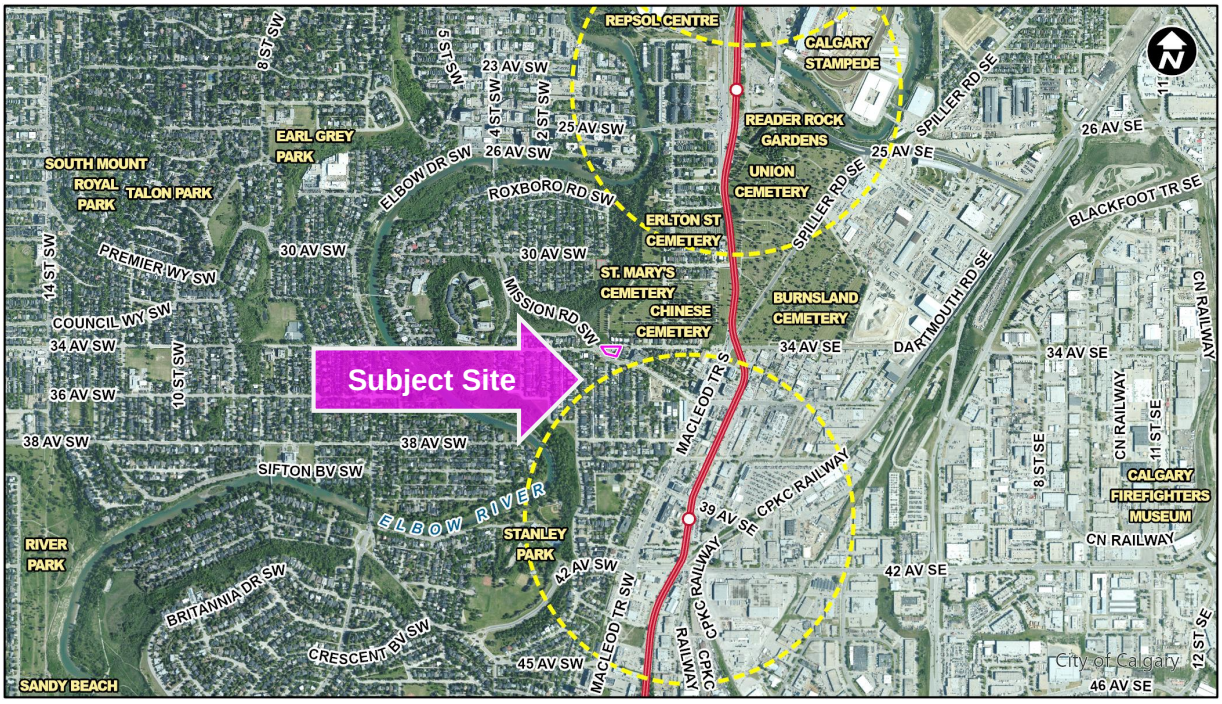
Source: *The City of Calgary 2019 Civic Census*

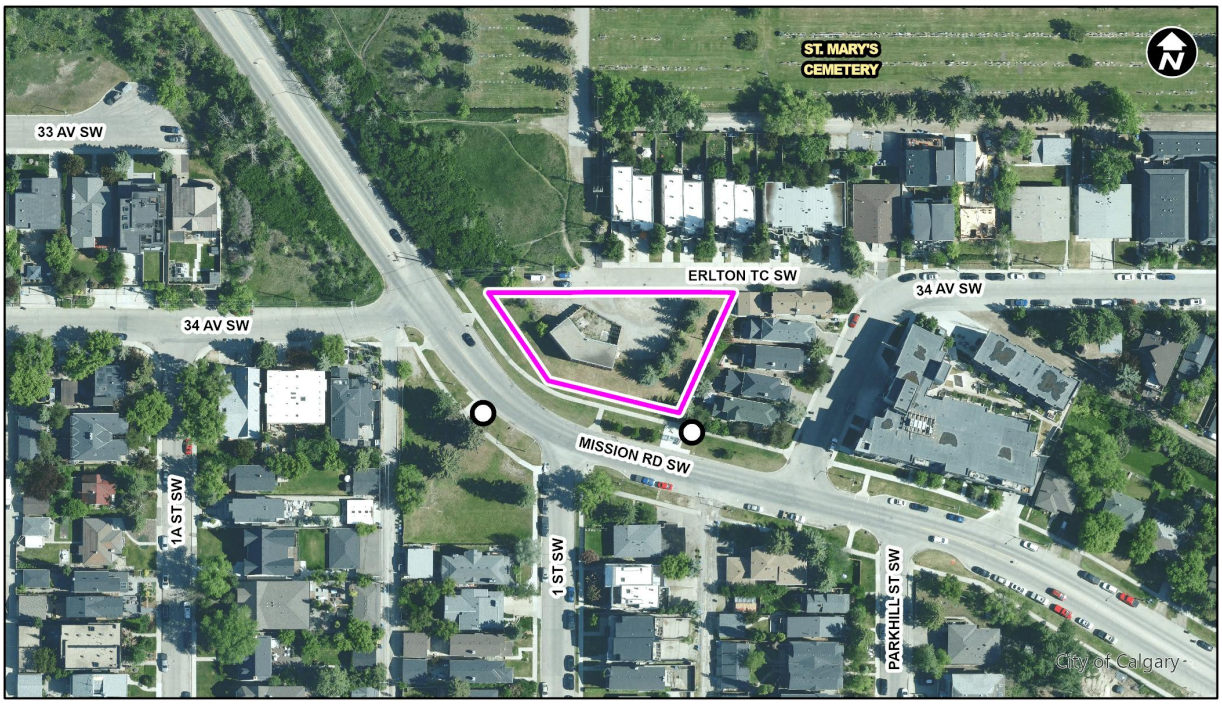
Additional demographic and socio-economic information may be obtained online through the Erlton Community Profile

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing M-CGd72 District allows for low height and low density multi-residential developments in a variety of forms, that are designed to provide some or all units with direct access to grade. Currently, there is a density modifier of 72 units per hectare on the parcel which restricts the number of units allowed to a maximum of 12. The maximum height allowed in the M-CG District is 12 metres.

The proposed land use is a Direct Control (DC) District based on the Multi-Residential – Contextual Medium Profile (M-C2) District. This would allow for multi-residential developments in a variety of forms that will typically have higher numbers of dwelling units than the M-CG District. The M-C2 District measures density by floor area ratio (FAR) which provides additional flexibility in building form and dwelling unit size and numbers. The M-C2 District allows for a maximum FAR of 2.5 and a maximum building height of 16 metres. The M-C2 District also contains contextual building rules to enable development that reflects surrounding development.

The proposed DC District would keep all the rules of the M-C2 District, except for modifications to building setbacks and rules for building height and cross section. These proposed DC District rules reflect the presence of a 6.0 metre wide utility right-of-way (URW) on the eastern portion of the parcel and the 4.5 metre grade difference from Erlton Terrace SW to Mission Road SW. The proposed DC District would increase the maximum height in the base M-C2 District from 16 to

22 metres, whilst building setbacks and building height across the site would be modified to be sensitive to adjacent residential and open space uses.

The proposed DC District also establishes Transportation Demand Management (TDM) measures to increase cycling facilities on site in exchange for lower parking rates. The DC District proposes 0.3 parking stalls per dwelling unit when TDM measures are provided. Administration is supportive of the proposed rate of parking given the proximity to the Primary Transit Network on Macleod Trail S, the Primary Cycling Network on Mission Road SW and the 39 Avenue LRT station. TDM measures proposed by the applicant include a rate of at least 1.0 Class one and 0.2 class 2 bicycle stalls per unit, a proposed bike repair facility and a minimum of 50 per cent of the total bicycle stalls to be provided at-grade, in a horizontal format.

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 the unique site constraints of a 4.5 metre grade difference from the north to the south property lines and a 6.0 metre wide URW on the eastern portion of the parcel. Therefore, the DC District includes specific rules that will enable a multi-residential development. 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 Sections 7 to 10 of the DC District Bylaw. Section 7 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. Sections 8 to 10 include rules related to setbacks, and building height and cross section that may consider minor relaxations at the time of development permit.

Development and Site Design
If this application is approved by Council, the rules of the proposed DC District and the base M-C2 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, site access and parking.

Given the specific context of this prominent site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both Mission Road SW and Erlton Terrace SW;
- minimizing overlooking, shadowing and privacy for both residents and neighbours;
- establishing well-considered landscaping and amenity space design; and
- reducing the visual impacts of waste/recycling/organic storage areas.

Transportation
The site fronts onto Mission Road SW, which is designated as a Collector Road, Erlton Terrace SW, designated a residential street, and is in close proximity to Macleod Trail S, designated an Urban Boulevard.

Vehicular access to the site is currently available from Erlton Terrace SW. Pedestrian access to the site is available from both Erlton Terrace SW and Mission Road SW. On-street parking is restricted along a portion of Mission Road SW adjacent to the site.

The applicant provided an Access Review Assessment, proposing any future driveway access to a parkade from Mission Road. With a future development permit application, further evaluation of any proposed access to Mission Road SW will be required in support of the proposal.

Environmental Site Considerations
Phase I and II Environmental Site Assessment reports have been reviewed and approved. Prior to the approval of any future development permit, the recommendations of these reports will need to be addressed.

Utilities and Servicing
Water, storm and sanitary services are available to the subject site. Servicing requirements will be further determined at the time of development permit.

City-Led Outreach Summary
Administration received seven responses in support, two responses of neutrality and 206 responses in opposition to the proposed development from the public.

The comments received in favour of the application noted the following:

- the Erlton community and the Mission Road SW corridor in particular, is a perfect location for affordable housing;
- the proposal is in accordance with the West Elbow Communities Local Area Plan;
- there will be adequate distance to neighbouring properties;
- this will increase the vibrancy of the area, and
- there is no reason why traffic conditions would worsen.

The comments received in opposition cited the following areas of concern:

- building height, massing and density proposed would be incompatible with surrounding built form and character of the area;
- the site currently allows a maximum of 12 units, which should be maintained;
- insufficient transition between the proposed development and adjacent homes;
- increased traffic and parking issues, including lack of parking spaces for future residents;
- the existing lack of parking spaces on surrounding streets will be worsened by overspill parking from this development;
- increased vehicular and pedestrian safety concerns, especially at junctions;
- not near the Primary Transit network;
- existing bus routes are insufficient to cater to this development;
- the irregular site geometry, curvature of Mission Road, limited access points and narrow surrounding road network raises concerns about traffic flow, safety, servicing and emergency access;
- greater conflict between vehicles, cyclists, pedestrians, service traffic, and emergency vehicles within an already restricted transportation network;
- increased congestion and operational pressure on surrounding road infrastructure;

- loss of the green space and lack of amenity space for future residents;
- increased noise, general disturbance and garbage;
- infrastructure cannot support the additional density proposed, including drainage systems, sewers, local schools and parks;
- shadowing impacts, loss of sunlight, overlooking and privacy concerns;
- commercial units should be provided;
- decrease in property values;
- the detrimental impact caused by the cumulative effects of recent development and other proposed development along Mission Road will worsen;
- wildlife and environmental impacts due to the proximity of open spaces and natural corridors;
- existing trees on the east side of the parcel must be retained as a privacy screen;
- concerns about how the development will be managed during construction and once residents occupy the building;
- liveability will decrease for existing residents;
- the Enmax building should not be demolished due to its architectural significance to the community;
- conflicts with local area policy;
- use of a DC District will limit items that can be appealed at the development permit stage; and
- a concurrent development permit should be submitted to show residents the intended built form.

The Erlton Community Association provided an email with the following areas of concern:

- massing (six storey slab with no ability to provide softened edges);
- mature spruce trees on east side of parcel should be maintained;
- building should be stepped lower to north and east;
- main entrance should be from Mission Road, with secondary access from Erlton Terrace SW;
- unit density proposed is much greater than nearby developments; and
- no outreach undertaken prior to purchase of the site.

Parkhill Community Association's two letters of objection identify the following areas of concern:

- size and scale – 22 metres is too high, conflicts with LAP (16 metre height agreed for 'low' building scale), will place unfair burden on residents of Erlton Terrace and 1 Street SW;
- parking – enough parking should be provided regardless of cost or zoning;
- traffic and safety – narrow streets, traffic congestion, lack of parking spaces, pedestrian safety implications; and
- privacy and shadowing concerns.

Following full consideration of all applicable planning considerations, the public concerns raised, the applicant's responses and changes made to the application during its review, Administration has determined the proposal to be appropriate. The proposed land use district would provide flexibility for a multi-residential development that is compatible with the adjacent area and in alignment with the *West Elbow Communities Local Area Plan* (LAP). The building and site

design, number of units, site access and on-site parking will be reviewed and 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 site is located 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 in a form and nature consistent and compatible with the existing character of the neighbourhood.

The MDP's City-wide policies, Section 2.2: Shaping a More Compact Urban Form, provides direction to encourage development that makes optimal use of transit infrastructure and improves the quality of the environment in communities. The intent of these policies is to direct future population growth and density in the city in a way that fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

According to Section 2.3.1 (f) Housing – Housing Diversity and Choice, increased opportunities for affordable housing is encouraged in all areas of city, with a focus on locations served by the Primary Transit Network and locations close to parks, schools, recreation facilities and commercial nodes.

Overall, the proposed land use amendment meets 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 (Statutory – 2025)
The *West Elbow Communities Local Area Plan* (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for development up to six storeys. The LAP speaks to development in Neighbourhood Connector areas as being primarily residential uses and supports a broad range and mix of housing types, unit structures, and forms. The Plan also encourages the provision of non-market housing and mixed-market housing that meets the diverse and changing needs, life stages, and financial abilities of individuals, as well as the provision of inclusive, diverse and equitable housing options across the Plan area.
The proposed land use is in alignment with applicable policies of the LAP.

PROPOSED

CPC2026-0510
ATTACHMENT 2

BYLAW NUMBER 87D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0061/CPC2026-0510)

* *

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 _____

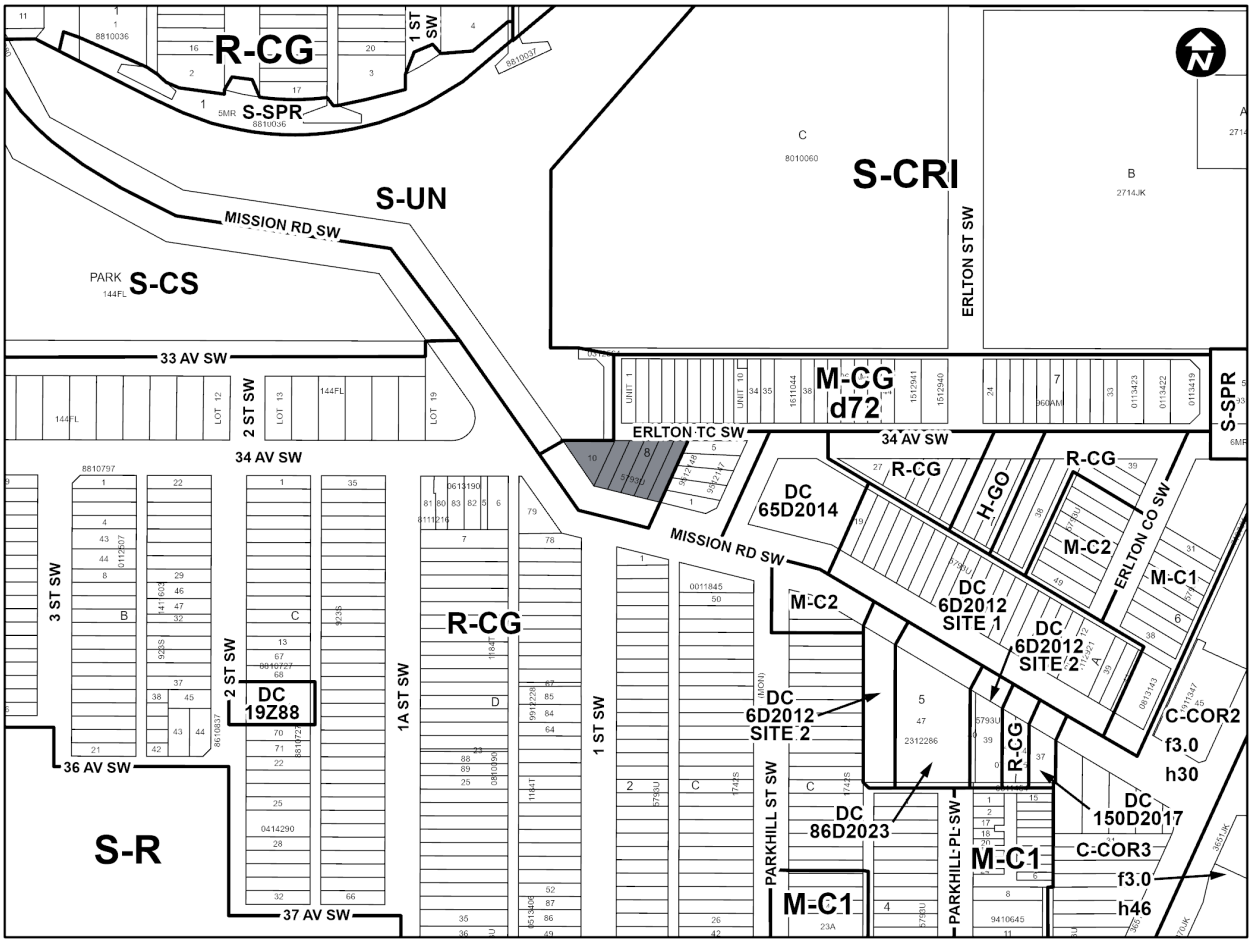
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0061/CPC2026-0510
BYLAW NUMBER 87D2026

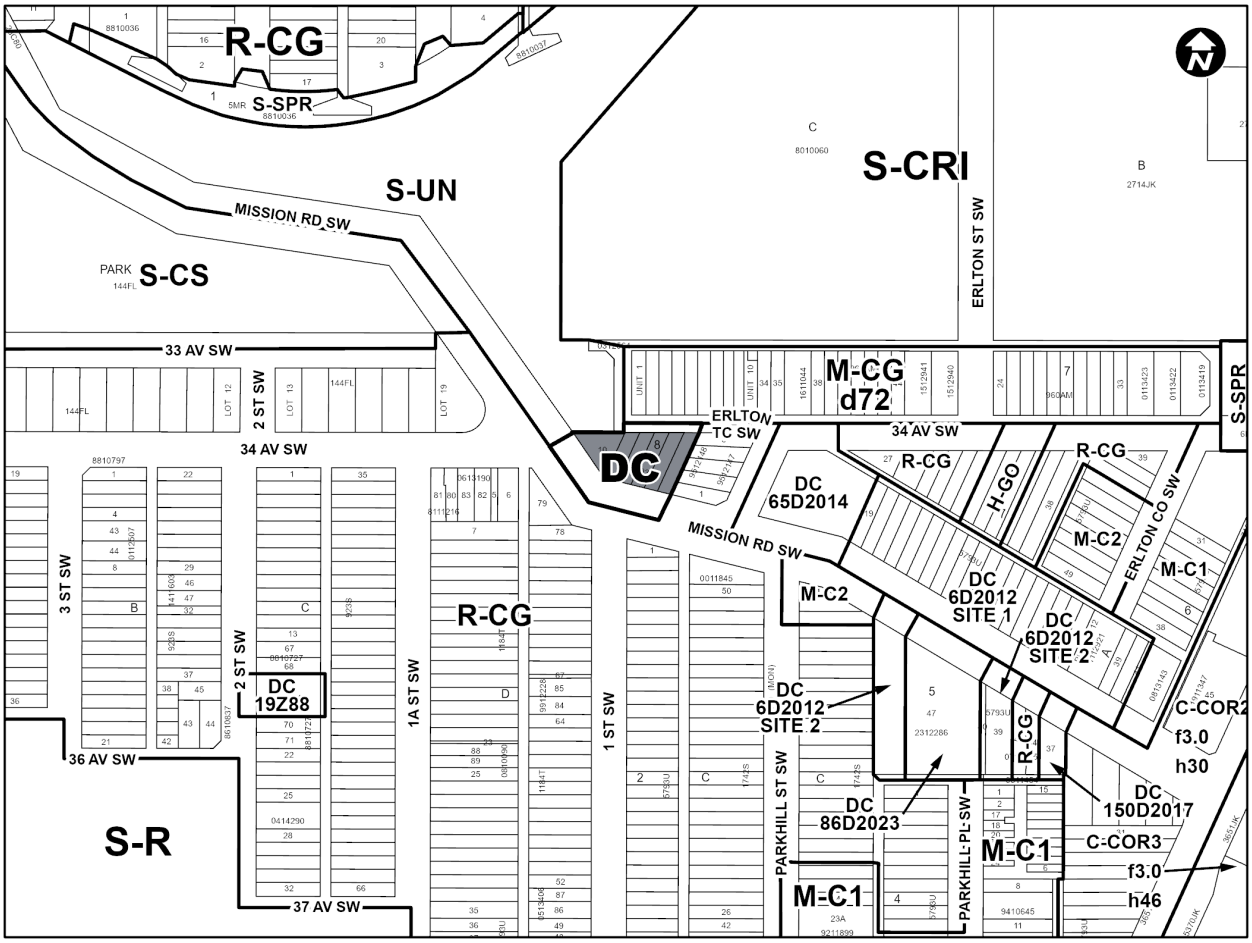
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0061/CPC2026-0510
BYLAW NUMBER 87D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

(a) provide an increase in building height along with specific massing transitions; and

(b) allow motor vehicle parking reductions with the provision of transportation demand management measures.

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.

General Definitions

4 In this Direct Control District:

(a) "***bicycle repair facility***" means a secure indoor space within the ***development***, made available to all tenants of that ***development***, that provides basic equipment for the maintenance of bicycles.

Permitted Uses

5 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.

Discretionary Uses

6 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.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Setback Area

8 The depth of all ***setback areas*** must be equal to the minimum ***building setback*** required in Section 9 of this Direct Control District.

Building Setbacks

9 **(1)** The minimum ***building setback*** from the east ***property line*** is 6.0 metres.

(2) The minimum ***building setback*** from a ***property line*** shared with Erlton Terrace SW is 4.0 metres.

(3) The minimum ***building setback*** from a ***property line*** shared with Mission Road SW is 3.0 metres.

(4) The minimum ***building setback*** from a ***property line*** shared with a ***parcel*** designated as a ***special purpose district*** is 1.2 metres.

Building Height and Cross Section

10 **(1)** Unless otherwise referenced in subsections (2) and (3), the maximum ***building height*** is 22.0 metres.

(2) Where a ***parcel*** shares a ***property line*** with Erlton Terrace SW, the maximum ***building height***:

(a) is 20.0 metres measured from ***grade*** at a distance of 4.0 metres from the shared ***property line***; and

(b) increases proportionately to a maximum of 22.0 metres measured from ***grade*** at a distance of 10.0 metres from the shared ***property line***.

(3) Where a ***parcel*** shares a ***property line*** with a ***parcel*** designated as a ***special purpose district***, the maximum ***building height***:

(a) is 20.0 metres measured from ***grade*** at a distance of 1.2 metres from the shared ***property line***; and

(b) increases proportionately to a maximum of 22.0 metres measured from ***grade*** at a distance of 10.0 metres from the shared ***property line***.

Motor Vehicle Parking Stall Reduction

11 The required number of ***motor vehicle parking stalls*** is reduced to 0.30 stalls per **Dwelling Unit** where the following transportation demand management measures are provided:

(a) a ***bicycle repair facility***;

(b) a minimum of 1.0 ***bicycle parking stalls – class 1*** per ***unit***;

(c) a minimum of 0.2 ***bicycle parking stalls – class 2*** per ***unit***; and

(d) a minimum of 50 per cent of the total ***bicycle parking stalls – class 1*** provided are accessed directly from ***grade*** and provided in a horizontal format.

Relaxations

12 The ***Development Authority*** may relax the rules contained in Sections 7 to 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

JACK MODDLE
Associate - B&A
jmoddley@bastudios.ca
403 554 9707

APPLICANT SUBMISSION: ERLTON ONWARD HOMES LAND USE AMENDMENT

Company: B&A
Developer: Onward Homes Calgary
Applicant's Name: Jack Moddle
Date: May 25, 2026

On behalf of Onward Homes, B&A is submitting this application for a Land Use Redesignation at 108 Mission Road SW in the community of Erlton. This application will redesignate the site to a Direct Control (DC) District based on Multi Residential – Contextual Medium Profile (M-C2) for the development of 61 affordable housing units. A pre-application assessment was received for this site in January 2025 under PE2024-02105. The proposed development is for 5-storey multi-residential building and will be enacted through a Development Permit in the summer of 2026.

This site is part of the City-led 2025 Non-Marking Housing Land Sale program. This site was sold to Onward Homes for the express purpose of developing affordable housing. This program is accompanied by requirements for the delivery of affordable housing within a set timeframe, and as such an expedited approvals process is necessary in order to meet these timing conditions.

Site Context

The site is a +/- 0.41-acre parcel located on Mission Road SW at the west end of Erlton Terrace. The site is currently occupied by a decommissioned Enmax substation facility. The surrounding community is characterized by low-density residential development in the form of single detached and semi-detached homes. Along Mission Road and Macleod Trail to the southwest, multi-residential and mixed-use development between 4-6 storeys has recently been approved and constructed.

The subject site is currently zoned M-CG d72 (Multi Residential – Contextual Grade Oriented) and is within the West Elbow Local Area Plan (LAP). LAP policy identifies the site as Neighbourhood Connector, up to 6 storeys. The proposed building provides 5 storeys of multi-residential above a parkade level, which aligns with the policies of the LAP. A Direct Control (DC) District is required to accommodate parking reductions and site-specific design solutions that arise as a result of grade on the site.

FIG 1 – SITE CONTEXT

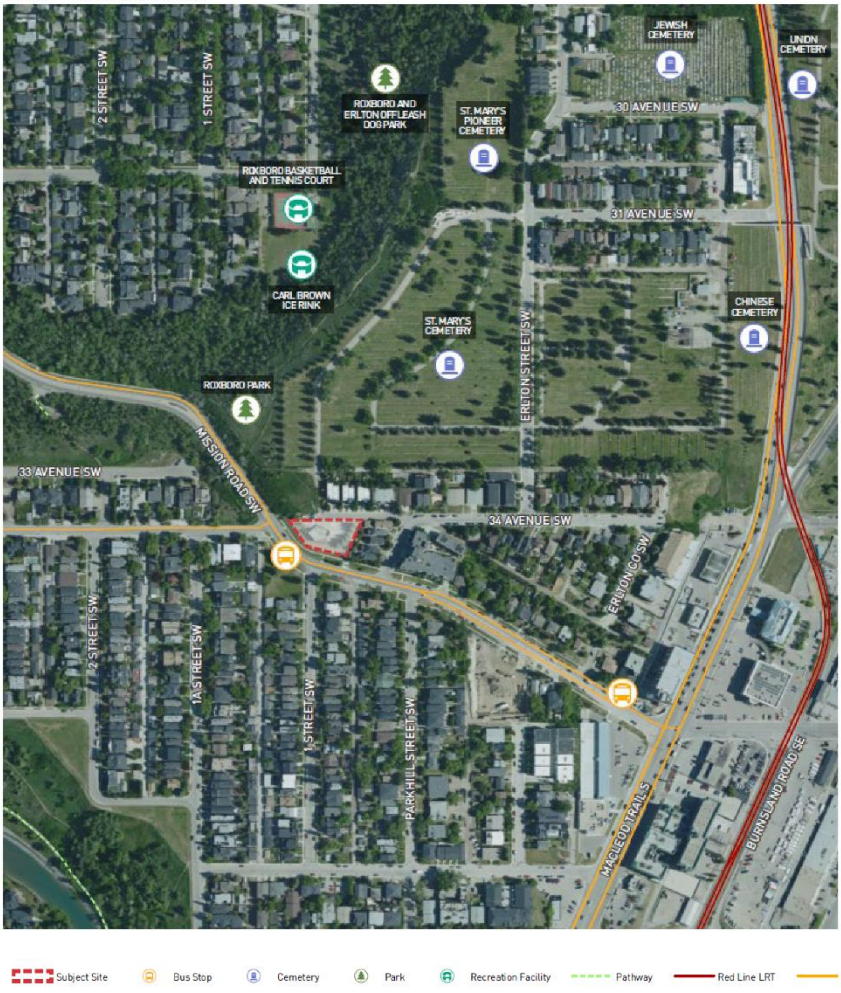


FIG 2 – POLICY CONTEXT



DIRECT CONTROL (DC) RATIONALE & BYLAW REVIEW

A DC District is proposed for this site. Section 20 (1) of the Land Use Bylaw 2P2007 indicates:

Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

The proposed base land use on this site is M-C2 (Multi Residential – Contextual Medium Profile), which includes Multi-Residential as a Discretionary Use. Based on a comprehensive bylaw review, the M-C2 land use is considered to be the most appropriate base district for the proposed use and built form. M-C2 allows for the intended use, which is a multi-residential with contextual setbacks from surrounding low-density residential. However, a DC is required for the following reasons:

- A reduction in motor vehicle parking stalls in exchange from Transportation Demand Management (TDM) measures
- An increase in height to accommodate 5 storeys of residential above a partially underground parkade, on a site with significant grade change
- Increased setbacks from adjacent low-density residential

The DC will also address site-specific design issues that arise from grade on site and specifically the way that height is measured from grade. A maximum height of 22m will be required to accommodate the 5-storey building, stepping down to 20m adjacent to Erlton Terrace. The increased height is necessitated by the significant grade differential between the Mission Road access to the parkade and the Erlton Terrace access at the ground floor. The maximum height under M-C2 is 16m, which is not sufficient to accommodate the proposed 5-storey building. The proposed increase to 22m is beyond what would be considered relaxable under the bylaw, therefore a DC is needed.

The proposed development is for affordable housing in close proximity to primary transit, and as a result the applicant is seeking a reduction to 0.3 stalls per Dwelling Unit in exchange for increased cycling and powered mobility vehicle facilities on-site.

SUMMARY

In conclusion, the proposed application allows for the development of a specific site outcome which is approximately 61 Affordable Housing units. The proposed built form of 5-storey multi-residential aligns with the policies of the draft Local Area Plan. The primary intent of this application is to allow for adjustments to bylaw rules to accommodate the proposed use, where these adjustments cannot be accommodated through any existing district. The proposed DC will also give additional certain of the final proposed use on site. Thank you for your consideration. Please do not hesitate to reach out with any questions or concerns. We look forward to Administration's support of this application.



JACK MODDLE, MPlan, RPP, MCIP
Associate – B&A
e: jmoddle@bastudios.ca
p: 403-554-9707

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: 108 Mission Road 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)

Outreach for this site includes:

-Presentation and engagement with Erlton CA (May 2025 & May 2026) and Parkhill CA (May 2025)
-Engagement with local area Councillor
-Public information sessions (May 2025 & May 2026)
-on-site signage and advertisement for engagement
-Individual email correspondence with members of the public

Affected Parties

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

-Adjacent residents and community members
-Community Associations
-Councillor

calgary.ca/planningoutreach

Community Outreach on 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.

Key themes and comments heard through engagement have included:

1. Servicing and Utilities
   - Questions about garbage collection and utility servicing.
   - Concern that existing water and utility systems were not built for additional density.

2. Density and Housing Mix
   - Some attendees felt the proposed unit count of 63 units was too high.
   - Clarification about the “mixed income” housing model and future residents.

3. Building Height, Setbacks, Shadowing and Privacy
   - Requests to increase setbacks from adjacent residents to the north and east.
   - Requests to reduce the height of the building.
   - Concerns about overlook from balconies on the east side of the building.

4. Trees, Greenspace and Site Design
   - Questions about preservation of existing trees and greenspace.
   - Concerns about additional shadow impacts on Erlton Terrace during winter conditions.

5. Access, Traffic and Road Safety
   - Concern was raised about proposed vehicular access from Erlton Terrace.
   - Residents noted challenging winter conditions on Erlton Terrace, including frequent ice buildup and slip hazards.
   - Pedestrian access and general walkability in the area.
   - Questions about overall vehicle circulation and limited site access points.

6. Parking
   - Questions about the number of parking stalls proposed.
   - Some attendees felt more parking was needed. Others felt too much parking was being provided.

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.

1. Servicing and Utilities
   - The applicant confirmed that through Development Permit, the City will require the applicant to pay the cost of any necessary utility servicing upgrades to serve the site.
   - DP drawings show details of garbage collection, which is to be done from Erlton Terrace.

2. Density and Housing Mix
   - Applicant provided clarification about the non-market land sale program which requires Onward to provide 63 affordable housing units per their contract with the City. Additional information about Onward's housing model was provided.

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Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

3. Building Height, Setbacks, Shadowing and Privacy
   - Decreased building height to 5 storeys (down from 6) and decreased maximum height from 24m, with rules for stepping down heights next to Erlton Terrace
   - Significantly increased setbacks from Erlton Terrace (previously 3m) and homes to the east (previously 1.2m), reducing the impact of massing on adjacent residents
   - Setting the building back further away from adjacent properties will decrease shadowing impacts.
   - Removing balconies on the east side of the building (at DP plan stage) addresses concerns about privacy & overlook to adjacent yards.

4. Trees and Landscaping
   - It was confirmed that the majority of existing trees on the east side are outside the utility ROW and cannot be retained. The team looked at multiple options but weren't able to avoid this outcome. Instead, the Development Permit will include details of proposed landscaping including the addition of trees for buffering.

5. Access, Traffic and Road Safety
   - Confirmed no parkade access from Erlton Terrace. Vehicle traffic limited to visitor parking and waste & recycling.
   - Applicant is working with the City on Development Permit level details to address sightlines from the parkade and intersection to the top of the hill, and traffic calming opportunities to slow vehicles around the crosswalks and bus stop area.

6. Parking
   - Increased minimum parking ratio to 0.3 stalls/unit. Through DP plans the applicant is currently planning to exceed this amount with 28 stalls proposed (0.44/unit).

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 May 20, 2026 open house was an opportunity to close the loop on the Land Use application by demonstrating how the applicant has responded to comments heard through 2025-2026, and showing details of the upcoming Development Permit. A subsequent engagement summary will be provided to all attendees of the open house.

Erlton Community Association Response

From:	Erlton Planning Chair
To:	Jack Moddle
Cc:	Erlton President; Bev Jarvis; Ian Nash; Jane Geller; Horkan, Melanie; CLWARD8 - Sarah Ferguson
Subject:	[External] Re: LOC2025-0061 - 108 Mission Road SW
Date:	Tuesday, April 21, 2026 11:13:28 AM
Attachments:	image001.png

Hello,

Thank you for attending the meeting last Tuesday and presenting the preliminary design and massing of the project. After hearing the comments from the neighbours and my subsequent discussion with you at the meeting, the Erlton Community Association's Planning Committee would like to offer the following comments.

As stated to you previously, we support affordable housing in our community; however, we believe there can be modifications to the design to allow for community support for your specific project. Specifically, the massing shown in the presentation is of concern. It appears to be a six story slab with no ability to provide softened interfaces. Some observations were previously provided, such as how it would be beneficial to preserve the mature spruce trees along the east side and to step the building height to the north and east to allow greater compatibility with the much lower density interface.

Additionally, after reviewing the presentation, it appears that the main entrance is intended to be from Erlton Terrace instead of Mission Road. We strongly believe that a lay-by and main entrance from Mission Road is preferable, with Erlton Terrace as a secondary entrance. If the main entrance is on Erlton Terrace, there would be a great deal of additional traffic from deliveries and pedestrian pick-up/drop-off on this narrow, unimproved and little-used roadway.

With respect to the massing, the application is for 62 units on a 0.41 acre site with unit density much greater than the neighbouring developments. There was no outreach prior to Onward submitting their application to purchase the land and there was no opportunity to discuss what would be a reasonable increased level of building mass and density. We note that the affordable housing development at the former Erlton School is approved for 60 units on a site that is twice as large as the subject, and the Mission 34 development east of the subject has unit density that would be equivalent to 35 units on your site. While it is clear that the number of units proposed were part of your application to purchase the site, we believe it is necessary to provide a reasonably compatible building envelope.

We recognize there is a great need for affordable housing, and we would encourage you to modify the design to arrive at a building form and community interface that can be supported.

Regards,
Heesung Kim, Chair
Erlton Community Association Planning Committee

Parkhill Community Association Response

Parkhill
COMMUNITY ASSOCIATION

Date: April 3, 2026

To: Bev Jarvis, Onward Homes

Cc: Jack Moddle, Heesung Kim (Erlton Planning Chair, Melanie Horkan (City of Calgary)

Re: Revised Land Use Application - LOC2025-0061, 108 Mission Rd

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Bev:

Thank you for your message. Let us start by saying that we are happy to see below market housing being built as what has been approved since the blanket rezoning decision of 2024, is anything but affordable. Unfortunately, we are disappointed with the application that was shared with us last week by the Erlton Community Association.

At our meeting last year, we expressed concerns about the proposed lack of parking given the building's entrance relocation to 1st St. At the time, your plan was to reduce the proposed amount of parking from 0.5 spots / unit (31) to "27 or so" as you could not afford to build a second level of underground parking and stay within your budget. Providing 0.25 or 16 spots is, in our view, unacceptable if we consider visitors, contractors and residents of this property. The reality is this particular decision will directly impact our community. The parking challenge is exacerbated by the proposed Row House development at 121 and 127 Mission Rd, which is located directly across the street from 108 Mission Rd. They are proposing 0.5 spots / unit and Parkhill residents are already preparing for overflow vehicles on 34th Ave and 1st Street.

We have additional concerns related to pedestrian safety. I recall Jack's description of single mom's walking their kids to school at Rideau Park Elementary and Junior High. As I indicated at the time, the school is over capacity and kids are being bussed to Chinook Park Elementary and Woodman Junior High. The increased volume of vehicle traffic that we are seeing from 8 Mission Rd, the anticipated volumes from 69 Mission Rd and ongoing construction traffic is posing a real risk to pedestrians. We are in traffic calming discussions with the City and CPS as we have significant concerns about the volume and speed of cut through vehicle traffic on our streets. We'd like to understand what measures you are proposing to ensure that pedestrians are safe along this stretch of Mission road.

We are also unhappy with the application for Direct Control. We find it interesting that arguments against Restrictive Covenants are noticeably absent when applying for DC, as the process also circumvents the land use bylaw and can provide developers with additional relaxations and allowances without the need for City approvals. Initially DC was proposed as the Local Area Plans limited building height to 16m for MC-2, 6 storey developments on Mission Rd and you were requesting 22m. Within weeks of both the Chinook and West Elbow LAP approvals, the City's planning department swiftly moved on from our agreed upon height restrictions on MC-2; proposed a 50% increase to 24m and as

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a result, you're getting an additional 2m in building height without a need for additional relaxations. Your neighbours on Erlton Terrace are understandably enraged as their privacy and sunlight will be directly impacted. And we are left wondering why you feel a DC designation is still required.

We've already heard from residents of 1st Street that the proposed changes are unacceptable. They are also concerned about privacy and shading as well as increased traffic. In advance of seeing a DP, we will advise you that we will want to see appropriate setbacks and ingress / egress to ensure that vehicles can enter and exit your property safely. As you know this location is on a curved section of Mission Rd and we are very concerned about how this development might negatively impact pedestrian and driver safety.

We'd be happy to meet in coordination with Erlton and have copied their Planning Chair, Heesung Kim on this letter.

Sincerely,

Parkhill Community Association

Parkhill
COMMUNITY ASSOCIATION

Date: May 14, 2025

To: Melanie Horkan

Re: 108 Mission Rd, LOC 2025 – 0061

Dear Ms. Horkan:

I am writing on behalf of the Parkhill Community Association to share some of our Community's concerns about the current land use redesignation application for 108 Mission Rd. Although the Community Association is supportive of below market housing projects, this particular project on this particular piece of land along this stretch of Mission Rd is troubling for several reasons. We are not the CA of record, but this development will impact Parkhill as much as it impacts Erlton.

1) **SIZE AND SCALE**: MC2 would allow a building of up to 6 storeys or 16m in height and although that would be a significant increase in size and scale from the current ENMAX substation, it is preferable to the 22m that Onward and B&A are presenting as part of their Direct Control (DC) application. We are not supportive of a 22m building for this project given its location on a blind curve along Mission Rd. There is another application before the CPC for the "Mission Towers", which is just east of this location. That application has requested a height relaxation from 16m to "up to 31m" and proposed 197 units.
    a. Both of these applications seem to reflect egregious relaxations to the recently approved Chinook Communities and West Elbow Local Area Plans. **During the LAP hearings communities were repeatedly told by the IPC, Council and the Planning teams that the LAP would provide communities with certainty about what could be built.** That certainty is a map that shows "Building Context Low - up to 6 storeys" or 16m, and this application exceeds that.
    b. Additionally, we were told by B&A that the sale purchase agreement with the City requires Onward build at least 61 units. This has led to their plan for 62 units, which is a massive increase from prior zoning, and we believe an unfair burden on the residents of Erlton Terrace and 1st Street.

We request that a relaxation to the LAP is not granted.

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2) **PARKING:** As per the **current land use** guidelines, this building must provide 0.5 parking stalls per unit. The developer has informed us that adding a second level of parking is cost prohibitive, so they are proposing a further reduction of parking as per their DC application. Given their projected tenant mix, they need to provide a number of wheelchair accessible parking spots, so could only provide a range of how many parking spots would be on that one level. It will be below 31, which begs the question, "where will the overflow cars park"? There is no parking allowed on that narrow stretch of Mission Rd and there is limited parking available on Erlton Terrace, which is the other access point. As the proposed plan moves the access point to 1st Street, we believe that cars will end up parking on a busy Parkhill street, that is currently quite full of residents and construction workers. If the developer pursues the path of not providing sufficient parking for their tenants, we will have no choice but to apply to turn 1st Street and Parkhill St into "permit required" parking zones.

We request that the developer provide enough parking for this building regardless of cost or zoning.

3) **TRAFFIC AND SAFETY:** The current development at 69 Mission Rd has turned our community into a hazardous place to walk and drive. The Mission Bridge closure exacerbated the issue, but now that it has reopened, trucks are not allowed to travel east along 4th Street across the bridge.
   - **a.** We are currently dealing with the construction company and developer building 69 Mission Rd to try to decrease the number of large trucks / construction trailers that are speeding through our neighbourhood. A few weeks ago I watched a double length trailer turn south onto Parkhill St. only to realize it wouldn't make it up the hill, so it backed down onto Mission Rd. We have trucks get stuck on 38A Avenue and Stanley Rd as they are unable to navigate our narrow streets and hills. We also have a high volume of cars cutting through our neighbourhood trying to avoid the construction projects and Macleod Tr. As you can imagine, residents with children have serious concerns about their safety.
   - **b.** Pedestrians have a challenging time navigating this section of Mission Rd in winter. **What is the plan for controlled and well-lit pedestrian crossings?**
   - **c.** Based upon past projects, I suspect that any Transportation Impact Assessment will show that there will be no impact to

the community. That is not the reality we are living with on the ground. **Will there be additional traffic lights added to Mission Rd?** There are potentially 159 additional units proposed for the north side of Mission Rd., with another 100 under construction on the south side. #8 Mission Rd, located at the corner of Macleod Tr and Mission, is now compete and people are starting to occupy the building. **What is the traffic plan associated with this development and more broadly Mission Rd?**

I have reviewed the new Zoning Bylaw draft and recognize that the simplified zoning proposal will allow the developer to do what they wish in the future, with or without the DC designation. The H-4 permitted use allows for 24m in height and the Parking Requirements Draft recommended "Open Option" would allow Onward to provide zero parking spots. What is troubling for residents is we worked through a Local Area Plan process in good faith, and it was approved in April (Chinook) and May (West Elbow) of 2025. If this draft Zoning Bylaw is passed in early 2026, the certainty of up to 6 storeys at a maximum height of 16m, that we believed was established, will be modified and what we view as relaxations today, will be automatically permitted without a neighbour's ability to provide input.

Respectfully, it feels like the entire planning process with the City is flawed, which is disheartening for those of us who would like to see sensible densification in our community. Developers will be approved to do whatever they want without any respect for their neighbours. And that does not seem like an equitable outcome for existing or new residents.

Sincerely,

Ruth Melchior
Director, Development
Parkhill Community Association

Policy and Land Use Amendment in Beltline (Ward 8) at 1313 Centre Street SW, LOC2025-0206

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan (Attachment 2); and

2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.16 acres ±) located at 1313 Centre Street SW (Plan SC, Block 100, Lots 19 and 20) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-used development through conservation of a municipal historic resource, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 28:

That Council:

1. Give three readings to **Proposed Bylaw 23P2026** for the amendments to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 85D2026** for the redesignation of 0.07 hectares ± (0.16 acres ±) located at 1313 Centre Street SW (Plan SC, Block 100, Lots 19 and 20) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-used development through conservation of a municipal historic resource, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for an increase in density to accommodate mixed-use development that includes conservation of a heritage resource.
- The proposal allows for an increase in density through the retention of a heritage resource and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application facilitates conservations of a heritage building while providing more housing options and neighbourhood amenities for inner city living and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal facilitates conservation of a heritage building with its adaptative re-use providing additional commercial and employment opportunities that may help activate this part of the Beltline.
- 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 regarding this proposal.

Policy and Land Use Amendment in Beltline (Ward 8) at 1313 Centre Street SW, LOC2025-0206

DISCUSSION

This land use amendment application in the community of Beltline was submitted by the landowner, 2328821 Alberta Ltd (Zaakir Karim) on 2025 October 11. A development permit has not been submitted at this time. However, as noted in the Applicant Submission (Attachment 4), their intent is to apply for a development permit for a mixed-use, multi-residential development in the future.

The 0.07 hectare (0.16 acre) corner site is located on 13 Avenue SW and Centre Street S. The George C. Cushing Residence, a legally protected Municipal Historic Resource, is preserved through bylaw 47M2014. This parcel was subsequently designated as a DC District (Bylaw 247D2016) recognizing the transfer of all unused density to another site in the Beltline.

This new DC District is proposed to accommodate redevelopment on this parcel with an increase in density to be earned through to the restoration of the George C. Cushing Residence existing on site. A minor amendment to the ARP is necessary to establish restoration of a Municipal Historic Resource as a bonus density item on the subject site.

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 has reached out to immediate neighbours along with providing information packages accessible to the public, affixed to the fence surrounding the site. The Applicant Outreach Summary can be found in Attachment 5.

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 three letters of opposition and two letters of support from the public. The letters of opposition include the following areas of concern:

- increased traffic and parking issues;
- height of future buildings overshadowing the heritage building on-site; and
- reduced sunlight and privacy for neighbouring apartments.

The letters of support included the following areas of advocacy:

- re-purposing of the protected heritage building will support the local neighbourhood; and
- conversion of the existing parking lot will add needed residential units in an area full of parking lots.

No comments from the Beltline Neighbourhoods Association (BNA) were received. Administration contacted the BNA 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 in alignment with the goals and objectives of the ARP with regards to adaptive re-use of heritage resources. 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 policy and 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
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 approval 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.

Policy and Land Use Amendment in Beltline (Ward 8) at 1313 Centre Street SW, LOC2025-0206

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 23P2026**
3. **Proposed Bylaw 85D2026**
4. Applicant Submission
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a corner parcel located on the southwest corner of 13 Avenue SW and Centre Street S in the Beltline community. This rectangular site is approximately 0.07 hectares (0.16 acres) in size and is approximately 15 metres wide and 47 metres deep. A vacant Municipal Historic Resource (George C. Cushing Residence) exists on the parcel, while the balance of the site is currently used as a surface parking lot.

Surrounding development is characterized by a mix of residential and commercial development. To the west of the site is a three-storey apartment and 25-storey apartment building. To the south is a five-storey apartment building. Surface parking areas existing directly north of the site. To the east across Centre Street S and north of 13 Avenue SW is a multi-residential development currently under construction.

The subject site is well served by amenities. The site is 400 metres (a four-minute walk) to Central Memorial Park to the west and Stampede Park to the east. The site is well served by transit where Victoria Park/Stampede Station is 500 metres (a five-minute walk) to the east. Bus stops serving Route 10 (Southcentre) are within 300 metres of the subject site (a three-minute walk).

Community Peak Population Table

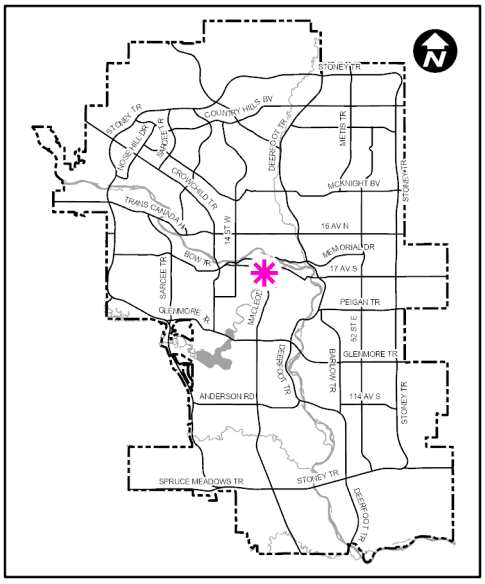
As identified below, the community of Beltline reached its peak population in 2019.

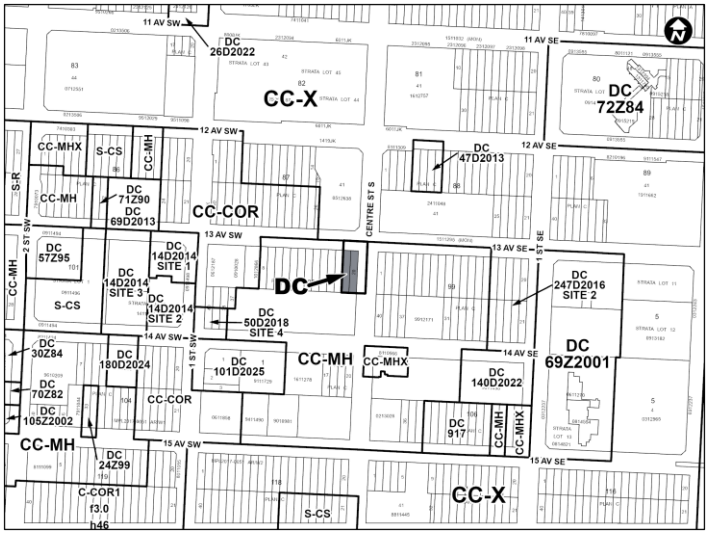
Beltline	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

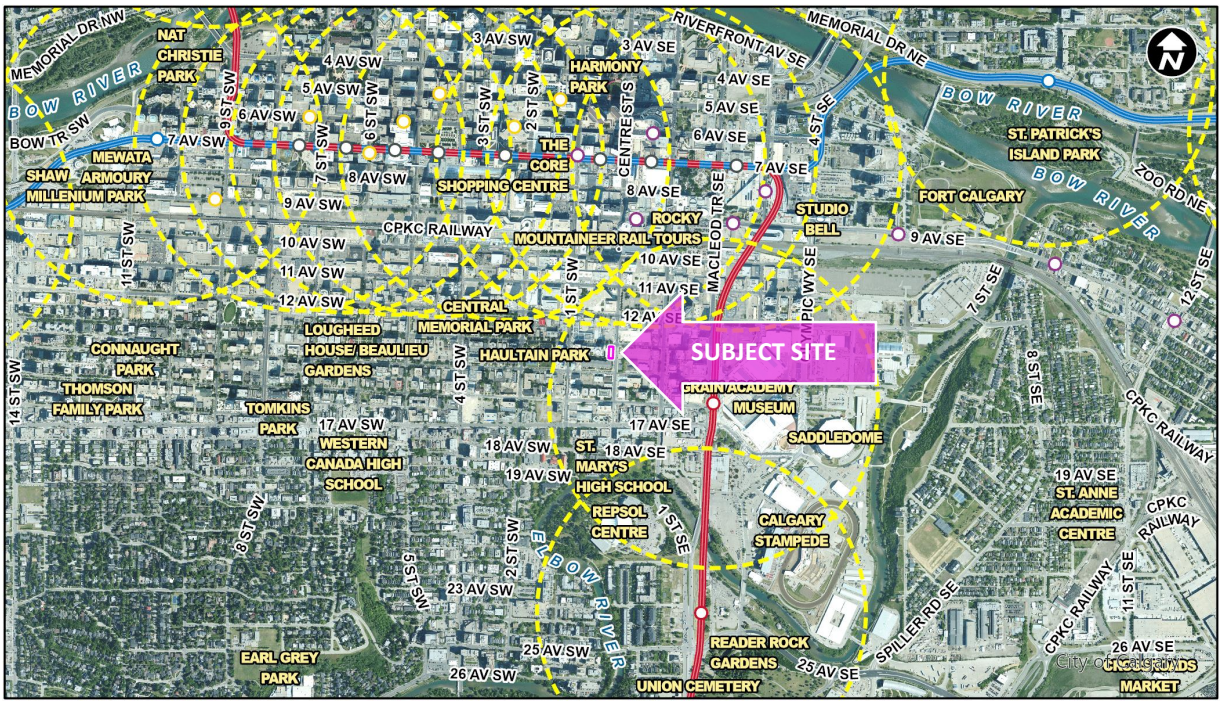
Source: *The City of Calgary 2019 Civic Census*

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 is currently designated as a Direct Control (DC) District (Bylaw 247D2016) based on the Centre City Multi-Residential High Rise District (CC-MH). This DC District recognizes the protection of the George C. Cushing Residence on the site and the transfer of any additional density available to a neighbouring site in the Beltline. The maximum allowable floor area ratio (FAR) in this DC District is 0.14 representing the total floor area within the existing building. No further development on this site is possible based on this rule in the DC District.

The proposed DC District is also based on the Centre City Multi-Residential High Rise District (CC-MH), which is intended to accommodate multi-residential development with a limited range of non-residential and commercial uses. The proposed DC District recognizes a second bonus density for conservation of a Municipal Historic Resource, the first being achieved through designation and transfer of unused density to a neighbouring site in the Beltline, achieved through Bylaw 247D2016.

The proposed DC District recognizes the floor area of the existing building as 0.14 FAR, representing the base FAR. The base FAR can be increased up to a maximum of 7.0 FAR consistent with the maximums allowed in the CC-MH District. The increase in FAR up to a maximum of 7.0 is to be earned through restoration of the George C. Cushing Residence. According to an initial estimate provided by the applicant's consultant, the cost of restoring this

Residence is approximately $1 million. Based on the formula in the *Beltline Area Redevelopment Plan* (ARP) for calculating bonus density, this could result up to 7.0 FAR of bonus density earned on this parcel. The owner of the parcel is to enter into an agreement with the City to complete rehabilitation of the George C. Cushing Residence, subject to a Development Permit approval with conditions. A minor amendment to the ARP is necessary to establish conservation through rehabilitation of a Municipal Historic Resource as a bonus density item on the subject site.

This application has been evaluated in the context of surrounding developments. The proposed density and inclusion of non-residential and commercial uses are appropriate for the site in consideration of the existing built form and land uses in the immediate context.

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 site-specific regulations unavailable in other land use districts. This proposal unlocks development potential within the vacant protected heritage resource, while maintaining the applicable rules of the CC-MH District. 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 the policy amendment and land use redesignation is approved by Council, the rules of the proposed DC District would provide guidance for future redevelopment of the site, including appropriate uses, building height and massing, landscaping and site access. Additional items that would be considered through the development permit process would include the following:

- ensuring an engaging built interface along both 13 Avenue SW and Centre Street S frontages;
- integration and conservation of the Municipal Historic Resource as part of a comprehensive development permit application;
- ensuring all protected character defining elements both external and internal to this heritage resource are maintained in accordance with its designation bylaw;
- ensuring high quality finishes and materials in keeping with the surrounding context; and
- execution of an agreement with the landowner to complete restoration of the George C. Cushing Residence.

Office of Urban Design (OUD) Review

The proposed DC District was reviewed by Administration's Office of Urban Design (OUD) which focused on built form principles to be integrated with the conservation of the Municipal Historic Resource. The integration of the existing building within a new mixed-use development is to consider cornice lines, façade rhythm, fenestration proportions and roof typology respectful of this heritage asset. Due to its prominent location, a proposed redevelopment of the site would

be subject to review through the Urban Design Review Panel (UDRP) at the development permit stage.

Heritage Planning Review
Heritage Planning confirms the George C. Cushing Residence was legally protected through the designation Bylaw 47M2014 and as a result is eligible for additional conservation incentives that includes restoration efforts on the structure upon completion that is consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Transportation
Pedestrian access is available from 13 Avenue SW and Centre Street S. The grid network of sidewalks throughout the neighbourhood provides multiple routing options for pedestrians. The 12 Avenue SW and 15 Avenue SW cycle tracks are within 200 metres from the site.

The site benefits from strong connectivity through all transportation modes. The site is well served by Calgary Transit with bus stops for Route 10 (Southcentre) within 300 metres (one-minute walk) and Victoria Park/Stampede LRT Station within 500 metres (five-minute walk).

The specific vehicular and bicycle parking requirements for a multi-residential development on this site will be determined at the development permit stage.

Environmental Site Considerations
No environmental concerns have been identified at this time.

Utilities and Servicing
Public water, sanitary and storm utility connections exist along Centre Street S. Ultimate development servicing 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 site is situated in the Greater Downtown area as shown on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). This application is aligned with the vision in the MDP for the Greater Downtown communities, that being mixed-use areas with high-density residential development, 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.

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 will help strengthen the Beltline community as a community that has a variety of housing choices and helps to increase commercial opportunities for residents and the broader public.

Beltline Area Redevelopment Plan (Statutory – 2006)
The subject site is designated 'Primarily Residential' in the *Beltline Area Redevelopment Plan* (ARP). Policies guiding land use and development in this area accommodate non-residential uses within the first two storeys of a building, situated at the corner of a block and in support of adaptive re-use of buildings on the Inventory of Evaluated Historic Resources. The list of non-residential and commercial uses within the proposed DC District would support the adaptive re-use of the Municipal Historic Resource and provide additional amenities in support of the immediate neighbourhood.

The ARP includes the provision of density transfer for heritage conservation as an acceptable bonusing initiative. An accompanying DC Bylaw is used to track the reduction of buildable FAR on municipally designated source parcels and the increase in buildable base FAR on the receiving parcels. Both the existing and proposed DC District are in alignment with the ARP and Calgary Heritage Strategy, which encourages significant historic resources to be protected through designation bylaws. In order for a heritage site to transfer its unused density, it must be legally protected at the municipal level. The designation of the George C. Cushing Residence as a designated Municipal Historic Resource was approved at the 2014 July 14 Public Hearing of Council through Bylaw 47M2014.

The proposal aligns with the intent of Section 5 Density; however, a policy amendment is required to support this application. Policy 5.3.2 is proposed to be amended to allow for density bonusing above 0.14 FAR on this site, to a maximum of 7.0 FAR to be achieved through the conservation of the Municipal Historic Resource at the development permit stage.

PROPOSED

CPC2026-0462
ATTACHMENT 2

BYLAW NUMBER 23P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BELTLINE AREA REDEVELOPMENT PLAN BYLAW 2P2006 (LOC2025-0206/CPC2026-0462)

* *

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, Table 5: Density Areas, in the column "Additional FAR and exceptions", after bullet 3., add the following new bullet:

   "4. an additional 6.86 FAR for the parcel legally described as Plan C, Block 100, Lots 19 and 20, in accordance with the policies contained in Section 5.3.2.6"

   (b) In Part 1, Section 5.3 Density Bonusing, subsection 5.3.2 Bonus Schedule, after bonus item 5, add the following new bonusing item:

   "**6. Site Specific Heritage Conservation**

   Description:

   The parcel located at Plan C; Block 100; Lots 19 and 20 earned and transferred nearly all of its density in accordance with Item 4, as documented in Bylaw 247D2016. This parcel may earn additional density, to bring the parcel to a maximum of 7.0 FAR, through the provision of conservation work to the designated Municipal Historic Resource known as the George C. Cushing Residence.

Eligibility:

The amount of additional floor area that may be earned through the conservation of the George C. Cushing Residence, to bring the parcel to a maximum of 7.0 FAR, will be determined through negotiations between the owner/developer and The City, based on the overall cost of the preservation, rehabilitation or restoration and any other related costs. The conservation work must be secured through an agreement with The City, to the satisfaction of The City, and shall be consistent with **The Standards and Guidelines for the Conservation of Historic Places in Canada**. Cost estimates for the conservation work shall be submitted by the applicant and prepared by a consultant with demonstrated experience in heritage conservation. Agreement on the cost estimates will be determined through negotiations between the applicant and The City.

Bonus Rate:

The amount of additional floor area that may be earned, up to a maximum of 6.86 FAR, shall be determined based on the overall agreed cost of the conservation work, as set out in the agreement referenced above. As with other bonus items, the floor area bonus will relate to the average land value per square metre of buildable floor area for the area. For example, if the cost to the developer to restore the George C. Cushing Residence is $500,000 and the average land value per square metre of buildable floor area for the area is $270, then the amount of the bonus floor area will be calculated as follows:

Total construction cost/(Average land value x 75%) = Allowable Bonus Floor Area

$500,000/($270 x 75%) = 2,469 square metres

Note: The average land value is discounted at a rate of 25 per cent to account for transactional costs associated with the provision and negotiation of the bonus. Maximum densities still apply.”

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

CPC2026-0462
ATTACHMENT 3

BYLAW NUMBER 85D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0206/CPC2026-0462)

* *

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 _____

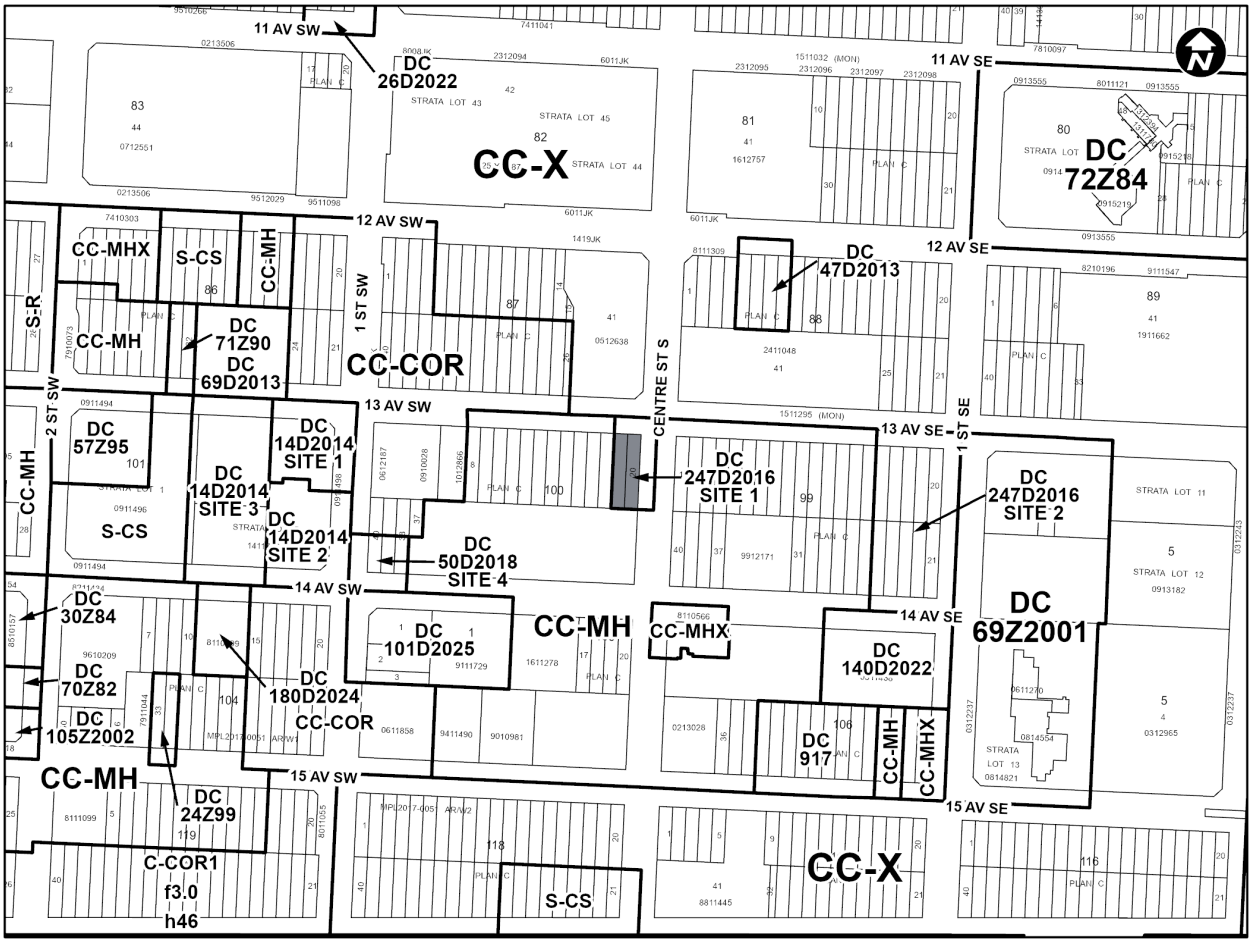
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MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0206/CPC2026-0462
BYLAW NUMBER 85D2026

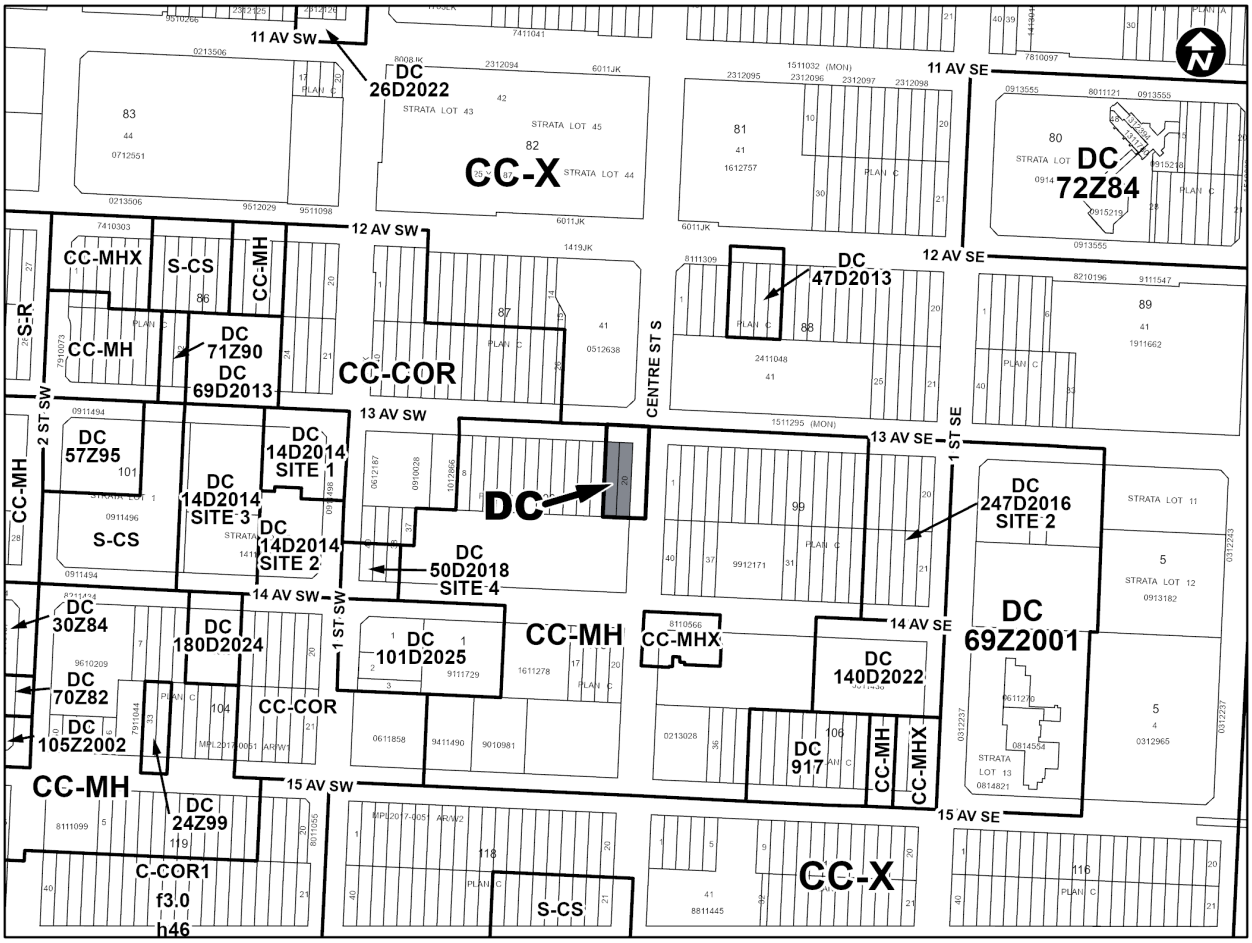
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0206/CPC2026-0462
BYLAW NUMBER 85D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended:

(a) to incentivize the conservation of a designated municipal historic resource; and

(b) allow for additional non-residential and commercial uses.

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 Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Convenience Food Store**;
(b) **Drinking Establishment – Medium**;
(c) **Museum**;
(d) **Office**;
(e) **Outdoor Café**;
(f) **Restaurant: Food Service Only**;
(g) **Restaurant: Licensed**;
(h) **Retail and Consumer Service**;
(i) **Specialty Food Store**; and
(j) **Temporary Residential Sales Centre**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 **(1)** The maximum ***floor area ratio*** is 0.14.

(2) The maximum ***floor area ratio*** may be increased to a maximum of 7.0 in accordance with Section 8 of this Direct Control District Bylaw.

Density Generation Through Conservation Work

8 **(1)** The ***floor area ratio*** referenced in Section 7 of this Direct Control District Bylaw may be increased to a maximum of 7.0 where the owner of the ***parcel*** has entered into an agreement with the ***City***, to the satisfaction of the ***City***, to complete conservation work on the designated Municipal Historic Resource known as the Cushing House. The total amount of bonus area is calculated based on the formula in subsection 2.

(2) The total amount of bonus floor area will be calculated as follows:

Total Cost of Conservation/(Average Land Value x 0.75) = Allowable Bonus Floor Area

(3) The average land value for 2026 is $291 per buildable floor area in square metres. The average land value will be adjusted annually on January 1 by the ***Development Authority***, based on the Statistics Canada Consumer Price index for Alberta.

Location of Uses

9 The following ***uses*** may only be located on either or both the first or second ***storey*** of a ***building***:

(a) **Convenience Food Store**;
(b) **Drinking Establishment – Medium**;
(c) **Museum**;
(d) **Office**;
(e) **Outdoor Café**;
(f) **Restaurant: Food Service Only**;
(g) **Restaurant: Licensed**;
(h) **Retail and Consumer Service**;
(i) **Specialty Food Store**; and
(j) **Temporary Residential Sales Centre**.

Relaxations

10 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

Applicant Name: 2328821 Alberta Ltd.

Date: October 11, 2025

The George C Cushing Residence – a designated historical resource - has been left derelict and vacant for over 10-years. It is at a high risk of experiencing a serious adverse event that causes permanent impairment. The Enoch Sales House – a 115-year-old historically significant home in Victoria Park – went up in flames in 2019 after sitting vacant for 20-years. An unhoused individual accessed Enoch Sales House and lit a fire inside to stay warm. The fire went out of control and damaged the building beyond repair. Had the building been rehabilitated with long-term occupants in place, this would not have occurred.

The Cushing Residence is currently a point of social disorder within the Beltline, with people trying to access the building to stay warm and protected from the elements. The cover of the building contributes to break-and-enters to the neighboring properties. People who lack housing can often be found on the veranda steps sleeping or consuming drugs and alcohol. There is often litter left around the house by the unhoused. This unacceptable situation will continue until the home is rehabilitated and tenanted.

We purchased George C Cushing Residence in late-2023 with the hope of rehabilitating the house. Since then, numerous conversations with Councillor Walcott, Calgary Planning & Development and Heritage Calgary have taken place.

Our proposal to rezone the parcel would provide incentives to fully rehabilitate the George C Cushing Residence while simultaneously repositioning the residual area of parcel (currently a parking lot) for redevelopment. The current density of the parcel is 0.14x FAR.

The proposal has the following benefits:

1. **Community pride and identity.** The Applicant envisions a full rehabilitation, both inside and out. The George C Cushing Residence would become a landmark for the neighborhood. The restored structure will result in the enhancement of community pride and identity.

2. **A third-space for community building.** The rehabilitated heritage building would serve as a third-space (a café, restaurant, etc.) where Calgarians can socialize, connect and relax.

3. **Reduction in social disorder.** By restoring a derelict and uninhabited structure, there would be an improvement in social order within the neighborhood.

4. **Reducing risk of permanent impairment.** A heritage structure is not truly safe until it is both designated and rehabilitated. The Applicant's proposal would eliminate the risk of the George C Cushing Residence being lost due to neglect.

5. **Generation of local economic activity.** The rehabilitation work undertaken by the Applicant would generate ~$1,000,000 in economic activity, the large majority spent on Calgary based architects, trades and suppliers. And, because a large proportion of this spending occurs within the local economy it results in a substantial multiplier effect.

6. **Re-densification of the parcel is in the public interest.** The proposal would increase the net potential population density within Calgary's greater downtown by allowing the surface parking lot to be redeveloped into a more intensive use. This would contribute to MDP goals around sustainability and density. It would improve the aesthetics of the neighborhood. It increases the city's tax base. Importantly, all this is achieved while the proposed density of the parcel remains within the guardrails of CC-MH zoning.

7. **Density is priced, with enduring benefits accruing to the public.** The density obtained by the Applicant would be generated through the Applicant's provision of enduring public benefits and amenities as outlined within the Beltline ARP. These include such items as the provision of public space, provision of publicly accessible private open space, provision of affordable housing units, heritage restoration, incorporation of sustainable building features, and contributions to the Beltline Community Investment Fund.

8. **Appropriate guardrails on density.** Within the guardrails of CC-MH zoning, the ultimate density of the parcel should left to the development permit application stage of redevelopment. It is inappropriate and poor practice to try and pinpoint the appropriate density for the subject parcel at this time due to uncertainty around what a future development might look like. Doing so would also unnecessarily constrain the enduring public benefits provided by the Applicant.

9. ***Caveat emptor, quia ignorare non debuit quod jus alienum emit.*** Within the guardrails of density outlined within the CC-MH district, the risks of over densifying the parcel prior to the submission of a Development Permit Application should be the Applicant's risk to bear. If the Applicant ends up in a position where they unable to fully use their earned density entitlements due to site constraints, the Applicant fully bears the cost of this decision while the public benefits from more amenities than otherwise.

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2025-0206 - George C Cushing Residence

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)

- We created an engagement website outlining our vision. The website provided three ways to submit comments: a link to the DMAP file, the file manager's email address, and our engagement email address. The website is: http://cushing-residence.carrd.co/

- We produced physical and digital flyers that shared our vision. The flyers included a QR code linking to the engagement website. We have included the flyer on Page 3 of this Applicant Outreach Summary.

- We installed two on-site flyer boxes and kept them stocked with printed flyers.

- We reached out directly via email to nearby landowners

Affected Parties

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

- We emailed immediate neighbouring landowners at 112 13 Ave SW, 102 14 Ave SW, and 106 14 Ave SW, sharing a digital copy of the flyer and a link to the engagement website.

-We posted a flyer at the main entrance of the Polo Terraces condominium complex.

- We contacted the Calgary Heritage Initiative, Heritage Calgary, and the Beltline Neighbourhood Association, sharing a digital copy of the flyer and a link to the engagement website.

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.

Everyone we spoke with in person expressed enthusiasm for the adaptive reuse of the Cushing Residence as a third-place and for the rehabilitation of a heritage home.

Our immediate neighbor, Bental Green Oak (BGO), noted "Good luck and I like that you are trying to get ahead of this and engaging the community early." They are the owners of the Portfolio rental complex directly the west and also the Bernard Callebaut lands to the east.

BNA noted, "Thanks for reaching out. This sounds very exciting and we are keen to stay in the loop as this progresses"

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.

All discussions were positive. Otherwise, no feedback received.

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)

We will continue to engage with BNA, Heritage Calgary and interested neighbors through the Ideation and Details phase of the architectural work.

calgary.ca/planningoutreach

Hello Neighbor

Cushing Residence, Beltline, Calgary

We have proposed a land use amendment (LOC2025-0206) to rehabilitate the historic property at 1313 Centre Street SW (the "Cushing Residence"). This includes rehabilitating the home and repositioning the adjacent parking lot for redevelopment.

This amendment will enable a high-quality rehabilitation that respects and highlights the home's heritage character.



The Cushing Residence is a municipally designated heritage resource that has been vacant for over a decade. Built in the Queen Anne Revival style, it was once home to George C. Cushing, whose family owned Cushing Bros. Ltd., one of Canada's largest wood milling companies. As a result, the home features exceptional woodwork and craftsmanship, both inside and out.

We envision the Cushing Residence as a welcoming "third space" — such as a coffee shop, café, or small restaurant — that contributes to the revitalization of East Beltline. This would create a place for Calgarians to gather, connect and experience a unique historic setting.

A comparable project is Café Cittadella in Vancouver (shown).

To learn more, scan the QR code. We welcome your comments, questions, and feedback.





Policy Amendment in Ramsay (Ward 9) at 2125 Spiller Road SE, LOC2026-0052

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Ramsay Area Redevelopment Plan (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JUNE 11:

That Council give three readings to **Proposed Bylaw 30P2026** for the amendment to the Ramsay Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks to amend the *Ramsay Area Redevelopment Plan* (ARP) to allow for rowhouses and townhouses, in addition to the building types already allowed under the ARP (i.e. 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?* This application supports greater housing choice within the community and would allow for more efficient use of existing infrastructure and surrounding 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 (DP2025-06273) for a four-unit townhouse and detached garage has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the southeast community of Ramsay, was submitted by Tamson Developments on behalf of the landowner, 1814121 Alberta Ltd. (Khalil Haji), on 2026 April 16. A development permit (DP2026-06273) for a four-unit townhouse and detached garage was submitted 2025 November 6. The mid-block 0.06 hectare (0.14 acre) site is located along Spiller Road SE and is currently developed with a one-storey single detached dwelling and a detached garage accessed from the lane at the rear of the site.

As indicated in the Applicant Submission (Attachment 3), the proposed policy amendment is intended to accommodate a townhouse development on the subject site and align the ARP with the full range of uses listed under the existing Residential – Grade Oriented Infill (R-CG) District. Rowhouses and townhouses are not allowed under the current ARP policies for the subject site as it is identified as part of the ‘Low Density Residential Area’, which discourages development containing two or more dwelling units. This application seeks to amend the subject site from the ‘Low Density Residential Area’ to the ‘Low Density Multi Unit Residential Area’.

Policy Amendment in Ramsay (Ward 9) at 2125 Spiller Road SE, LOC2026-0052

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 policy amendment application, the applicant was encouraged to use the to Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the Ramsay Community Association (CA), Ward 9 Councillor, neighbours and local businesses in the surrounding area. The Applicant Outreach Summary can be found in Attachment 4.

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.

The CA provided feedback neither in support nor opposition of the proposed policy amendment on 2026 May 15 (Attachment 5). Comments from the CA focused on site design that are being considered through the ongoing development permit review stage.

At the time of this report, Administration received one submission in opposition from the public. The letter of opposition included the following areas of concern:

- increase in density;
- impacts to community character; and
- vehicle congestion and parking.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, including height, number of units and on-site parking and access are being reviewed through the development permit application currently under review.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy 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.

Policy Amendment in Ramsay (Ward 9) at 2125 Spiller Road SE, LOC2026-0052

IMPLICATIONS

Social
The proposed application would enable the development of a variety of housing types in the community of Ramsay. The development of this site may support the evolving housing and lifestyle needs of the community.

Environmental
This application does not include any actions that specifically address 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 more efficient use of land, existing infrastructure, and surrounding amenities.

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 30P2026**
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 southeast community of Ramsay along Spiller Road SE. The midblock parcel is approximately 0.06 hectares (0.14 acres) in size and measures approximately 36 metres deep and 15 metres wide. The site is currently developed with a one-storey single detached dwelling and a rear detached garage.

Surrounding development is characterized by a mix of low-density residential development, comprised of predominantly single and semi-detached dwellings. The site is also located 200 metres (a five-minute walk) north of various industrial uses located along 24 Avenue SE. Ramsay School is located 100 metres (a two-minute walk) to the west of the site, with multiple community amenities situated in a park that is located 100 metres (a two-minute walk) to the north, including the Ramsay Inclusive Playground, playing fields, tennis courts, community gardens and the Ramsay Rink.

Community Peak Population Table

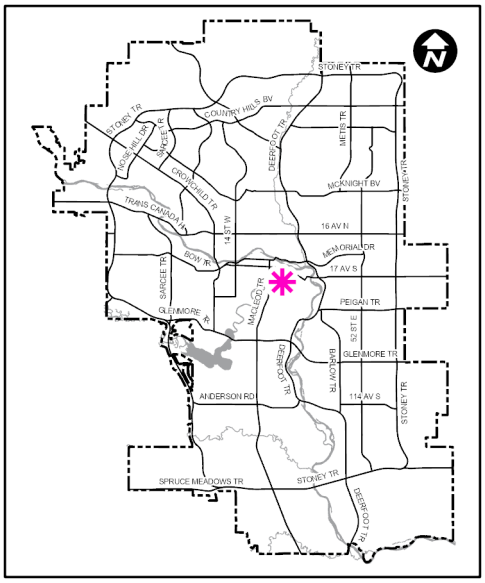
As identified below, the community of Ramsay reached its peak population in 1969.

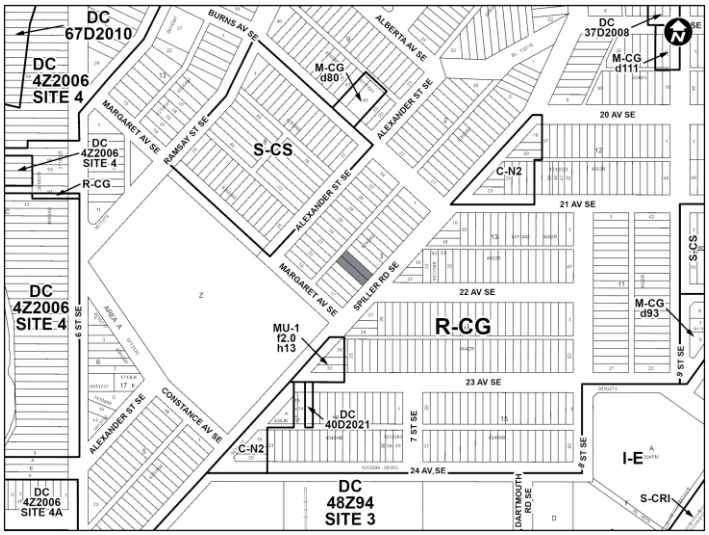
Ramsay	
Peak Population Year	1969
Peak Population	3,005
2019 Current Population	2,158
Difference in Population (Number)	- 847
Difference in Population (Percent)	- 28.19%

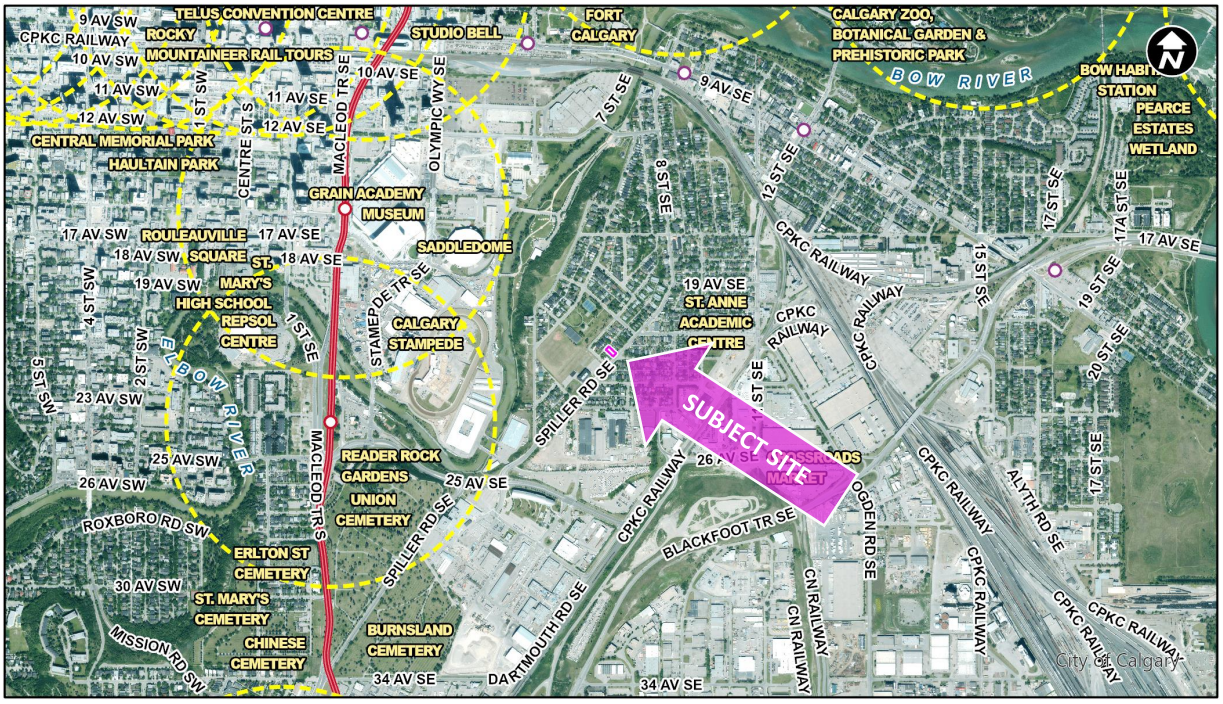
Source: *The City of Calgary 2019 Civic Census*

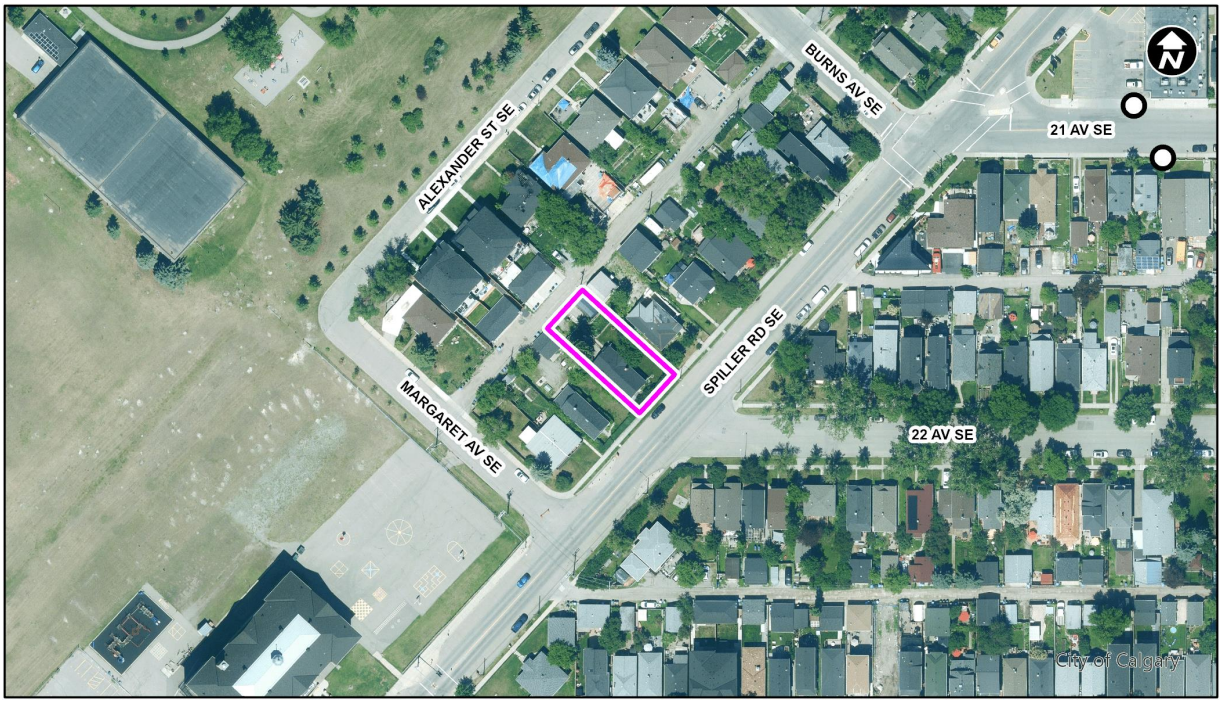
Additional demographic and socio-economic information may be obtained online through the Ramsay Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Residential - Grade-Oriented Infill (R-CG) District accommodates a wide range of low density, grade-oriented development, including single detached, semi-detached dwellings, as well as townhouses and rowhouse buildings. It allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare. Based on this density, the subject site could accommodate 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 contribute towards allowable density. The parcel would require 0.5 parking stalls per main dwelling unit and per secondary suite.

Development and Site Design
The rules of the existing R-CG District will provide general guidance for future site development, including building height and massing, landscaping, amenity space, and parking provisions.

Transportation
The subject site is located on Spiller Road SE (a local road). Vehicle access is provided from the rear lane located directly to the north of the site between Burns Avenue SE and Margaret Avenue SE. Pedestrian access to the site is provided via the sidewalks along Spiller Road SE.

The subject site is well served by transit, with four transit stops located within approximately 200 metres (a two-minute walk). These stops include three serving Route 17 (Renfrew / Ramsay) and one stop serving both Route 17 (Renfrew / Ramsay) and Route 23 (52 Street East).

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water, sanitary, and storm utilities are available to service the site. Details of site servicing are being reviewed under the 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 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, while delivering 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 through the development permit.

Ramsay Area Redevelopment Plan (Statutory – 1994)
The subject site is located within the Low Density Residential Area, as identified on Map 1: Action Plan – Executive Summary of the *Ramsay Area Redevelopment Plan* (ARP). As per the applicable ARP policies in subsection 3.1.2.1 (Low Density Residential), The Low Density Residential Area is intended to support residential development containing up to two units (i.e. single detached, semi detached, and duplex dwellings).

The proposed policy amendment to Map 1 would change the subject site from the 'Low Density Residential' typology to the 'Low-Density Multi Unit Residential' typology to align the ARP with the allowable uses of the currently R-CG District. The R-CG District allows for townhouses and rowhouse buildings which are not currently supported by this ARP typology. Administration supports the proposed ARP amendment as it is in alignment with the MDP policies and existing land use designation. Details of the proposed policy amendment are included in Attachment 2.

South Bow Communities Local Area Planning Project

This site is located within the South Bow Communities which includes Ramsay and surrounding communities. A new local area planning project for this area is expected to launch in Spring 2026. As a local area plan is developed, applications must continue to be reviewed using existing legislation and Council-approved policy, including the existing ARP.

PROPOSED

CPC2026-0505
ATTACHMENT 2

BYLAW NUMBER 30P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE RAMSAY AREA REDEVELOPMENT PLAN BYLAW 1P94 (LOC2026-0052/CPC2026-0505)

* *

WHEREAS it is desirable to amend the Ramsay Area Redevelopment Plan Bylaw 1P94, 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 Ramsay Area Redevelopment Plan attached to and forming part of Bylaw 1P94, as amended, is hereby further amended as follows:

   (a) Amend Map 1 entitled 'Action Plan – Executive Summary' by changing 0.06 hectares ± (0.14 acres ±) located at 2125 Spiller Road SE (Plan 6260AM, Block 3, Lots 12 and 13) from 'Low Density Residential' to 'Low Density Multi Unit Residential' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 30P2026

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

TAMSON

Apr 13, 2026

2125 Spiller Road SE
Calgary, AB T2G 4G7

Re: **2125 Spiller Road** (Ramsay)
Minor Policy Amendment (existing R-CG - Ramsay ARP Minor policy amendment)

The subject parcel is a privately-owned 0.055769 ha site that is located in the historic community of Inglewood/Ramsay (Ward 9, Councillor Harrison Clark). The current land use designation is Residential - Grade-Oriented Infill (R-CG), which is a residential designation that primarily supports redevelopment in the form of townhouses/rowhouses, but also allows for single detached, side-by-side and duplex homes that may include a secondary suite. There are various policy plans to consider which support further context-sensitive intensification of this area, with consideration to existing and future neighbouring Land Use; these include the Municipal Development Plan, Calgary Transportation Plan, amongst other Planning Policies such as the Citywide Growth Strategy.

The site is located along Spiller Road SE in the community of Ramsay, which is conveniently located 2km east of downtown Calgary and is within a reasonable walking distance. The surrounding transportation network is exceptional, providing multimodal access in the form of various roads, pathways, cycling routes, and reliable transit. Public transit options include the existing Victoria Park/Stampede and Erlton/Stampede stations on the Red Line LRT, the MAX Purple Bus Rapid Transit along 9th Avenue SE, Routes 17 and 24 of standard Calgary Transit bus routes, as well as the future addition of the Ramsay/Inglewood station of the Green Line LRT. Vehicular access to the site currently exists from Spiller Road SE, which extends to sections of various major roads and transportation corridors such as MacLeod Trail, Blackfoot Trail, 17th Avenue, and Deerfoot, allowing ease of access to more distant areas of the City.

The parcel is situated within an evolving context that is supported by various surrounding Land Uses of greater density, height, and district. The street of Spiller Road SE is the main street of the community, and is a collector road that runs the entire length of the community which would be suitable for further intensification. Existing and future Land Uses/developments to consider include multiple existing Medium Density Residential sites to the north and east; existing Commercial to the north, south, and east; existing Industrial - Edge at the east; multiple existing, in-progress, and future commercial, mixed-used, and multi-family residential developments in the immediate surrounding area; and several Direct Control districts to the north and south. Additionally, there are multiple projects in the Inglewood/Ramsay area that have been invested into by the City of Calgary and that are currently underway or planned, including Inglewood-Ramsay Public Realm Improvements, the Blackfoot Trail bridge

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rehabilitation, Inglewood Sanitary trunk maintenance and improvements, greenspace development with Bend in the Bow, and Inglewood Station which is an integrated Mixed Use Facility. There exist a variety of community amenities, including schools, Community Association buildings, the Inglewood Aquatic Centre, regional pathways, and open spaces. Notably, a policy amendment was approved by City Council for the site directly adjacent to the subject parcel, 2129 Spiller Road SE, to Low Density Multi Unit Residential, to allow for a four-unit rowhouse/townhouse of much larger size and scale to be built, which shows alignment with higher community Uses. The adjacent project is a 3-storey building, in contrast with our proposed 2-storey building, which would have less of an impact on the streetscape and block and better aligns with the surrounding context. There are also several Low Density Multi Unit Residential sites only a block away to the northeast.

The current municipal Land Use designation of the subject site is R-CG, which supports a minor density increase beyond the designation of the Ramsay Area Redevelopment Plan (ARP) of Low Density Residential, which allows a maximum of 2 dwelling units. We are seeking a minor amendment to the Ramsay ARP for the site, 2125 Spiller Road SE, from “Low Density Residential” to the designation of “Low Density Multi Unit Residential”, which would allow the proposed 4 dwelling unit project and would better align with the subject site’s existing Land Use district and would better suit the immediate context of the surrounding area. We are not seeking any relaxations from the current R-CG requirements.

The proposed amendment represents an appropriate and context-sensitive density increase of this residential site, maintaining a low-density, grade-oriented build form, which allows for helping to bridge the gap in the area between single-family detached dwellings and surrounding higher-intensity Uses. Providing opportunities for different types of housing forms would allow for diversity in terms of affordability and accessibility for a wider variety of individuals and families from different demographics, which would result in the enhancement of the character and vibrancy of the community of Ramsay overall. The proposed development form remains low-density and grade oriented, and aligns with the Municipal Development Plan and Calgary Transportation Plan by adding incremental growth. The Ramsay ARP amendment would allow for greater diversity in existing housing options, and would contribute to and help expand the availability of Missing Middle housing opportunities that are essential within the growing City of Calgary. Furthermore, the amendment would allow for revitalization of underutilized land, increase the accessibility of the community, and contribute to variety and affordability of housing in the city. Allowing further, moderate intensification helps to support economic development and would help attract diverse business and living opportunities in the area.

Our Ramsay ARP amendment request has been carefully considered in relation to the community of Ramsay, which has generally been supportive and encouraging of projects that

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are of an appropriate scale. As the city continues to grow and evolve, gentle intensification is necessary to support the needs of a diverse population. Our minor amendment request and plan for redevelopment respects the character and context of the community, taking into consideration the subject site's immediate proximity to the surrounding existing and future developments and Land Use districts, including the surrounding single-family detached and duplex dwellings, multi-family residential and mixed-used developments, commercial and industrial sites, as well as proximity to amenities and public open spaces such as parks, and wide variety of available travel and transport options. The proposed redesignation supports a modest, context-sensitive intensification that continues to remain respectful of the historic, established community of Ramsay's unique character, while simultaneously expanding housing diversity and accessibility within an evolving city.

Thank you for taking the time to review this application. We appreciate your consideration and look forward to working collaboratively with you and continuing dialogue to move toward an approval. If you have any questions or require additional information, please contact us directly at 403-671-3385 or info@tamson.ca.

Sincerely,
Tamson Developments Team

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Applicant Outreach Summary

2026 April 12

Calgary

Community Outreach on Planning & Developmen
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2125 Spiller Road 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)

- Reached out to the Ramsay Community Association via e-mail
- Sent e-mail message to Ward 9 Councillor Harrison Clark to request meeting/support
- Delivered letters to approximately 30 homes/businesses in the immediately surrounding area and went door-to-door to discuss intent and proposed elevation(covered block on Spiller Rd and Alexander Street (between Burns Ave and Margaret Ave), the houses across the street on Spiller Road (from 21 Ave to 23 Ave) and about half the block on both sides of 22 Ave SE (heading east from the property)

Affected Parties

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

- Neighbours in the vicinity
- Local businesses in the surrounding area
- Ramsay Community Association
- Ward 9

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.

- Currently awaiting feedback from the Ramsay Community Association
- Currently awaiting response from Ward 9 Councillor Harrison Clark
- Most neighbors that were spoken to were favourable of this project; feedback was generally positive and neighbors were supportive of the project. Specific feedback from neighbors included that they liked that the building is of a modest size, and were liked that the project is not a massive structure, especially in comparison to the project in adjacent lot.

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.

The feedback that has been received from neighbors has been positive so far; thus, we have decided to move ahead with submitting a request for a minor policy amendment to allow for approval of the proposed DP that has already been submitted. The proposed design already aligns to currently R-CG zoning and aligns with the City of Calgary's municipal housing objectives, and we are not seeking any relaxations from the current R-CG requirements.

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)

Through discussions with neighbors and local businesses, we have reaffirmed that this development suits the community and have garnered support with neighbors. We have provided our contact information on the letters that were handed out to neighbors, and will continue to communicate and discuss with neighbors regarding project decisions as requested. Although we are still awaiting responses from the Ramsay Community Association and Ward 9 Councillor Harrison Clark, it is our intent to collaborate and continue to have open and meaningful discussions and dialogue. Our proposed minor policy amendment supports a modest, context-sensitive intensification that continues to remain respectful to the surrounding neighbors and community while contributing to improved housing diversity.

calgary.ca/planningoutreach

TAMSON

April 12, 2026

VIA EMAIL to general@ramsaycalgary.ca

Ramsay Community Association
2102 Ramsay Street SE
Calgary, Alberta T2G 4S2

Dear Members of the Ramsay Community Association:

RE: Proposed Development of 2125 Spiller Road SE, Calgary, AB (DP2025-06273)

We hope this letter finds you well. We wanted to reach out to gather information and feedback, and hope to work collaboratively with you in seeking support for a proposed amendment to the Ramsay Area Redevelopment Plan (ARP) for a property located along Spiller Road, at 2125 Spiller Road SE (the "Proposed Development"). The proposal seeks a minor amendment to the ARP from "Low Density Residential" to "Low Density Multi-Unit Residential" to allow for a modest, four-dwelling unit development that is consistent with the current municipal land use district of Residential - Grade-Oriented Infill (R-CG).

Spiller Road SE is the main street of the community, and is a collector road that runs the entire length of the community, and provides convenient access to major transportation corridors and roadways such as Macleod Trail, Blackfoot Trail, 17 Avenue SE, Deerfoot Trail, and 9 Avenue SE (Inglewood Main Street). The community of Ramsay itself is only 2km east of downtown Calgary, and is well-serviced by public transit, as well as existing infrastructure. Phase Two of the Inglewood Sanitary Trunk project was recently completed in August 2025 to be able to better serve a growing population to 2076.

The surrounding context of our Proposed Development (and particularly within a 2 block radius of the Proposed Development) includes a diversified variety of housing forms and types and displays many different types of Land Uses, including single detached dwellings, semi-detached dwellings, multi-family dwellings, mixed-use and commercial properties, including industrial, office and retail uses. There are many community amenities in the area, including a school, recreational facilities, and nearby park space. The designations in the immediate surrounding area include Low Density Multi-Unit Residential, Low Density Residential, Direct Control, and Industrial - Edge.

Notably, the property immediately adjacent to the Proposed Development, 2129 Spiller Road SE (the "Neighbouring Property") already has an approved ARP amendment and Development Permit to allow for a four-unit property of much larger scale and character to our proposed development. The Neighbouring Property is a three-storey building with much larger structure, whereas our Proposed Development is a two-storey building and **we are not seeking any relaxations from the current R-CG requirements**. We believe this location represents an appropriate opportunity for modest, context-sensitive intensification, and we have worked hard to ensure that our Proposed Development is modest, fits well within the community, and keeps the surrounding area in mind, all while providing an opportunity for growth and different housing options that will build community. As part of our development, we understand the City may require us to upgrade the adjacent sidewalk and streetlights, which will further contribute to the improvement of the community.

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Our proposal aligns with the Municipal Development Plan and Calgary Transportation Plan by adding incremental growth; our proposed development form remains low-density and grade-oriented. This provides a thoughtful transition between lower-density homes and surrounding higher-intensity uses in the surrounding blocks, which has become more essential as our city continues to grow and expand. Our intent is to revitalize land that is underutilized in a manner that is still respectful to the established character of the community, and we are hoping to contribute positively to Ramsay through providing enhanced housing choices and different types of living opportunities to both individuals and families of different demographics. The existing house is in poor shape and is in need of major attention, especially given its prominent location on Ramsay's main road.

We respectfully request the Community Association's consideration and support for this minor amendment to allow for gentle growth in a mindful manner. We would welcome the opportunity to discuss our proposal further; if you have any questions, please do not hesitate to contact us at **info@tamson.ca**. Thank you for your time and consideration.

Best regards,

Tamson Developments Team

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TAMSON

March 31, 2026

VIA PERSONAL DELIVERY

Dear Neighbours:

RE: Proposed Development of 2125 Spiller Road SE, Calgary, AB (DP2025-06273)

We hope this letter finds you well. We are reaching out to share details and information regarding a modest housing proposal on a privately-owned property at 2125 Spiller Road SE in Ramsay.

What is being proposed?

The property is already municipally zoned R-CG (Residential - Grade-Oriented Infill), which allows for townhouses, rowhouses, and similar housing forms. The proposal is a minor amendment to the Ramsay Area Redevelopment plan to allow for a four-dwelling unit project that is suitable to the character and scale of the street, and that would align well with the existing municipal Land Use district.

Why this location?

Spiller Road is the main street of the Ramsay Community. It is a well-connected collector road that is close to downtown, easily accessible by public transit and by vehicle, and has many pathways and bike routes. There are various single detached/semi-detached, multi-family, commercial, office, retail and industrial developments, both existing and in progress, in the immediate vicinity of the property, which demonstrates an exceptional level of diversity in the area. This makes it a great place for gentle, thoughtful growth.

Why our Project fits?

Immediately next door to our property (at 2129 Spiller Road SE), there is a four-dwelling unit building (with basement suites) of a much larger scale that has already been approved. The neighbouring development (already under construction) is a three-storey building with much larger structure, whereas our Proposed Development is a two-storey building and **we are not seeking any relaxations from the current R-CG requirements**. We have worked hard to ensure that our proposed development is modest, fits well within the community and current streetscape, and keeps the surrounding area in mind.

Goals

Our goal is to contribute positively to the unique community of Ramsay and support growth in a respectful way by expanding the availability of housing choice and opportunities, and to provide a wider range of options for both individuals and families. We aim to respect the character and vibrancy of Ramsay by maintaining a low-density, well-scaled building that factors in the surrounding community and existing residences.

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The owner of our Property is a permanent Ramsay resident, raising his own family in the community, and his goal is create housing primarily for families that may take advantage of the Ramsay School and all of the great amenities that Ramsay offers. He is NOT a developer simply looking to over-build without regard for the community.

Thank you for taking the time to read this; we appreciate being part of this community and we welcome respectful dialogue. If you have any questions, please do not hesitate to contact us at **info@tamson.ca**.

Warm regards,

Tamson Developments Team

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Community Association Response

2026 May 15

Hi Emily

My apologies that I am submitting comments late from the Ramsay Community Association.

Our position on this Development is neither in-favour or opposed

Please note that the developer did request a letter of support from the Ramsay Community Association and the RCA Board chose not to submit a letter of support for the 2125 Spiller Road Development. Choosing not to submit a letter of support does not mean we oppose this application. Our comments are as follows.

COMMENTS FROM THE RCA

- The front setback and parcel coverage are both being pushed to the limit - ideally the front setback can be increased slightly to allow for addition of proper new trees to maintain the tree canopy. current proposed trees are very minimal with the proposed type not providing tree canopy within context of the neighborhood.
- Proposal includes 8 large side windows on the second floor which overlook into adjacent yards and property, these should be frosted for privacy and to alleviate overlooking concerns depending on the development plans on the adjacent properties.
- The current proposed submission does not detail storm runoff management plan. given the slope of the site all water will run off directly into spiller road, overloading that system, if not managed properly.
- We note that 2129 Spiller Road SE (to the left) already has a new development approved, and that 2121 Spiller Road SE (to the right) appears likely to have a development application in the near future (the house is boarded up in the 2024 Street View). We considered this broader context in our review. Along this block, including the subject site, we are not particularly supportive of retaining walls extending directly to the sidewalk edge.
- I do appreciate that the proposed sloping yard toward the sidewalk creates a more pleasant pedestrian experience than walking alongside a retaining wall, and that this approach is consistent with what was approved at 2129 Spiller Road SE.
- The existing deciduous tree shown on 2121 Spiller Road SE appears to be oversized in the drawings. Based on my review of aerial imagery, this tree does not overhang into 2125 Spiller Road SE, or only does so very minimally. Which changes parcel shading.
- There is a significant reduction in tree canopy proposed as flagged by Sina, resulting from the removal of both a mature coniferous tree and a mature deciduous tree. Although this is difficult to quantify precisely, we estimate the canopy reduction to be at least 50%. This is concerning given:
    - the City's objective to increase urban tree cover,
    - Ramsay's character as a community with a substantial number of mature trees, and
    - the role of tree canopy in mitigating urban heat.
    - *Could the site design be adjusted to retain the existing mature conifer?*
- The tree species proposed are not commonly found in Ramsay and, more importantly, provide limited shade benefit:
    - The two coniferous trees proposed in the front yard are Montgomery Blue Spruce, which are a dwarf species reaching approximately 3 m in height at maturity.
    - The third front yard tree is a Swedish columnar aspen, which also provides limited canopy spread.
        - Replacing the Swedish columnar aspen with a larger shade tree would better support pedestrian comfort along the sidewalk once the tree reaches maturity. This may require more setback on the house.
    - In the rear yard, while the Ussurian pear is a reasonable species choice, consideration should be given to also planting a shade tree on the east side of the backyard to improve long-term canopy and cooling benefits.

Thank you Emily and please let us know if you have any questions.

Caleb

Ramsay Community Association - President

Policy Amendment in Ogden (Ward 9) at 8012 – 25 Street SE, LOC2025-0241

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, 2026 MAY 28:

That Council give three readings to **Proposed Bylaw 21P2026** for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2026 May 28:

"Revised Attachment 1 was distributed with respect to Report CPC2026-0392."

HIGHLIGHTS

- This application seeks to amend the *Millican-Ogden Area Redevelopment Plan* (ARP) to allow for rowhouses and townhouses, in addition to the building types already allowed under the ARP (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 (DP2025-06854) for a four-unit townhouse with four secondary suites has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the southeast community of Ogden, was submitted by Tricor Design Group on behalf of the landowner, 2022433 Alberta Ltd. (Nelson Osamudiamen). The subject parcel is approximately 0.06 hectares (0.14 acres) in size and is located mid-block along 25 Street SE. The site is currently developed with a single-detached dwelling and detached garage. The subject site is designed Residential – Grade Oriented Infill (R-CG) District which supports the development of rowhouses and townhouses. As per the applicant's submission (Attachment 3), a policy amendment is required to align the policies of the Millican-Ogden ARP with the R-CG District and support a development permit (DP2025-06854) for a new four-unit townhouse with four secondary suites.

Policy Amendment in Ogden (Ward 9) at 8012 – 25 Street SE, LOC2025-0241

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. In response, the applicant visited 18 neighbouring properties to discuss the application and deliver flyers. The applicant also contacted the Millican-Ogden Community Association (CA). A summary of the applicant's outreach initiatives 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.

No letters of opposition were received from the public regarding this application.

This application was circulated to the Millican-Ogden Community Association (CA). The CA provided a letter in opposition to the application. The comments received from the CA can be found in 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, including height, number of units and on-site parking and access are being reviewed through the development permit.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the policy amendment application 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 to accommodate evolving household and lifestyle needs.

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 are being explored and encouraged through the development permit.

Policy Amendment in Ogden (Ward 9) at 8012 – 25 Street SE, LOC2025-0241

Economic
The proposed policy amendment would allow for more efficient use of land, existing infrastructure, and services.

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. **Proposed Bylaw 21P2026**
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 southeast community of Ogden along 25 Street SE. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres deep. The existing development on the site is a single detached dwelling with a rear detached garage. Motor vehicle access is from the rear lane.

The site and lands directly surrounding the parcel to the north, east, south and west are designated as the Residential – Grade-Oriented Infill (R-CG), which allows for a variety of infill housing forms. Parcels further to the east of the subject site are designated as Commercial Corridor 3 (C-COR3). Parcels further north and northeast of the subject site are designated Special Purpose – School, Park and Community Reserve (S-SPR), Special Purpose – Urban Nature (S-UN), and Special Purpose – Recreation (S-R). The surrounding residential area is characterized primarily by single detached dwellings and accessory residential buildings.

The site is well served by nearby amenities and transit, including schools, community facilities, parks, and commercial uses within walking distance. Commercial uses east of Ogden Road SE are located approximately 300 metres (a five-minute walk) west of the site and George Moss Park is approximately 750 metres (a 13-minute walk) from the site. Transit service is nearby, with the closest bus stop located approximately 160 metres (a three-minute walk) away on Ogden Road SE.

A development permit application for a townhouse and four secondary suites (DP2025-06854) is proposed for the subject site. As the proposal is inconsistent with the *Millican-Ogden Area Redevelopment Plan* (ARP), a policy amendment is required to enable the density permitted by the R-CG District. The subject site is an appropriate location for moderate densification due to proximity to a commercial area, parks and existing primary transit stops.

Community Peak Population Table

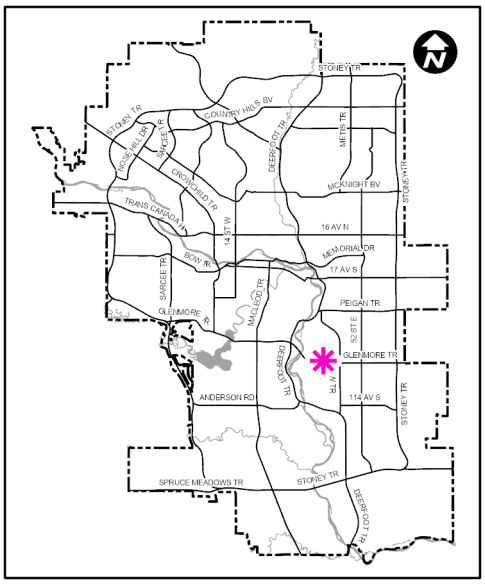
As identified below, the community of Ogden reached its peak population in 1982.

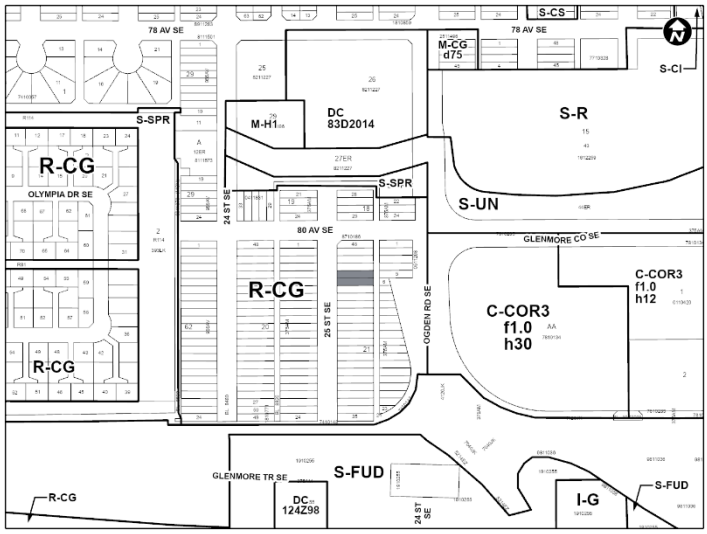
Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	-2,972
Difference in Population (Percent)	25.7%

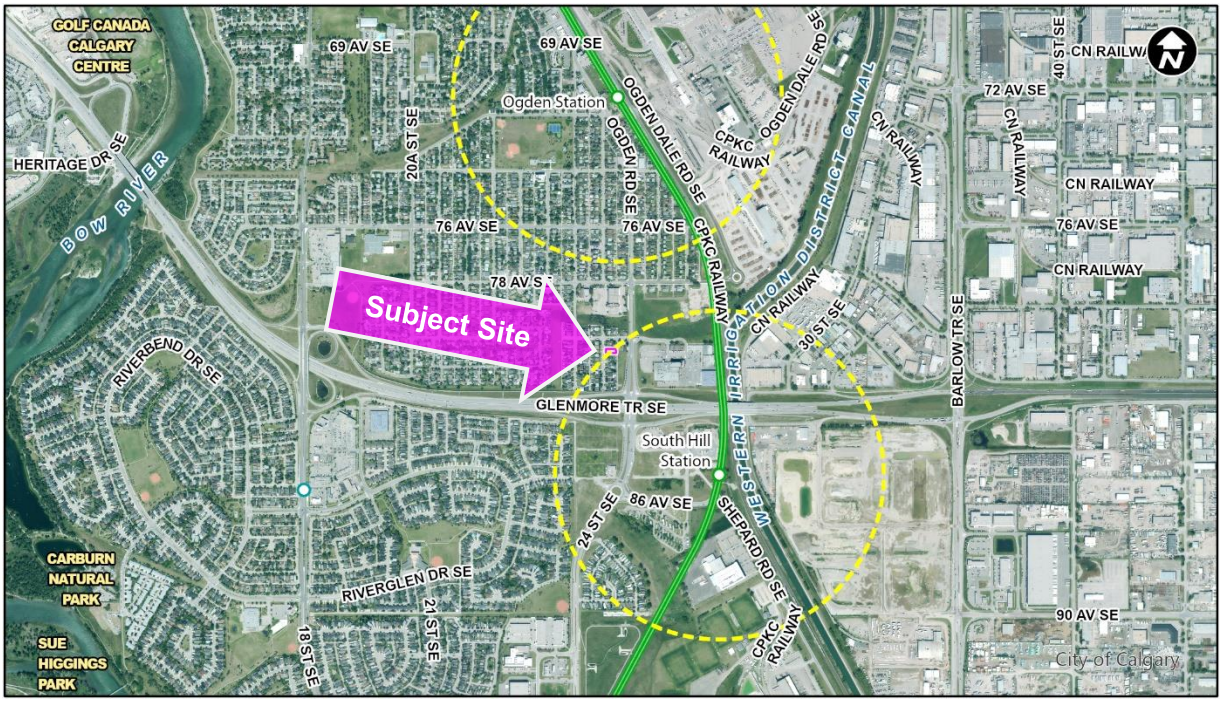
Source: *The City of Calgary 2019 Civic Census*

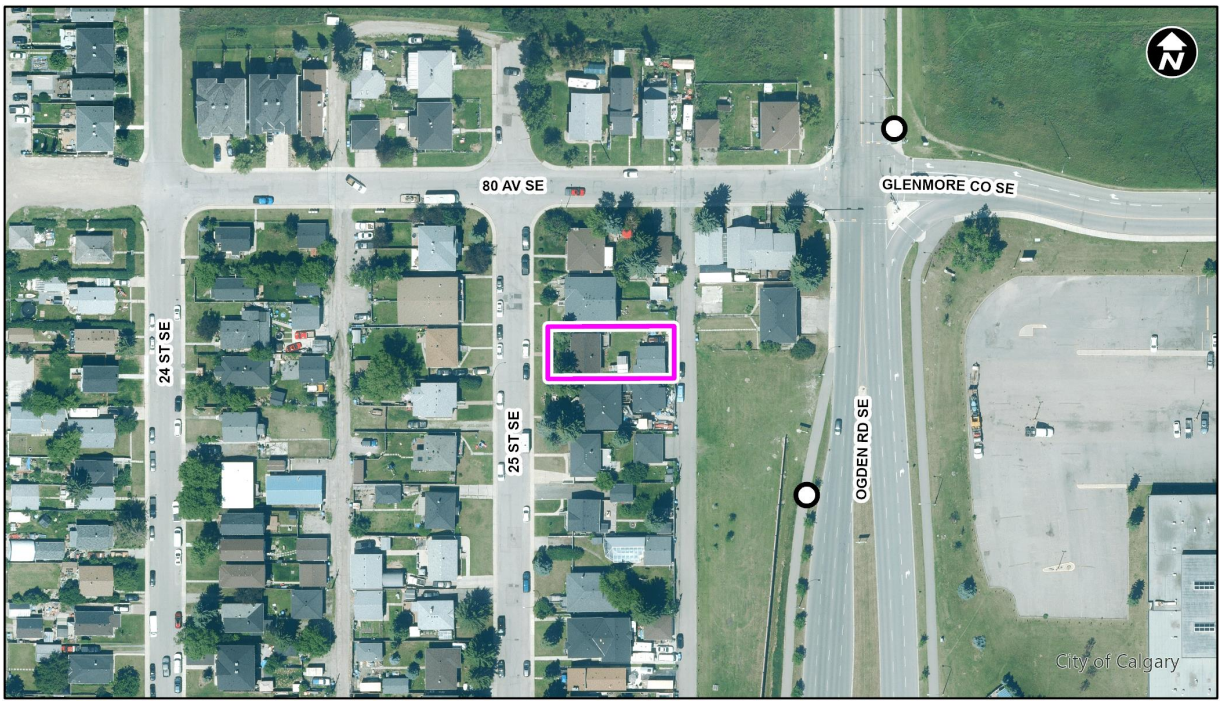
Additional demographic and socio-economic information may be obtained online through the Ogden Community Profile.

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 four 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 would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design
The regulations of the R-CG District would provide general guidance for future site development, including landscaping, parking and access.

Transportation
Pedestrian access is available via 25 Street SE, which is classified as a Residential Road. Vehicular access to the site is available via the rear lane. Public realm upgrades including sidewalks will be constructed upon redevelopment.

The area is served by Calgary Transit through Route 43 McKnight – Westwind's Station / Chinook Station, with a bus stop on Ogden Road SE, approximately 100 metres (a two minute walk). Route 43 provides transit service every 20 minutes during peak hours.

Future plans for the Green Line – Ogden LRT Station are projected to be built on Ogden Road SE within 1 kilometre of the parcel.

The site is in close proximity to the existing 5A Network, with pathways 100 metres east of the site which connects to the Bow River pathway system. On-street parking is available on 25 Street SE, adjacent to the site. A Transportation Impact Analysis was not required in support of the land use re-designation 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 road right-of-way. Servicing requirements will be determined at the time of future 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 Community Activity Centre as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage opportunities to accommodate significant numbers of workers and residents that are well served by public transit. Proposed development within a Community Activity Centre should contain a broad range of ground-oriented and medium to high-density housing. The proposal is in keeping with the policies of the MDP.

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. As part of the development permit application, the applicant has proposed the installation of an electric-vehicle-ready wiring/conduit in line with the actions set out in Program F: Zero Emissions Vehicles.

Millican-Ogden Area Redevelopment Plan (Statutory – 1999)
The subject site is located within the Low Density Conservation land use policy area as defined in Map 5: Proposed Land Use Policies of the *Millican-Ogden Area Redevelopment Plan* (ARP), which limits development to single and semi-detached dwellings. As per the ARP policies in Section 3.4.3 (Residential Land Use), this area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood.

The proposed policy amendment to Map 5 would amend the subject site from the 'Low Density Conservation' typology to the 'Low or Medium Density Multi-Dwelling Residential' typology, enabling multi-dwelling built forms such as rowhouse and townhouses, to reflect the allowable uses under the R-CG District. A text amendment to Subsection 3.4.3.3, Policy 2(a) is proposed to add the subject site address and clarify that the maximum permitted density is 75 units per hectare, which aligns with the maximum permitted density of the R-CG District. The proposed policy amendment will also complement and support the existing low-density built form in the neighbourhood by introducing sensitive infill opportunities that can provide a gradual and contextually appropriate increase in housing diversity and choice. Details of the proposed amendments to the Millican-Ogden ARP are included in Attachment 2.

These amendments are supported as the site is well located to accommodate increased residential density due to its proximity to existing and future primary transit, and its walkable access to parks, recreation areas, and nearby commercial lands.

Carburn Communities Local Area Planning Project
This site is located within the Carburn Communities which includes Ogden and surrounding communities. A new local area planning project for this area is expected to launch in Spring 2026. As a local area plan is developed, applications must continue to be reviewed using existing legislation and Council-approved policy, including the *Millican-Ogden Area Redevelopment Plan* (ARP).

PROPOSED

CPC2026-0392
ATTACHMENT 2

BYLAW NUMBER 21P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MILLICAN-OGDEN AREA REDEVELOPMENT PLAN BYLAW 8P99 (LOC2025-0241/CPC2026-0392)

* *

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 ± (0.14 acres ±) located at 8012 – 25 Street SE (Plan 375AM, Block 21, Lots 43 and 44) from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential' as generally illustrated in the sketch below:



(b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2 (a), add 8012 – 25 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):
Tricor Design Group Inc.

LOC Number (office use only):

Applicant's Name:
Ahmed Gouda

Date:
Dec 9, 2025

RE: 8012 25th Street SE, Lots 43/44 Block 21 Plan#375AM

We are submitting this re-zoning application for the municpal address of 8012 25th Street SE.,The lot is zoned (R-CG) to request minor policy amendment in Millican-Ogden Area Rivalization plan to allow 4 Plex Rowhoues as allowed under RCG bylaws

Applicant Outreach Summary

2026, March 17

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 8012 25 ST 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)

We engaged the community association by way of email as listed on the community website.

Millican Ogden Community Association
www.millicanogden.com
2110 69 Ave SE, CALGARY ALBERTA T2C 0R5
403) 279-3973

** UPDATE : No response received from Community Association till date (Mar. 16th, 2026)

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

ADDRESSES of who got the flyer including the community

8004,8006,8008,8016,8020,8024,25th Street SE
8001,8003,8005,8007,8011,8015, 25th Street SE - Across the Street
8009 A-B, 8013, 8017 8021,8023 Ogden Road SE - Properties Beyond
2607 80th Avenue SE

** UPDATE : No response received from above addresses till date (Mar. 16th, 2026)

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 flyers have been distributed and contact with the community has been initiated. At this time we have had no feedback but it is early in the process. If we receive feedback we will address concerns with the City file manager and update future strategies.

** UPDATE : No response received till date (Mar. 16th, 2026)

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.

Depending on the type of feedback we get, it may or may not influence our decisions. Typical feedback received on rezone applications deal with development permit issues. We will address input when it is appropriate.

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)

The loop on a rezone generally ends with approval or denial of the rezone. But development permit applications will remain open with stakeholders when that part of the process commences.

calgary.ca/planningoutreach

Community Association Response

Bains, Simrat

From: MOCA President <president@millicanogden.com>
Sent: Friday, April 24, 2026 10:02 AM
To: Bains, Simrat
Cc: MOCA Secretary; Arlen Smith; John Law
Subject: [External] Re: City of Calgary - LOC2025-0241 Comments

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender
This message came from outside your organization.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Report Suspicious

Hi Simrat,

Pleaser accept my apologies for lack of reply. We recently had some changes to our committee that oversees development so thank you for reaching out with this reminder.

MOCA has the following comments for LOCA2025-0241:

- given the constraints this mid-block parcel, we do not support a policy amendment to allow a row house at this location.
- the applicant has not engaged MOCA, nor the community as far as we know.

Zev Klymochko
President
Millican Ogden Community Association
MOCA
MILLICAN OGDEN COMMUNITY ASSOCIATION
www.millicanogden.com

Policy Amendment in Ogden (Ward 9) at 2416 – 76 Avenue SE, LOC2026-0020

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, 2026 MAY 28:

That Council give three readings to **Proposed Bylaw 22P2026** for the amendments 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 and townhouses, in addition to the building types already allowed under the ARP (i.e. 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? This application supports greater housing choice within the community and would allow for more efficient use of existing infrastructure and surrounding 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 (DP2026-01371) for a four-unit rowhouse building and detached garage was submitted 2026, March and is currently under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment in the southwest community of Ogden was submitted by Horizon Land Surveys on behalf of the landowner, Catherine Juravel, on 2026 February 13. A development permit (DP2026-01371) for a four-unit rowhouse building and detached garage was submitted on 2026 March 13. The 0.06 hectare (0.14 acre) site is located at the corner of 76 Avenue SE and 24 Street SE. The site is currently developed with a single detached dwelling and detached garage accessed from the rear lane.

As indicated in the Applicant Submission (Attachment 3), the proposed policy amendment is intended to accommodate a proposed rowhouse development and to align the policy with the full range of uses listed under the existing Residential – Grade-Oriented Infill (R-CG) district, including rowhouses and townhouses that are not currently permitted at this site under the ARP. The subject site is identified as part of the 'Low Density Conservation' land use area of the ARP that allows built forms containing up to two dwelling units. An amendment to the 'Low or Medium Density Multi-Dwelling Residential' land use area would support low density multi-dwelling residential uses and align the ARP with the current land use district.

Policy Amendment in Ogden (Ward 9) at 2416 – 76 Avenue SE, LOC2026-0020

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 policy 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 within a 100-metre radius and contacted the adjacent property owners. The applicant also reached out to the Ward 9 Councillor and the Millican Ogden Community Association (CA). The Applicant Outreach Summary can be found in Attachment 4.

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.

No comments were received from the public or the CA. Administration contacted the CA to follow up, and the CA confirmed they did not have any comment in support or opposition for this proposal.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy 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 application would enable the development of a variety of housing types in the community of Ogden. The development of this site may support evolving housing and lifestyle needs of the community.

Environmental
This application does not include any actions that specifically address 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 through the development permit.

Economic
The proposed policy amendment would allow for more efficient use of land, existing infrastructure, and surrounding amenities.

Policy Amendment in Ogden (Ward 9) at 2416 – 76 Avenue SE, LOC2026-0020

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 22P2026**
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 at the northwest corner of 76 Avenue SE and 24 Street SE. The corner parcel is approximately 0.06 hectares (0.14 acres) in size and measures approximately 36 metres long 16 metres wide. The site is currently developed with a single detached dwelling and detached garage. A development permit (DP2025-07229) for a four-dwelling rowhouse building and detached garage has been submitted for the subject site and is currently under review.

Surrounding development is characterised by a mix of low density residential, predominantly single and semi-detached dwellings. Nearby amenities include George Moss Park approximately 200 metres (about a three-minute walk) to the north and transit stops within 50 meters (a one-minute walk) along 76 Avenue SW.

Community Peak Population Table

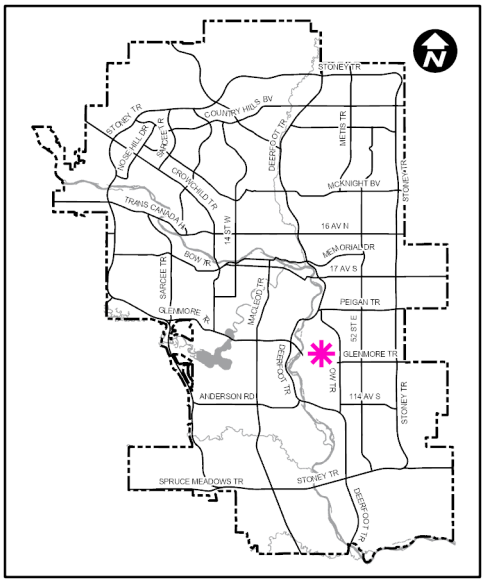
As identified below, the community of Ogden reached its peak population in 1982.

Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,315
Difference in Population (Number)	- 2,972
Difference in Population (Percent)	- 25.74%

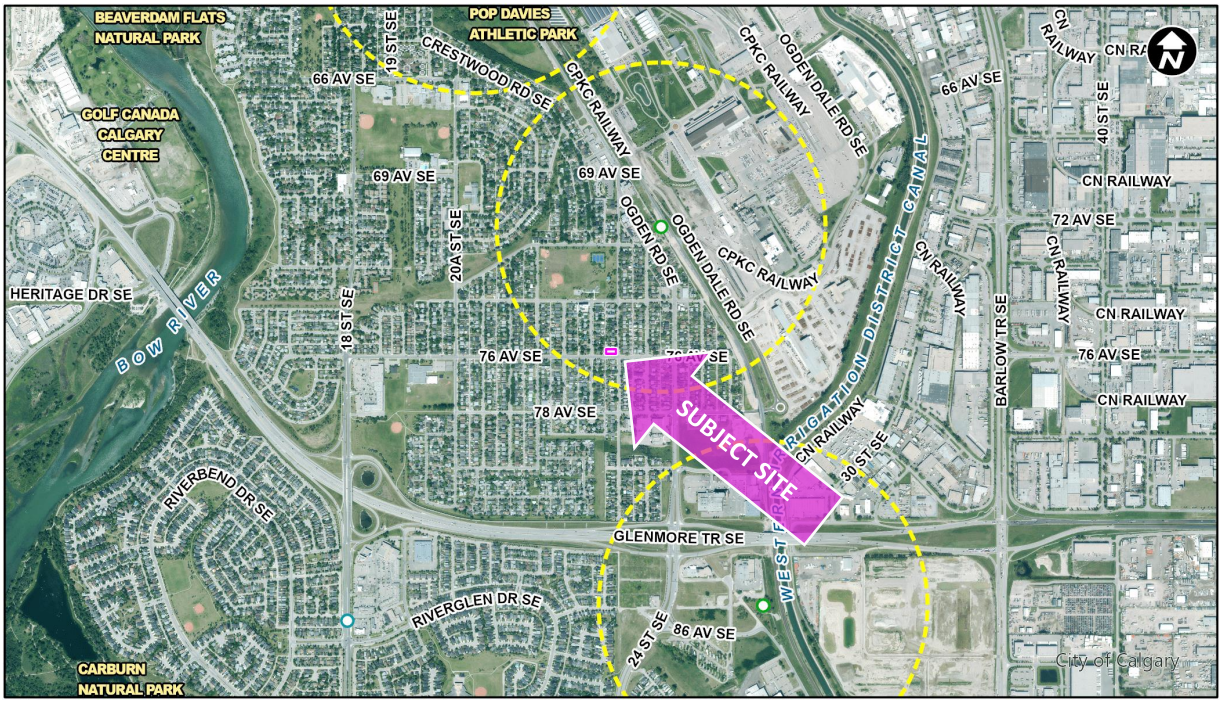
Source: *The City of Calgary 2019 Civic Census*

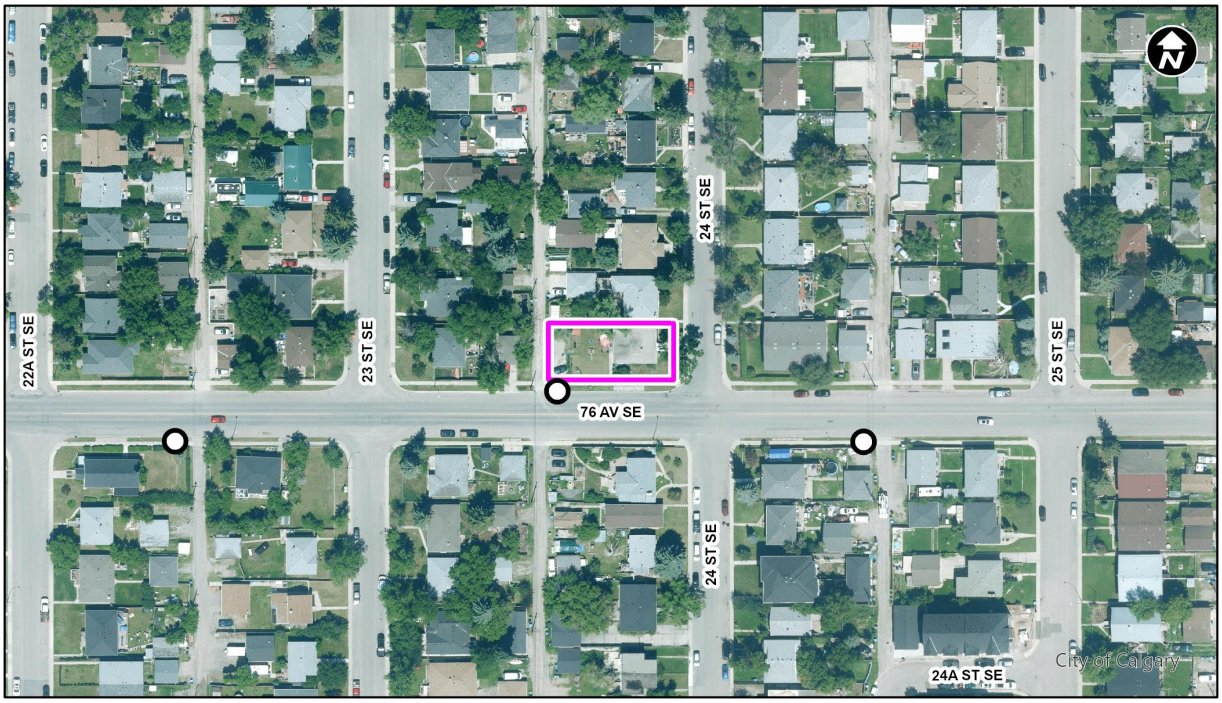
Additional demographic and socio-economic information may be obtained online through the Ogden Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Residential – Grade-Oriented Infill (R-CG) District accommodates a wide range of low density, grade-oriented development, including single detached, semi-detached dwellings, as wells as townhouses and rowhouses. It allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare. Based on the maximum density of the R-CG District, the subject site can accommodate 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

While the R-CG district supports townhouse and rowhouse buildings, they are not permitted at this site under current policies of the *Millican-Ogden Area Redevelopment Plan* (ARP). A policy amendment application is required to align the existing land use and applicable policies to enable multi-dwelling built forms, such as townhouses and rowhouses, on the subject site.

Development and Site Design
The rules of the existing R-CG District will provide general guidance for future site development, including building height and massing, landscaping, amenity space and parking provisions.

Transportation
The subject site is located at the corner of 24 Street SE (a local street) and 76 Avenue SE (a collector road). Vehicle access is provided from the lane to the west of the site between 23 Street SE and 24 Street SE. Pedestrian access is provided via the sidewalks along 24 Street SE and 76 Avenue SE.

Transit service is provided along 76 Avenue SW less than 50 metres (a one-minute walk) from the subject site from an eastbound and westbound bus stop for Route 43 (Chinook Station/McKnight – Westwinds Station) and a westbound bus stop for Route 779 (Henry Wise Wood / Riverbend).

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water, sanitary, and storm utilities are available to service the site. Details of site servicing are being reviewed under the 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 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, while delivering 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 through the development permit.

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 the applicable 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 of the neighbourhood. It supports residential development containing up to two dwelling units.

The proposed policy amendment to Map 5 would amend the subject site from 'Low Density Conservation' typology to the 'Multi-Dwelling Residential' typology to reflect the allowable uses of the current R-CG District. The text amendment to Section 3.4.3 Residential Land Use to allow for a maximum density of 75 units per hectare is in alignment with the maximum allowable

density of the R-CG District. Details of the proposed policy amendment to the ARP are included in Attachment 2.

Carburn Communities Local Area Planning Project

The site is located within the Carburn Communities which includes Ogden and surrounding communities. A new local area planning project for this area is expected to launch in Spring 2026. As a local area plan is developed, applications must continue to be reviewed using existing legislation and Council-approved policy, including the existing ARP.

PROPOSED

CPC2026-0434
ATTACHMENT 2

BYLAW NUMBER 22P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MILLICAN-OGDEN AREA REDEVELOPMENT PLAN BYLAW 8P99 (LOC2026-0020/CPC2026-0434)

* *

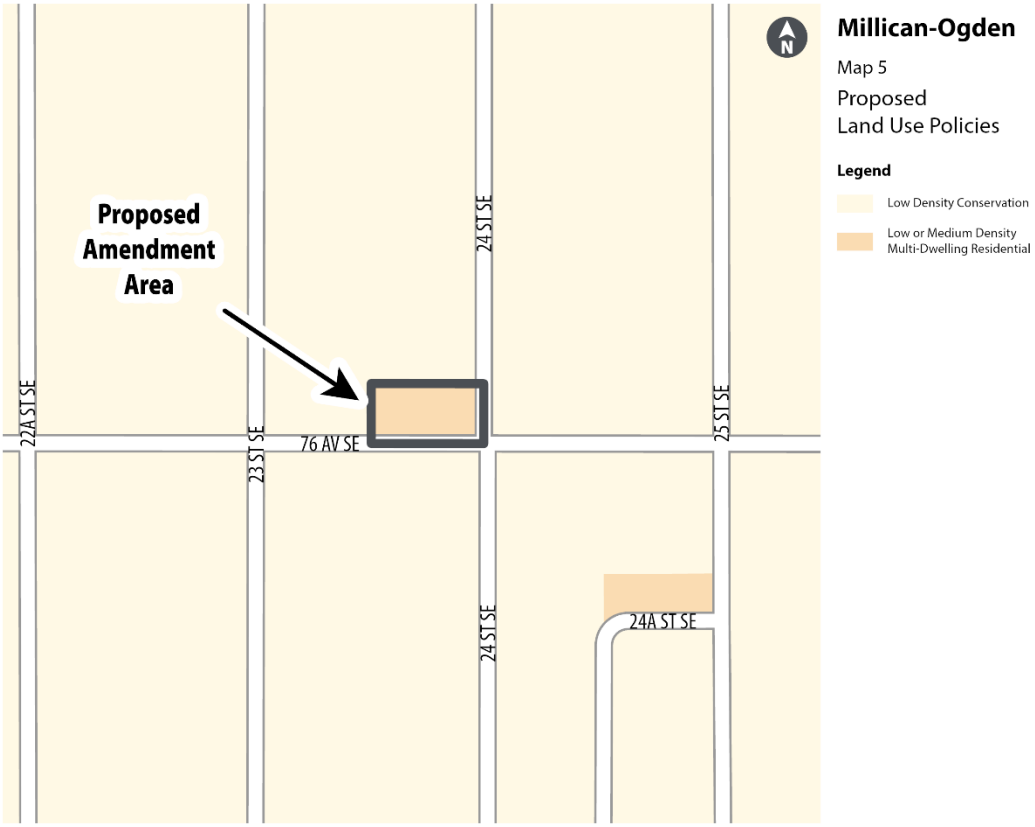
WHEREAS it is desirable to amend the Millican-Ogden Area Redevelopment Plan Bylaw 8P99, as amended;

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 ± (0.15 acres ±) located at 2416 – 76 Avenue SE (Plan 955AV, Block 1, Lots 23 and 24) from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential' as generally illustrated in the sketch below:



(b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2 (a), add 2416 – 76 Avenue 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

LOC Number (office use only):

Applicant's Name:
Lei Wang

Date:
Feb. 6th, 2026

This 2416 76 Ave SE is currently zoned as R-CG. However under the current Millican-Ogden ARP, the subject sites are identified with a "low density conservation" designation, which would only allow for single and semi-detached dwellings. The application is to amend Millican-Ogden ARP to support the development of a rowhouse building on the subject site. The ARP amendment includes amending Map 5 to change the subject site from `Low Density Conservation' to `Low or Medium Density Multi-Dwelling Residential.' A text amendment is also required to add the subject parcel address to the list of addresses under Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2 (a).

The subject parcels are 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

2026 February 6

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2416 76 Ave 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 uses under the current R-CG zoning.

On Feb. 04th, 2026, our staff did post card deliver to residents within a 100 meters radius and spoke with residents at home.

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

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.

Land Use Amendment in Erin Woods (Ward 9) at 11 and 19 Erin Woods Drive SE, LOC2025-0193

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.13 hectares ± (0.32 acres ±) located at 11 and 19 Erin Woods Drive SE (Plan 8010488, Block 3, Lots 17, 18 and 19) from Residential – Grade-Oriented Infill (R-CG) District and Multi-Residential – Contextual Grade-Oriented (M-CGd30) District to Mixed Use – General (MU-1f2.5h20) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JUNE 11:
That Council:

1. **Give three readings to the Proposed Bylaw 31P2026 for the amendment to the East Calgary International Avenue Communities Local Area Plan (Attachment 5); and**
2. Give three readings to the **Proposed Bylaw 91D2026** for the redesignation of 0.13 hectares ± (0.32 acres ±) located at 11 and 19 Erin Woods Drive SE (Plan 8010488, Block 3, Lots 17, 18 and 19) from Residential – Grade-Oriented Infill (R-CG) District and Multi-Residential – Contextual Grade-Oriented (M-CGd30) District to Mixed Use – General (MU-1f2.5h20) District.

Excerpt from the Minutes of the Regular Minutes of the Calgary Planning Commission, held 2026 June 11:

"The following documents were distributed with respect to Report CPC2026-0429:

- Attachment 5; …

Moved by Commissioner Small

That with respect to Report CPC2026-0429, the following amendment be approved:

That Administration Recommendation be amended to include a new Recommendation 1 as follows, and renumber the subsequent recommendations accordingly:

1. Give three readings to the proposed bylaw for the amendment to the East Calgary International Avenue Communities Local Area Plan (Distributed Attachment 5); and

For: (9): Director Mahler, Commissioner Boechler, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

Land Use Amendment in Erin Woods (Ward 9) at 11 and 19 Erin Woods Drive SE, LOC2025-0193

Moved by Commissioner Boechler

That with respect to Report CPC2026-0429, the following be approved, **as amended:**

That Calgary Planning Commission recommend that Council:

1. **Give three readings to the proposed bylaw for the amendment to the East Calgary International Avenue Communities Local Area Plan (Distributed Attachment 5); and**
2. Give three readings to the proposed bylaw for the redesignation of 0.13 hectares ± (0.32 acres ±) located at 11 and 19 Erin Woods Drive SE (Plan 8010488, Block 3, Lots 17, 18 and 19) from Residential – Grade-Oriented Infill (R-CG) District and Multi-Residential – Contextual Grade-Oriented (M-CGd30) District to Mixed Use – General (MU-1f2.5h20) District.

For: (9): Director Mahler, Commissioner Boechler, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED"

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for street-oriented mixed-use development.
- The proposal would allow for an increase in affordable housing options and is in alignment with the policies of the *Municipal Development Plan* (MDP) and the *East Calgary International Avenue Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application allows for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Why does this matter? The proposal would enable an affordable housing development and more efficient use of existing infrastructure and nearby amenities.
- A development permit (DP2025-06010) has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application, located in the northeast community of Erin Woods, was submitted by CTZN Architecture on behalf of the landowner, Métis Calgary Family Services Society on 2025 October 1. A development permit (DP2025-06010) for a multi-residential development was submitted on 2025 October 23 and is under review. As noted in the Applicant Submission (Attachment 2) the development intent is for a five-storey 24-unit housing project for the Indigenous community.

Currently, the site consists of two parcels that are designated as the Residential – Grade-Oriented Infill (R-CG) District and the Multi-Residential – Contextual Grade-Oriented (M-CGd30) District. The proposal would redesignate both parcels to the MU-1f2.5h20 District and allow for

the consolidation of the parcels for a mixed-used affordable housing development with a maximum building height of 20 metres, or up to five storeys.

The subject site has two frontages onto Erin Mount Crescent SE and Erin Woods Drive SE and is approximately 0.13 hectares (0.32 acres) in size. The site is currently developed with single detached dwellings and a detached garage. The site has rear lane access from Erin Mount Crescent SE.

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 reached out to the Erin Woods Community Association, the Ward Councillor's Office, delivered 35 postcard mailers to adjacent properties, created an engagement website and organized a public open house. 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 33 letters of support which cited the following areas of support:

- support for the built form including height and number of units;
- support for affordable housing and increased affordable housing units; and
- support for the organization and continued presence in the community.

Administration received 28 letters of opposition to this application from the public. The letters of opposition included the following areas of concern:

- insufficient garbage and waste allocation;
- building form, building height and density;
- concentration of affordable housing in Erin Woods;
- pedestrian safety and proximity to playground zone; and
- insufficient parking, increased traffic and loss of on-street parking.

Land Use Amendment in Erin Woods (Ward 9) at 11 and 19 Erin Woods Drive SE, LOC2025-0193

The Erin Woods Community Association provided a letter of support (Attachment 4) indicating that they understood the concerns around waste and recycling, traffic and residents receiving support on site. However, they indicated that if issues arise, the community association will negotiate in good faith to find a solution.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate based on the future development intent being for a street-oriented development that considers the existing context of the area. The land use district would provide flexibility in the built form that is compatible with the adjacent area. The detailed design of the development 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 proposal enables redevelopment in Erin Woods and supports the City's efforts to develop and increase the supply of permanent affordable housing. The development of this parcel would allow for increased density while also enabling more efficient use of land and infrastructure.

Environmental
This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to align the development on this site with applicable climate strategies have been identified and shared with the applicant and are being pursued through the development permit review.

Economic
This proposed land use amendment is intended to allow for the development of affordable housing units.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with the application.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 31P2026**
6. **Proposed Bylaw 91D2026**

Land Use Amendment in Erin Woods (Ward 9) at 11 and 19 Erin Woods Drive SE, LOC2025-0193

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site consists of two parcels located in the southeast community of Erin Woods. This rectangular site is approximately 0.13 hectares (0.32 acres) in size. The site is currently developed with single detached dwellings and detached garages, accessed from the rear lane. The site is approximately 43 metres wide by 30 metres deep and has two frontages along Erin Mount Crescent SE and Erin Woods Drive SE.

Surrounding development consists primarily of low density residential development. Parcels to the north, west and south are designated as the Residential – Grade-Oriented Infill (R-CG) District. Parcels directly south of the site are designated as Multi-Residential – Contextual Grade-Oriented (M-CGd30) District. Parcels to the east are designated as Special Purpose – School, Park and Community Reserve (S-SPR) District.

The site is 600 metres (a 10-minute walk) from 36 Street SE, which is part of the Primary Transit Network (PTN) with bus stops for Route 58 (Erin Woods/44 Street SE) and Route 135 (Erin Woods/36 Street SE) located along Erin Woods Drive SE approximately 85 metres (a two-minute walk) south of the site.

The subject site is well served by parks, open space and amenities. The Erin Woods Park Big Hill, Playground and Basketball Court are directly east of the site. Erin Woods Elementary School, school playground, baseball diamond and Erin Woods Community Association are approximately 650 metres (an 11-minute walk) northeast of the site.

Community Peak Population Table

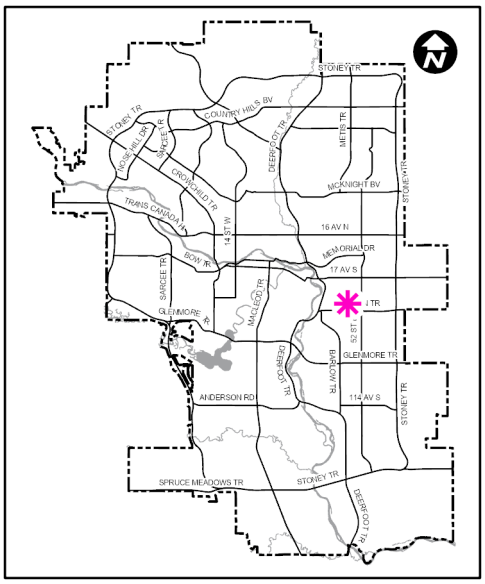
As identified below, the community of Erin Woods reached its peak population in 2015.

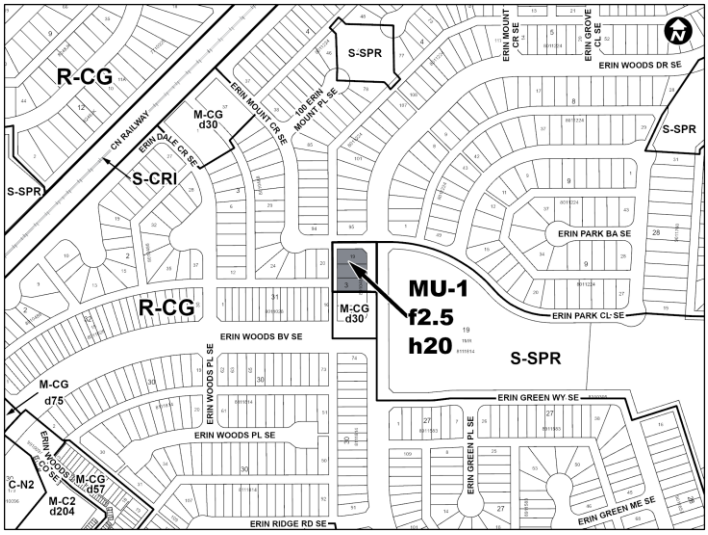
Erin Woods	
Peak Population Year	2015
Peak Population	7,309
2019 Current Population	7,049
Difference in Population (Number)	-260
Difference in Population (Percent)	-3.6%

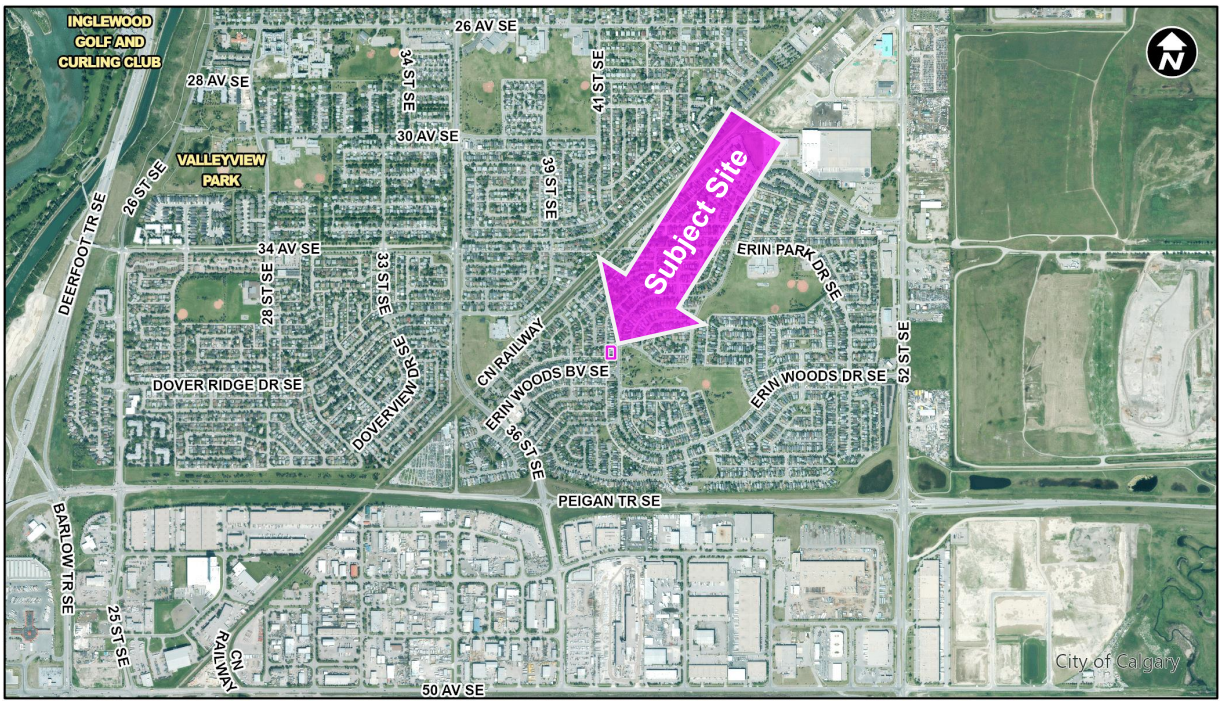
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the Erin Woods 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 three dwelling units with optional secondary suites, which do not count towards allowable density.

Multi-Residential – Contextual Grade-Oriented (M-CGd30) District allows multi-residential development in a variety of forms, with higher numbers of dwelling units and higher traffic generation than low density residential districts. It allows for a range of multi-residential development of low density and low height including townhouses, rowhouses and duplexes. The district currently allows for a maximum building height of 12.0 metres and a maximum density of 30 units per hectare, which would allow for three dwelling units on the site. Secondary suites are allowed within the M-CG District.

The existing land uses allow for housing forms including single detached, semi-detached, secondary suites and rowhouses on one parcel and multi-residential development on the second parcel. Both limit the height and density to a point that is not feasible for the proposal.

The application proposes to redesignate the site to the Mixed Use – General (MU-1f2.5h20) District. The proposed Mixed Use – General (MU-1f2.5h20) District allows for a mix of

residential and commercial uses at a maximum building height of 20 metres, or about five storeys. The proposed land use would allow for a maximum building area of approximately 3,235 square metres through a floor area ratio (FAR) modifier of 2.5.

Development and Site Design
If the land use redesignation is approved by Council, the rules of Mixed Use – General (MU-1f2.5h20) and the *East Calgary International Avenue Communities Local Area Plan* (LAP) will provide guidance for the design of the 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 include:

- ensuring engaging interfaces along Erin Mount Crescent SE and Erin Woods Drive SE; and
- ensuring high quality finishes and materials that complement the surrounding area.

Transportation
Pedestrian access to the site is available from existing sidewalks along Erin Mount Crescent SE and Erin Woods Drive SE. The site is well served by cycling infrastructure with existing on-street bikeways located along Erin Woods Boulevard SE providing a connection to 36 Street SE, which is a part of the Primary Transit Network (PTN).

The nearest Calgary Transit bus stop is located along Erin Woods Drive SE, which serves Route 58 (Erin Woods/44 Street SE) and Route 135 (Erin Woods/36 Street SE) and is approximately 85 metres (a two-minute walk) south of the site.

On-street parking is available along Erin Mount Crescent SE and Erin Woods Drive SE.

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, is being considered and reviewed as part of 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 efficient use of land.

Municipal Development Plan (Statutory – 2009)
The site is within the Developed Residential – Established area, as shown in Map 1: Urban Structure of the *Municipal Development Plan* (MDP). As per the MDP, redevelopment should help revitalize local communities by increasing the population and introducing a mix of commercial and service uses, while also supporting modest upgrades in established

neighbourhoods. New development in these areas is encouraged to include suitable densities, diverse land uses and pedestrian-friendly features to support the PTN.

Section 2.3.1 of the MDP highlights that there should be more opportunities for affordable housing as part of creating complete communities. It also recommends focusing on affordable housing in locations served by the PTN and near parks, schools, recreation facilities and commercial nodes. Given the site's context and proximity to the PTN, parks, schools and recreation, this proposal is consistent with 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 through the development permit review.

East Calgary International Avenue Communities Local Area Plan (Statutory – 2024)
The subject site is located within the *East Calgary International Avenue Communities Local Area Plan* (LAP). The site is classified as Neighbourhood Connector (Map 3: Urban Form) with a Low – Modified building scale modifier (Map 4: Building Scale), and the associated policy states that new buildings should be four storeys or less in height. The Neighbourhood Connector classification is characterized by a broad range of housing types along high activity streets that can accommodate small-scale commercial uses.

Section 3.2.1 outlines objectives to offer inclusive, varied and equitable housing choices throughout the Plan area. It aims to expand opportunities for non-market housing that caters to the evolving needs, life stages and financial situations of community members. The section also recommends prioritizing non-market housing in locations served by the PTN and encouraging the inclusion of three-bedroom units in multi-residential developments. This proposal supports the LAP's policies by introducing affordable housing options with the proposal's development intent to include three-bedroom units in the community of Erin Woods.

Section 4.2 states that building scale modifiers shown on Map 4: Building Scale are intended to inform future land use redesignation applications. However, in cases where this policy and a land use designation conflict, that the land use on the parcel prevails. Although the proposed building exceeds the four-storey building scale modifier, the rooftop amenity space is intended for a place of worship and does not function as a full additional storey or contain dwelling units. As such, the proposal is in alignment with the intent of the LAP.

Applicant Submission

CTZN architecture

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Applicant Submission

May 07, 2025

Project: MCFS Erin Woods (CTZN24-0019)

Company: City of Calgary Planning and Development

Regarding: Land Use Amendment: 11, 15 & 19 Erin Woods Dr SE, Calgary, AB,

Introduction

On behalf of **Métis Calgary Family Services (MCFS)**, we are pleased to submit this application for a Land Use Redesignation to support a transformative, community-driven development. The proposal seeks to enable the creation of a five-storey, fully affordable 24-unit housing project by and for the Indigenous community.

A minimum of **10% of the units will be fully accessible**, ensuring that residents of all abilities can live comfortably and with dignity. This inclusive approach reflects MCFS's commitment to creating a safe, welcoming, and culturally grounded environment.

MCFS envisions this development as a community hub that holistically supports Indigenous families. The ground floor will feature community-serving uses, including administrative offices, a residential-grade kitchen, and a childcare centre. This childcare service will be available to both residents and the broader community, with flexible access for parents participating in other on-site programs and services. The development proposal prioritizes adaptability to meet the evolving needs of the Indigenous population MCFS serves.

This application has secured funding with the City of Calgary's **Housing Capital Initiative (HCI)**. Given the program's strict timelines, we are pursuing an expedited approval process through a concurrent land use and development permit application under the Priority Stream.

The site is currently designated as M-CGd30 and R-CG. A redesignation to MU-1 is necessary to accommodate the proposed scale and mixed-use nature of the project. A pre-application assessment **(PE2025-00814)** was completed in July 2025.

Site Context

The subject site is a +/- 0.32 acre parcel located at the northeast corner of Erin Mount Crescent SE

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and Erin Woods DR SE. To the east is Erin Woods Park and Playground. The site is approximately 600 metres (an eight-minute walk) from 36 Street SE, which is a part of the Primary Transit Network. The surrounding community is characterized by low-density residential development in the form of single detached and semi-detached homes. The lot directly adjacent to it to the south is designated as M-CG d30.

Fig 01:



Planning Context and Rationale:

The subject site is located within the Neighbourhood Connector – Urban Form area (Map 3: Urban Form) and is designated with a Low – Modified – Building Scale (up to four storeys) under the East Calgary International Avenue Communities Local Area Plan (LAP). The LAP policies generally support the proposed development, particularly in the following ways:

- Neighbourhood Connector areas are intended to accommodate local commercial uses that serve nearby residents, such as cafés, corner stores, retail, personal services, work-live units, and home-based businesses (Section 2.2.1.5(b)),

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- These commercial uses are expected to be small-scale and sensitively integrated to minimize impacts on adjacent residential areas (Section 2.2.1.5(c)).

As part of our due diligence, we evaluated several standard land use districts, including M-X1, M-X2, M-H1 and Direct Control. However, after much consultation with the city's planning department and extensive community engagement, including the purchase of 11 Erin Woods Dr SE, the MU-1 was deemed the most appropriate land use for this site and our proposal

The uses listed under MU-1 (Dwelling Unit. Place of Worship-Small) allows for the development to keep in compliance with the LAP while accounting for the rooftop as a Ceremonial Assembly Space for spiritual and cultural use. Additionally, it encompasses all other ancillary/support uses associated with the development (office, kitchen and childcare).

Conclusion:

The proposed land use redesignation provides a critical foundation for the successful realization of this distinctive mixed-use, multi-family development. It offers greater certainty in delivering 24 units of fully affordable housing, created by and for the Indigenous community. This tailored approach ensures that the development remains deeply rooted in cultural relevance and continues to serve the needs of its intended residents over time.

Additionally, the commitment to accessibility—through the inclusion of at least 10% of units designed to meet accessibility standards—underscores a broader vision of inclusivity and safety. This ensures that individuals of all ages and abilities have equitable access to housing and the services offered, reinforcing the development's role as a welcoming and supportive community hub.

Thank you for your consideration!

Should you require further clarification, please don't hesitate to reach out: c.onyeka@ctznarchitecture.com).

Sincerely,

Charles Onyeka
Intern Architect AAA | MRAIC | PMP | LEED Green Associate
CTZN Architecture Inc.

Applicant Outreach Summary

2026 April 07

1.0 INTRODUCTION

This document summarizes the stakeholder engagement process conducted for the Ke Mama Nnanik project, and the resulting feedback obtained from September 2025 to February 2026.

MCFS alongside CTZN Architecture implemented a comprehensive engagement strategy to share details of the proposed land use amendment and development permit application with interested stakeholders.

Throughout the process, the team met the Board of the Erin Woods Community Association, the previous Ward Councillor, the current Ward Councillor, neighbours, current tenants of the existing building, future residents of the proposed development, and the broader Erin Woods community.

Community outreach has been a continuous effort through the land use application process to ensure clear, transparent and up to date information and project updates were shared.

This report provides an overview of the engagement activities, key feedback received, and a high-level analysis of the results.

The Appendix includes all workshop and open house comments, as well as the materials presented at each event.



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Metis Calgary Family Services

2.0 ENGAGEMENT OVERVIEW

To address the needs and complexities of this application, we conducted a thorough analysis of the key stakeholders, along with the tactics and techniques required to meet best-practice standards for stakeholder engagement.

In developing the detailed engagement strategy, we applied the City of Calgary's *Tools Outreach Kit* and *Resources: Outreach Tactics & Techniques.*

Principles guiding our community engagement process include:

- **TRANSPARENCY.** We will provide clear, timely, and comprehensive information throughout the process. We will also report back the feedback we receive to show how community voices are being acknowledged.
- **ACCOUNTABILITY.** We will uphold the commitments we make to stakeholders and ensure our actions reflect the expectations we set.
- **INCLUSIVENESS.** We will actively seek input from individuals and groups directly or indirectly affected by the project. Our approach will prioritize accessibility and make every effort to accommodate diverse needs and perspectives.
- **RESPONSIVENESS.** We will share information promptly and respond to questions in a clear, helpful, and timely manner to support constructive engagement.
- **COMMITMENT.** We will remain committed to engaging those most impacted by the project and will follow through on any promises made throughout the engagement process.

Within the Stakeholder Engagement Plan, we also identified the stakeholders to be engaged and outlined tactics geared specifically, towards the needs of each stakeholder group. Stakeholders identified include neighbours, the Community Association, Ward Councillor and the broader Erin Woods Community.

Our Stakeholder Engagement Plan identified five tactics to ensure all stakeholders were engaged at the appropriate level. The following engagement tactics were implemented:

TATICS 1: 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.

TACTICS 2: COMMUNITY ASSOCIATION SESSION

We held a physical info session with the Erin Woods Community Association where we presented our land use approach and schematic design package.

TACTICS 3: MEETING WITH WARD COUNCILORS

We met with both past and present ward councillors to discuss land use application and project details with a commitment to continued open and transparent communication.

TACTICS 4: POSTCARD MAILERS

35+ postcard mailers were hand delivered to directly adjacent and nearby properties in advance. They were provided with the engagement website, email address and contact information of the project team for any questions.

TACTICS 5: ENGAGEMENT WEBSITE
A development specific website was launched to provide regular project updates with a dedicated section for Frequently Asked Questions (FAQs) and a contact page to promote inclusivity and remove barriers to engagement.

TACTICS 6: PUBLIC OPEN HOUSE
We held an Open House for the public including prospective tenants of the development to introduce the project and gather feedback to be used at later stages in the planning and design process.

ENGAGEMENT SUMMARY

Engagement Opportunity	TATICS 1: NOTICE POSTING	TACTICS 2: COMMUNITY ASSOCIATION SESSION	TACTICS 3: MEETING WITH WARD COUNCILOR	TACTICS 4: POSTCARD MAILERS	TACTICS 5: ENGAGEMENT WEBSITE	TACTICS 6: PUBLIC OPEN HOUSE
Date	Monday October 20, 2025 – Wednesday November 12, 2025	Monday September 8, 2025	With previous councillor – September 4, 2025 With current councillor - Thursday January 29, 2026	Wednesday February 11, 2026	Tuesday February 10, 2026	Thursday February 19, 2026
Location	19 Erin Woods DR SE, Calgary, AB	83 Erin Park Dr SE, Calgary, AB	Virtual and City Hall respectively	Neighbours	Online	19 Erin Woods DR SE, Calgary, AB
Time	Entire duration	7:00 PM – 8:00PM	9:00 AM and 10:00 AM respectively		Still active	6:00 PM – 8:00 PM
Number of Participants	General public	18 +/-	5 +/-	35 +/-	General public	15 +/-

3.0 WHAT WE HEARD

Notice Posting/DR1

- *Insufficient garbage and waste allocation*
- *Building form, building height and density*
- *Lack of consultation with the community*
- *Concentration of affordable housing in Erin Woods*
- *Pedestrian safety and proximity to playground zone*
- *Insufficient parking, increased traffic and loss of on-street parking*

Community Association Session

- *What happens on the rooftop*
- *Where will they park*
- *Where will all that garbage go*
- *Unit count, types, unit mix and demography of future residents*
- *Timelines/Construction start*
- *Appreciative of the improvements to the street corner*

Meeting with ward councillors

- *Have you engaged with the community*
- *What land use is being proposed*
- *Asked for commitment to continued open and transparent communication with the community.*
- *Support for the proposed development*

Postcard mailers

- *No comment received*

Engagement website

- *No comment received*

Public open house

- *This is good for the community*
- *We love it*
- *Timeline*

4.0 HOW THE APPLICATION RESPONDS TO COMMENTS

Notice Posting/DR1

- *Insufficient garbage and waste allocation:*
  Adequate waste and recycling solution is provided in dedicated room within the building.

  There will be no garbage containers along the laneway. Total volume of garbage calculated as per bylaw.

- *Building form, building height and density:*
  The proposal complies with the East Calgary International Avenue Communities Local Area Plan.

  The subject site is designated as Neighbourhood Connector which supports residential and commercial uses. Allows a built form and scale up to Four Storeys (Low-Modified).

- *Lack of consultation with the community:*
  To ensure transparency and open communication with the broader community, the strategy adopted was to first coordinate an early feedback loop with the City's Planning Department to determine the most appropriate land use proposal for the development.

  This feedback ensured we effectively communicate with the community what direction the land use changes are.

  Additionally, the project is still in its early stages and feedback received from this engagement will be considered in our path forward.

- *Concentration of affordable housing in Erin Woods:*
  The client group is an existing member of the community. The subject site is home to the Native Network Parent Link, which is run by the Metis Calgary Family Services.

  The inclusion of affordable housing alongside its existing services is borne out of the need to provide much needed housing solutions to the urban Indigenous community.

  The housing component is targeted toward families with longer-term residency needs, promoting dignity and stability for residents.

- *Pedestrian safety and proximity to playground zone:*
  The unique positioning of the lot as a corner street parcel provides an opportunity to improve the public realm and enhance pedestrian safety along the street corner.

  There are several offsite improvements undertaken by the development which would benefit the larger community:
  - Curb Extension at the SW Corner of Erin Woods DR SE and Erin Woods Cr SE Intersection
  - Widened sidewalk along the east on Erin Woods DR

- New sidewalk on the north on Erin Mt CR
- Paved laneway

- *Insufficient parking, increased traffic and loss of on-street parking:*
  The proposed development provides the required number of parking stalls in full compliance with the Land Use Bylaw, without any relaxations.

  As an affordable housing, data indicates that residents are less likely to own personal vehicles and will primarily rely on public transit.

  Additionally, a Transportation Impact Statement Report (attached as part of submission), shows that there are little to no impact on traffic patterns anticipated for the proposed development. The intent of the development is to not have on-street parking through the provision of the subgrade parkade structure.

Community Association Session

- *What happens on the rooftop:*
  The rooftop is for the exclusive use of the residents and serves as a communal space for residents.

  It's designed so that the only active view from the roof top is towards east, facing the playground/park. All other views will be screened to ensure privacy of the neighbours.

- *Where will they park:*
  We are providing the amount of parking required by the bylaw. The majority of parking spaces are provided underground with some convenience stalls at-grade off the back lane.

- *How will this affect parking in the area:*
  A Traffic Impact Statement was undertaken to provide a transportation overview of the proposal.

  The report confirmed that the parking provided for the development is enough to meet the required need without impacting on the surrounding neighbourhood.

  See report in appendix.

- *Where will all that garbage go:*
  Adequate waste management solutions have been provided within the building enclosure.

  This means no unsightly garbage containers along the laneway.

- *Unit count, types, unit mix and demography of future residents:*
  The proposal is for a family-oriented development targeted towards families with kids.

  Units mix include 1-bed, 2-bed and 3-bedrooms

There is also an opportunity for multi-generational living with the provision of lock-off units as a part of the development.

25% of units will be designed to meet accessibility standards.

- *Timelines/Construction start:*
  Project was very much in the earl stages at the time of engagement; however, anticipated construction start is Fall 2026.

Meeting with ward councillors

- *Have you engaged with the community:*
  We had met with the Community Association and were gearing to organize a broader Community Open House with the larger community.

  We were coordinating the City's Planning Department to determine the appropriate land use for the development and wanted to make sure we provided clear and transparent communication to the broader community.

- *What land use is being proposed:*
  Based upon coordination and continued discussions with the city, a Direct Control District under the base M-H1 was considered the most appropriate.

Postcard mailers

- *No comment received*

Engagement website

- *No comment received*

Public open house

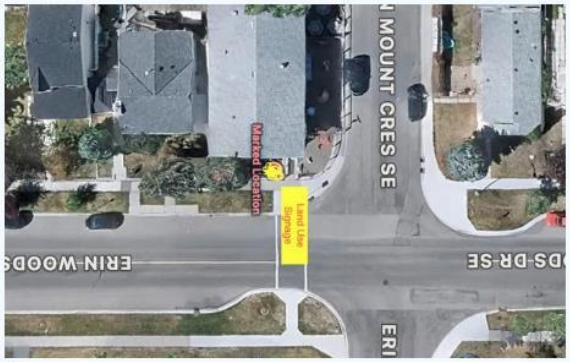
- *This is good for the community!*
- *We love it!*
- *Great building!*
- *Love for the indigenous ownership*
- *Happy about accessible housing + multi-generational living opportunities*
- *Support expressed for introduction of more affordable housing in the community*

APPENDIX A: ENGAGEMENT TACTIS

This section provides a summary of the methods of invitation for each engagement event.

TATICS 1: NOTICE POSTING

Proof of large notice posted on subject site in compliance with City of Calgary's requirements.



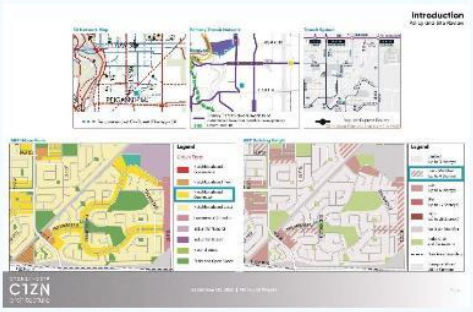


TACTICS 2: COMMUNITY ASSOCIATION SESSION

We delivered a presentation to the community association. See slides presented.













TACTICS 3: MEETING WITH WARD COUNCILOR

Similar package to that presented to Erin Woods Community Association.

TACTICS 4: POSTCARD MAILERS

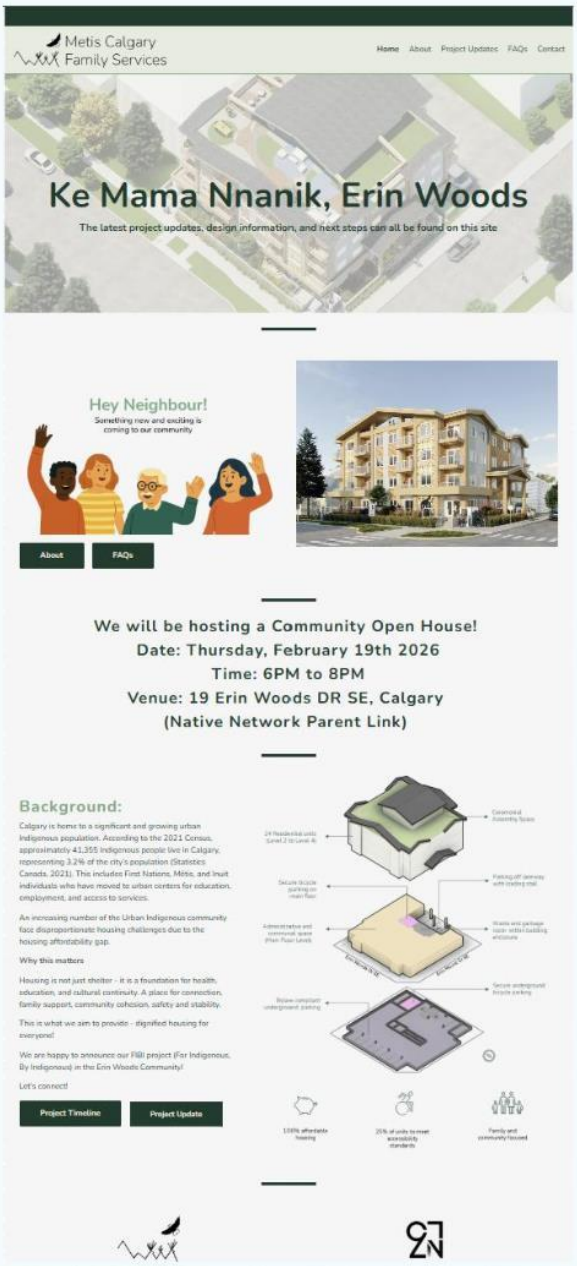




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TACTICS 5: ENGAGEMENT WEBSITE

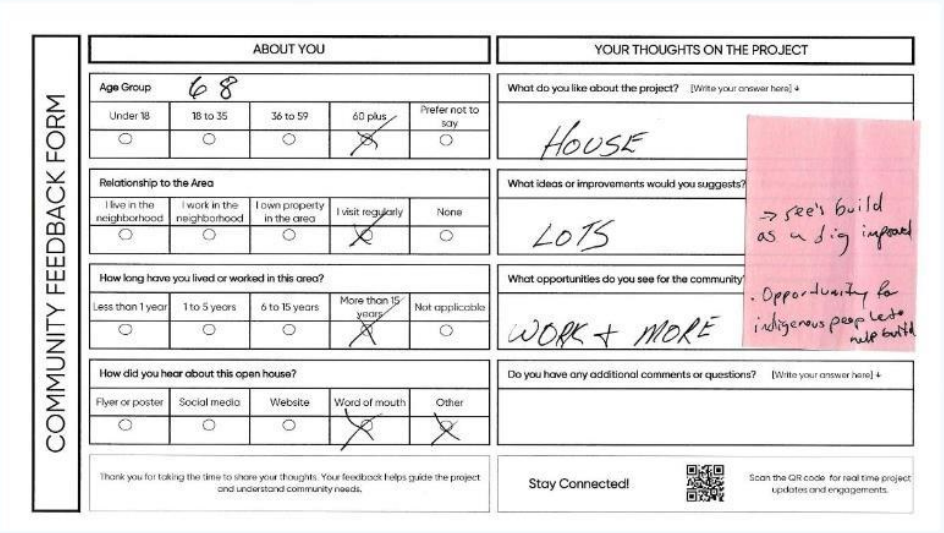


TACTICS 6: PUBLIC OPEN HOUSE





APPENDIX B: SURVEYS/FEEDBACK FORMS



COMMUNITY FEEDBACK FORM

ABOUT YOU

Age Group: 68

Under 18	18 to 35	36 to 59	60 plus	Prefer not to say
○	○	○	X	○

Relationship to the Area

I live in the neighborhood	I work in the neighborhood	I own property in the area	I visit regularly	None
○	○	○	X	○

How long have you lived or worked in this area?

Less than 1 year	1 to 5 years	6 to 15 years	More than 15 years	Not applicable
○	○	○	X	○

How did you hear about this open house?

Flyer or poster	Social media	Website	Word of mouth	Other
○	○	○	X	X

Thank you for taking the time to share your thoughts. Your feedback helps guide the project and understand community needs.

YOUR THOUGHTS ON THE PROJECT

What do you like about the project? [Write your answer here] ↓

HOUSE

What ideas or improvements would you suggests?

LOTS

→ see's build as a big impact

. Opportunity for indigenous people to build

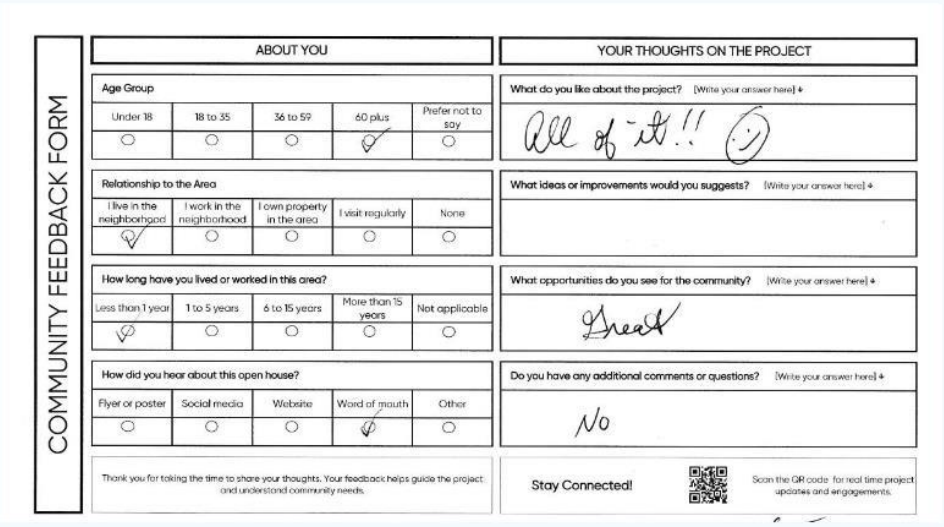
What opportunities do you see for the community?

WORK + MORE

Do you have any additional comments or questions? [Write your answer here] ↓

Stay Connected!

Scan the QR code for real time project updates and engagements.



COMMUNITY FEEDBACK FORM

ABOUT YOU

Age Group

Under 18	18 to 35	36 to 59	60 plus	Prefer not to say
○	○	○	✓	○

Relationship to the Area

I live in the neighborhood	I work in the neighborhood	I own property in the area	I visit regularly	None
✓	○	○	○	○

How long have you lived or worked in this area?

Less than 1 year	1 to 5 years	6 to 15 years	More than 15 years	Not applicable
✓	○	○	○	○

How did you hear about this open house?

Flyer or poster	Social media	Website	Word of mouth	Other
○	○	○	✓	○

Thank you for taking the time to share your thoughts. Your feedback helps guide the project and understand community needs.

YOUR THOUGHTS ON THE PROJECT

What do you like about the project? [Write your answer here] ↓

All of it!! :)

What ideas or improvements would you suggests? [Write your answer here] ↓

What opportunities do you see for the community? [Write your answer here] ↓

Great

Do you have any additional comments or questions? [Write your answer here] ↓

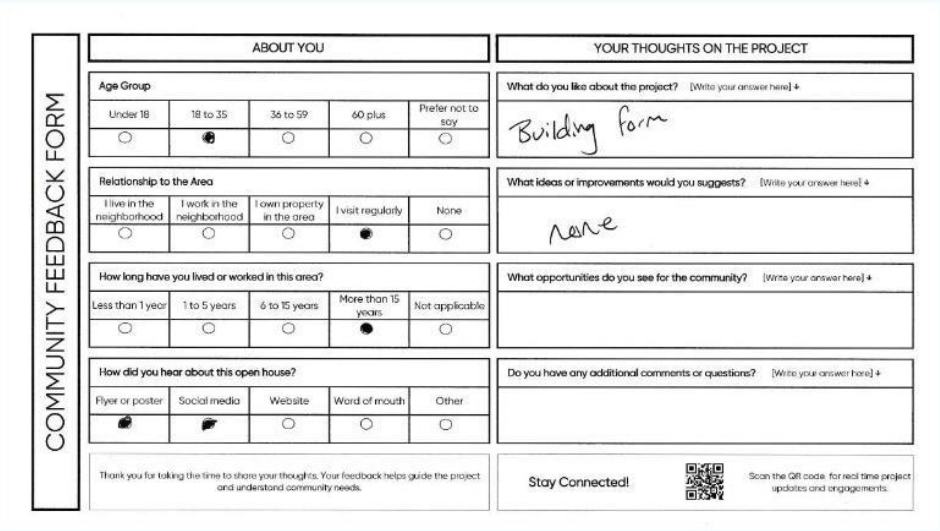
No

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CTZN architecture

Metis Calgary Family Services



COMMUNITY FEEDBACK FORM

ABOUT YOU

Age Group

Under 18	18 to 35	36 to 59	60 plus	Prefer not to say
○	●	○	○	○

Relationship to the Area

I live in the neighborhood	I work in the neighborhood	I own property in the area	I visit regularly	None
○	○	○	●	○

How long have you lived or worked in this area?

Less than 1 year	1 to 5 years	6 to 15 years	More than 15 years	Not applicable
○	○	○	●	○

How did you hear about this open house?

Flyer or poster	Social media	Website	Word of mouth	Other
●	●	○	○	○

Thank you for taking the time to share your thoughts. Your feedback helps guide the project and understand community needs.

YOUR THOUGHTS ON THE PROJECT

What do you like about the project? [Write your answer here] ↓

Building form

What ideas or improvements would you suggests? [Write your answer here] ↓

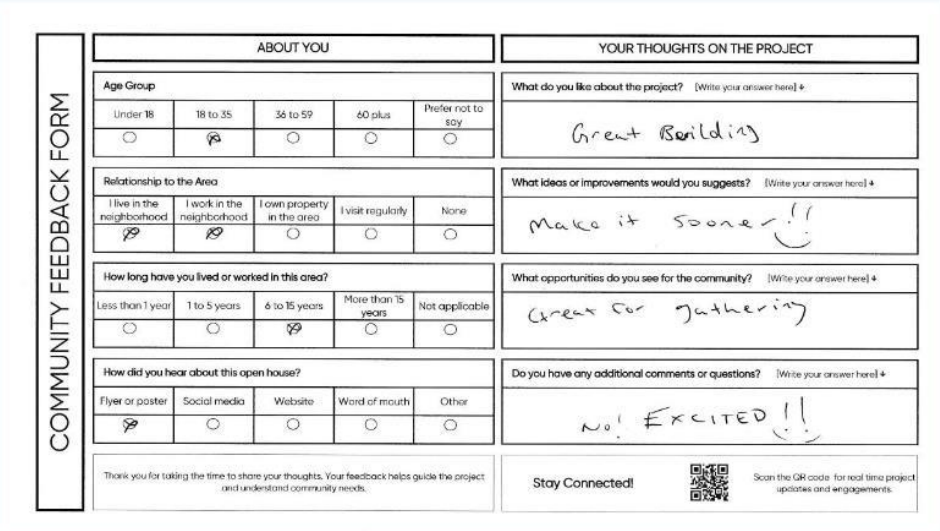
none

What opportunities do you see for the community? [Write your answer here] ↓

Do you have any additional comments or questions? [Write your answer here] ↓

Stay Connected!

Scan the QR code for real time project updates and engagements.



COMMUNITY FEEDBACK FORM

ABOUT YOU

Age Group

Under 18	18 to 35	36 to 59	60 plus	Prefer not to say
○	●	○	○	○

Relationship to the Area

I live in the neighborhood	I work in the neighborhood	I own property in the area	I visit regularly	None
●	●	○	○	○

How long have you lived or worked in this area?

Less than 1 year	1 to 5 years	6 to 15 years	More than 15 years	Not applicable
○	○	●	○	○

How did you hear about this open house?

Flyer or poster	Social media	Website	Word of mouth	Other
●	○	○	○	○

Thank you for taking the time to share your thoughts. Your feedback helps guide the project and understand community needs.

YOUR THOUGHTS ON THE PROJECT

What do you like about the project? [Write your answer here] ↓

Great Building

What ideas or improvements would you suggests? [Write your answer here] ↓

Make it sooner-!!

What opportunities do you see for the community? [Write your answer here] ↓

Great for gathering

Do you have any additional comments or questions? [Write your answer here] ↓

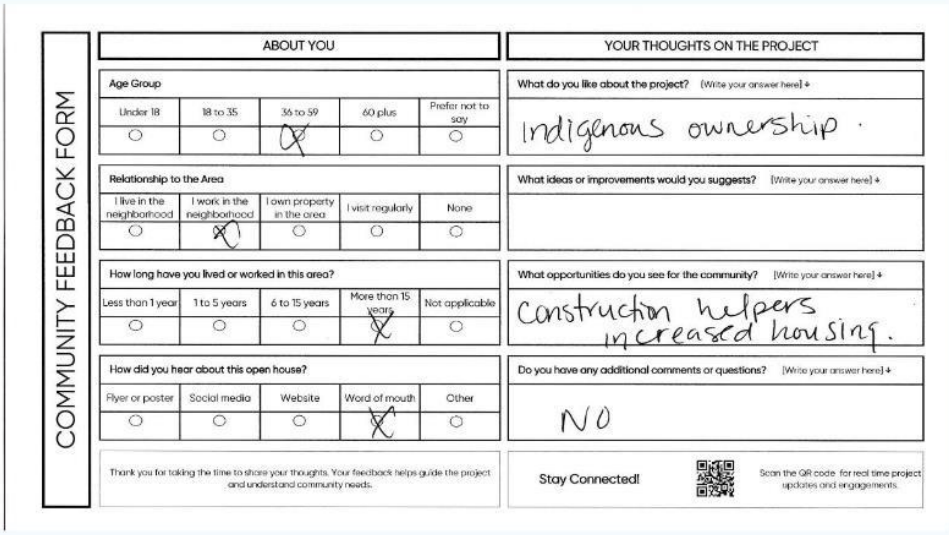
No! EXCITED!!

Stay Connected!

Scan the QR code for real time project updates and engagements.

CTZN architecture

Metis Calgary Family Services



COMMUNITY FEEDBACK FORM

ABOUT YOU

Age Group

Under 18	18 to 35	36 to 59	60 plus	Prefer not to say
○	○	X	○	○

Relationship to the Area

I live in the neighborhood	I work in the neighborhood	I own property in the area	I visit regularly	None
○	X	○	○	○

How long have you lived or worked in this area?

Less than 1 year	1 to 5 years	6 to 15 years	More than 15 years	Not applicable
○	○	○	X	○

How did you hear about this open house?

Flyer or poster	Social media	Website	Word of mouth	Other
○	○	○	X	○

Thank you for taking the time to share your thoughts. Your feedback helps guide the project and understand community needs.

YOUR THOUGHTS ON THE PROJECT

What do you like about the project? (Write your answer here) ↓

Indigenous ownership.

What ideas or improvements would you suggests? (Write your answer here) ↓

What opportunities do you see for the community? (Write your answer here) ↓

Construction helpers
increased housing.

Do you have any additional comments or questions? (Write your answer here) ↓

NO

Stay Connected!

Scan the QR code for real time project updates and engagements.

Community Association Response

2025 December 11

The Erin Woods Community Association supports this application. However, we have concerns about dumpster bins, traffic, and the provision of on-site support. If any issues arise, we will negotiate in good faith with the landowner to find a solution.

PROPOSED

CPC2026-0429
ATTACHMENT 5

BYLAW NUMBER 31P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE EAST CALGARY INTERNATIONAL AVENUE COMMUNITIES LOCAL AREA PLAN BYLAW 67P2024 (LOC2025-0193/CPC2026-0429)

* *

WHEREAS it is desirable to amend the East Calgary International Avenue Communities Local Area Plan Bylaw 67P2024, 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 East Calgary International Avenue Communities Local Area Plan attached to and forming part of Bylaw 67P2024, as amended, is hereby further amended as follows:

   (a) In Section 2.3 Scale Modifiers, subsection 2.3.2 Low Scale-Modified, after policy a., add the following new policy:

   "b. For the site located at 11 and 19 Erin Woods Drive SE, the development may include a partial additional storey above the maximum building scale identified in Map 4: Building Scale. Where an additional storey is provided it should be designed to:

   i. not exceed 30 percent of the area of the floor below;
   ii. be located away from all building edges and setback to minimize visibility from adjacent streets, parks and public spaces;
   iii. screen and integrate rooftop mechanical equipment such that rooftop structures and equipment are consolidated and screening is architecturally integrated with the building design; and
   iv. minimize shadowing, overlook and privacy impacts on adjacent residential development."

PROPOSED

BYLAW NUMBER 31P2026

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

CPC2026-0429
ATTACHMENT 6

BYLAW NUMBER 91D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0193/CPC2026-0429)

* *

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 LOC2025-0193/CPC2026-0429
BYLAW NUMBER 91D2026

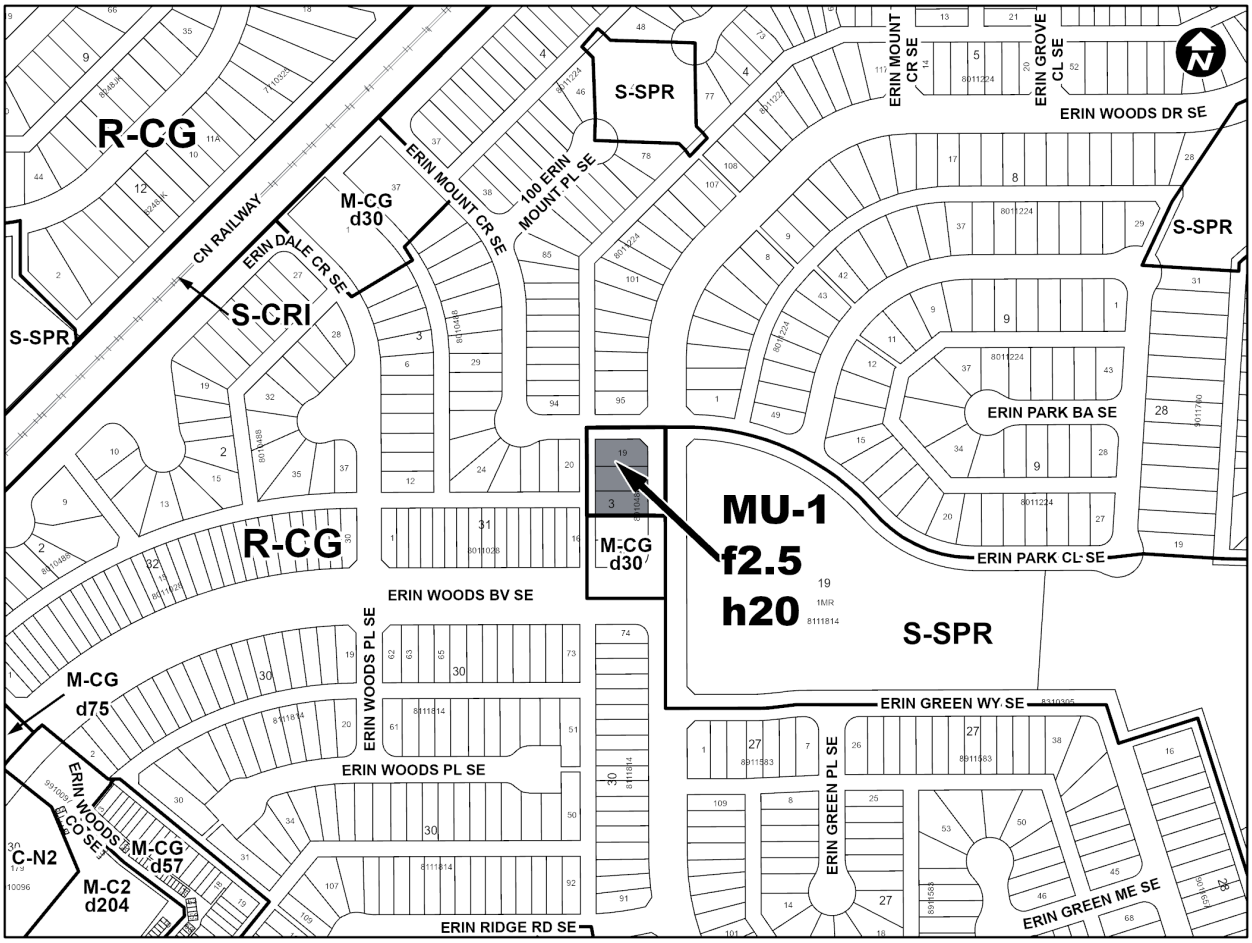
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0193/CPC2026-0429
BYLAW NUMBER 91D2026

SCHEDULE B



Land Use Amendment in Starfield (Ward 9) at 5501 and 6201 – 68 Street SE, LOC2025-0247

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 3.03 hectares ± (7.48 acres ±) located at 5501 and 6201 – 68 Street SE (Portions of Plan 7558AF, Blocks M and N) and from Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, Industrial – Business f1.0h20 (I-B f1.0h20) District, Industrial – Commercial (I-C) District and Industrial – General (I-G) District to Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 28:

That Council give three readings to **Proposed Bylaw 84D2026** for the redesignation of 3.03 hectares ± (7.48 acres ±) located at 5501 and 6201 – 68 Street SE (Portions of Plan 7558AF, Blocks M and N) and from Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, Industrial – Business f1.0h20 (I-B f1.0h20) District, Industrial – Commercial (I-C) District and Industrial – General (I-G) District to Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

HIGHLIGHTS

- This application seeks to redesignate a portion of the subject property to accommodate larger storm ponds and refine setback areas along the existing Forest Lawn Creek channel with the appropriate Special Purpose Districts.
- The application is a minor adjustment in alignment with an approved Outline Plan (LOC2017-0305) and aligns with the policies of the *Municipal Development Plan* (MDP) and the *Southeast 68 Street Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? This application is a minor adjustment of existing boundaries for a storm pond to support future industrial land.
- Why does this matter? The proposal would address potential flooding within the area and reduce harmful sediments in the City's existing waterways.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application, in the southeast community of Starfield was submitted by Planning Plus, on behalf of the landowner, The City of Calgary on 2025 December 09. No development permit has been submitted at this time.

Land Use Amendment in Starfield (Ward 9) at 5501 and 6201 – 68 Street SE, LOC2025-0247

As indicated in the Applicant Submission (Attachment 2), the primary purpose of this application is to apply for minor adjustments that align with the approved Outline Plan (LOC2017-0305) to accommodate larger storm ponds and to refine setback areas along the existing Forest Lawn Creek channel to align with current City policies. While a development permit (DP2023-06032) has been approved for stripping and grading activities, no other development permits have been received to date.

A detailed planning evaluation of the application, including location 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. The applicant determined that no outreach was required due to the minor scope of this application. 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.

No public comments were received at the time of writing this report and there is no community association for the subject 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, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application would optimize the size and location of the stormwater pond to better service the area by reducing the potential of flooding following a storm or snowmelt.

Environmental

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

Land Use Amendment in Starfield (Ward 9) at 5501 and 6201 – 68 Street SE, LOC2025-0247

Economic
The proposal utilizes and promotes better designed infrastructure to help support development in the area that contributes to the local economy and creates job opportunities within 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 84D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

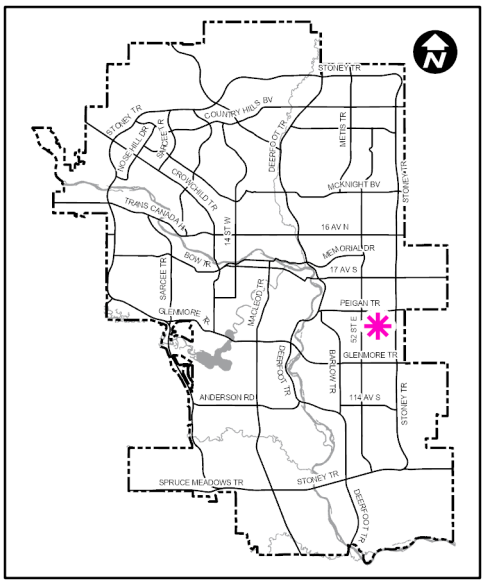
The subject parcels are in the southeast community of Starfield, west of 68 Street SE and south and north of 61 Avenue SE. The proposed land use area is approximately 3.03 hectares (7.48 acres) in size in a variety of locations on the parcels.

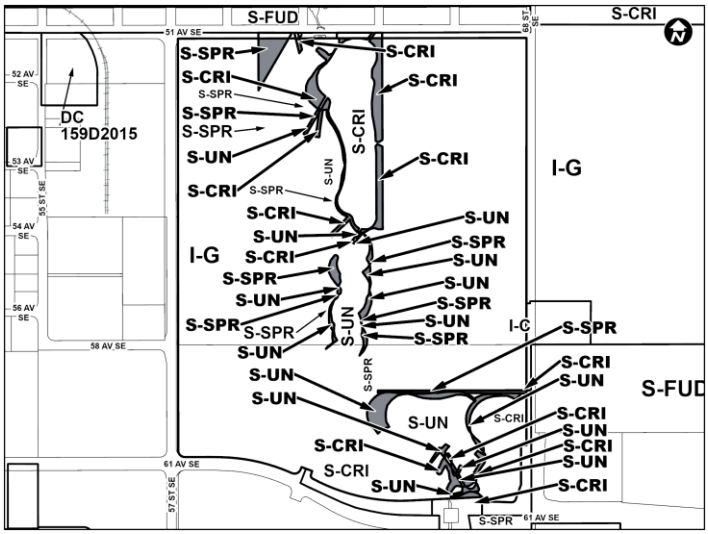
On 2022 July 05, Calgary Planning Commission and Council approved a comprehensive industrial outline plan and land use redesignation application (LOC2017-0305). The subject lands are within this outline plan area, and the proposed land use redesignation adjusts the approved land use boundaries to accommodate larger storm ponds and to refine setback areas along the Forest Lawn Creek channel realignment as detailed design for the site progresses.

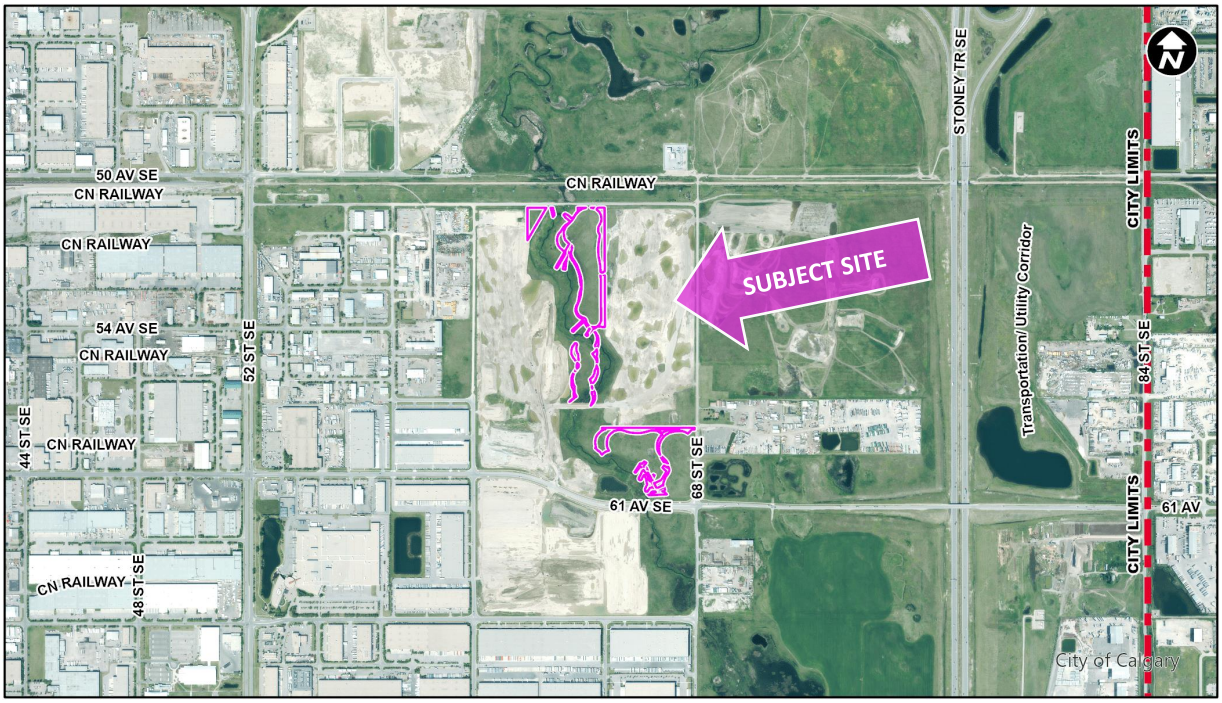
Community Peak Population Table

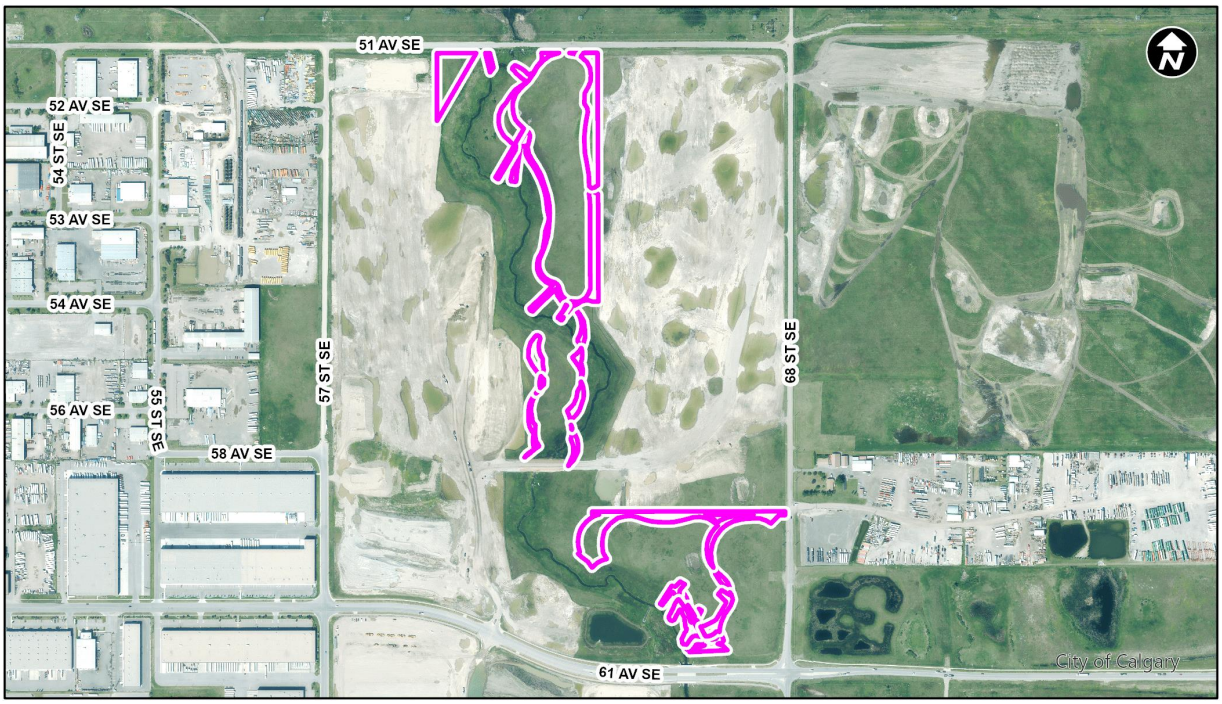
Not available because the subject area is industrial.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The proposed redesignation includes the following adjustments in response to detailed design for the storm pond facility to support future industrial development:

- 0.01 hectares (0.03 acres) from Industrial – Business f1.0h20 (I-B f1.0h20) District to Special Purpose – Urban Nature (S-UN) District;
- 0.17 hectares (0.42 acres) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Urban Nature (S-UN) District;
- 0.64 hectares (1.58 acres) from Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – Urban Nature (S-UN) District;
- 0.91 hectares (2.25 acres) from Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – City and Regional Infrastructure (S-CRI) District;
- 0.52 hectares (1.28 acres) from Special Purpose – Urban Nature (S-UN) District to Special Purpose – City and Regional Infrastructure (S-CRI) District;
- 0.02 hectares (0.05 acres) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – School, Park and Community Reserve (S-SPR) District;
- 0.19 hectares (0.47 acres) from Special Purpose – Urban Nature (S-UN) District to Special Purpose – School, Park and Community Reserve (S-SPR) District;

- 0.13 hectares (0.32 acres) from Industrial – Business f1.0h20 (I-B f1.0h20) District to Special Purpose – School, Park and Community Reserve (S-SPR) District;
- 0.03 hectares (0.07 acres) from Industrial – Commercial (I-C) District to Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- 0.41 hectares (1.01 acres) from Industrial – General (I-G) District to Special Purpose – School, Park and Community Reserve (S-SPR) District.

The primary purpose of this application is to apply for minor adjustments that align with the approved outline plan (LOC2017-0305) to accommodate larger storm ponds and to refine setback areas along the existing Forest Lawn Creek channel to align with current City policies

The approved outline plan (LOC2017-0305) supported municipal reserve (MR) dedication through a mixture of reserve land and cash-in-lieu payment. The proposed land use changes would increase amount of cash-in-lieu from 6.3 percent to 6.6 percent. When subdivision occurs, there will be an appraisal to establish the total amount of monies owed.

The S-UN District is for lands that are to be retained in their natural state or are being rehabilitated to replicate a natural state. This district is applied to land dedicated as environmental reserve (ER) pursuant to the *Municipal Government Act.*

The S-SPR District is intended to provide for schools, parks, open space and recreation facilities.

The S-CRI District is primarily for infrastructure and utility facilities, including stormwater facilities, that are operated by Federal, Provincial or Municipal levels of government.

The I-G District to S-SPR District is a correction of minor land use error for 0.41 hectares (1.01 acres) that was incorrectly designated as I-G District. It is being corrected to its intended designation of S-SPR District as identified through LOC2017-0305.

Development and Site Design
The rules of the proposed S-CRI, S-UN and S-SPR Districts will provide guidance for the future development of the site and landscaping design.

Subdivision Design
There is an existing subdivision application (SB2025-0223) in circulation that is pending the approval of this land use application. The proposed boundaries of the Public Utility Lot, ER and MR align with the proposed land use redesignations.

Reserves are currently being provided in various phases of subdivision applications related to the approved outline plan (LOC2017-0305) and required deferred reserve caveats will be registered concurrent with the registrations of these applications.

Transportation
There are no transportation implications because of this application.

Environmental Site Considerations
The environmental site conditions of this development were previously reviewed and addressed with the Great Plains / Starfield Outline Plan (LOC2017-0305). This proposed land use amendment does not raise any additional environmental concerns or risks. There are no known environmental concerns.

Utilities and Servicing
The proposed land use redesignation is within a previously approved outline plan and subdivision area. Sanitary, storm and water servicing will be provided by the developer through the Starfield Phase 2 Development Agreement. The proposed change in land use boundaries align with changes to the design of the stormwater ponds that were required through the detailed design process as compared to the conceptual design that was assumed at the outline plan stage. The proposal does not impact the overall services for the area, which has capacity to support the proposed development in the area.

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 identified as Standard Industrial on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The MDP policy speaks to maintain industrial as the primary use and supports the uses that facilitate industrial function of this area and cater to the day-to-day needs of area businesses and their employees.

Calgary Climate Strategy (2022)
This application does not include any specific actions that address the objective of the *Calgary Climate Strategy – Pathways to 2050.*

Southeast 68 Street Industrial Area Structure Plan (Statutory – 2010)
The area is subject to the *Southeast 68 Street Industrial Area Structure Plan* (ASP) and is identified as a Special Study area. Special Study areas are evaluated at outline plan and development permit stages to protect Environmentally Significant Areas that are located further east of 57 Street SE. The ASP helps to ensure a sufficient supply of planned industrial land is available for a wider range of business and industrial uses.

The proposed land use amendment is supported by the policies of the ASP.

Applicant Submission

Company Name (if applicable):
Real Estate & Development Services (RE&DS) City of Calgary

LOC Number (office use only):

Applicant's Name:
PlanningPlus

Date:
April 21, 2026

In July 2022, Real Estate and Development Services (RE&DS) received Council approval for a comprehensive Outline Plan and Land Use Redesignation (LOC2017-0305) for Constellation Industrial Park, one of the largest industrial parks in the Great Plains and Starfield communities. At full build-out, Constellation Industrial Park will provide approximately 260 hectares of industrial land, thoughtfully integrated with the Forest Lawn Creek corridor.

The proposed land use redesignation, is a housekeeping amendment affecting 3.0 hectares (7.5 acres) within the approved LOC2017-0305 plan, and is intended to achieve:

- Minor land use adjustments to open space land uses to accommodate larger ponds and constructed wetlands required to meet stormwater management needs and to refine setback along the Forest Lawn Creek in accordance with City setback policies.
- Correction of minor land use mapping error for 0.4 hectare (1.0 acre) incorrectly shown as I-G to S-SPR, its intended approved designation in LOC2017-0305.

We respectfully request support for the above amendments, which will enable RE&DS to continue delivering much-needed industrial land supply in a timely manner.

Applicant Outreach Summary

2026 April 22

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Great Plains/Starfield (Constellation Industrial Park)

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

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

Great Plains/Starfield has been in the planning stage for several years. The Community Outreach Summary was not in place at the time the initial outline plan and land use redesignation application was submitted. The original application for the now approved outline plan and land use redesignation (LOC2017-0305) was circulated to adjacent property owners and RE&DS had been in contact with some who reached out for more information. The proposed land use redesignation is a minor adjustment of the approved land use to align with market demand and accomodate larger storm ponds therefore public engagement was determined not to be required.

PROPOSED

CPC2026-0334
ATTACHMENT 4

BYLAW NUMBER 84D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0247/CPC2026-0334)

* *

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 _____

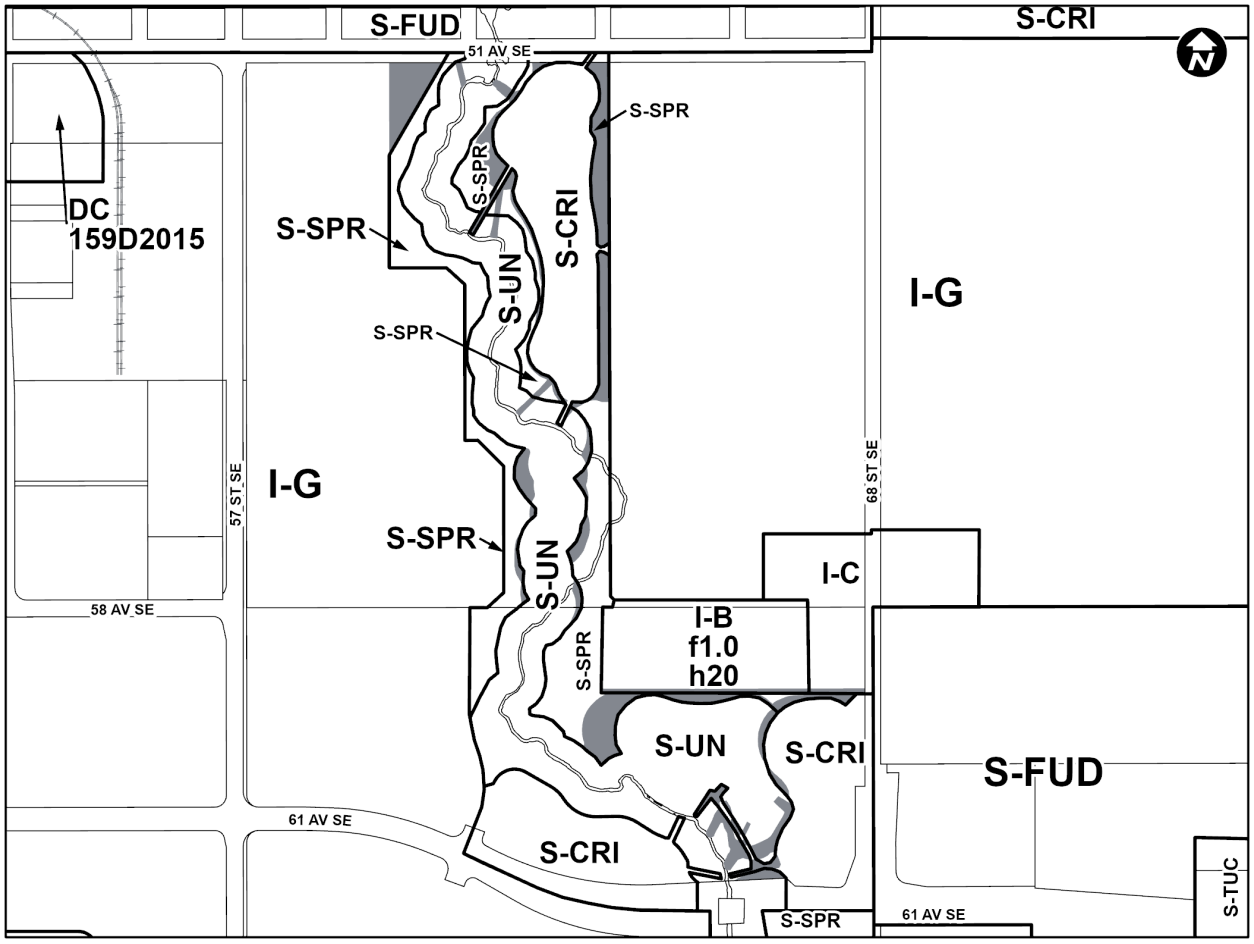
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0247/CPC2026-0334
BYLAW NUMBER 84D2026

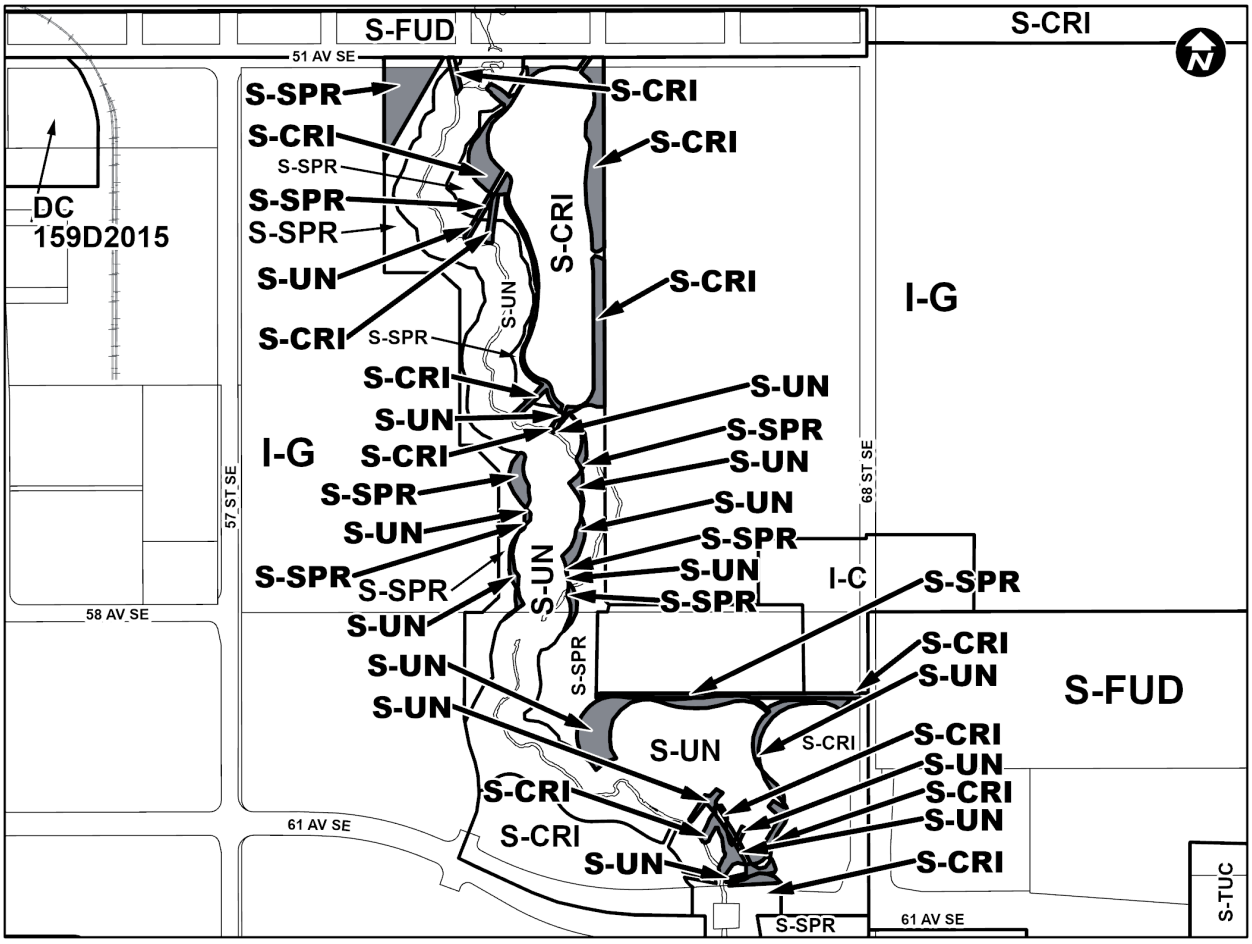
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0247/CPC2026-0334
BYLAW NUMBER 84D2026

SCHEDULE B



Land Use Amendment in Great Plains East (Ward 9) at 8025 – 84 Street SE, LOC2025-0068

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.94 hectares ± (2.32 acres ±) located at 8025 – 84 Street SE (Plan 3565AG, portion of Block A) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Urban Nature (S-UN) District and Industrial – General (I-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JUNE 11:

That Council give three readings to **Proposed Bylaw 88D2026** for the redesignation of 0.94 hectares ± (2.32 acres ±) located at 8025 – 84 Street SE (Plan 3565AG, portion of Block A) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Urban Nature (S-UN) District and Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to Special Purpose – Urban Nature (S-UN) District and Industrial – General (I-G) District to protect an existing on-site Class IV wetland and allow for a broader range of light and medium industrial uses, including Large Vehicle and Equipment Sales.
- This proposal would allow for a range of uses that are complementary to the surrounding context of the area and align with the relevant policies of the *Municipal Development Plan* (MDP) and *Shepard Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed land use amendment ensures the retention of existing environmentally significant wetlands on site while allowing additional light and medium industrial uses that are compatible with the surrounding area.
- Why does this matter? The proposal would allow for additional business and employment opportunities while protecting existing on-site wetlands.
- A development permit (DP2026-00395) for a Large Vehicle and Equipment Sales operation has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the southeast community of Great Plains East, was submitted by Dobbin Consulting on behalf of the landowner, Glenmore Properties Ltd., on 2025 March 21. As noted in the Applicant Submission (Attachment 2), the purpose of this land use amendment application is to accommodate a Large Vehicle and Equipment Sales operation. The approximately 0.94-hectare (2.32-acre) parcel is located along the west side of 84 Street SE, roughly 120 metres north of Glenmore Trail SE. The site is currently operating as a storage facility for semi-trucks and trailers and consists of a gravelled yard with fencing, a temporary office trailer and vehicle access from 84 Street SE. A Telus communications tower is located in the southwest corner, while environmentally significant wetlands are situated in the northwest

portion of the site. A development permit application (DP2026-00395) proposing Large Vehicle and Equipment Sales was submitted on 2026 January 23 and remains 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 the community association was appropriate.

In response, the applicant established an online engagement portal that provided an opportunity for interested parties to submit written feedback on the proposal. The applicant also distributed materials directly to eight adjacent businesses that share the public roadway and intersection to the north of the parcel. 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 relevant public/interested parties, notice posted on site and published online. Notification letters were also sent to adjacent landowners.

No public comments were received by Administration and there is no Community Association for the subject area.

Following Calgary Planning Commission, notifications for 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 amendment would allow greater flexibility to accommodate a range of industrial uses and supporting services that are compatible with the surrounding context. This flexibility can support local employment opportunities and contribute to the economic vitality of the area by enabling a broader mix of business and service activities.

Environmental

This application proposes retention of Class IV environmentally significant wetlands through the redesignation of a portion of the site to the S-UN District. This approach aligns with Program Pathway K: Natural Infrastructure of the *Calgary Climate Strategy – Pathways to 2050*, which supports managing natural systems to maximize carbon sequestration. Additional opportunities

to align future development on the site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Economic
The proposed land use amendment would allow for additional industrial uses, which may promote development and job opportunities in the future and make more efficient use of existing infrastructure and services.

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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 88D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

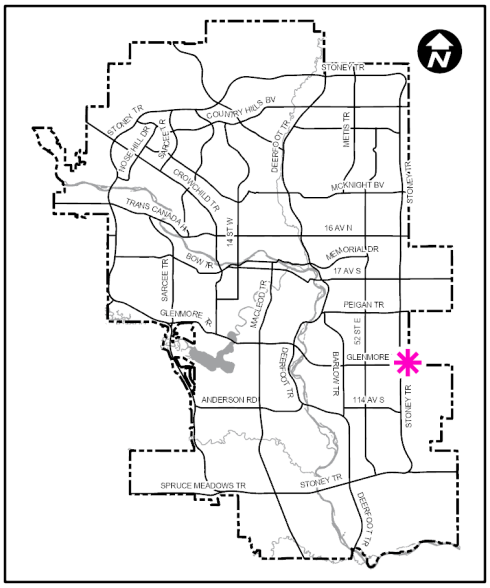
The subject site is located in the southeast community of Great Plains East, north of Glenmore Trail SE, between Stoney Trail SE and 84 Street SE. The parcel is located adjacent on the west side of 84 Street SE. The site is approximately 0.94 hectares (2.32 acres) in size, is of irregular shape and has approximately 100 metres of frontage along 84 Street SE. The subject site currently does not have municipal servicing. A Class IV environmentally significant wetland has been identified in the northwest portion of the site that would be retained as part of this land use application. Vehicular access to the site is available from 84 Street SE from a private driveway along the eastern edge of the site.

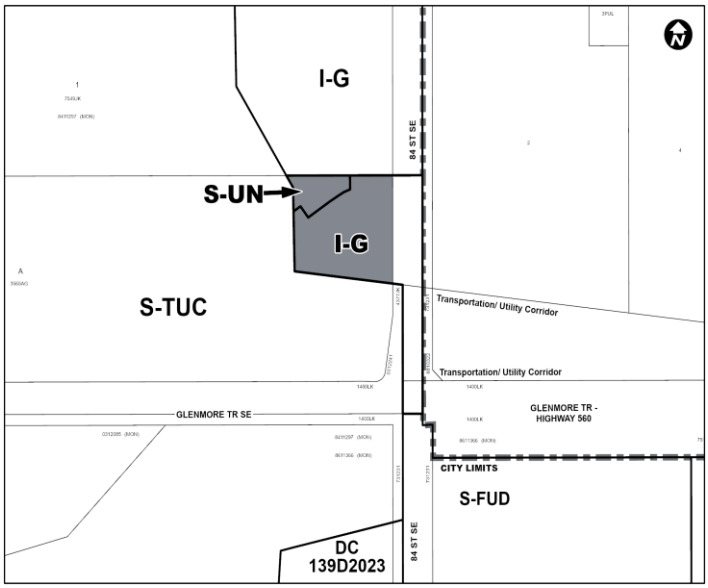
The surrounding area is designated Special Purpose – Transportation and Utility Corridor (S-TUC) District to the south and west, which represent Stoney Trail SE and Glenmore Trail SE, and Industrial – General (I-G) District to the north, which is occupied by a Vehicle and Equipment Sales operation. The City of Calgary / Rocky View County municipal boundary is immediately east of the site along the eastern edge of 84 Street SE, which is occupied by an existing fleet transportation operation. This area is generally characterized by limited industrial uses, such as vehicle and equipment storage, and historical acreage properties.

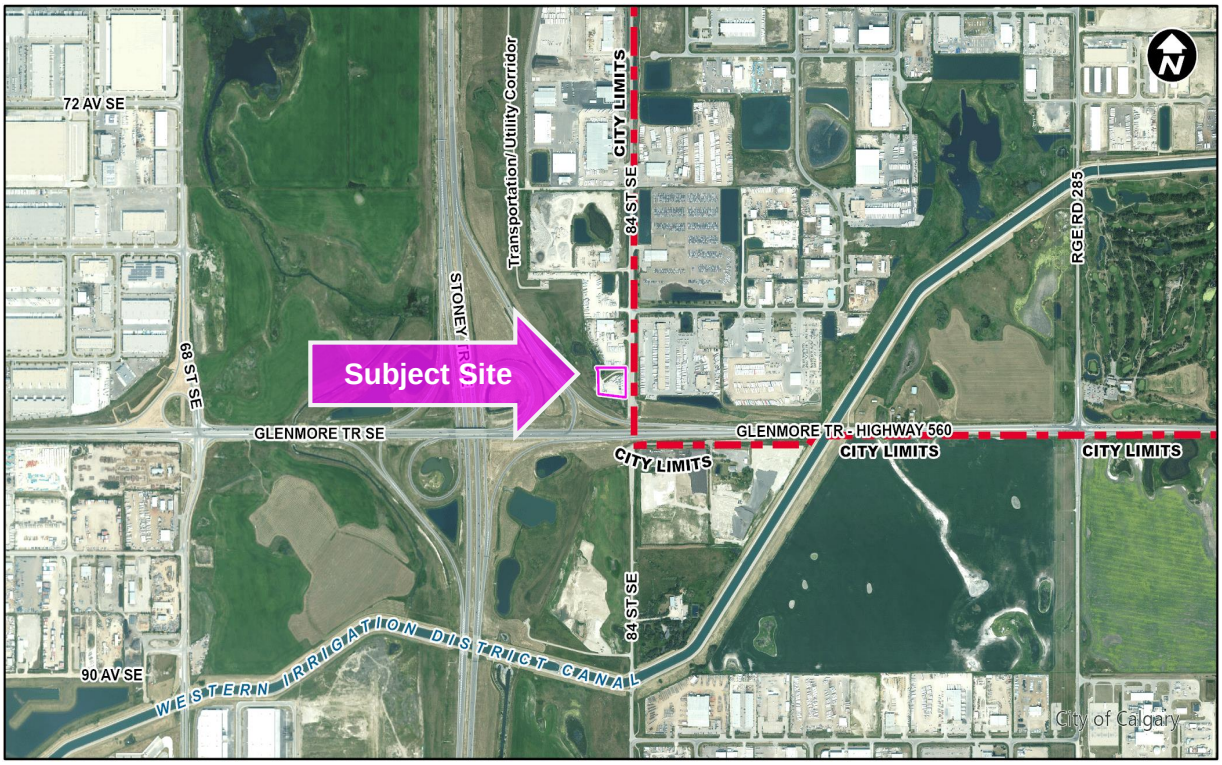
Community Peak Population Table

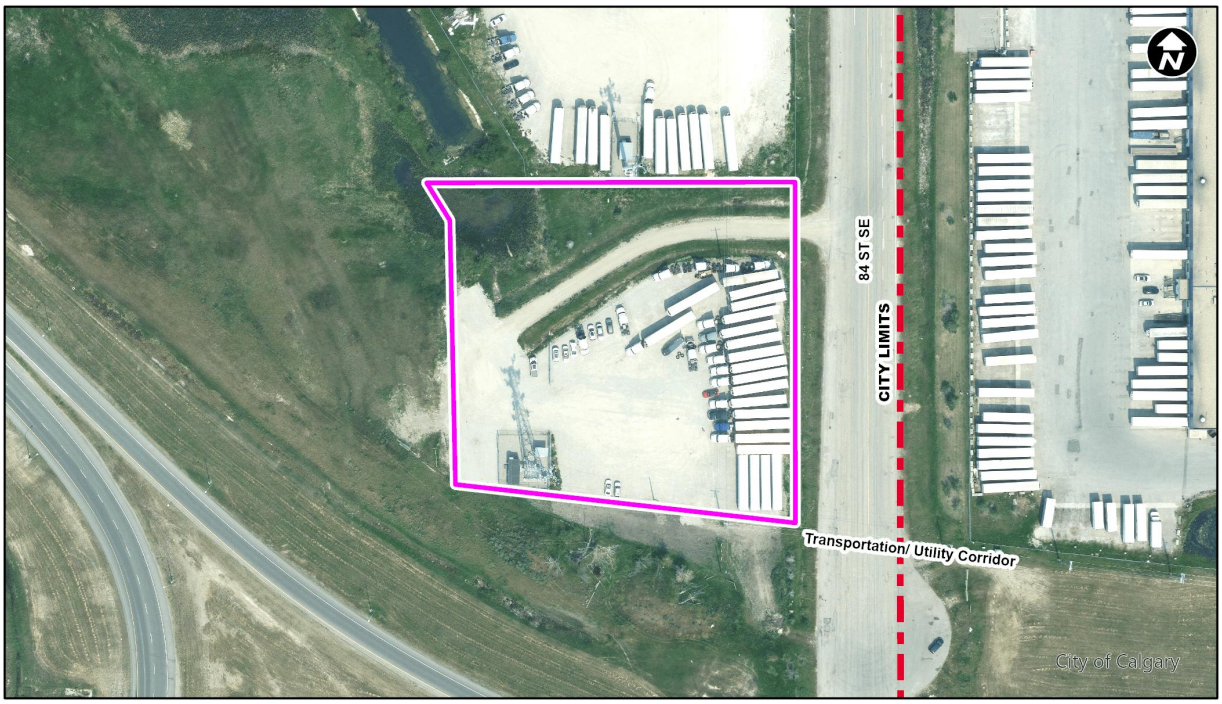
There is no community population data available for this area because this area is primarily industrial.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing land use of the site is Special Purpose – Future Urban Development (S-FUD) District. This district is applied to lands that are awaiting urban development and utility servicing.

The proposed I-G District allows for a wide range of light and medium industrial uses. On serviced I-G District parcels, development may achieve a floor area ratio (FAR) of up to 1.0, while unserviced parcels are limited to a maximum building size of 1,600 square metres. Approximately 0.78 hectares of the total site is being designated I-G District.

The district also includes a provision (Section 908(1)(b)) whereby permitted uses listed in Section 907(2) are considered discretionary uses if located on a parcel without municipal water and sewer servicing. The Large Vehicle and Equipment Sales use is identified as a discretionary use within the I-G District, enabling the applicant to store and sell semi-transport trucks and trailers. This proposed I-G District represents a logical continuation of the I-G District, as it applies the designation to one of the final remaining parcels north of Glenmore Trail SE in the area without the I-G District.

The proposed Special Purpose – Urban Nature (S-UN) District applies to lands that are set aside to preserve the existing characteristics of natural plant or animal communities or that are undergoing naturalization. It supports the conservation of natural landforms, vegetation and wetlands, while allowing for improvements that facilitate passive recreational use. The proposed

S-UN District is appropriate to preserve the existing Class IV wetlands located in the northwestern portion of the subject site. Approximately 0.157 hectares of the total site is being designated S-UN District.

Development and Site Design
If this application is approved by Council, the rules of the proposed I-G District would provide guidance for future site development including appropriate uses, building massing, height, screening, landscaping and parking. Development would be prohibited in the lands designated S-UN District to preserve the existing on-site Class IV wetlands.

Transportation
Vehicular access to the site is provided from 84 Street SE, with parking accommodated on site. There is currently no public transit service east of Stoney Trail SE; the closest route (Route 148 – Great Plains Industrial) is located approximately 4.3 kilometres to the west along 68 Avenue SE and 72 Avenue SE. Formal pedestrian access to the site has not been established. As identified in the Always Available for All Ages and Abilities (5A) Network, a future off-street pathway is recommended along 84 Street SE. A Transportation Impact Assessment (TIA) was not required for this land use application.

Environmental Site Considerations
A Class IV environmentally significant wetland is located in the northwest corner of the site and is surrounded by a 30-metre buffer. A Preliminary Natural Site Assessment (PNSA) submitted with the application confirmed that the wetland extends further west, outside of the site's legal boundaries. The portion of the wetland within this site would be retained to support the continued function of the adjacent wetland area.

Utilities and Servicing
Water, sanitary and storm sewer services are not available at this site and there are currently no plans to provide such services in the near future. If servicing is proposed at a future development permit stage, servicing arrangements shall be to the satisfaction of the Manager of Development Engineering. As the site would be used for low intensity uses, interim servicing for the site (typically consisting of a groundwater supply for water servicing and private sewage treatment for sanitary servicing) can be determined at a 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.

Rocky View/Calgary Intermunicipal Development Plan (Statutory – 2012)
The site is located in the Policy Area on Map 1: Plan Area of the *Rocky View/Calgary Intermunicipal Development Plan* (IDP). All circulation protocols were followed in accordance with the requirements of the IDP. Rocky View County did not object to the proposed land use amendment. The proposed land use district complies with the general policies of the IDP.

Municipal Development Plan (Statutory – 2009)
The site is located in the Standard Industrial area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage development of a

broad range of industrial activities. The proposal is consistent with the relevant policies of the MDP, as the I-G District allows for a broad range of industrial uses.

Calgary Climate Strategy (2022)
This application proposes retention of a Class IV environmentally significant wetland through the inclusion of the S-UN District in the northwest portion of the site. This approach aligns with Program Pathway K: Natural Infrastructure, which supports managing natural systems to maximize carbon sequestration of the *Calgary Climate Strategy – Pathways to 2050*. Additional opportunities to align future development on the site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Shepard Industrial Area Structure Plan (Statutory – 2009)
The site is identified as part of the Industrial/Business Area on Map 3: Land Use Concept in the *Shepard Industrial Area Structure Plan* (ASP). The Industrial/Business Area is intended to provide a wide variety of general industrial and business uses, including a range of industrial, service commercial, office, institutional and recreational businesses. Furthermore, Section 4.3 of the ASP speaks to the importance of environmental protection to provide for the conservation and enhancement of natural areas and to protect environmentally significant wetlands. The proposed I-G District and S-UN District are consistent with relevant ASP policies.

Applicant Submission

Company Name (if applicable):
Dobbin Consulting Inc.

LOC Number (office use only):
LOC2025-0068

Applicant's Name:
Jennifer Dobbin

Date:
Updated May 19, 2026

8025 84 Street SE

The site is currently designated Special Purpose – Future Urban Development (S-FUD) District. This application proposes redesignation to Industrial – General (I-G) District to facilitate the discretionary use of Large Vehicle and Equipment Sales. Lands immediately north of the site along 84 Street SE are already designated I-G District, making the proposed redesignation compatible with the surrounding industrial context.

During the application process, wetlands were identified in the northwest portion of the parcel. A Preliminary Natural Site Assessment (PNSA), completed by B&A Studio, confirmed the presence and classification of these wetlands. As a result, the environmentally sensitive area is proposed to be separately designated as Special Purpose – Urban Nature (S-UN) District, distinct from the operational industrial area. The proposed land use breakdown includes approximately 0.784 hectares designated I-G District and 0.157 hectares designated S-UN District.

The site was previously developed by a former landowner and later acquired by the current owner under the understanding that the site development had been approved by The City of Calgary. Subsequent due diligence determined that the required land use and development approvals had not been obtained.

The site is currently used for the sale of trucks and trailers and contains a gravel storage area, perimeter fencing, a temporary office trailer, and a TELUS communications tower in the southeast corner of the parcel.

This application seeks to regularize the existing use of the site through an appropriate land use redesignation that reflects the industrial character of the area while recognizing environmental constraints through protection of the identified wetland area under the proposed S-UN designation.

Applicant Outreach Summary

May 19, 2026

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 8025 84 St SE, Redesignation from S-FUD to I-G and S-UN

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 application is estimated to be a "1A" engagement rating on the Outreach Assessment Matrix from the City of Calgary requiring 2-3 outreach tools.

This application utilized four Outreach Tools & Tactics:

- Website for on-line engagement – Engage8025.ca
- Email feedback form (on website)
- Direct contact email and phone contact provided to the public via engagement website
- Direct emailing of printed materials to 8 neighbouring businesses that share the roadway and intersection to the North of the parcel (84 St & Wrangler Rd SE)

Affected Parties

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

Neighbouring businesses will be contacted (8 in total).

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.

No response was received from the direct engagement email or engagement website.

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

PROPOSED

CPC2026-0504
ATTACHMENT 4

BYLAW NUMBER 88D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0068/CPC2026-0504)

* *

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 _____

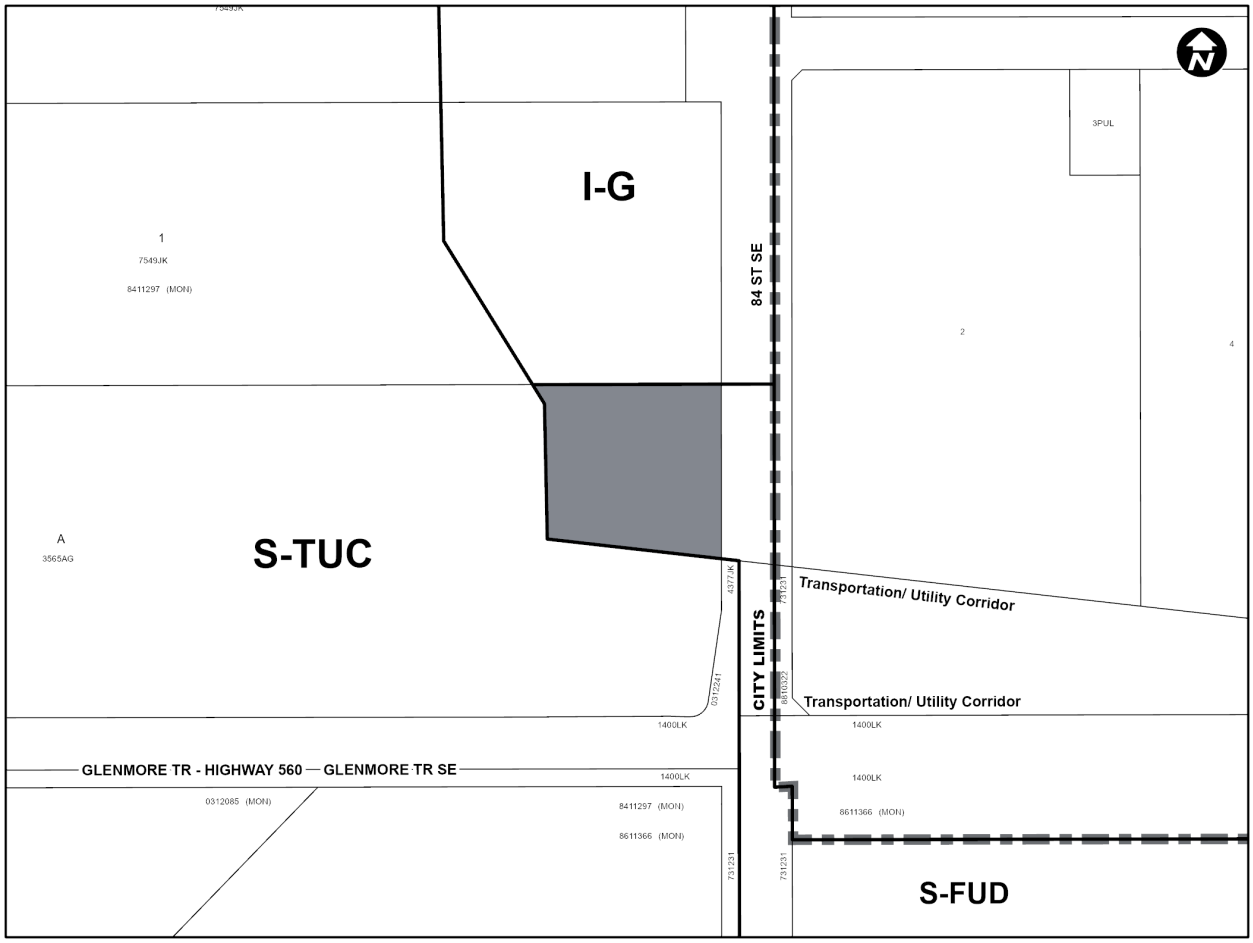
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0068/CPC2026-0504
BYLAW NUMBER 88D2026

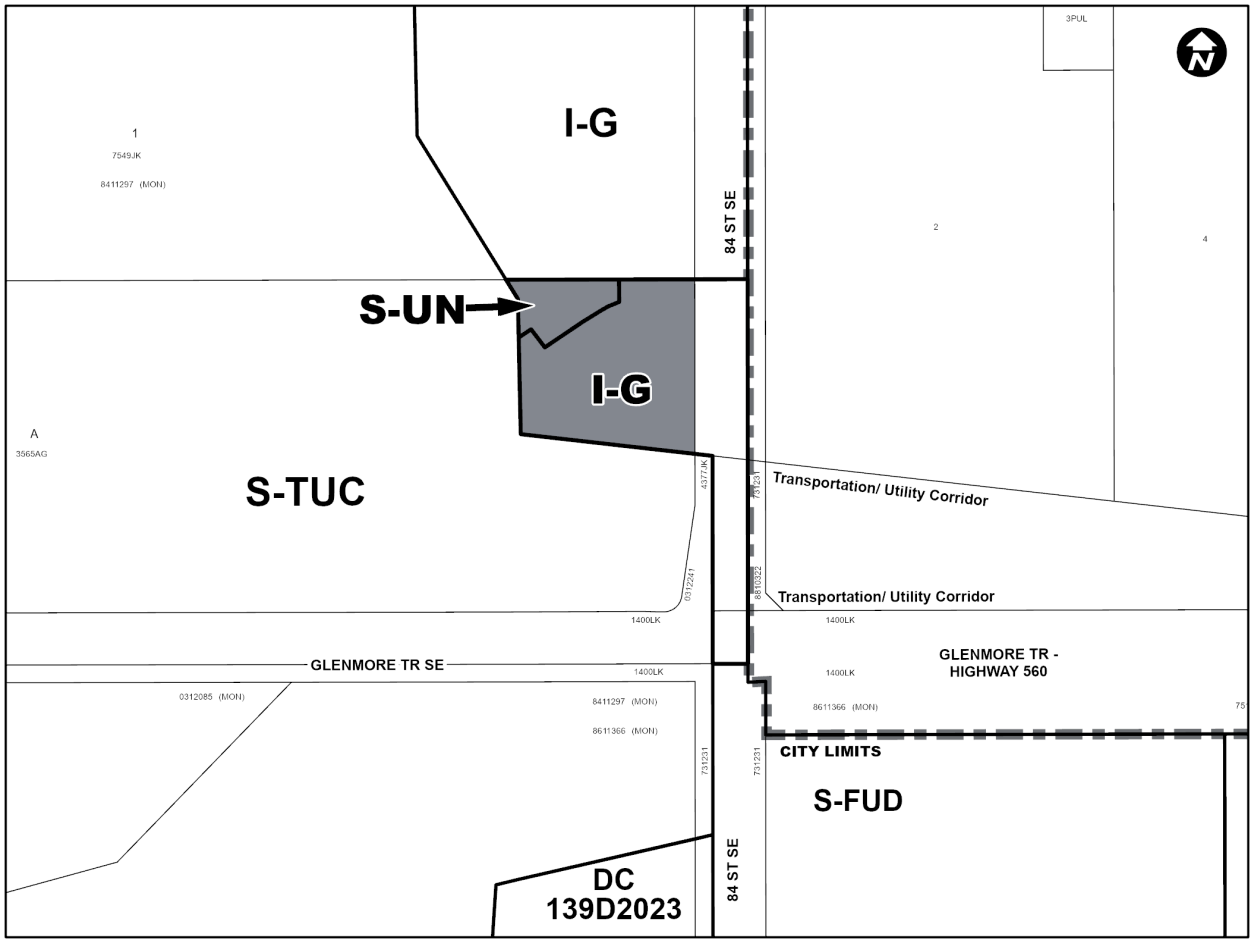
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0068/CPC2026-0504
BYLAW NUMBER 88D2026

SCHEDULE B



Land Use Amendment in Mckenzie Towne (Ward 12) at 110 Elgin Terrace SE, LOC2026-0003

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares ± (0.09 acres ±) located at 110 Elgin Terrace SE (Plan 0713338, Block 44, Lot 28) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 28:

That Council give three readings to **Proposed Bylaw 83D2026** for the redesignation of 0.04 hectares ± (0.09 acres ±) located at 110 Elgin Terrace SE (Plan 0713338, Block 44, Lot 28) 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 McKenzie 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 McKenzie Towne was submitted on 2026 January 14 by Chandi Construction on behalf of the landowners, Junaid Malik and Novin Ihsan. No development permit application has been submitted at this time. As noted in the Applicant Submission (Attachment 2), their intent is to develop a secondary suite on the property.

The existing Direct Control (DC) District is based on the R-2 Residential – Low Density District of the previous Land Use Bylaw 2P80, which does not include secondary suites. The proposed R-G District includes the secondary suite use and support the applicant's development intentions.

Land Use Amendment in Mckenzie Towne (Ward 12) at 110 Elgin Terrace SE, LOC2026-0003

The mid-block parcel is approximately 0.04 hectares (0.09 acres) in size and currently developed with a single detached dwelling with lane access and a detached triple garage. 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 did not conduct any community outreach as their intention is to develop a secondary suite. 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 did not receive any public comments. No comments from the McKenzie Town Community Association (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*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at the subsequent development approval stages.

Land Use Amendment in Mckenzie Towne (Ward 12) at 110 Elgin Terrace SE, LOC2026-0003

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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 83D2026**

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 Mckenzie Towne, fronting onto Elgin Terrace SE. The size of the subject site is approximately 0.04 hectares (0.09 acres) and is approximately 11 metres wide by 33 metres deep. The existing development on site is a single detached dwelling and a three-car garage with rear lane access. The homeowner intends to develop a secondary suite in the existing house.

Surrounding development is 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.

Amenities are available within 1.2 kilometres (a 15-minute walk) from the subject site. These include Dragon Park (a two-minute walk), Elgin Hill Park (a 13-minute walk), Mckenzie Towne Park (a five-minute walk) and Mckenzie Highlands School (a 15-minute walk, grades four to nine).

Community Peak Population Table

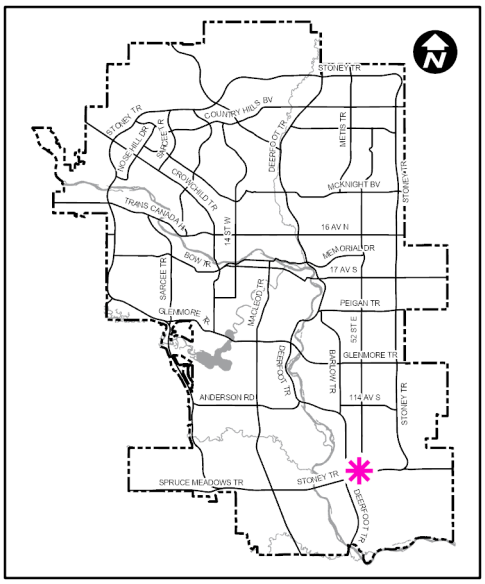
As identified below, the community of McKenzie Towne reached its peak population in 2019.

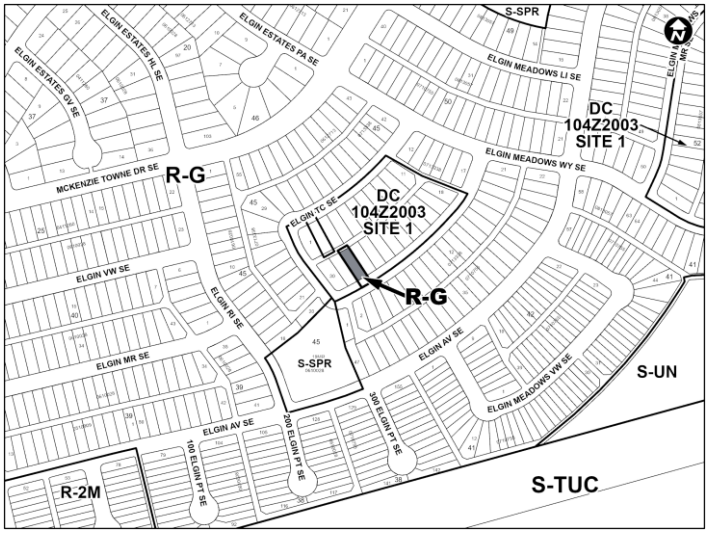
Mckenzie Towne	
Peak Population Year	2019
Peak Population	18,283
2019 Current Population	18,283
Difference in Population (Number)	0
Difference in Population (Percent)	0%

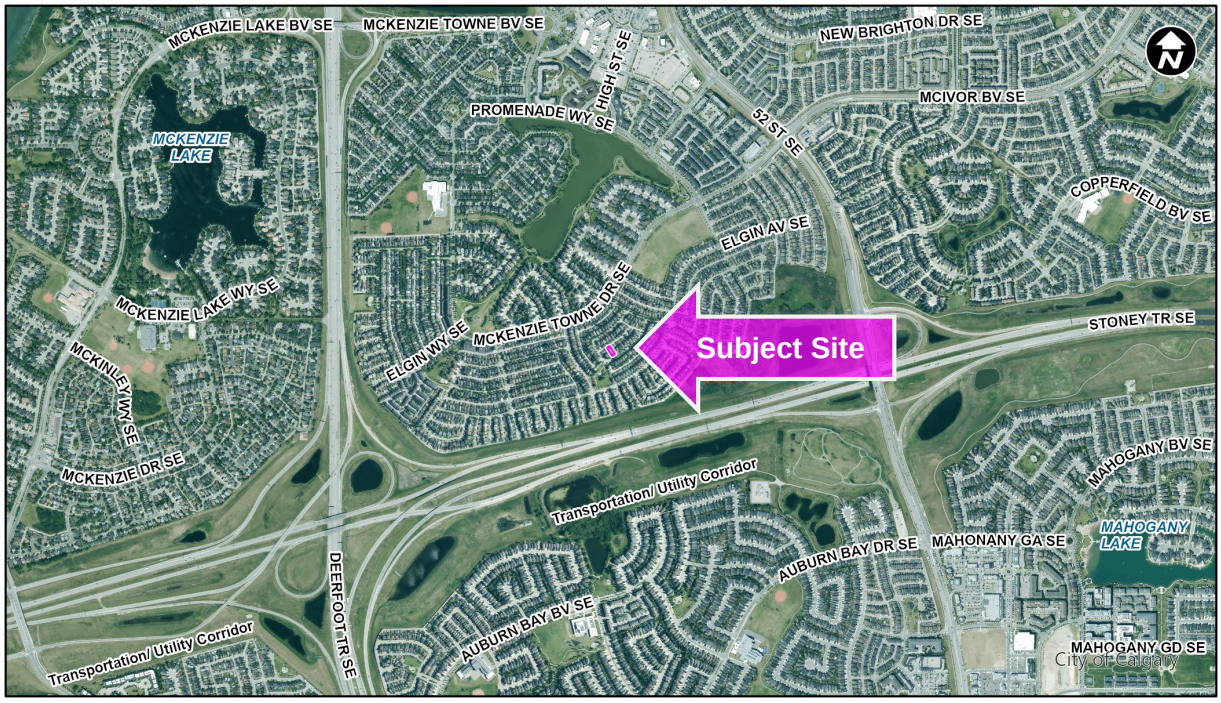
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the Mckenzie Towne Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing DC District (Bylaw 104Z2003) is based on the R-2 Residential Low Density District of the previous Land Use Bylaw 2P80. This DC District is intended to accommodate a maximum of two dwelling units in the form of single detached, semi-detached and duplex dwellings with the additional permitted use of studio suite, which is equivalent to a backyard suite in Land Use Bylaw 1P2007. The DC District also includes specific minimum lot width and lot area requirements and includes a maximum building height rule of 9.0 metres. Secondary suites are not a listed use in this DC District.

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.

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 Routes 92 (Anderson Station), 117 (City Centre), 714 (Beaverbrook, Mckenzie Twin, Prestwick) and 892 (St Isabella Mckenzie Towne). The bus stops are located 300 metres (a three-minute walk) on Mckenzie Towne Drive SE to the north.

A Transportation Impact Assessment 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 McKenzie 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*. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

East McKenzie Area Structure Plan (Statutory – 2001)
The *East McKenzie 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):
Chandi construction

LOC Number (office use only):

Applicant's Name:
Hardeep singh

Date:
March 4,2026

Comprehensive Description of the Proposal
The applicant is seeking approval to redevelop the subject site, currently improved with a single detached dwelling and a three-car garage. The redevelopment plan includes the addition of a secondary suite to the existing dwelling. Presently, the property is zoned under a Direct Control (DC) district, which does not permit secondary suites.
To facilitate the proposed redevelopment, the applicant is requesting a land use amendment to redesignate the site to an R-G (Residential – Low Density Mixed Housing) district. This zoning classification would allow for the development of a secondary suite as a discretionary use.
Planning Justification in Support of the Application
The proposed rezoning and redevelopment align with the City of Calgary's planning principles and contribute to the development goals outlined in the Area Structure Plan, which designates the subject site for residential development. The applicant's request for a land use amendment is supported by the following planning considerations.
Consistency with the Area Structure Plan
The current land use designation of the property is consistent with the "Residential" designation of the Area Structure Plan. This provides a basis for redevelopment of the site to support low-density residential development and aligns with the overall vision for the area.
Appropriateness of R-G Zoning
Based on the City of Calgary Land Use Bylaw (2008), the applicant's proposal to redesignate the site to an R-G zone is appropriate in the context of surrounding land use districts. The R-G district is consistent with the city's broader rezoning goals for housing and supports the development of a secondary suite.
Compliance with R-G Development Standards
The subject site meets the key development standards required by the R-G district, ensuring that the proposed redevelopment will be compatible with surrounding properties.
Positive Impact on the Residential Character of the Area
Adding a secondary suite contributes to housing diversity within the neighbourhood while maintaining the low-density residential character of the area.
Alignment with City Housing Objectives

Applicant Outreach Summary

Calgary

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.

Because it is a zoning Land use Redesignation change to make a Secondary Suite in the Basement.

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

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

PROPOSED

CPC2026-0474
ATTACHMENT 4

BYLAW NUMBER 83D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0003/CPC2026-0474)

* *

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 _____

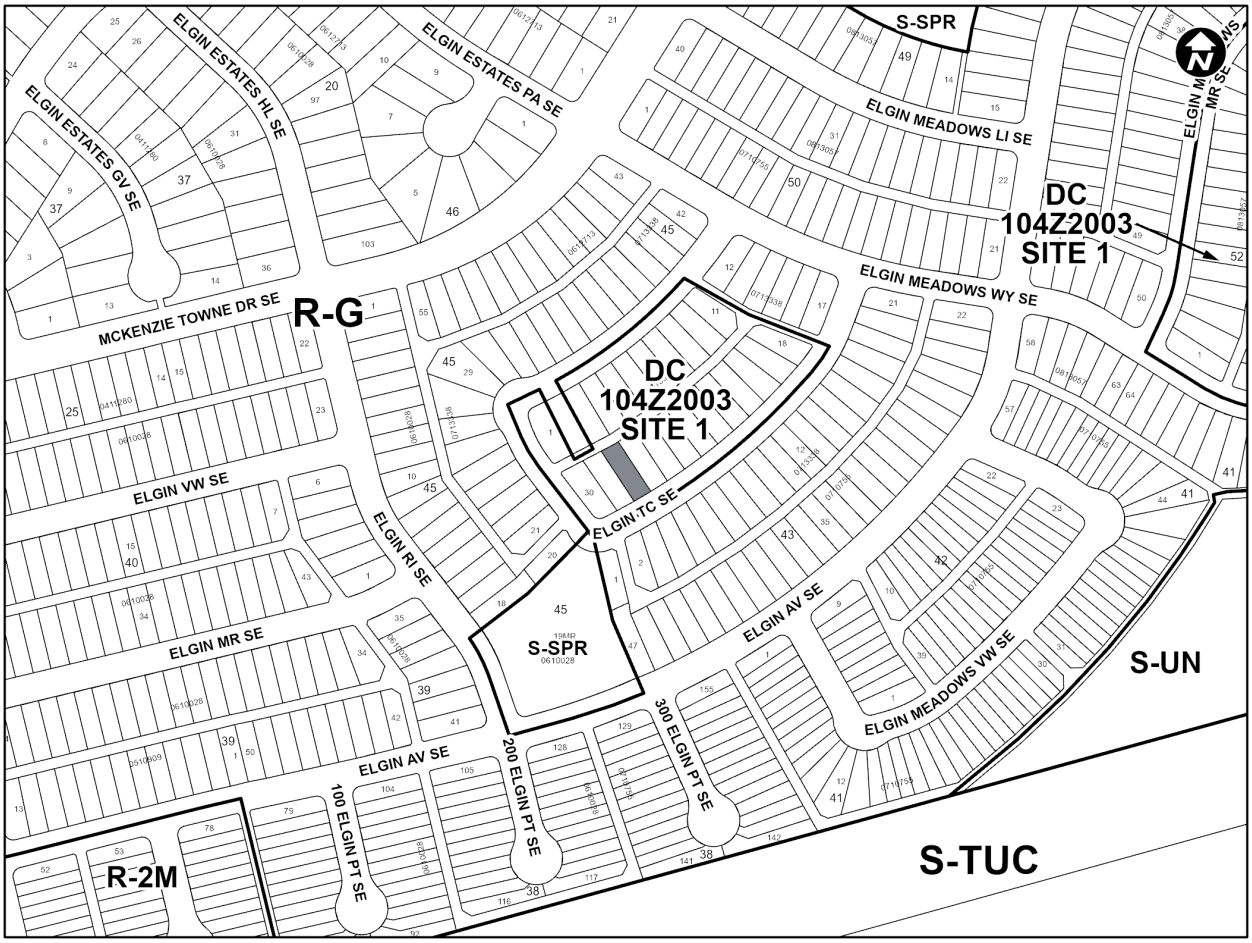
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0003/CPC2026-0474
BYLAW NUMBER 83D2026

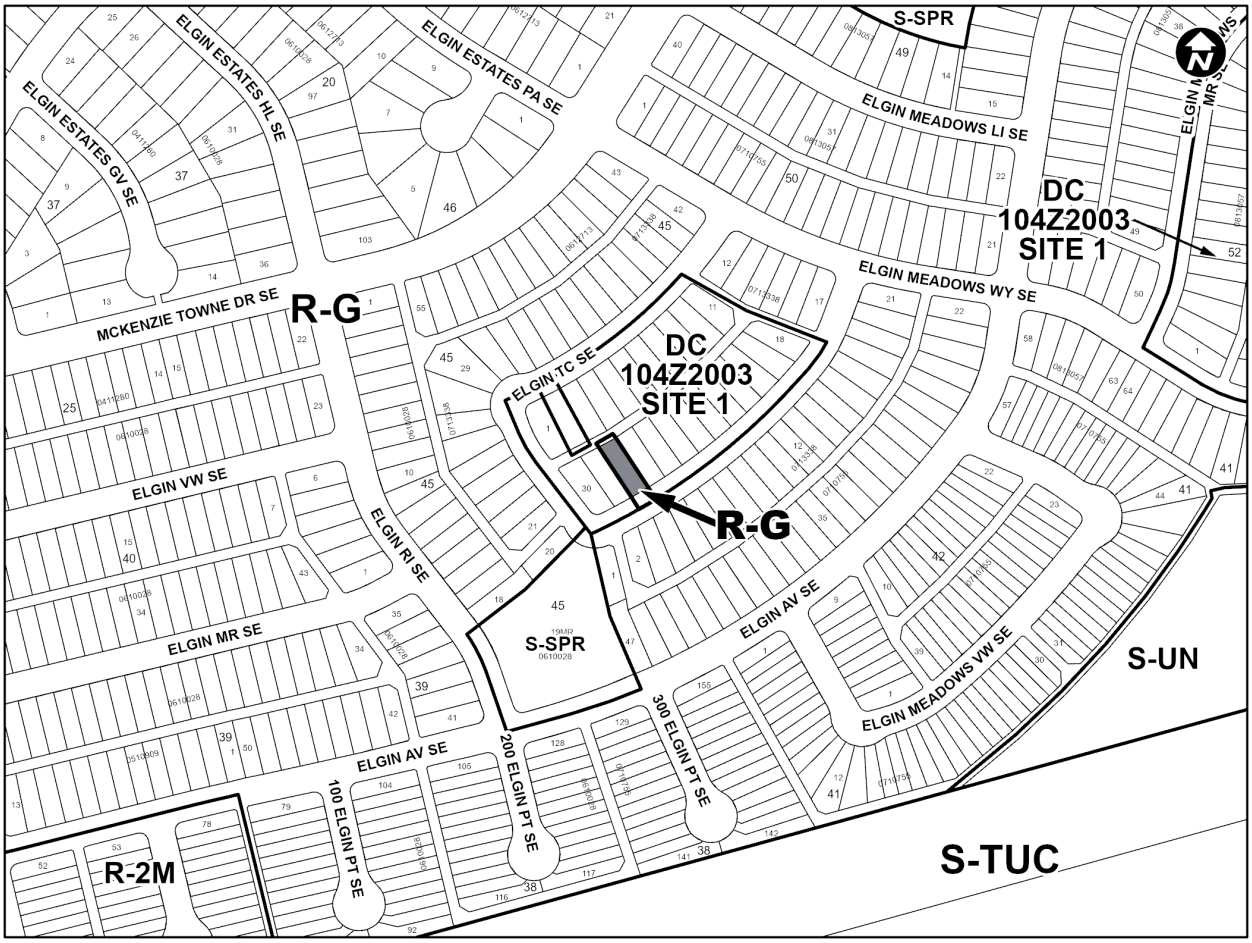
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0003/CPC2026-0474
BYLAW NUMBER 83D2026

SCHEDULE B



Outline Plan and Land Use Amendment in Rangeview (Ward 12) at 18800 – 52 Street SE, LOC2025-0175

RECOMMENDATION:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 18800 – 52 Street SE (Portion of Plan 1812267, Block 1, Lot 1) to subdivide 10.59 hectares ± (26.17 acres ±) with conditions (Attachment 2);

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 10.59 hectares ± (26.17 acres ±) located at 18800 – 52 Street SE (Portion of Plan 1812267, Block 1, Lot 1) from Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 1 (C-N1) District and Commercial – Neighbourhood 2 (C-N2) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District and Commercial – Community 1 (C-C1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JUNE 11:
That Council give three readings to **Proposed Bylaw 90D2026** for the redesignation of 10.59 hectares ± (26.17 acres ±) located at 18800 – 52 Street SE (Portion of Plan 1812267, Block 1, Lot 1) from Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 1 (C-N1) District and Commercial – Neighbourhood 2 (C-N2) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District and Commercial – Community 1 (C-C1) District.

Excerpt from the Minutes of the Regular Minutes of the Calgary Planning Commission, held 2026 June 11:

"The following documents were distributed with respect to Report CPC2026-0277:

- Revised Attachment 1;
- Revised Attachment 2;
- Revised Attachment 5…

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2026-0277, the following be approved**, after amendment**:

That Calgary Planning Commission:

Outline Plan and Land Use Amendment in Rangeview (Ward 12) at 18800 – 52 Street SE, LOC2025-0175

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 18800 – 52 Street SE (Portion of Plan 1812267, Block 1, Lot 1) to subdivide 10.59 hectares ± (26.17 acres ±) with conditions (**Revised** Attachment 2);

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 10.59 hectares ± (26.17 acres ±) located at 18800 – 52 Street SE (Portion of Plan 1812267, Block 1, Lot 1) from Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 1 (C-N1) District and Commercial – Neighbourhood 2 (C-N2) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District and Commercial – Community 1 (C-C1) District.

For: (8)	Director Mahler, Commissioner Hawryluk, Commissioner Small, Commissioner Campbell-Walters, Commissioner Remtulla, Commissioner Hardwicke, Commissioner Wagner, and Commissioner Boechler

MOTION CARRIED”

HIGHLIGHTS

- This application proposes to revise a portion of the Rangeview outline plan and associated land use designations that were approved in 2022 (LOC2021-0073).
- The application seeks to revise the existing subdivision framework, redesignate the subject site to modify the residential block layout and adjust the land use districts to accommodate additional commercial development.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Rangeview Area Structure Plan* (ASP).
- What does it mean to Calgarians? This proposal would allow for increased diversity in housing and employment opportunities, and increased retail areas that would meet the needs of local residents and nearby areas.
- Why does it matter? Compact development of a greenfield site will contribute to Calgary’s overall economic health by housing new residents and providing expanded commercial opportunities within the city limits.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This outline plan and land use amendment application, located in the southeast community of Rangeview, was submitted by Arcadis Professional Services on behalf of the landowner, East

Outline Plan and Land Use Amendment in Rangeview (Ward 12) at 18800 – 52 Street SE, LOC2025-0175

Seton Lands Ltd., on 2025 September 2. The subject site is bounded by 52 Street SE to the west, Rangeview Drive SE to the north, Sugarsnap Avenue SE to the south and Heartwood Row SE to the east. The site is approximately 10.59 hectares (26.17 acres) in size and is currently undeveloped. No development permit has been submitted at this time; however, a subdivision application (SB2025-0334) for a small portion of the subject site that is currently designated as the Residential – Low Density Mixed Housing (R-Gm) District has been submitted and is under review.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to revise a portion of the existing outline plan to accommodate a new community based commercial development. The proposed outline plan (Attachment 4) includes revisions to the land use boundaries including the residential block pattern and housing types and reconfigures portions of the multi-residential development to accommodate a larger neighbourhood commercial site for small to mid-scale commercial development. The application proposes similar land use districts to accommodate a mix of multi-residential and low-density residential development with the Commercial – Community 1 (C-C1) District at the corner of Rangeview Drive SE and 52 Street SE as shown on the Proposed Land Use Amendment Map (Attachment 5).

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 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. As similar land use districts are proposed within a revised outline plan layout, the applicant chose not to undertake additional public outreach. The Applicant Outreach Summary is provided 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. No public comments were received by Administration and there is no community association for the area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. This proposal would enable a mix of multi-residential and low-density residential development, allow for a variety of building forms and accommodate small to mid-scale commercial development to meet the needs of local residents.

Following Calgary Planning Commission, notification for 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.

Outline Plan and Land Use Amendment in Rangeview (Ward 12) at 18800 – 52 Street SE, LOC2025-0175

IMPLICATIONS

Social
The proposal would allow for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities. The proposal would also provide employment and retail areas that would meet the needs of local 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
Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this application.

ATTACHMENTS
1. **Revised** Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. Applicant Submission
4. **Approved** Outline Plan
5. **Revised** Proposed Land Use Amendment Map
6. **Approved** Outline Plan Data Sheet
7. Applicant Outreach Summary
8. **Proposed Bylaw 90D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

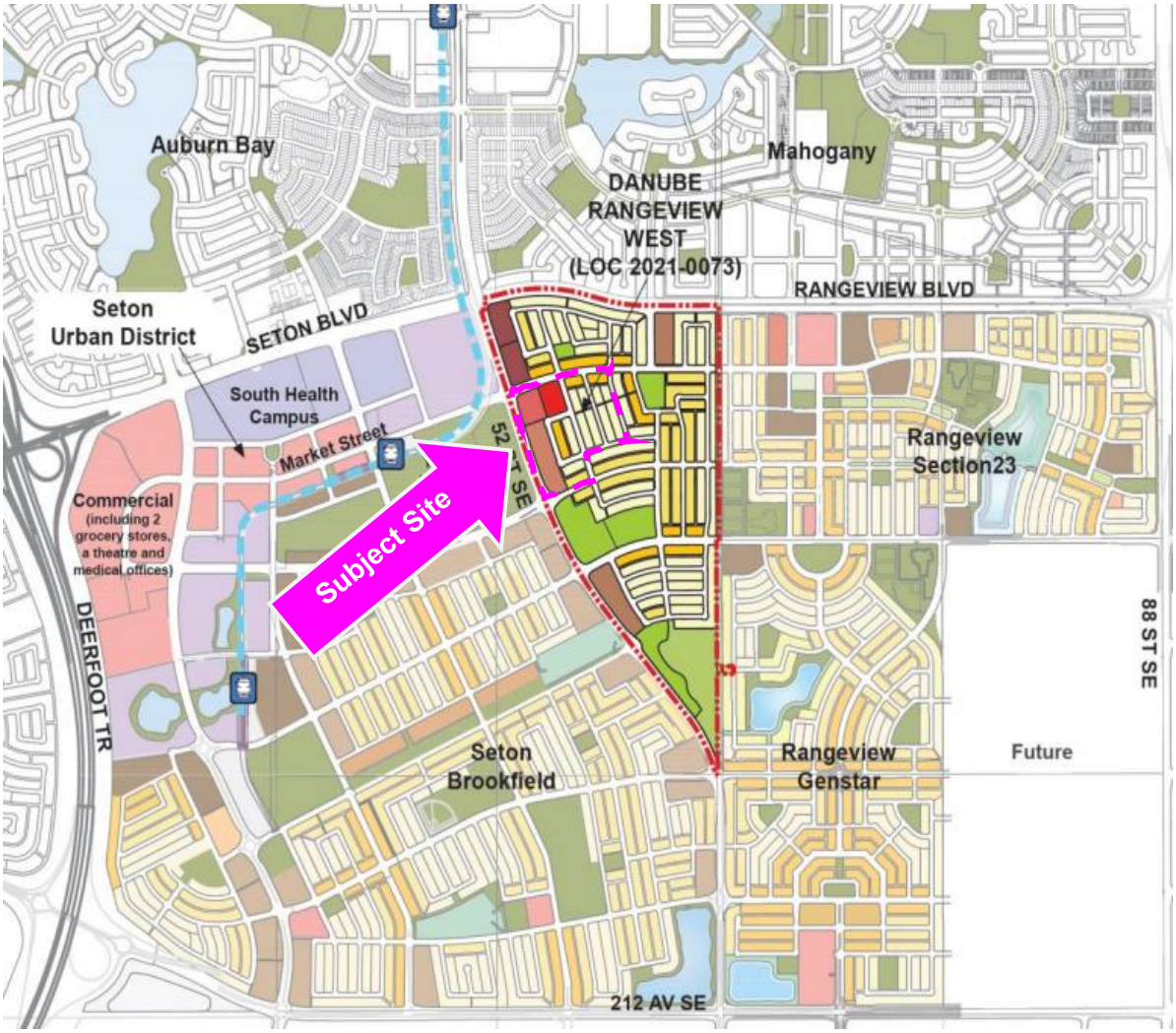
Background and Site Context

The subject site is located in the southeast community of Rangeview. The site is approximately 10.59 hectares (26.17 acres) in size and is currently undeveloped. It is bounded by 52 Street SE to the west, Rangeview Drive SE to the north, Sugarsnap Avenue SE to the south and Heartwood Row SE to the east. The community of Mahogany lies to the north of the site and the community of Auburn Bay to the northwest. The subject site is a part of an approved outline plan (LOC2021-0073), comprising approximately 83.40 hectares (206.08 acres) in size and is adjacent to the developing community of Seton to the west.

The community of Seton is a major centre of activity and contains the South Health Campus, a regional retail area and a future Green Line Light Rail Transit (LRT) station that is currently operating as a Bus Rapid Transit (BRT) stop. Seton also contains a range of residential uses, a high school, parks and a recreation centre. Surrounding land use primarily includes low and medium density residential development. Joane Cardinal-Schubert High School, designated as Special Purpose — School, Park and Community Reserve (S-SPR) District and the Brookfield Residential YMCA, designated as Special Purpose — Recreation (S-R) District are located west of the site across 52 Street SE.

The subject site received planning approval in 2022 as part of the Rangeview Outline Plan and Land Use Amendment application (LOC2021-0073). The proposed outline plan seeks to revise the residential block pattern and housing types and reconfigure portions of the multi-residential development area. This would facilitate a larger neighbourhood commercial site that could accommodate small to mid-scale commercial development at the southeast corner of 52 Street SE and Rangeview Drive SE. The new community commercial site is intended to accommodate a supermarket and complementary commercial businesses.

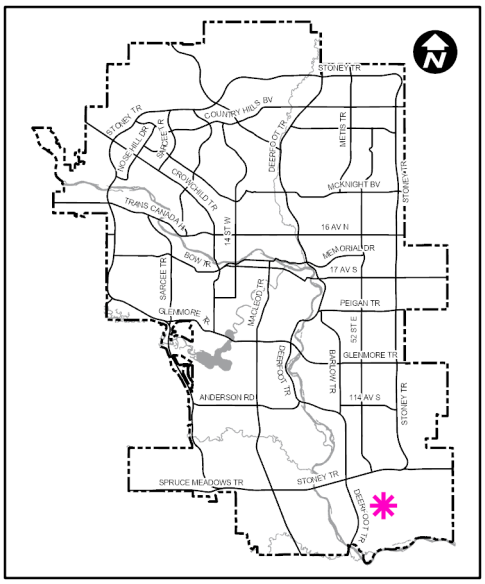
Site Context Map

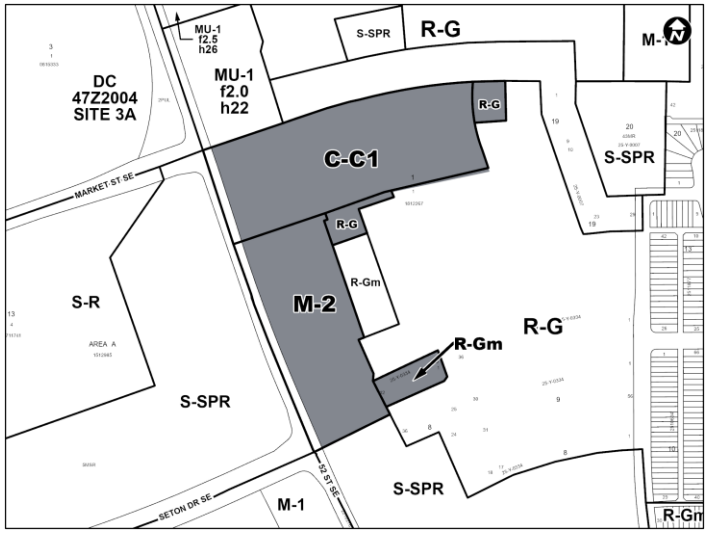


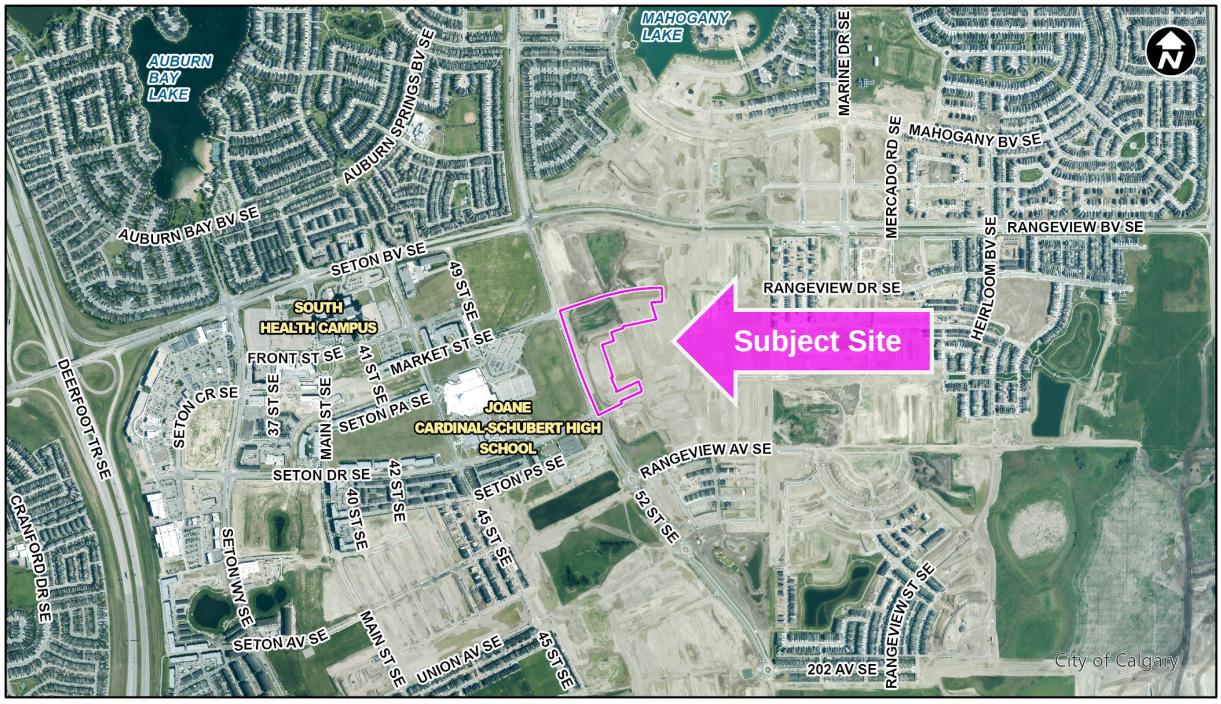
Community Peak Population Table

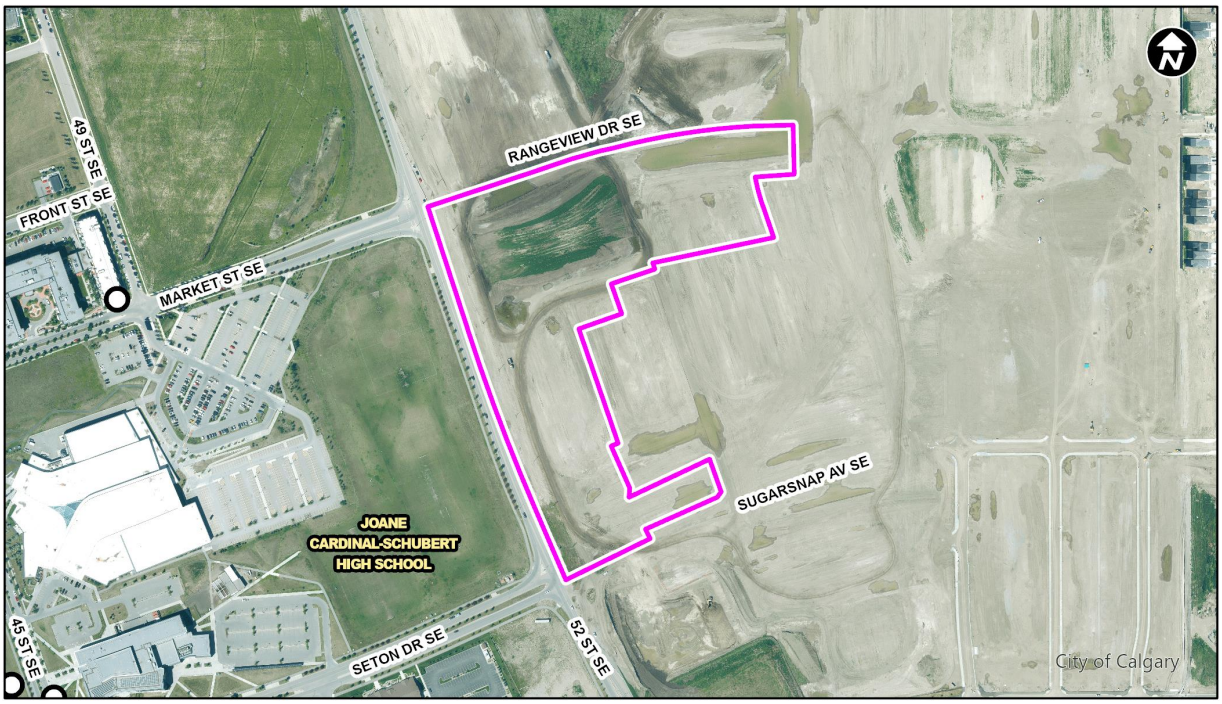
The community of Rangeview is an actively developing community. No population data is available for this community.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing land use districts for the site include Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Commercial – Neighbourhood 1 (C-N1) District, Commercial – Neighbourhood 2 (C-N2) District and Multi-Residential – Medium Profile (M-2) District.

This application proposes the same residential land use districts as the original outline plan but redistributes the boundaries of the R-G District, R-Gm District and M-2 District to accommodate a larger commercial site. The R-G District and R-Gm District both accommodate a wide range of low density development in the form of duplex dwellings, rowhouse buildings, semi-detached dwellings and single detached dwellings. The M-2 District provides for multi-residential development in a variety of forms at a medium height and medium density.

The small-scale commercial development sites that are currently designated as the C-N1 District and the C-N2 District are both proposed to be redesignated to the Commercial – Community 1 (C-C1) District to accommodate a future supermarket. This site is located at the southeast corner of 52 Street SE and Rangeview Drive SE. The C-C1 District is intended to accommodate small to mid-scale commercial developments located within a community or along a commercial street. The C-C1 District is intended for commercial developments with building location, setback and landscaping rules to limit the effect of commercial uses on nearby residential districts. The maximum floor area ratio (FAR) is 1.0 and the maximum building height is 10.0 metres.

While the commercial site area of approximately 3.38 hectares slightly exceeds the typical maximum parcel size of 3.2 hectares identified in the purpose statement of the C-C1 District, the proposed district is appropriate as it allows for the additional use of a supermarket and enables multiple buildings on the site, similar to where there may be two or more commercial parcels adjacent to each other. The C-C1 District provides a compatible land use intensity with the community commercial district to the west and the adjacent residential parcels to the south and east. Ultimately, the size, location and use of this parcel is supported by the purpose statement of the C-C1 District and will serve the surrounding communities, including the approved residential development to the east.

Development and Site Design
The rules of the proposed R-G District, R-Gm District, M-2 District and C-C1 District would provide guidance for the future development of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of the subject, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an appropriate built interface along 52 Street SE and Rangeview Drive SE; and
- ensuring an appropriate interface between commercial development and adjacent low density residential.

Subdivision Design
The proposed outline plan revises the subdivision layout and road network for a portion of the area approved in the Rangeview Outline Plan (LOC2021-0073) to accommodate a larger commercial site in a manner that is compatible with the larger outline plan area. The proposed changes in this application include the reconfiguration of low-density residential uses with both laned and laneless parcels and replacing the C-N1 District and C-N2 District sites with a consolidated C-C1 District site to accommodate small to medium scale commercial uses, including a supermarket.

The revised block layout will accommodate direct vehicular access to the commercial site from Rangeview Drive SE, which minimizes traffic from going into the internal residential streets.

As part of the approved outline plan (LOC2021-0073), Municipal Reserve (MR) was planned for the application area in the form of a school site and neighbourhood parks. The size and shape of the school site is not modified in this application.

Density and Intensity
The anticipated density of the subject site within the approved outline plan (LOC2021-0073) was 37.30 units per hectare (15.09 units per acre) or 395 units. The anticipated density for this portion of the larger outline plan is 34.47 units per hectare (13.95 units per acre) with an intensity of 112.18 people and jobs per gross developable hectare. The subject site is anticipated to have a total of 365 units, with 236 multi-residential units and 129 low-density units. The proposed amendments result in decrease in density of 2.83 units per hectare (1.14 units per acre) or approximately 30 fewer units.

The *Municipal Development Plan* (MDP) sets out minimum density and intensity (population and jobs) targets for new communities at a density of 20 units per hectare (eight units per acre) and 60 people and/or jobs per gross developable hectare. The *Rangeview Area Structure Plan* (ASP) sets out the same density and intensity targets as the MDP. Based on the anticipated residential density of 34.47 units per hectare (13.95 units per acre) and the anticipated intensity

of 112.18 people and jobs per gross developable hectare, the subject application meets the targets of both the MDP and ASP.

Transportation
The subject site is bounded by 52 Street SE to the west, Rangeview Drive SE to the north, Sugarsnap Avenue SE to the south and Heartwood Row SE to the east. 52 Street SE is classified as an arterial road, Rangeview Drive SE and Sugarsnap Avenue SE are classified as collector roads, and Heartwood Row SE is classified as a residential road.

The proposed outline plan amendment includes revisions to the internal road network previously approved under LOC2021-0073. A Transportation Impact Assessment was submitted in support of the application and reviewed by Administration, together with the transportation analysis completed for the previously approved outline plan. The review confirmed that the proposed road network can continue to accommodate the anticipated transportation requirements associated with the proposed land use.

The subject site is well connected to the broader transportation network, with access to Stoney Trail SE available via Rangeview Boulevard SE / 196 Avenue SE and access to Deerfoot Trail available via 52 Street SE. All applicable transportation conditions and requirements from the previously approved outline plan LOC2021-0073 continue to apply.

Environmental Site Considerations
The environmental site conditions of this proposal were previously reviewed and addressed with the original outline plan (LOC2021-0073). This proposed land use and outline plan amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past.

Utilities and Servicing
The overall utilities and servicing for this development area have been previously planned with the original outline plan (LOC2021-0073). The proposed land use and outline plan amendment does not significantly impact the proposed services for the area and have been checked to confirm capacity to service the proposed 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 in the *Municipal Development Plan* (MDP). The application exceeds the minimum intensity target for people and jobs per hectare and exceeds the minimum density requirements as outlined in the MDP. This outline plan and land use amendment 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*. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Rangeview Area Structure Plan (Statutory – 2014)
The subject site is identified as part of Neighbourhood 5 of Community B within the *Rangeview Area Structure Plan* (ASP). Within Neighbourhood 5, the Land Use Concept Map (Map 2) identifies the western edge of the subject site within the Transit Station Planning Area along 52 Street SE, and the balance of the site within the Neighbourhood Area. A regional pathway connects the subject site to the rest of the community along 52 Street SE. A Neighbourhood Activity Centre lies to the east of the subject site.

Multi-residential and commercial uses on the western edge of the subject site support the Transit Station Planning Area, while a mix of residential and non-residential uses fall within the Neighbourhood Area. These uses are also complementary to the Neighbourhood Activity Centre to the east.

The proposed outline plan and land use amendment is in alignment with the relevant policies of the *Rangeview ASP*.

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. 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 the minimum required densities.

2. If the total area for roads & Public Utility Lot dedication is over 30 per cent, note that compensation in the order of $1.00 for over dedication is deemed to be provided.

3. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Calgary Parks and Open Spaces.

4. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.

Utility Engineering

5. All Utility Engineering related conditions of the Rangeview - Heartwood outline plan (LOC2021-0073) remain applicable to this plan area.

6. All technical details and reports associated with this outline plan have been accepted on a conditional basis referencing the guidelines and standards of the day. The developer is responsible to update all such details and reports as may be required at the time of development/construction to reflect the applicable requirements at that time.

   The developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development. If such an update impacts the layout during the review of the detailed engineering construction drawings, 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.

7. With the first subdivision application, submit an update to the Staged Master Drainage Plan (SMDP) and the Heartwood Pond Report to Development Engineering Utility Specialists (via POSEIDON). The new layout changes the stormwater network and the imperviousness within the outline plan area.

   The applicant needs to verify a new storm sewer network layout and ensure there are no impacts to the downstream network. If there are any capacity issues, the developer is responsible to upgrade the affected pipes and submit revised Stormwater Management Reports for affected phases. NOTE that the new stormwater network must be within public roadways, installing public mains through private sites is not supported.

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Furthermore, the applicant needs to verify there are no adverse impacts to the Heartwood pond (306WPA) and that it has sufficient capacity for the increased runoff volume. The developer is responsible for any upgrades to the pond that may be required.

8. With the first subdivision application, submit an updated Sanitary Servicing Study (SSS), prepared by a qualified Professional Engineer under seal and permit to practice stamp for review and acceptance to Development Engineering Utility Specialists (via POSEIDON). The new layout changes the sanitary network and flow rates within the outline plan area.

   The applicant needs to verify a new sanitary sewer network layout and ensure there are no impacts to the downstream network. If the increase in sanitary flows is greater than 1 Litre/second more than what has been projected in the current sanitary servicing study, the sanitary servicing analysis will need updated as well. If there are any capacity issues, the developer is responsible to upgrade the affected pipes. NOTE that the new sanitary network must be within public roadways, installing public mains through private sites is not supported.

9. 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 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-inspressure reducing valve chamber locations (if applicable), and phasing plan for review. Dead end mains are not permitted. Note that two or more feeds (as may be required) will be required to service each phase to provide the required fire flow.

10. Servicing arrangements shall be to the satisfaction of Development Engineering and in accordance with the approved reports. Separate service connections (water, sanitary, and storm) to a public main shall be provided for each proposed lot (including strata lots). All lots must be adjacent to and have direct access to a public road containing the public utility mains. All required infrastructure must be in place to support any proposed development. All main extensions are at the expense of the developer.

11. Prior to the endorsement of any legal plan of subdivision and/or prior to release of a development permit or construction permissions, the developer is required to execute a Development Agreement. Off-site levies, charges and fees are applicable to all development within the plan area. Contact the Infrastructure Strategist, Development Commitments for further information at 587-216-3390 or email urban@calgary.ca.

    The developer, at its expense, shall be required to enter into an agreement to:

    a. Install the offsite 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, surface improvements (including streetlighting) for all streets and lanes within and along the boundaries of the plan area.

APPROVED BY CPC

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 the pathways within and along the boundaries of the plan area, to the satisfaction of The City.

e. Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, within and along the boundary of the plan area, where required by The City for lots backing onto public land or major roadways.

f. Rehabilitate the portions of public or private lands and/or infrastructure that may be damaged as a result of this development, all to the satisfaction of The City.

12. Prior to endorsement of the affected legal plan(s) of subdivision, make satisfactory cost sharing arrangements with Brookfield Residential (Alberta) LP, for part cost of the existing underground utilities installed/constructed in 52 Street SE that were paid for and/or constructed by Brookfield Residential (Alberta) LP, under Seton, Phase 02, DA2008-0033 and Seton, Phase 10, DA2024-1072.

13. Prior to endorsement of the affected legal plan(s) of subdivision, make satisfactory cost sharing arrangements with Genstar Development Company, for part cost of the existing underground utilities installed/constructed in 52 Street SE that were paid for and/or constructed by Genstar Development Company, under Rangeview, Phase 01, DA2021-0031.

14. The developer is responsible to coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility rights-of-way for the protection of the utilities all to the satisfaction of the affected utility owner(s), at the developer's expense. Furthermore, any existing easements and/or rights-of-way that will no longer be required shall be discharged prior to the release of any affected development permits. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

15. The developer shall provide utility rights-of-way for all shallow utility providers within private land as required to service the entire plan area all to the satisfaction of The City of Calgary and the applicable utility companies. Shallow utilities shall not be located within the public road allowance except for designated perpendicular crossing locations. Any shallow utility line assignments shown in the road cross sections are conceptual only for potential future post-development upgrades.

16. Throughout the phased construction of the development, each construction phase must meet the minimum fire access standards. Any group of dwelling units of 100 or more require two (2) accesses, and 600 or more require three (3) accesses. Furthermore, if the road to access the plan area is longer than 120 metres, an emergency access road is required. If the road to access the plan area is longer than 200 metres, a secondary public access street is required.

APPROVED BY CPC

17. Prior to issuance of any construction permissions, an Erosion and Sediment Control Report and Drawings for the development site shall be submitted to the satisfaction of Development Engineering. The report and drawings submission shall follow the latest version of The City of Calgary Guidelines for Erosion and Sediment Control.

Mobility Engineering

18. Prior to approval of the first tentative plan of subdivision, the applicant must enter into a Development Agreement to construct the east half of the ultimate cross-section of 52 Street SE, from Rangeview Boulevard SE (194 Avenue SE) to the south limit of the outline plan area, including the intersection of 52 Street SE and Rangeview Boulevard SE, with a Construction Completion Date of two (2) years of the Effective Date of the Development Agreement, to the satisfaction of the Manager, Development Engineering.

    The roadways and ancillary works to support the roadways shall be designed and constructed at the developer's sole expense, subject to normal oversize, endeavors to assist, and boundary cost recoveries.

19. Prior to approval of the first tentative plan of subdivision, the applicant must enter into a Development Agreement to construct the south half of the ultimate cross-section of Rangeview Boulevard SE (194 Avenue SE), from 52 Street SE to the east limit of the outline plan (LOC2021-0073), including the intersection of 52 Street SE and Rangeview Boulevard SE, with a Construction Completion Date of two (2) years of the Effective Date of the Development Agreement, to the satisfaction of the Manager, Development Engineering.

    The roadways and ancillary works to support the roadways shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavors to assist, and boundary cost recoveries.

20. In conjunction with the first tentative plan of subdivision, the applicant must dedicate the required road widening to construct the east half of the ultimate cross-section of 52 Street SE, from Rangeview Boulevard SE (194 Avenue SE) to the south limit of the original outline plan (LOC2021-0073), including the intersection of 52 Street SE and Rangeview Boulevard SE, to the satisfaction of the Manager, Development Engineering.

    The full dedication of 52 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.

21. In conjunction with the first tentative plan of subdivision, the applicant must dedicate the required road widening to construct the south half of the ultimate cross-section of Rangeview Boulevard SE (194 Avenue SE), from 52 Street SE to the east limit of the original outline plan (LOC2021-0073), including the intersection of 52 Street SE and Rangeview Boulevard SE, to the satisfaction of the Manager, Development Engineering.

    The full dedication of 52 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.

APPROVED BY CPC

22. Prior to approval of the first tentative plan of subdivision, the applicant shall receive surface approval through the submission of Construction Drawings for the offsite requirements, which include, but are not limited to:

    a. Construction of the east half of the ultimate cross-section of 52 Street SE, from Rangeview Boulevard SE (194 Avenue SE) to the south limit of the outline plan area, including the intersection of 52 Street SE and Rangeview Boulevard SE.
    b. Construction of the south half of the ultimate cross-section of Rangeview Boulevard SE (194 Avenue SE), from 52 Street SE to the east limit of the outline plan (LOC2021-0073).

    The design, grades and right-of-way for this section of the abovementioned infrastructure as indicated on the construction drawings shall be to the satisfaction of Mobility Engineering. The road right-of-way dedications within the subdivision boundary shall be adjusted accordingly as verified through the review of the construction drawings.

23. In conjunction with the applicable tentative plan of subdivision, the applicant shall provide cross-sections showing existing and proposed grades for 52 Street SE, drawn to scale and dimensioned from property line and lip-of-gutter showing existing, interim and ultimate grades, as part of the applicable construction drawings. Cross-sections shall indicate and provide dimensions for any proposed road widening.

24. 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 Manager, Development Engineering, that provide 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.

25. 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.

26. In conjunction with the applicable tentative plan of subdivision, curb extensions to be designed and constructed at the developer's sole expense and to the satisfaction of the Manager, Development Engineering. Curb extensions are required at all mid-block crossings, including those of residential streets, along collector roadways to replace parking lanes, and wherever possible at all other intersection crossings.

    Developer to consider the above requirement for bump-outs in future Construction Drawings and when placing utilities. If the bumpouts conflict with proposed utilities, the utilities are expected to be shifted.

27. In conjunction with the applicable tentative plan of subdivision or development permit, all access to parcels within the subject lands shall be located and designed to the satisfaction of the Manager, Development Engineering.

APPROVED BY CPC

28. At the affected tentative plan of subdivision, a pedestrian access easement within the parcel designated C-C1 District shall be registered to provide a shortcut for the Transit users from the residential area in the south area.

    At the affected development permit stage, a pedestrian connection from the 3 metre walkway north of Heartwood Place SE to the public sidewalk along Rangeview Drive SE shall be provided for better access to Transit service on Rangeview Drive SE.

29. No direct vehicular access or front driveways shall be permitted to or from the following locations:

    - Heartwood Manor (residential lots with back lane);
    - Heartwood Place (residential lots with back lane); and
    - Sugarsnap Avenue SE.

    A restrictive covenant shall be registered on all applicable titles concurrent with the registration of the legal plan of subdivision.

30. In conjunction with the applicable tentative plan of subdivision or development permit application, no vehicular access shall be permitted from parcels to arterial roadways:

    a. 52 Street SE.

    A restrictive covenant shall be registered on all applicable titles concurrent with the registration of the legal plan of subdivision.

31. At each tentative plan of subdivision, if the developer intends to use any road subject to load restrictions (as indicated on the City of Calgary Load Bans Map), they must obtain a valid load ban permit before using that road. For more details, please refer to the link below: https://www.calgary.ca/roads/permits/overweight-load-bans.html.

32. Temporary oil and gravel bus turnarounds with a 15.25 metre radius are required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the radius shall be increased to 16.25 metres. If road construction affects Transit service, the developer will be required to provide and interim replacement to meet Transit safety and operational requirements.

33. At each tentative plan of subdivision stage, the cross-sections approved as part of the outline plan shall apply. However, if new standards or priorities are introduced by the City prior to or during subsequent subdivision submissions, the approved cross-sections may be required to be modified to meet the standards of the day.

APPROVED BY CPC

Applicant Submission

2026 February 09

Applicant Rationale - Heartwood Land Use Outline Plan Amendment (LOC2025-0175)

The site is currently zoned C-N1, C-N2, R-G, R-Gm, and M-2. This application proposes to redesignate the C-N1 and C-N2 site to C-C1 and redistribute the existing R-G, R-Gm and M-2 parcels in a slightly different block layout to accommodate the C-C1 site. The reason for this change is to accommodate a new commercial tenant on the C-C1 site. Specifically, a grocery store (Supermarket), which is not permitted in the C-N1 or C-N2 district.

The revised block layout provides direct access to the commercial site from Rangeview Drive SE without the need for traffic to go through the internal residential streets to the south, providing a quieter and safter street for future residents. A pathway has also been added to provide a pedestrian connection from the internal residential block to the commercial site as well as a pedestrian connection to the east towards the adjacent pathway network and park.

An accompanying Outline Plan application is being submitted to align with the land use redesignation and new block layout.

Policy Alignment

The Outline Plan amendment aligns with the density targets of both the Calgary Municipal Development Plan (MDP) and the Rangeview Area Structure Plan (ASP). See below for further details.

1. Municipal Development Plan (MDP) Alignment
    - The MDP states that ASPs for new communities in Future Greenfield areas will achieve a minimum intensity threshold of 60 people and jobs per gross developable hectare. This community intensity level includes Neighborhood Activity Centers (NACs), Community Activity Centers (CACs), Urban Main Streets and Neighbourhood Main Streets, as identified in the ASP. ASPs must also demonstrate how a target density of 70 people and jobs per gross developable hectare can be achieved over the life of the plan
    - The MDP also states that Development of Neighborhood Activity Center (NACs) should achieve a minimum intensity threshold of 100 jobs and population per gross developable hectare. Specific NAC intensities will be established based upon the local context, site size and available infrastructure, as determined through a local area plan, an Implementation Guidebook, land use amendment or comprehensive development permit process.
    - The C-C1 site in the proposed Heartwood Outline Plan Amendment is considered a NAC and proposes 104.1 to 144.57 people & Jobs per gross developable acre, which meets the MDP policy.

2. Rangeview Area Structure Plan (ASP) Alignment

   - The ASP identifies a Transit Station Planning Area and the Neighborhood Activity Centre (NAC) within the Heartwood Land Use and Outline Plan amendment area.
   - The Heartwood Land Use and Outline Plan amendment area falls within neighbourhood 5 of the ASP. The ASP states that the NAC in Neighbourhoods 5 may consist of an amenity space only. The multi-residential component and the non-residential use requirement for an NAC as per the New Community Planning Guidebook may instead be located within the Transit Station Planning Area.
   - The ASP identifies a min of 100 people & Jobs per gross developable acre in the Transit Station Planning Area.
   - The ASP identifies a min density of 20 units per gross developable hectare for the overall Neighborhood Area.
   - The Heartwood Outline Plan amendment proposes 104.1 to 144.57 people & Jobs per gross developable acre and an anticipated density of 34.37 upha (13.91 upa) to 50.80 upha, which meets the ASP policy.

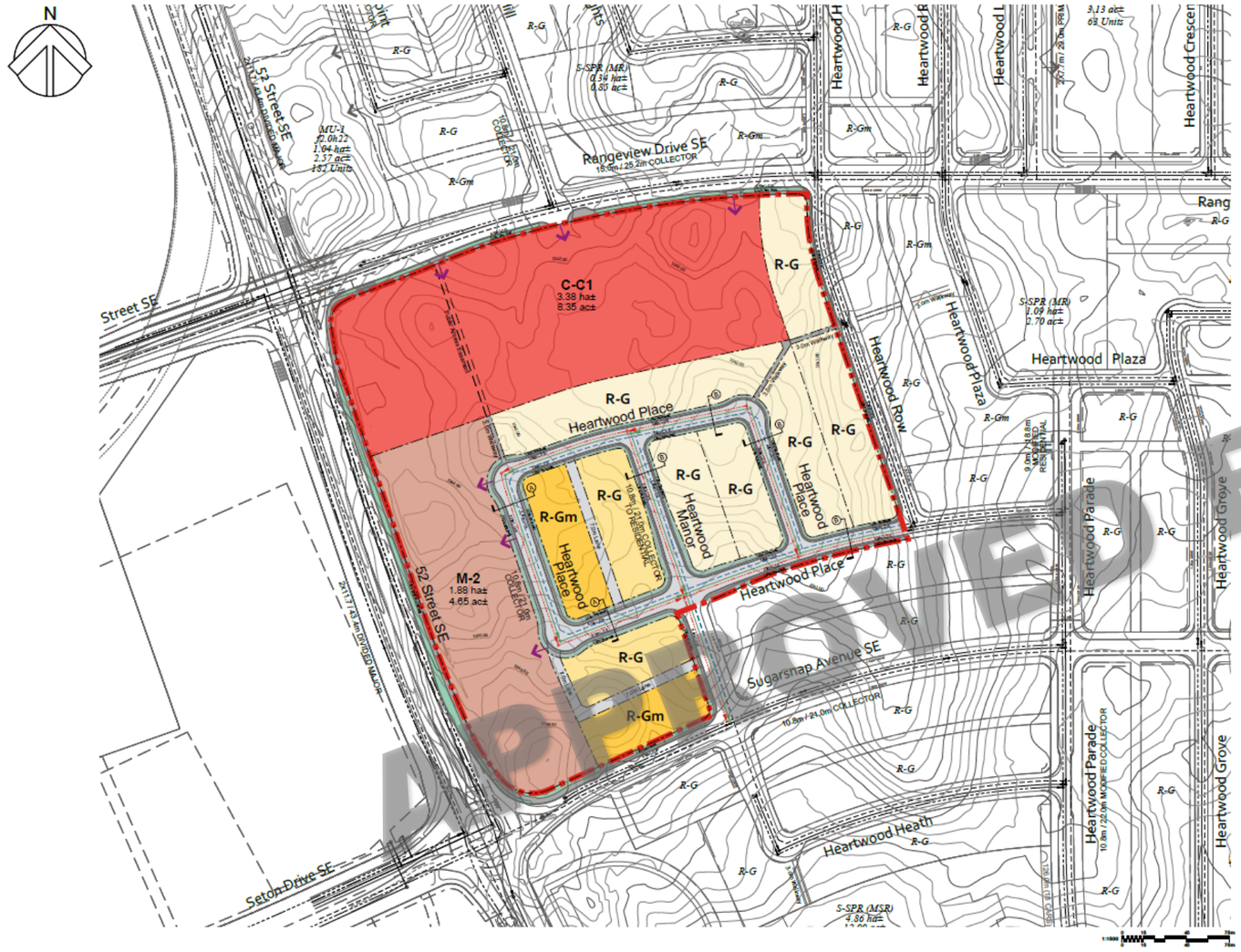
3. Comparison with Previously Approved Outline Plan

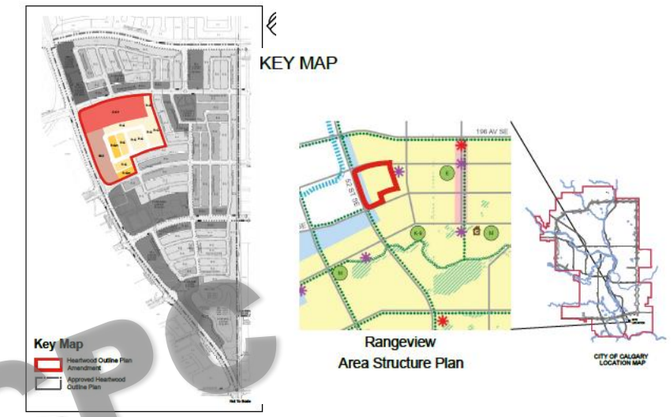
	Anticipated Density	**Maximum Density**
LOC2021-0073	37.30 upha (15.09 upa)	49.48 upha (20.02 upa)
OP Amendment	34.47 upha (13.95 upa)	50.80 upha (20.56 upa)

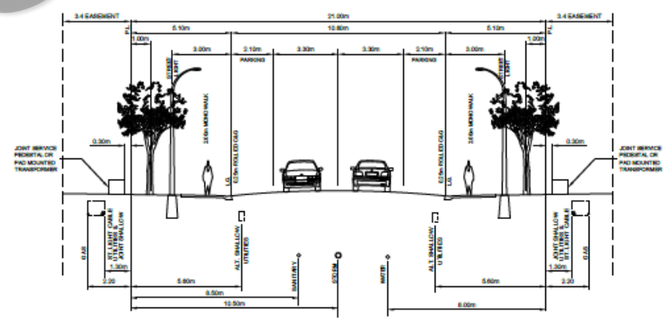
   The Outline Plan Amendment proposes a very similar anticipated and maximum density range as the originally approved Outline Plan.

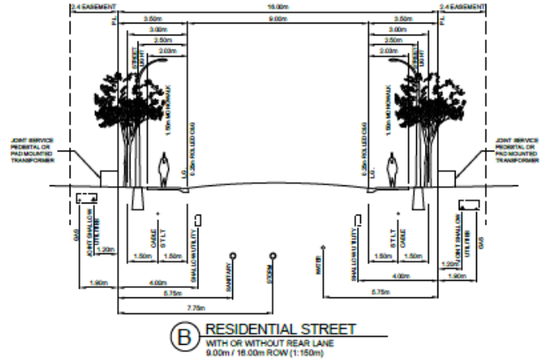
Approved Outline Plan

Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.









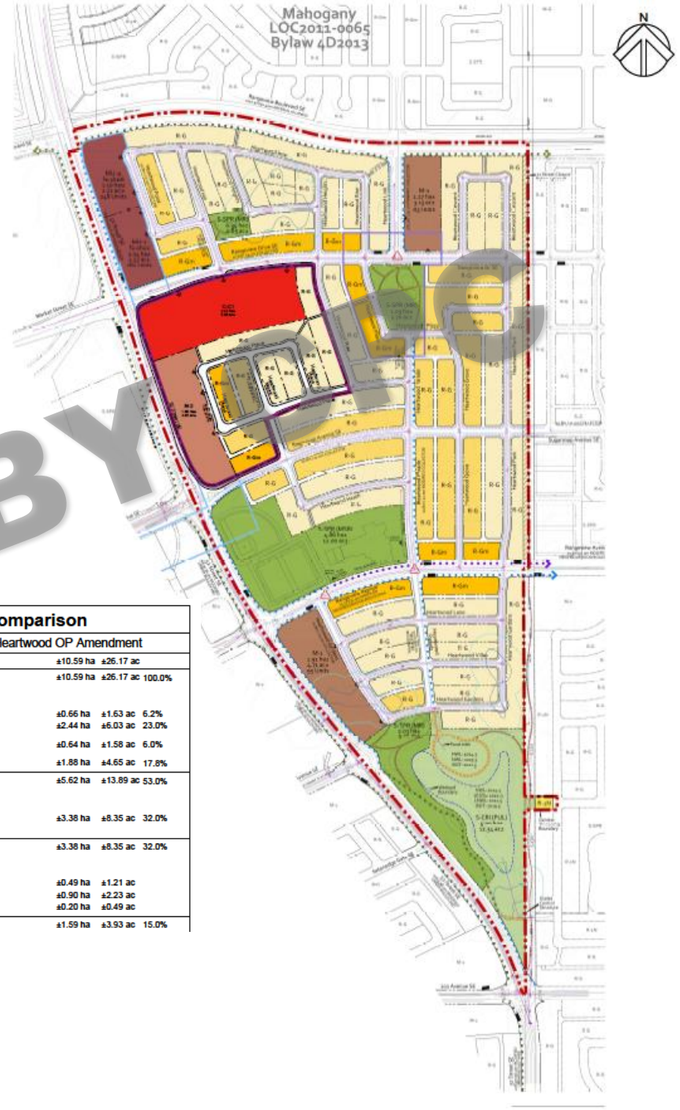
APPROVED BY CPC

Approved Heartwood Outline Plan



Heartwood Outline Plan Amendment

(Within the approved Heartwood Outline Plan)



Heartwood Outline Plan Amendment Statistics Comparison

Outline Plan Statistics: Portion of approved Heartwood OP				Outline Plan Statistics: Heartwood OP Amendment			
Gross Plan Area:	±10.59 ha	±26.17 ac		Gross Plan Area:	±10.59 ha	±26.17 ac	
Gross Developable Area:	±10.59 ha	±26.17 ac	100.0%	Gross Developable Area:	±10.59 ha	±26.17 ac	100.0%
Residential				Residential			
R-G (Laned)	±1.04 ha	±2.57 ac	9.8%	R-G (Laned)	±0.66 ha	±1.63 ac	6.2%
R-G (Laneless)	±2.68 ha	±6.62 ac	25.3%	R-G (Laneless)	±2.44 ha	±6.03 ac	23.0%
R-Gm (Laned)	±0.93 ha	±2.30 ac	8.8%	R-Gm (Laned)	±0.64 ha	±1.58 ac	6.0%
M-2	±1.84 ha	±4.55 ac	17.4%	M-2	±1.88 ha	±4.65 ac	17.8%
Total	±6.49 ha	±16.04 ac	61.3%	Total	±5.62 ha	±13.89 ac	53.0%
Commercial				Commercial			
C-N2	±0.87 ha	±2.15 ac	8.2%	C-C1	±3.38 ha	±8.35 ac	32.0%
C-N1	±0.96 ha	±2.37 ac	9.1%				
Total	±1.83 ha	±4.52 ac	17.3%	Total	±3.38 ha	±8.35 ac	32.0%
Roads				Roads			
Collector (10.8m/21.0m ROW)	±1.30 ha	±3.21 ac		Collector (10.8m/21.0m ROW)	±0.49 ha	±1.21 ac	
Residential (8.5m & 9.0m/16.0m ROW)	±0.65 ha	±1.61 ac		Residential (9.0m/16.0m ROW)	±0.90 ha	±2.23 ac	
Others (Lanes / Walkways)	±0.32 ha	±0.79 ac		Others (Lanes / Walkways)	±0.20 ha	±0.49 ac	
Total	±2.27 ha	±5.61 ac	21.4%	Total	±1.59 ha	±3.93 ac	15.0%

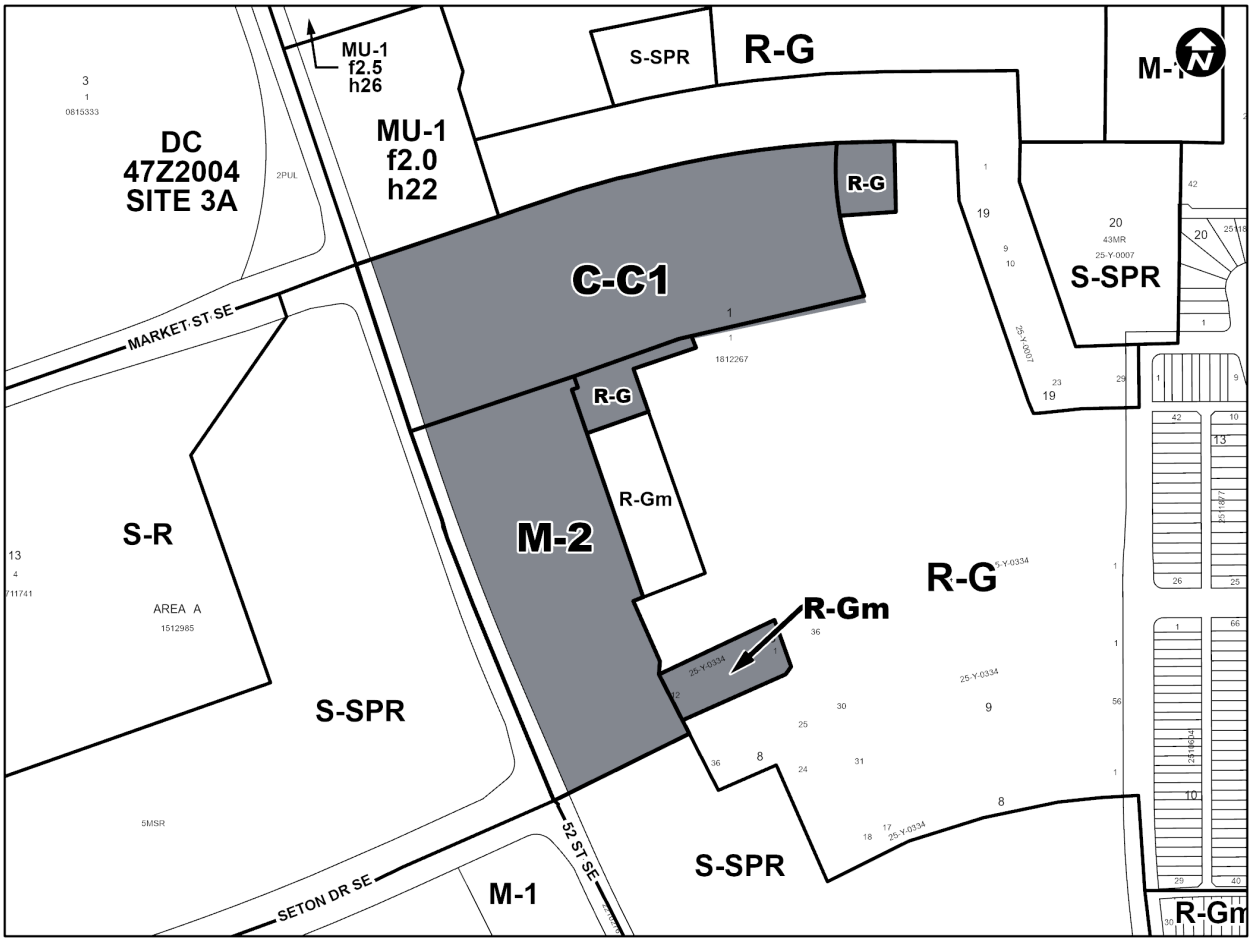
APPROVED BY LG

Outline Plan Statistics:			
Gross Plan Area:	±10.59 ha	±26.17 ac	
Gross Developable Area:	±10.59 ha	±26.17 ac	100.0%
Residential			
R-G (Laned)	±0.66 ha	±1.63 ac	6.2%
R-G (Laneless)	±2.44 ha	±6.03 ac	23.0%
R-Gm (Laned)	±0.64 ha	±1.58 ac	6.0%
M-2	±1.88 ha	±4.65 ac	17.8%
Total	±5.62 ha	±13.89 ac	53.0%
Commercial			
C-C1	±3.38 ha	±8.35 ac	32.0%
Total	±3.38 ha	±8.35 ac	32.0%
Roads			
Collector (10.8m/21.0m ROW)	±0.49 ha	±1.21 ac	
Residential (9.0m/16.0m ROW)	±0.90 ha	±2.23 ac	
Others (Lanes / Walkways)	±0.20 ha	±0.49 ac	
Total	±1.59 ha	±3.93 ac	15.0%

Land Use Statistics:		
Lands to be Redesignated		
R-G	±4.25 ha	±10.50 ac
R-Gm	±0.91 ha	±2.25 ac
M-2	±2.05 ha	±5.07 ac
C-C1	±3.38 ha	±8.35 ac
Total:	±10.59 ha	±26.17 ac

APPROVED BY CPC

Proposed Land Use Amendment Map



Approved Outline Plan Data Sheet

Calgary Planning Commission is the Approving Authority for the Outline Plan.
Attachment for Council's reference only.

	HECTARES	ACRES
GROSS AREA OF PLAN	10.59	26.17
NET DEVELOPABLE AREA	10.59	26.17

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G (Laned)	0.66	1.63	24	24
R-G (Laneless)	2.44	6.03	73	73
R-Gm	0.64	1.58	32	32
M-2	1.88	4.65	1	236
Total Residential	5.62	13.89	130	365

LAND USE (Commercial / Industrial)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED AREA (SQ.M) IF AVAILABLE
C-C1	3.38	8.35	1	7,432
Total Commercial	3.38	8.35		

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	1.59	3.93	15.0

APPROVED BY CPC

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	365	-	-
ANTICIPATED DENSITY	-	34.47	13.95
ANTICIPATED INTENSITY	-	112.18	45.40

APPROVED BY CPC

Applicant Outreach Summary

2026 February 09

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Heartwood Land Use & Outline Plan Amendment

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 application is for a minor amendment to an already approved Land Use and Outline Plan (LU/OP) for the community of Heartwood and is well aligned with approved Planning Policy. The adjacent lands to the north, east and south are currently vacant and owned by the applicant and in the process of developing out in a phased approach. Lands to the west are all publicly owned by the City of Calgary and Province. Through the City's circulation process and good neighbour discussions, all relevant interest holders and/or surrounding landowners within 250m have been consulted. No further outreach is planned or required.

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

Affected Parties

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

N/A

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 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 ?
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

PROPOSED

CPC2026-0277
ATTACHMENT 8

BYLAW NUMBER 90D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0175/CPC2026-0277)

* *

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 _____

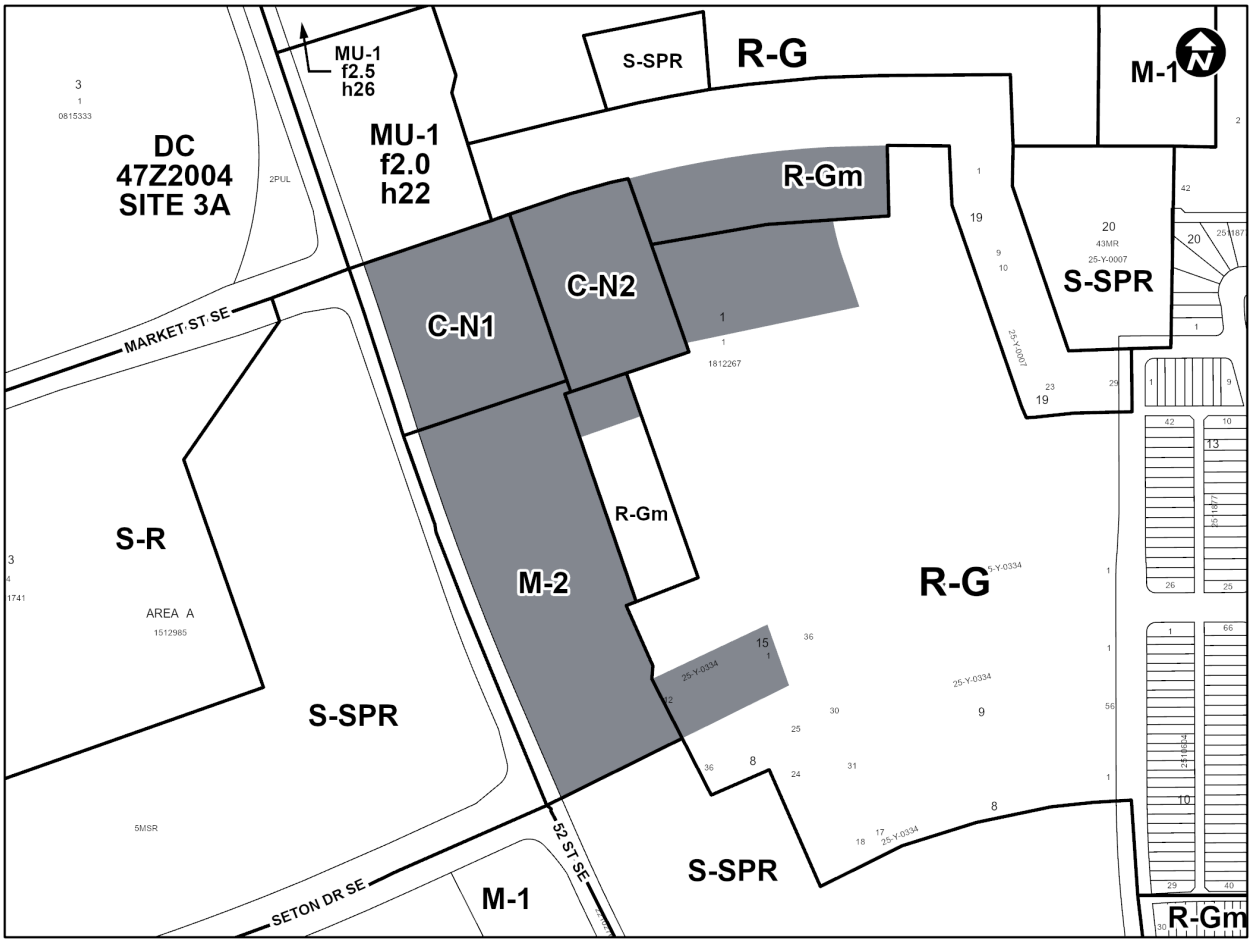
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0175/CPC2026-0277
BYLAW NUMBER 90D2026

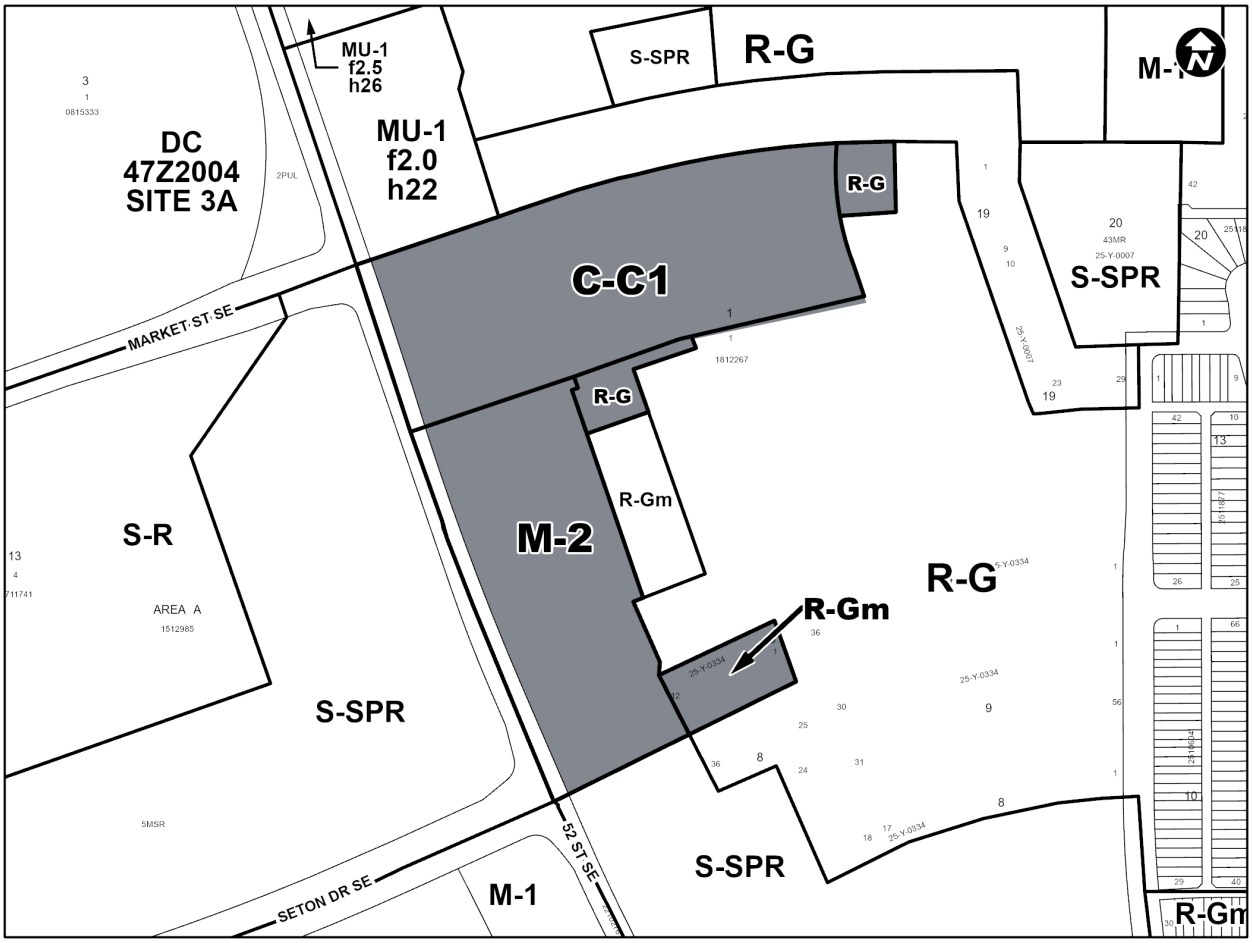
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0175/CPC2026-0277
BYLAW NUMBER 90D2026

SCHEDULE B



Land Use Amendment in Ricardo Ranch (Ward 12) at multiple addresses, LOC2025-0225

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 8.15 hectares ± (20.14 acres ±) located at 245 and 415 Ricardo Ranch Road SE, 160 Church Road SE, 115 Nostalgia Drive SE, 21210 and 21209 – 72 Street SE (Plan 2610483, Block 8, Lots 1 and 2; Plan 2610483, Block 9, Lots 1 and 2; portion of Plan 1910908, Block 8, Lot 1; portion of Plan 2610514, Block 21, Lot 1) from Direct Control (DC) District to Direct Control (DC) District, to accommodate mixed use development with additional uses, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JUNE 11:

That Council give three readings to **Proposed Bylaw 89D2026** for the redesignation of 8.15 hectares ± (20.14 acres ±) located at 245 and 415 Ricardo Ranch Road SE, 160 Church Road SE, 115 Nostalgia Drive SE, 21210 and 21209 – 72 Street SE (Plan 2610483, Block 8, Lots 1 and 2; Plan 2610483, Block 9, Lots 1 and 2; portion of Plan 1910908, Block 8, Lot 1; portion of Plan 2610514, Block 21, Lot 1) from Direct Control (DC) District to Direct Control (DC) District, to accommodate mixed use development with additional uses, with guidelines (Attachment 2).

Opposition to Recommendation: Commissioner Wagner

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a similar Direct Control (DC) District that is currently on the site, based on the Mixed Use – General (MU-1) District, with the additional use of Digital Special Events Sign able to be placed on a clock tower.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Ricardo Ranch Area Structure Plan* (ASP).
- What does this mean to Calgarians? Approval of the land use would contribute towards local distinctiveness of the community and contribute towards an identifiable location in the south of the city.
- Why does this matter? The proposed land use would create a focal point in the community for residents and attracting visitors, contributing towards local activities, providing information for visitors and residents and supporting economic health.
- The subject area with development permits is to provide mixed use buildings that contain commercial retail units at grade and residential above and a Clock Tower in the Neighbourhood Activity Area of Nostalgia.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the developing community of Ricardo Ranch, was submitted by B&A Studios, on behalf of the landowners, Jayman Living, on 2025 November 14. The approximately

Land Use Amendment in Ricardo Ranch (Ward 12) at multiple addresses, LOC2025-0225

8.15 hectare (20.14 acres) site is located in the southeast quadrant of the city and is currently undeveloped. The subject site comprises a single area of multiple parcels south of 212 Avenue SE and approximately 2.60 kilometres east of Deerfoot Trail.

The northern portion of the subject area has been subdivided into four blocks to provide mixed use buildings that contain commercial retail units at grade and residential above with the balance of the subject area to be subdivided at a future date. The existing Direct Control (DC) District (Bylaw 252D2024) is based on the Mixed Use – General (MU-1) District and includes a defined use for a Clock Tower. A development permit for the Clock Tower was approved in 2025 October (DP2025-2993). The applicant wishes to integrate a Digital Special Events Sign as a feature of the Clock Tower that would provide information to the broader community. As this is not a listed use in the existing DC District, a new DC District is required to allow for this proposal.

The proposed DC District has amended the definition of the Clock Tower to allow for a Clock Tower to be combined with an Address Sign, Digital Message Sign and Digital Special Events Sign. Section 14 of the DC District sets out the rules for the Digital Special Events Sign.

Should Council approve this DC District, a new development permit will be required to add a Digital Special Events Sign to the Clock Tower as indicated in the Applicant Submission (Attachment 3).

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. The Applicant has not reached out to the community for this subject application as the community is yet to be established. The subject parcel forms part of the Nostalgia Outline Plan approved in 2024 August and engagement was conducted as part of this process. 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.

No public comments were received at the time of writing this report.

There is no community association for the subject area.

Land Use Amendment in Ricardo Ranch (Ward 12) at multiple addresses, LOC2025-0225

Following Calgary Planning Commission, notification for 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 continued development in the community of Ricardo Ranch and provides greater housing diversity alongside commercial offerings close to existing residents and allows for a landmark feature that will contribute towards the identity to the community.

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 proposed land use amendment would enable the development of mixed-use development including commercial space, residential units and facilities that will attract people to the area and to support the local economy. Mixed-use development would provide housing and employment opportunities and support local business within Ricardo Ranch.

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 89D2026**
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 developing southeast community of Ricardo Ranch. The site is within the eastern portion of the *Ricardo Ranch Area Structure Plan* (ASP) and forms part of the Nostalgia Outline Plan, approved in 2024 August. The subject site is approximately 8.15 hectares (20.14 acres) in size with dimensions of approximately 330 metres by 305 metres. The subject site is currently undeveloped.

The parcel is currently designated with a Direct Control (DC) District (Bylaw 252D2024) based on the rules of the Mixed Use – General (MU-1) District. The intention of the approved DC District is to support street-oriented development with opportunities for mixed-use development inclusive of residential and commercial uses with additional discretionary uses to allow for a Clock Tower and a School – Private.

The new DC District is intended to retain the same base rules as the existing DC District but has been amended to allow a new use, Digital Special Events Sign. The rules in the new DC District have also been amended to allow for a Clock Tower to be combined with an Address Sign, Digital Message Sign and/or Digital Special Events Sign to allow for this defining feature in the Neighbourhood Activity Centre of Nostalgia.

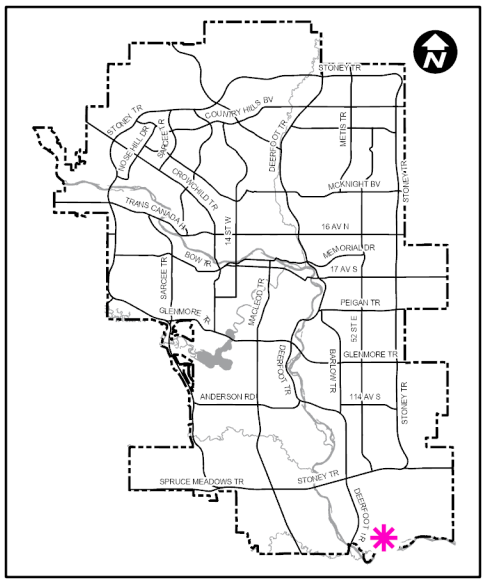
Areas north and west of the subject site are characterized by low density residential districts. This includes parcels designated as Multi-Residential – At Grade Housing (M-G) District and DC Districts based on Residential – Low Density Mixed Housing (R-G) (R-Gm) District. Northwest of the subject site is a DC District based on the Special Purpose – Recreation (S-R) District to support a Temporary Sales Centre and a Community Centre. South of the site, higher density development is anticipated through Multi-Residential – High Density High Rise (M-H3) District. The S-R District is to the east of the subject parcel is intended for a community recreation facility**.**

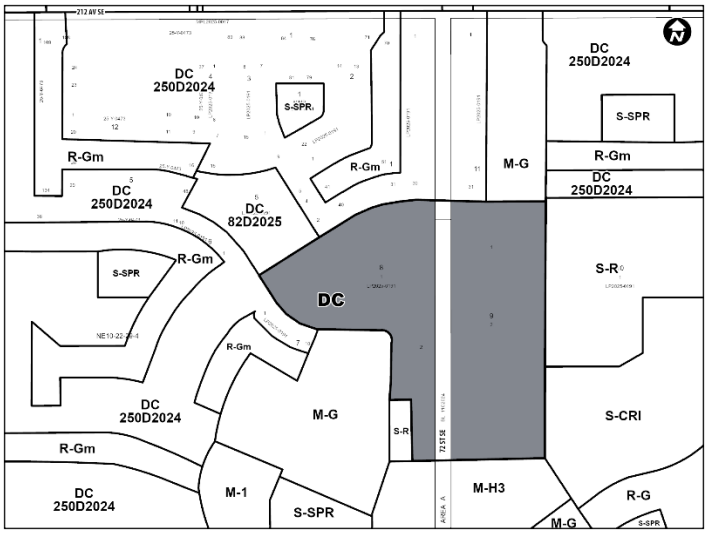
The subject site is designated as part of a Neighborhood Activity Centre. The site and surroundings are yet to be developed and there is currently no public access.

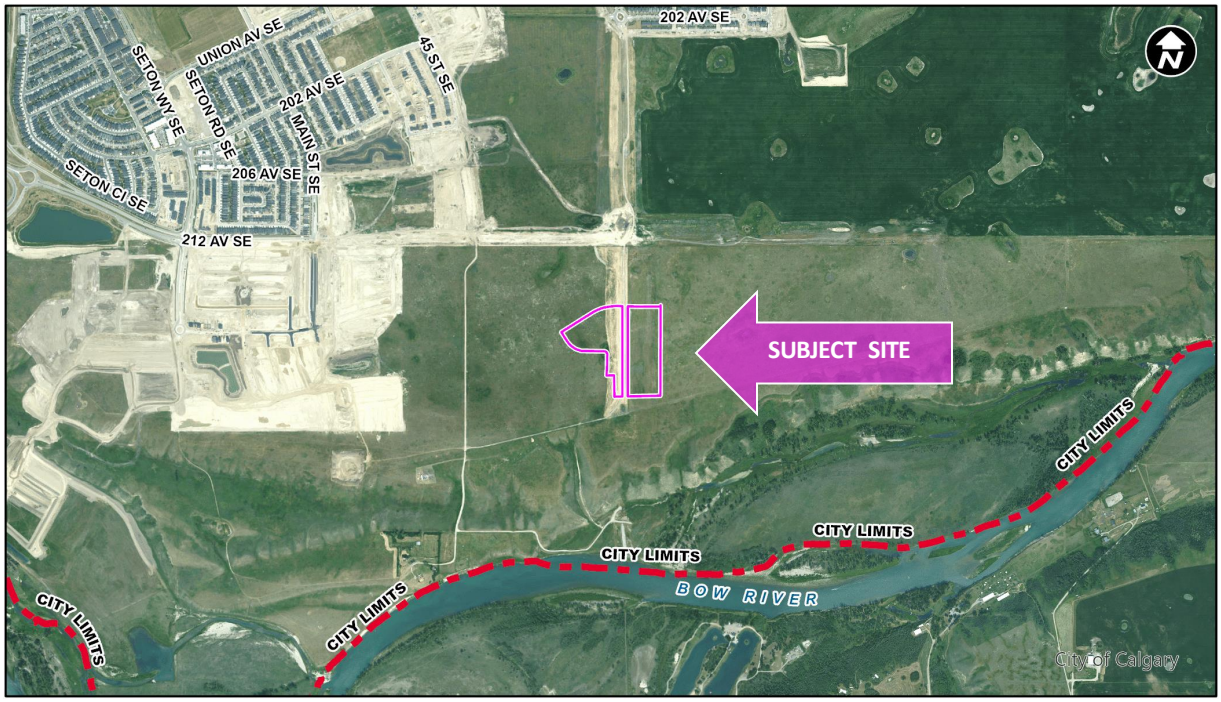
Community Peak Population Table

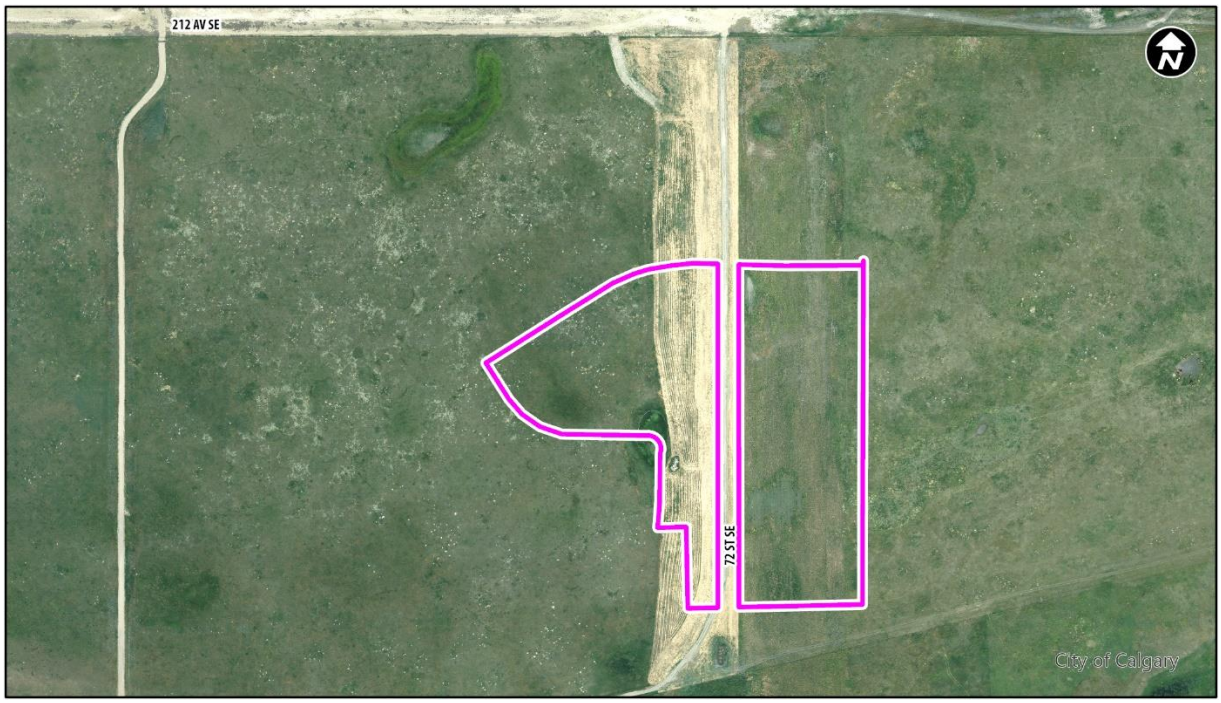
Not available because the subject site is located in a new community.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing land use is a DC District (Bylaw 252D2024) based on the rules of the MU-1 District with the additional discretionary uses of Clock Tower and School – Private. The MU-1 District is intended to accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. The rules in the DC District were crafted to enable a mixed use Neighbourhood Activity Centre in the community of Nostalgia, while also allowing for a Clock Tower as a distinctive element in the community and the potential for a private school.

The proposed DC District is similar to the current DC District, keeping the same MU-1 District base and additional uses of Clock Tower and School – Private, and adds the Digital Special Events Sign use to the DC District. The definition of the Clock Tower has been amended to allow for a Clock Tower to be combined with an Address Sign, Digital Message Sign and Digital Special Events Sign and for clarity removed reference to it being a unique architectural feature and its location not being within any setback area. The proposal maintains the same maximum floor area ratio (FAR) of 5.5 and the maximum building height of 30 metres as the current DC District.

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 regulation unavailable in other land use districts. This proposal allows for the applicant's intended Clock Tower with a Digital Special

Events Sign while maintaining the MU-1 District as a 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 7 of the DC District Bylaw. Section 7 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. Additional rules that may be relaxed are in Sections 9, 10, 12 and 14. These are items that are commonly reviewed at development permit that may need to be relaxed due to site specific considerations, such as grade changes or back of house considerations. With the exception of the additional rules related to Digital Special Events Sign which are new to this proposed DC District, the same rules are currently relaxable in the existing DC District.

Development and Site Design

The rules of the proposed DC District in combination with the rules of the MU-1 District would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of the site, additional items that will be considered through the development permit process include, but are not limited to:

- design, layout and configuration of buildings;
- landscaping;
- access; and
- parking provisions.

The nearest multi-residential building that would face onto the proposed location of the Digital Special Events Sign is proposed as part of a development permit for Nostalgia Site 2 (DP2025-04126) which is currently under review. The distance between the north façade of the Clock Tower where the Digital Special Events Sign could be positioned and the nearest dwelling unit would be approximately 32 metres. Rules in the proposed DC District are included to mitigate adverse impact on dwelling units in the vicinity, such as when the sign must be turned off, along with the rules governing digital displays as outlined in Land Use Bylaw 1P2007.

As part of the land use amendment application a supplementary memo to the Biophysical Impact Assessment was provided that focused on the impact of, and mitigations for the Digital Special Events Sign on migratory bird migration and Great Blue Heron movement from the existing colony located 2.28 kilometres southwest of the proposed Clock Tower. Recommended mitigation measures included the digital sign being turned off or dimmed during City of Calgary Quiet Hours (after 10:00 p.m.).

Transportation

Pedestrian access to the site will be available from Church Road SE, as well as through the internal, private road network.

In terms of cycling, a three metre multi-use pathway will run along the south side of Ricardo Ranch Drive SE, approximately 400 metres to the north, which will connect to Ricardo Ranch Gate SE, the community entrance.

The area is not currently served by Calgary Transit, though bus stops are anticipated on Ricardo Ranch Drive SE, on the far side of the intersection at Ricardo Ranch Avenue SE.

Some on-street parking will be available within the private road network but will largely be accommodated on-site and primarily in underground structures.

Direct vehicular access to the Clock Tower site is planned from the private street off Church Road SE.

Neither a Transportation Impact Assessment nor a Parking Study was required for this application.

Environmental Site Considerations
No significant environmental concerns were identified through the Environmental Assessment undertaken as part of the Nostalgia Outline Plan approval.

Utilities and Servicing
Water, sanitary and storm mains will be available to service the site through developer constructed infrastructure as part of the overall Nostalgia development. Specific details of site servicing 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 Developing Residential - Planned Greenfield with Area Structure Plan as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The proposed land use amendment meets the MDP's more specific policy direction, including the New Community Planning Guidebook. This application proposes a use that will support a vibrant new community in a complementary location to a Neighbourhood Activity Centre.

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 as part of a development permit.

Ricardo Ranch Area Structure Plan (Statutory - 2019)
The subject parcel is located within the *Ricardo Ranch Area Structure Plan* (ASP). The ASP identifies the subject lands which include the parcel subject to this application, as predominantly residential and mixed-use with other complementary uses including community uses. This application aligns with the applicable ASP policies in supporting a mixed use core at the Neighbourhood Activity Centre as identified on Map 4: Land Use Concept, specifically to enable landmark buildings with distinctive and iconic architectural features.

PROPOSED

CPC2026-0332
ATTACHMENT 2

BYLAW NUMBER 89D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0225/CPC2026-0332)

* *

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 _____

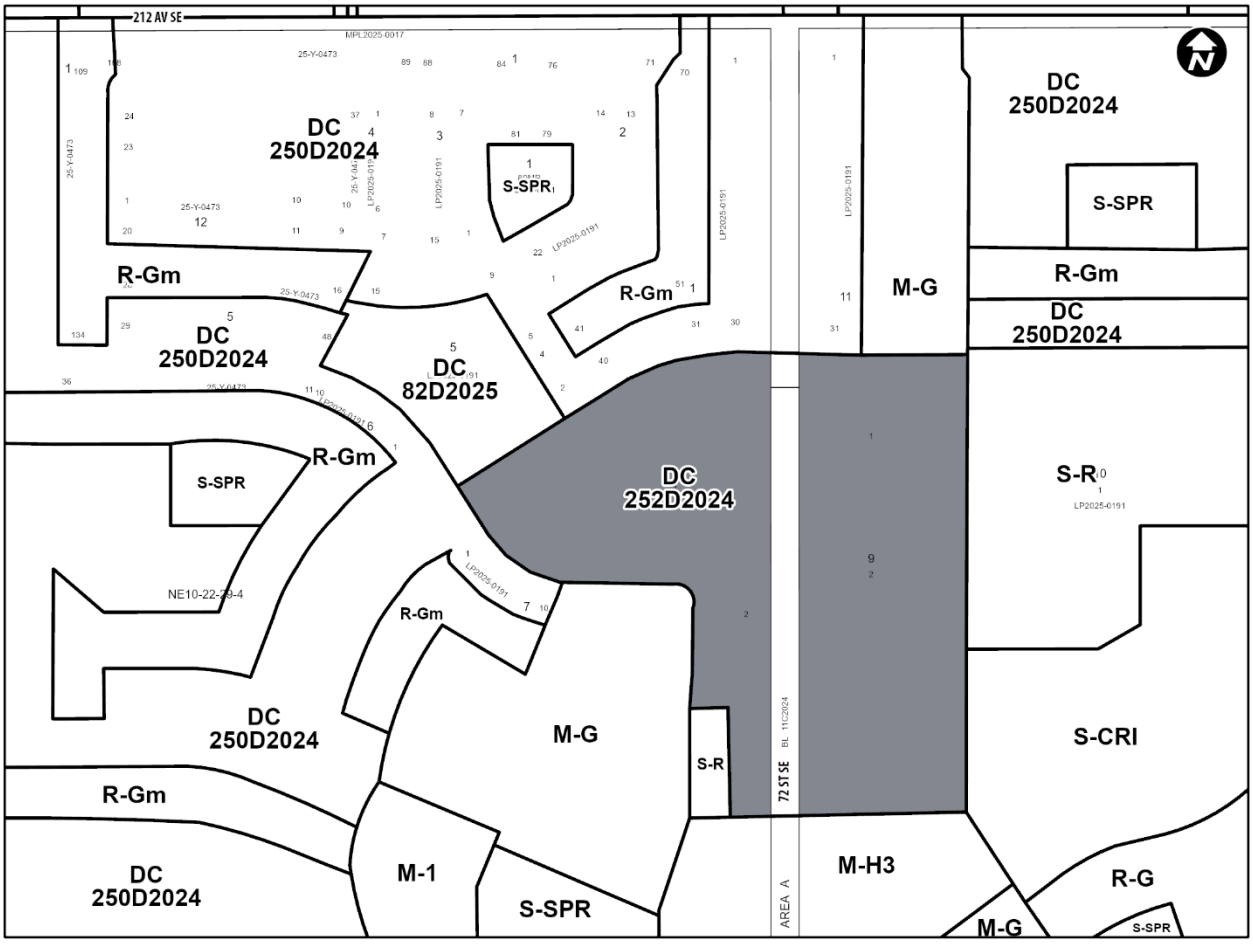
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0225/CPC2026-0332
BYLAW NUMBER 89D2026

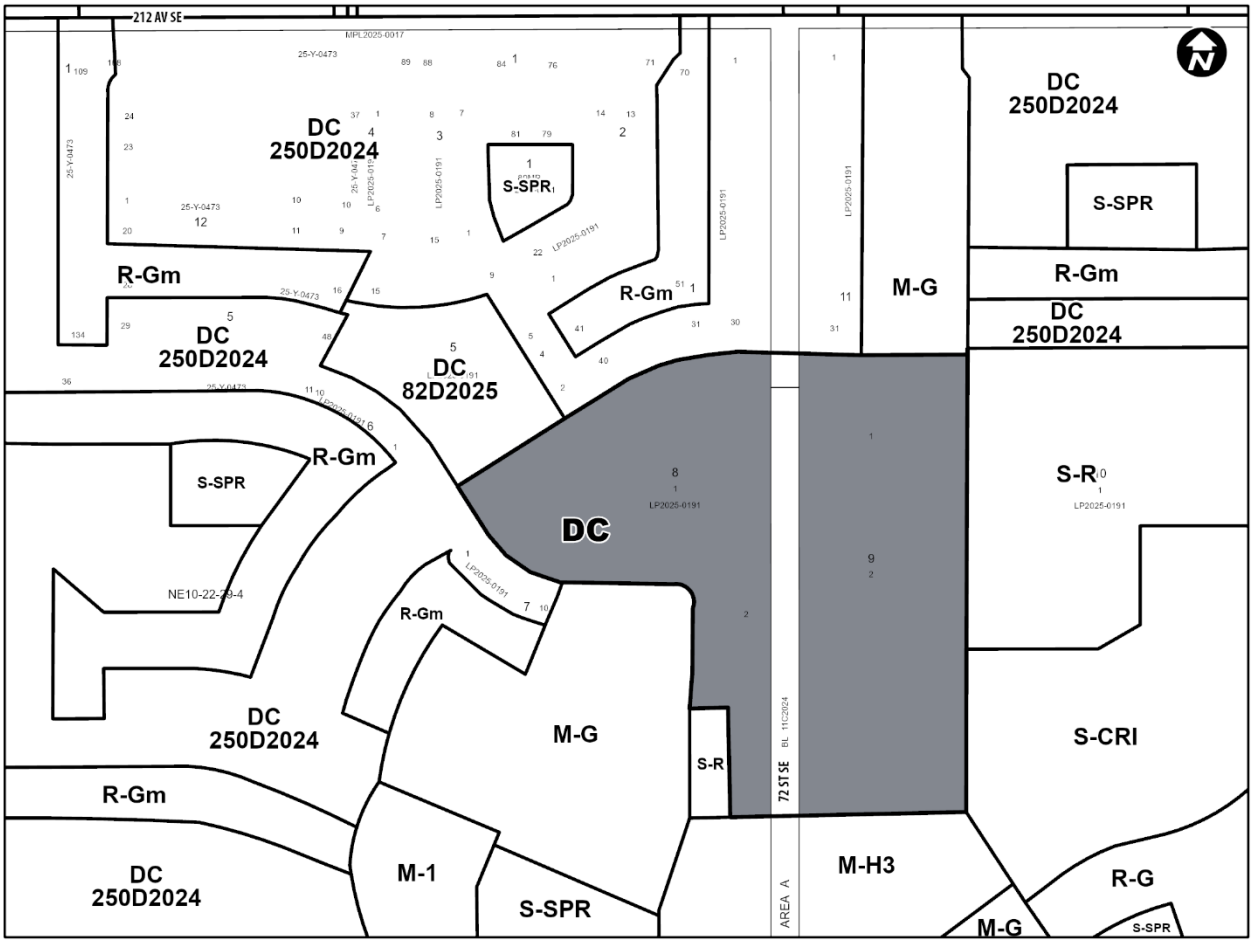
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0225/CPC2026-0332
BYLAW NUMBER 89D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

(a) accommodate mixed-use development;

(b) require building setbacks above a specific height; and

(c) accommodate the additional uses of clock tower, digital special events sign and school – private.

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.

Defined Uses

4 In this Direct Control District:

(a) "**Clock Tower**" means a ***use***:

(i) consisting of a standalone landmark structure containing a clock face; and

(ii) which, if combined with a ***sign,*** may only be combined with an **Address Sign**, **Digital Message Sign** and/or a **Digital Special Events Sign**.

(b) **"Digital Special Events Sign"** means a ***sign***:

(i) that displays ***copy*** by means of a ***digital display*** that includes graphics, artwork and curated visual content;

(ii) that may promote a charitable, educational, community, civic, cultural, public health, recreational, religious or sporting event;

(iii) that must not contain advertising ***copy*** beyond ***copy*** that promotes the special event, but may contain ***copy*** acknowledging the name of an individual, organization or business that sponsors or contributes to the special event;

(iv) that may only be combined with a **Clock Tower**; and

(v) that may only be located on the north façade of the ***building*** containing the **Clock Tower**.

Permitted Uses

5 The ***permitted uses*** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

6 The ***discretionary uses*** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Clock Tower**;
(b) **Digital Special Events Sign**; and
(c) **School – Private**.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Mixed Use – General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 The maximum ***floor area ratio*** is 5.5.

Building Height

9 **(1)** Unless otherwise specified in subsection (2), the maximum ***building height*** is 30.0 metres.

(2) The maximum ***building height*** for a **Clock Tower** is 60.0 metres.

Façade Width for Uses Facing a Street

10 **(1)** Unless otherwise referenced in subsections (2), (3) and (4), the length of the ***building*** façade that faces a ***street*** containing an individual ***use*** on the floor closest to ***grade*** is a maximum of 15.0 metres.

(2) For an individual **Child Care Service**, **Drinking Establishment – Small**, **Restaurant: Food Service Only**, **Restaurant: Licensed**, **Retail and Consumer Service** and **Supermarket *use*** located on the floor closest to ***grade***, the maximum length of the ***building*** façade that faces a ***street*** is 30.0 metres.

(3) The length of the ***building*** façade that faces a ***street*** containing an individual **Financial Institution**, **Health Care Service** or **Office *use*** on the floor closest to ***grade*** is a maximum 9.0 metres.

(4) There is no maximum length for the ***building*** façade that faces a ***street*** containing an **Assisted Living** or **School – Private *use***.

Setback Area

11 There is no requirement for a minimum ***setback area***.

Street Wall Stepback

12 Where the height of a ***building*** is greater than 26.0 metres measured from ***grade***, the façade of the ***building*** within 6.0 metres of a ***property line*** shared with a ***street*** must have a horizontal separation from the portion of façade closest to ***grade*** such that:

(a) the horizontal separation has a minimum depth of 2.0 metres; and

(b) the horizontal separation occurs between a minimum ***building height*** of 7.5 metres and a maximum of 26.0 metres measured from ***grade***.

Building Orientation

13 ***Units*** and individual ***uses*** located at ***grade*** with an exterior wall facing a ***street*** must provide:

(a) an individual or shared entrance that is visible from the ***street***; and

(b) sidewalks that provide direct exterior access to the ***unit*** or the ***use***.

Rules for Digital Special Events Sign

14 **(1)** A **Digital Special Events Sign** has a maximum ***sign area*** of 45.0 square metres.

(2) The maximum height of a wall-mounted **Digital Special Events Sign** is 30.0 metres.

(3) The dimensions of the ***sign area*** of a **Digital Special Events Sign** must not exceed a vertical dimension of 17.0 metres by a horizontal dimension of 2.5 metres, with allowance for a 1.5 metre cut-out to the sides of the **Digital Special Events Sign**.

(4) A **Digital Special Events Sign** must be turned off between 10 p.m. and sunrise.

Relaxations

15 The ***Development Authority*** may relax the rules contained in Sections 7, 9, 10, 12 and 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

2026 March 31

B&A, on behalf of Jayman Living and Telsec Property Corporation are advancing a Land Use Amendment within Nostalgia Townlet to support the continued implementation of the community's town centre vision in southeast Calgary. The amendment applies to a recently approved town centre Direct Control (DC) District and seeks to enable a Class E (digital) sign as part of an approved clock tower feature within the town centre plaza.

The overarching goal of this application is to enhance the function and vibrancy of the Nostalgia Townlet as a complete, walkable, and self-sustaining node. The proposed digital sign is intended to support placemaking, community programming, and public art opportunities, allowing for seasonal and flexible activation of the plaza. This aligns with the broader vision for the town centre as a focal point for residents and visitors.

The clock tower itself has already been approved through a Development Permit, and the proposed amendment responds to direction from the City's Development Applications Review Team to refine the land use framework. Specifically, the existing Direct Control District permits only a limited signage type, and an amendment is required to accommodate the proposed digital component. This application therefore represents a targeted update to ensure alignment between the approved development concept and the applicable land use regulations.

As part of the application process, a technical review was undertaken to assess potential environmental considerations associated with the digital sign. This review concluded that the project is expected to have low potential for impact on surrounding ecological features, including nearby wildlife and migratory birds. The clock tower location, orientation, and surrounding built context limit visibility from sensitive areas, and the design incorporates mitigation measures consistent with City guidelines, including bird-friendly design practices and dark sky principles. Lighting associated with the digital sign is anticipated to be comparable to typical community infrastructure.

In summary, this Land Use Amendment is a focused and technical adjustment that supports an already approved development while enabling additional opportunities for community animation and identity. The proposal maintains alignment with City policies and guidelines, addresses technical considerations, and advances the vision for Nostalgia Townlet as a vibrant and complete community hub.

Applicant Outreach Summary

2025 November 10

Calgary

Community Outreach on Planning & Developme
Applicant-led Outreach Summa

Please complete this form and include with your application submission.

Project name: Nostalgia Townlet Clock Tower Land Use Amendment

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

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

We undertook outreach as part of the original application (LOC2023-0207) which was approved in September 2024. The Subject Site was always depicted as an DC(MU-1) use and this is a minor amendment that maintains the intent of what was shown previously. Based on previous engagement, and the community outreach assessment tool, there is nothing indicating that outreach is required outside of the standard notice posting which will will be completed in November 2025. We have made ourselves...

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)

...available to answer any questions with nothing received to date, at the time of this report.

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

Calgary

Community Outreach for Planning & Developmer
Applicant-led Outreach Summar

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)

Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 1414 – 210 Avenue SW, LOC2024-0252

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0523) to the 2026 July 21 Public Hearing Meeting of Council;

2. As the Council-designated Approving Authority, approve the proposed outline plan located at 1414 – 210 Avenue SW (SW1/4 Section 16-22-1-5) to subdivide 56.05 hectares ± (138.50 acres ±) with conditions (Attachment 2); and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 36.66 hectares ± (90.60 acres ±) located at 1414 – 210 Street SW (Portion of SW1/4 Section 16-22-1-5) from Residential – Low Density Multiple Dwelling (R-2M) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District 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, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JUNE 25:

That Council give three readings to **Proposed Bylaw 93D2026** for the redesignation of 36.66 hectares ± (90.60 acres ±) located at 1414 – 210 Street SW (Portion of SW1/4 Section 16-22-1-5) from Residential – Low Density Multiple Dwelling (R-2M) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District 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, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

Excerpt from the Minutes of the Regular Minutes of the Calgary Planning Commission, held 2026 June 25:

"The following documents were distributed with respect to Report CPC2026-0523:

Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 1414 – 210 Avenue SW, LOC2024-0252

- Revised Cover Report;
- Revised Attachment 1;
- Revised Attachment 5; …

Moved by Commissioner Boechler

That with respect to Revised Report CPC2026-0523, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0523) to the 2026 July 21 Public Hearing Meeting of Council;
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 1414 – 210 Avenue SW (SW1/4 Section 16-22-1-5) to subdivide 56.05 hectares ± (138.50 acres ±) with conditions (Attachment 2); and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 36.66 hectares ± (90.60 acres ±) located at 1414 – 210 Street SW (Portion of SW1/4 Section 16-22-1-5) from Residential – Low Density Multiple Dwelling (R-2M) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District 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, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

For: (8): Director Mahler, Commissioner Boechler, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED"

HIGHLIGHTS

- This application proposes to revise a portion of an approved outline plan and land use districts in the developing community of Yorkville to provide for a range of low and medium-density housing with an integrated road and pathway network and environmentally significant areas.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *West Macleod Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal redesigns the land use boundaries, local road network, parks and open space, natural areas and servicing of the previous approval to better accommodate future developments in this residential community.

Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 1414 – 210 Avenue SW, LOC2024-0252

- Why does this matter? The proposal establishes an improved road network for the community with a refined subdivision framework for the residential parcels and parks and open space that would allow for more housing options to 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 regarding this proposal.

DISCUSSION

This outline plan and land use amendment application, in the southwest community of Yorkville, was submitted on 2024 October 15 by B&A Studios on behalf of the landowner, Yorkville West GP Ltd. The subject lands are located north of 210 Avenue SW, south of the extension of Yorkville Drive SW, west of the community of Yorkville and adjacent to the City boundary on the south and west sides. The total neighbourhood is approximately 64.50 hectares (159.38 acres), but the current outline plan application proposes to amend 56.05 hectares (138.50 acres) of the subject lands. Given that the subject site already has land use approval, the current application only proposes to amend 36.66 hectares ± (90.60 acres ±) of land to align land use districts with the proposed outline plan boundaries.

As referenced in the Applicant Submission (Attachment 3), Calgary Planning Commission previously approved an outline plan (LOC2015-0124) for the subject lands on 2019 July 18 and City Council approved the associated land use amendment on 2019 September 9. The application proposes similar land use districts to the previously approved plan and the proposal seeks to accommodate a mix of low to medium density residential development and revises environmental reserve, parks space, and stormwater boundary as shown on the Proposed Land Use Amendment Map (Attachment 5).

The proposed Outline Plan (Attachment 4) seeks to revise predominantly the western portion of the approved outline plan and key changes include the following:

- updating the road and pathway connections to a modifier grid network;
- moving the road crossing of Radio Tower Creek further north;
- adjusting the residential block pattern;
- revising the grades to reduce sloped development; and
- redistributing the park and open space locations.

A side-by-side comparison of the two plans are provided in the Approved and Proposed Outline Plan (Attachment 7).

The proposal has been designed to provide a range of low and medium-density housing throughout the developable areas of the site. The previous approved outline plan, which included the entire quarter section, has a density of approximately 21.10 units per hectare (8.50 units per acre) with an anticipated 1,026 residential units. In comparison, the density of the overall revised outline plan, which includes the proposed application and previously approved areas, is approximately 22.71 units per hectare (9.19 units per acre) with an anticipated 1,129 residential units.

Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 1414 – 210 Avenue SW, LOC2024-0252

The overall density meets the MDP minimum density target of 20.0 units per hectare (eight units per acre) for new communities and the ASP minimum density target of 17.3 units per hectare (seven units per acre). The revised outline plan area which is 56.05 hectares (138.50 acres) has an anticipated density of 18.98 units per hectare (7.68 units per acre) with an anticipated total of 774 residential units as identified on the Outline Plan Data Sheet (Attachment 6). The proposed outline plan area is smaller in size than the original outline plan as the scope is focused primarily on lands west of Radio Tower Creek (Attachment 4).

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 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. Since this application is within a developing community, there is no community association for the area and similar land use districts are proposed within a revised outline plan layout, the applicant determined not to undertake additional public outreach. The Applicant Outreach Summary is provided in Attachment 8.

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. **Two letters of opposition were received with concerns on traffic impact, density, impact to natural environment, and there is no Community Association for the area.**

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. This proposal is providing a mix of multi-residential and low-density residential development to meet the needs of the residents in the area, preserving environmentally significant areas, and integrating a connected road and pathway network.

Following Calgary Planning Commission, notification for 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.

Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 1414 – 210 Avenue SW, LOC2024-0252

IMPLICATIONS

Social
The proposal would allow for a diversity of housing options in low and medium density residential building forms addressing the needs of housing in the southwest quadrant of the city and increasing the overall housing supply.

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

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this application.

ATTACHMENTS
1. **Revised** Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. Applicant Submission
4. **Approved** Outline Plan
5. **Revised** Proposed Land Use Amendment Map
6. **Approved** Outline Plan Data Sheet
7. Approved and Proposed Outline Plan
8. Applicant Outreach Summary
9. **Proposed Bylaw 93D2026**

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest quadrant of Calgary, north of 210 Avenue SW, south of the extension of Yorkville Drive SW, west of the community of Yorkville and adjacent to the City boundary on the south and west sides. The developing community of Yorkville is located on the eastern boundary of the subject site. All of the lands are located within the *West Macleod Area Structure Plan* (ASP).

On 2019 July 18, Calgary Planning Commission approved an outline plan and on 2019 September 9 Council approved a land use amendment application (LOC2015-0124/CPC2019-0017) for these lands. The current proposal seeks to revise a portion of that approved outline plan and land use districts. Specifically, the proposed outline plan seeks to revise the residential block pattern, land use districts, parks and open space, and the local street networks for the lands primarily located to the west of Radio Tower Creek. The total neighbourhood is approximately 64.50 hectares (159.38 acres) while the amendment area subject to this application encompasses 56.05 hectares (138.50 acre) and is currently undeveloped. The Yorkville community is actively developing and the surrounding land use primarily includes low and medium density residential development.

The subject site is divided by Radio Tower Creek, which meanders through the site from north to south. The western portion of the site is characterized with extensive slope, which rises over 70 metres in height from the creek to the highest point located in the southwest corner. The slopes range from 10 to 20 percent, with localized areas exceeding 20 percent slope and consisting of native grassland, shrubland and aspen forests. The grade drops to a narrow benchland mid-slope and then down towards the broad floodplain of Radio Tower Creek. The lands east of the creek are relatively flat with gradual undulating slopes.

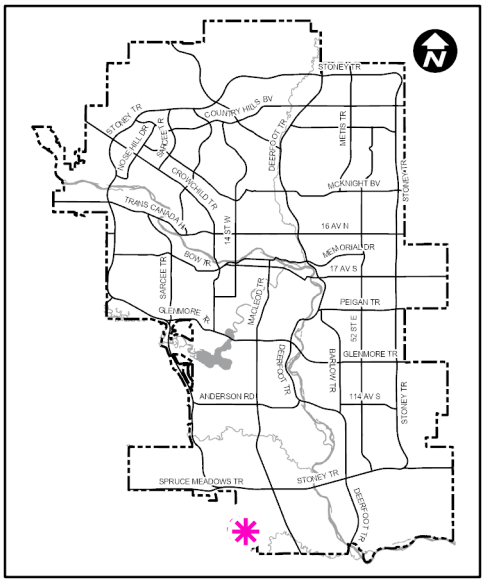
The area is bound to the north by farmland, which is identified for future urban development, and further north is the existing community of Silverado. To the east, the residential community of Yorkville is currently in development. The south is bounded by a road allowance owned by the City of Calgary which forms the southern boundary between the City of Calgary and Foothills County. The west is bounded by a closed privately owned road allowance which forms part of the western boundary between the City of Calgary and Foothills County.

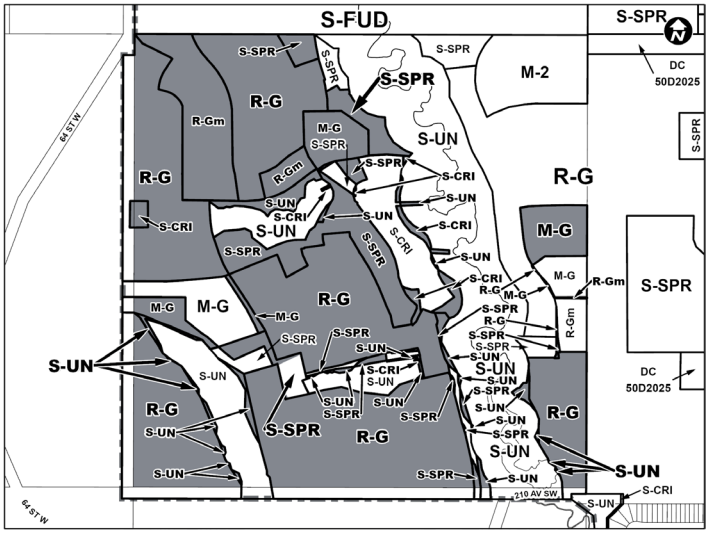
A street name application (SN2025-0004) was supported by Calgary Planning Commission on 2026 May 28 and CPC recommends that Council adopt by resolution the proposed street name Monarch, which is scheduled for the 2026 July 21 Public Hearing Meeting of Council. The proposed street name Monarch was selected by the developer to complement and support the natural environment with the inclusion of extensive parks and open spaces, inspired by the vibrant monarch butterfly often found in Southern Alberta. The Monarch neighbourhood would be contained within the community of Yorkville.

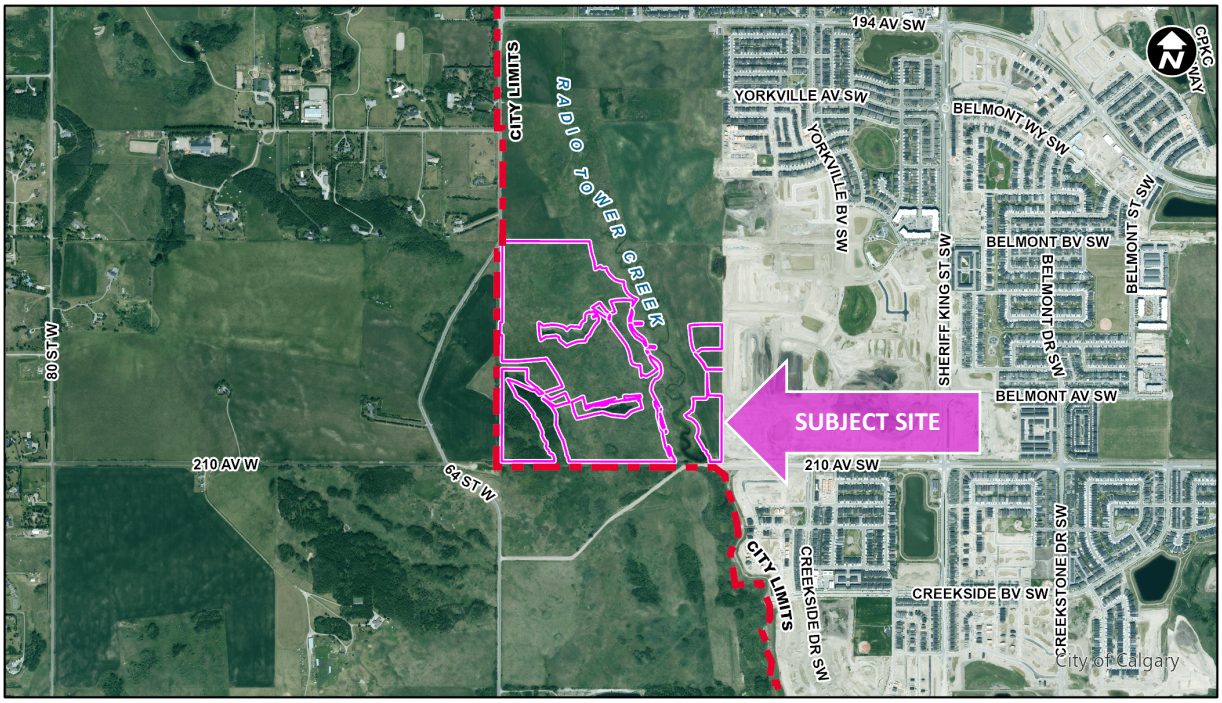
Community Peak Population Table

The community of Yorkville 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.

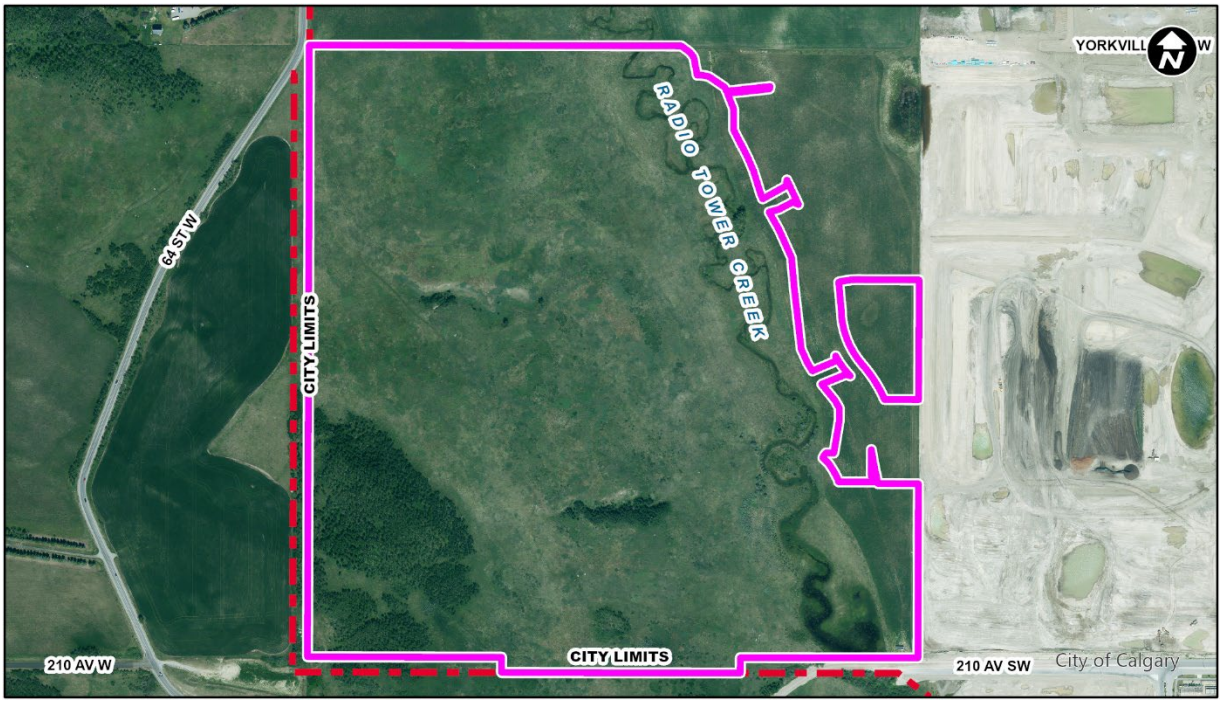
Location Maps



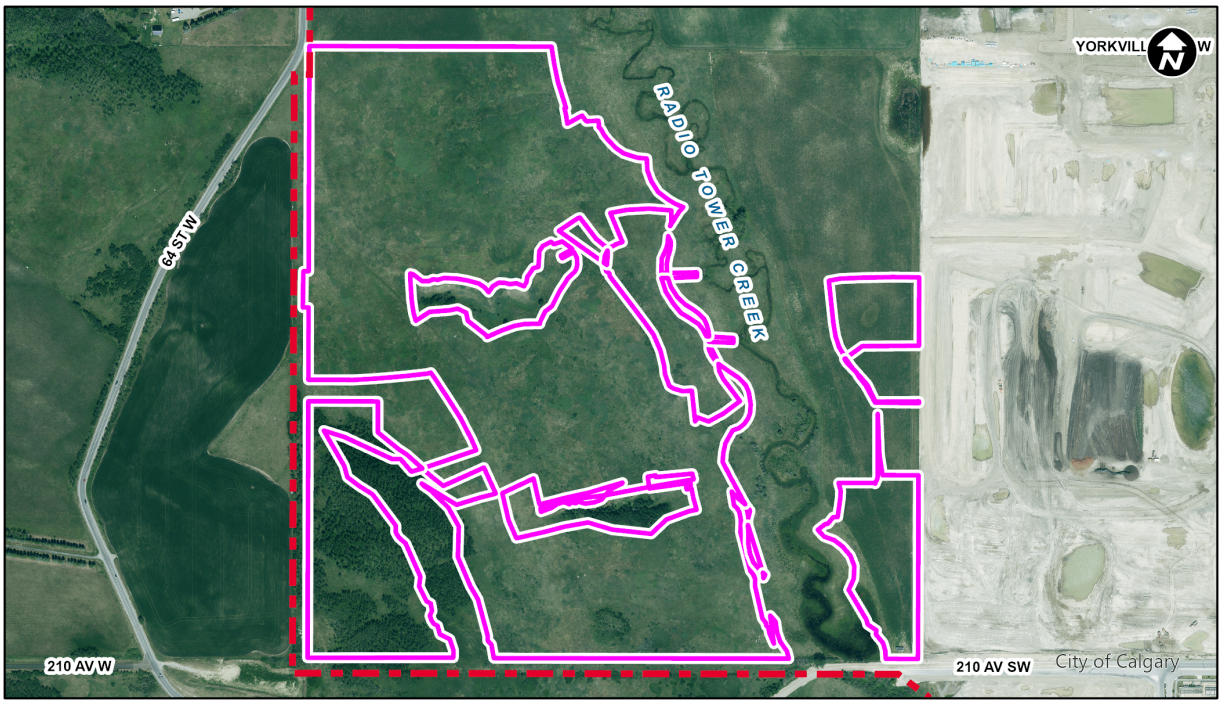




Outline Plan Area



Land Use Amendment Area



Previous Council Direction

None.

Planning Evaluation

Land Use
The outline plan and land use application proposes to redesignate 36.66 hectares ± (90.60 acres ±) of the subject lands. Due to significant sloping challenges within the plan area, the proposal revises the land use boundaries of the residential development, environmental reserve, parks space, and stormwater retention areas to create more viable lots for development.

The existing land use districts within the amendment area boundary include the following:

- Residential – Low Density Multiple Dwelling (R-2M) District;
- Residential – Low Density Mixed Housing (R-G) (R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Special Purpose – Urban Nature (S-UN) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – City and Regional Infrastructure (S-CRI) District.

The proposed land use districts within the amendment area includes the following:

- Residential – Low Density Mixed Housing (R-G) (R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Special Purpose – Urban Nature (S-UN) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – City and Regional Infrastructure (S-CRI) District.

The R-G and R-Gm Districts are intended to support a variety of low-density residential building forms including single and semi-detached dwellings, duplex dwellings and rowhouse buildings, which may also accommodate secondary suites or backyard suites. The maximum building height in these districts is 12.0 metres. The R-Gm District is not intended to accommodate single detached dwellings except where subdivision results in remnant single lots. R-G District sites comprise approximately 19.66 hectares (48.59 acres) and R-Gm District sites comprise approximately 1.90 hectares (4.69 acres) of the plan area. The proposed residential districts within the amendment areas are similar to the original approval which are intended to accommodate a mix of low to medium density residential development.

This application also proposes to redesignate some of the lands that are currently designated R-G District, which will be redesignated to Residential – One Dwelling (R-1s) District as part of the repeal of City-wide rezoning, to the R-G District. These R-G District areas were previously designated as Residential – One Dwelling (R-1s) District in 2019 but were redesignated to the R-G District as part of City-wide Rezoning for Housing on 2024 August 6. As a result of Council's decision to repeal to the Citywide rezoning on 2026 April 8, these sites would revert back to the previously approved R-1s District on 2026 August 4. In anticipation of this change, this proposal would formally redesignate and keep these sites as R-G District.

The M-G District is intended to accommodate multi-residential development that is designed to provide all units with direct pedestrian access to grade in close proximity to low density development. These multi-residential developments are characterized by low height and low density and requires a density between 35 and 80 units per hectare. The maximum building height in the M-G District is 13.0 metres. The M-G District site comprises approximately 3.91 hectares (9.66 acres) within the amendment area, and the greater neighbourhood of Monarch includes four multi-residential development sites which are distributed throughout the plan area.

The S-UN District is intended for lands that provide for significant natural landforms, including river valleys, natural drainage channels, wetlands and their required setbacks, habitats, and natural vegetation. Development within these lands is limited to improvements that facilitate passive recreational use. This district is intended to apply to lands that will be dedicated as environmental reserve (ER) pursuant to the *Municipal Government Act* (MGA). A significant portion of the Radio Tower Creek valley, natural drainage courses/channels, wetlands and escarpment areas will be protected in these ER areas through this application. S-UN lands comprise approximately 15.28 hectares (37.75 acres) within the plan area.

The S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. This district is proposed for the stormwater pond and associated infrastructure, and the sites will be designated as Public Utility Lots (PUL) pursuant to the MGA. The S-CRI District sites comprise approximately 2.18 hectares (5.38 acres) of the plan area.

The S-SPR District is intended to provide for schools, parks, open space and recreational facilities. This district is applied to lands that will be dedicated as school reserve or other forms of municipal reserve (MR) pursuant to the MGA. The adjacent community of Yorkville will accommodate future school sites and no school sites are anticipated for this plan area. Throughout the plan area, parks are provided that serve varying functions and recreational opportunities, either as neighborhood parks or as complementary space adjacent to the natural urban areas designated S-UN District. The S-SPR District sites within this revised outline plan comprise of approximately 4.29 hectares (10.60 acres) and the approved outline plan (LOC2015-0124) provided 0.68 hectares (1.69 acres) of MR requirement. The overall gross developable area for the entire outline plan for Monarch is approximately 49.73 hectares (122.88 acres) and amount of MR owing for the entire outline plan is 4.97 hectares (12.29 acres), which represents the ten percent MR requirement. The outline plan condition of approval requires that a deferred reserve caveat is to be registered on titles concurrent with the registration of the legal plan of subdivision to ensure that the MR lands will be dedicated to the City.

Subdivision Design

The proposed outline plan provides the continuation of a planned development framework in the surrounding area and revises the subdivision layout and road network from the original approved outline plan (LOC2015-0124). The outline plan application proposes to amend approximately 56.05 hectare (138.15 acre) of the subject lands. The road networks and subdivision framework for the eastern portion of the plan area remain mostly the same as per the approved outline plan.

The new plan revises the approved road and pathway network, the dimension of the residential blocks, location of parks space and updates the boundary of wetland lands and environmental reserves. The key changes in this application include the following:

- updating road and pathway network to allow for more modified grid network with mid-block walkways to improve connectivity;
- providing a mix of low-density housing with a range of housing forms and revising residential block dimensions;
- reducing the amount of front drive housing along the collector road network to reduce vehicle conflicts and improve street safety;
- reducing road grades with fewer steep roads to improve safety and accessibility;
- providing a roundabout and establishing an east-west road connection on Monarch Avenue SW;
- moving the road crossing of Radio Tower Creek further north in combination with the proposed grading to reduce the need for a sanitary siphon that was previously required;
- revising grading on the western portion of the plan area to reduce significantly sloped development;
- relocating the booster station to serve the southwestern portion of the residential development;
- revising the park and open space locations and pathway connections to improve accessibility and enjoyment of existing natural areas; and
- refining and maintaining the protection of Environmental Reserve with contiguous natural habitats of environmental significance.

The subject lands are unique due to the presence of Radio Tower Creek bisecting the site from north to south and the significant slopes present on the lands west of the creek. The proposed subdivision framework is designed to have the development and pathways be integrated with these natural features and for place-making with the parks and natural area within the plan area.

The proposed block layout provides a natural extension and connection to the street and block pattern in adjacent outline plans. The proposal also provides laned vehicular access for some of the lower density residential development within the local areas of the neighbourhood and accommodates consolidated vehicle access points on larger multi-residential development sites to promote a pedestrian-oriented public realm.

The parks and open space network consist of MR, ER, stormwater management pond and pathway networks and together they serve multiple functions and recreational opportunities. The original outline plan provided seven parks. The proposed outline plan redistributes the park space locations throughout the plan area and provides eight neighbourhood parks with varying amenities that include open play areas, playgrounds and picnic areas. The revised outline plan continues to build upon the previously approved outline plan and is designed to facilitate the preservation and enjoyment of natural environment, to ensure that all parks are within walking distance, and to provide a variety of spaces each with unique character and programming.

The proposed multi-use and regional pathways form a comprehensive pathway network and are located throughout the outline plan area. Three metres multi-use pathway are provided on Monarch Road SW to facilitate north to south pedestrian connection and on Monarch Avenue SW to facilitate east to west connection. Regional pathway connections are also provided throughout the plan area to Radio Tower Creek and to the escarpments. The regional pathways also link with the multi-use pathways throughout the outline plan providing connections to the escarpment and ravine.

Open Space

The plan area features an interconnected open space network that supports a range of recreational functions and experiences. Approximately 4.58 hectares (11.32 acres), representing 11.2 percent of the net developable area, will be dedicated as MR for the scope of this revised outline plan application. Included in this is 0.29 hectares (0.72 acres) of private lot back-sloping located behind the R-G District lots on Monarch Rise SW in the southern portion of the outline plan which is provided as non-credit MR and contributes to the overall open space system. The overall dedicated MR and non-credit MR for the entire outline plan with the approved outline plan (LOC2015-0124) is approximately 5.26 hectares (13.01 acres).

A defining feature of the community is the expansive Radio Tower Creek valley. Radio Tower Creek is identified as a watercourse and is classified as a third-order stream. As per the City's *Environmental Reserve Setback Guidelines*, for a third-order stream, a 50 metre setback from the bed and shore is applied. Together with adjacent ravines and escarpments, these features form the backbone of the open space network. These natural features are complemented by strategically located MR parcels and an extensive pathway system that connects residents and visitors to the landscape, supporting recreation and reinforcing the community's connection to its environmental setting.

In the southeast portion of the plan, east of Radio Tower Creek, an impounded area with Class III wetland characteristics has been assessed and approved for removal through the previously approved outline plan (LOC2015-0124). This is the only significant loss of an environmental reserve-qualifying natural feature in the plan area, underscoring the importance of conserving the remaining natural areas as a defining element of the future community.

In the central area of the plan, the stormwater pond is integrated into the open space system. Beyond its primary infrastructure function, it is designed as a central gathering space that is accessible, visually appealing, and environmentally responsive. This space serves as a key node within the network, enhancing connectivity and providing a focal point for community activity.

Density

The anticipated density of the previously approved outline plan (LOC2015-0124) is 21.1 units per hectare (8.5 units per acre), with an anticipated 1,026 residential units.

The overall anticipated density of the revised outline plan is 22.71 units per hectare (9.19 units per acre) or 1,129 units. The proposed amendments are anticipated to result in an increase in density of 1.6 units per hectare (0.7 units per acre), or approximately 103 additional residential units. The amendment area has an anticipated density of 18.98 units per hectare (7.68 units per acre) with an anticipated total of 774 residential units. The proposed outline plan area is smaller in size than the original outline plan as the scope is focused primarily on lands west of Radio Tower Creek.

The *Municipal Development Plan* (MDP) sets out minimum density and intensity (population and jobs) targets for new communities at a density of 20 units per hectare (eight units per acre) and 60 people and/or jobs per gross developable hectare. The ASP sets out a minimum density of 17.3 units per hectare (seven units per acre) for the Residential Area. The proposal residential neighbourhood meets the density targets of both the MDP and ASP.

Transportation
The proposed road network is planned as a modified grid pattern, respecting the contours and topography of the lands, particularly Radio Tower Creek and environmental reserve areas. Primary access to the subject plan area is provided from Yorkville Drive SW on the north boundary, Spruce Meadows Way SW to the west, Monarch Street SW along the eastern boundary, Monarch Avenue SW centrally located in the area and Monarch Road SW along the western boundary, and through the adjacent developing community of Yorkville to the east.

The arterial roadway connections which service the subject site, 210 Avenue SW and Spruce Meadows Way SW, connect eastwards to Sheriff King Street S and Macleod Trail S and northwards to Highway 22X / Stoney Trail SW.

The proposed transportation network supports multimodal connectivity for local and regional trips, with a collector street network that will accommodate active modes, transit, and vehicular movement within the subject site, as well as connections to the regional transportation network.

Public access to the area will be provided at the first phase via Yorkville Drive SW with initial access to 210 Avenue SW provided at an interim location as shown on the plan and for temporary use. Upon completion of the Radio Tower Creek crossing, noted as Monarch Avenue SW, at a later stage of development when public street connections are available, will be through the adjacent outline plan area (Yorkville LOC2014-0023). The interim public access location to 210 Avenue SW will be converted to an emergency access and the adjacent lots reclaimed with subsequent phases.

Fire access to the R-G District parcel in the southwest corner of the plan area will be determined through a comprehensive permit review prior to endorsement of the affected subdivision application.

Public transit will be introduced in phases over time and is expected to include several bus routes running through the West Macleod Area Structure Plan lands, providing local and regional service through and around the subject site, and later phased to support the future LRT station in the Belmont community further to the east.

The regional pathway aligns with the intent of the ASP by providing pedestrian and cycling connections around and outside the subject site, as well as several pathways and trails along Radio Tower Creek. The regional pathway within the plan area runs primarily along Radio Tower Creek, taking advantage of views and park amenities to enjoy along the way. Local pathways strengthen the regional system and provide key linkages across Radio Tower Creek to areas east of the subject site.

Staging of the proposed development through to completion is planned to provide connectivity to the regional transportation network and to ensure adequate emergency access to the subject lands. Opportunities for connections to the north, west and south into future growth areas are protected.

Environmental Site Considerations
Biophysical inventories completed through the ASP identified Conservation Study Areas and Environmentally Significant Areas within the subject lands. In support of this application, a Biophysical Impact Assessment (BIA) was submitted and approved. The BIA confirms key environmental features, including a prominent slope in the southwest, Radio Tower Creek, and two east–west ravines, all of which will be preserved through ER dedication.

The plan designates four environmental reserve areas totaling approximately 15.28 hectares (37.75 acres). These include Radio Tower Creek and its associated setback, the southwest escarpment and aspen forest, and the two side valley ravines.

As a third-order stream, Radio Tower Creek is protected by a 50 metre setback from the bed and shore, mitigating potential impacts from adjacent development. The southwest escarpment, characterized by steep slopes and native aspen forest, provides important environmental and habitat value. While generally consistent with the 2019 approved plan, minor boundary adjustments have been made to improve transitions with adjacent residential parcels. The two side valley ravines contribute to ecological connectivity across the plan area and, given their topography, are protected in accordance with the *Municipal Government Act*.

A Phase 1 Environmental Site Assessment and Soil Report were reviewed, and no significant issues were identified. Additional investigation is not required at this time.

Water Servicing
This outline plan is primarily within the Lower Sarcee pressure system. Water servicing will tie to 210 Avenue SW and will connect to the future development to the east on Yorkville Drive SW. Water servicing for the southwest corner of the plan area (R-G and potentially the M-G parcel) will require the construction of a new water booster station. Due to the limited population that the booster station is anticipated to service, construction of the water booster station will be developer funded. Following construction, the booster station will be operated and maintained by the City of Calgary.

Stormwater Servicing
The majority of the lands for the outline plan will be serviced via a pond to Radio Tower Creek which drains to Pine Creek. Lands east of Radio Tower Creek will discharge to a future pond (north of this development area outside of the outline plan) that drains to Priddis Slough. A temporary storm pond will be constructed onsite to control the development stormwater until such time as the permanent pond is constructed. The Monarch Staged Master Drainage Plan (SMDP) was reviewed and comments provided. A revised SMDP is required to be provided prior to approval of the first tentative plan of subdivision. A Pond Report will be required with applicable tentative plan of subdivision.

Sanitary Servicing
Sanitary servicing is within the West MacLeod catchment area. The sanitary servicing study is approved and confirmed that the West Pine Creek Trunk can support maximum density and flow.

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.

Foothills County/City of Calgary Intermunicipal Development Plan (Statutory – 2017)
The site is within the Policy Area on Map 1: Plan Area of the *Our Shared Boundary - An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary* (IDP). The application was circulated to Foothills County for their review, and no concerns were identified. Foothills County previously provided comments on the approved outline plan application (LOC2015-0124) regarding access to Spruce Meadows Way SW and stormwater impacts along 210 Avenue SW and these concerns were addressed. The proposal is consistent with the polices of the IDP.

Municipal Development Plan (Statutory – 2009)
The subject site is identified as Developing Residential - Planned Greenfield with Area Structure Plan (ASP) on Map1: Urban Structure of the *Municipal Development Plan* (MDP). The MDP provides overall guidance for development in new communities and the West ASP provides specific planning and policy direction for development of these subject lands. The proposal meets the MDP's policies by providing a mix of dwelling types within the community and provide a subdivision design framework that facilitates connectivity and preservation of wetlands and environmentally sensitive areas. The application also meets the minimum density target as outlined in 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.

South Macleod Trail Regional Policy Plan (Non-Statutory – 2007)
The *South Macleod Trail Regional Policy Plan* provides further policy framework at a regional level and identifies the subject lands as Residential. Radio Tower Creek is located within the Conservation Study Area. The proposed outline plan accommodates a variety of housing types, facilities all modes of connections throughout the neighbourhood, and preserves environmentally sensitive areas.

West Macleod Area Structure Plan (Statutory – 2014)
The subject site is located within Community A of the *West Macleod Area Structure Plan* (ASP). The ASP identifies the lands of the subject site as 'Residential Area' and 'Residential Area of Interest' on Map 4: Land Use Concept. The ASP sets out a minimum density of 17.3 units per hectare (seven units per acre) for the 'Residential Area' and a maximum density of 7.4 units per hectare (three units per acre) for the 'Residential Area of Interest'.

The area east of Radio Tower Creek is identified as 'Residential Area', which includes a range of housing forms and open spaces. The area west of the creek is identified as 'Residential Area of Interest', which is characterized by sloping lands, gullies and associated habitats. The 'Residential Area of Interest' is intended to provide for residential development in a variety of forms that adapt to and integrate with the existing natural features and topography of the area. The 'Residential Area of Interest' may allow for higher density provided it meets the requirements of *Slope Adaptive Development Guidelines Policy and Conservation Planning and Design Guidelines*. The slope adaptive guidelines apply to development on lands with a slope greater than 20 percent. For this outline plan, most of the lands for residential development do not exceed this limit. City may require additional information for analysis including topographical map, geotechnical report, erosion and sediment control, and other requirements for future developments on lands that exceed the 20 percent slope threshold.

The proposed outline plan and land use amendment follows the vision and aligns with the relevant policies of the ASP. The proposed outline plan would enable the developability of residential lots, make more efficient use of the infrastructure, enhance the local roadway and pathway connections, and continue to protect the environmentally significant areas.

Approved Outline Plan Conditions of Approval

These conditions relate to Recommendation 2 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. Prior to endorsement of any affected tentative plan of subdivision and / or submission of construction drawings, the proposed street names (SN2025-0004) shall be adopted by Council.

2. 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 the minimum required densities.

3. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings shall be executed and registered against the titles **concurrent with the registration of the legal plan of subdivision**.

4. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.

5. A **deferred reserve caveat** in the amount of 4.97 hectares (more or less) shall be registered on title(s) **concurrent with registration of the legal plan of subdivision**.

   This amount represents the ten percent Municipal Reserve (MR)(4.29ha) requirement of the gross developable area as identified in the June 2026 version of LOC2024-0252, as well as the MR area (0.68ha) previously approved under LOC2015-0124 that remains outstanding and is not captured within the LOC2024-0252 amendment boundary.

6. Compensation for dedication of Municipal Reserve in excess of 10% is deemed to be $1.00.

7. If the proposal as submitted has an over-dedication of roadways/public utilities, the developer has the option to either re-design the subdivision to eliminate the over-dedication of public roadways/public utilities, or proceed with the processing of this plan on the understanding that compensation for said over-dedication be deemed to be $1.00.

8. A legal agreement shall be entered into between the City and the developer, to the satisfaction of the City Solicitor, deferring the provision of an undetermined amount of Environmental Reserve which may be required upon further subdivision of the residual lands. Said agreement is to be registered against the residual lands, by Caveat, **concurrent with registration of the legal plan of subdivision**.

APPROVED BY CPC

9. **Prior to endorsement of the legal plan of subdivision**, approval from Parks is required for all utility rights-of-ways proposed within existing or future Reserve (Municipal Reserve, Environmental Reserve) lands.

10. Construction access through Environmental Reserve lands is not permitted.

11. Stockpiling or dumping of construction materials on Environmental Reserve lands is not permitted.

12. No disturbance of Environmental Reserve lands is permitted without written permission from Parks and Open Space.

13. For the purposes of natural area protection, Municipal Reserve spaces adjacent to Special Purpose – Urban Nature (S-UN) Environmental Reserve (ER) are to retain existing native vegetation where feasible and be supplemented with planting of native plant species.

14. Any damage to Environmental Reserve lands in or adjacent to the Plan Area shall be restored to a natural state at the developer's expense, to the satisfaction of Parks and Open Space. If disturbance occurs to Environmental Reserve, a Restoration Plan shall be submitted to the satisfaction of Environmental Planning. The restored area is to be maintained until established and approved by the Park Development Inspector.

15. Any drainage from private parcels onto adjacent Municipal Reserve or Environmental Reserve parcels must be resolved to the satisfaction of the Director, Parks and any damage resulting from such drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector.

16. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan (the 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 development permit for excavation, stripping and grading.

18. Prior to approval of development permit for excavating, stripping and grading, the developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands and maintained on the site and during all phases of construction. Contact the Park Development Inspector Ania Verrey 403-804-9417 to approve the location of the fencing prior to its installation.

APPROVED BY CPC

19. Prior to approval of the related development permit for excavation, stripping and grading or Engineering Construction Drawings, whichever is 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 Ania Verrey 403-804-9417 to approve the location prior to commencement of excavation, stripping and grading activities.

20. 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 and Open Space 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.

21. Prior to approval of the first tentative plan of subdivision or development permit for excavation, stripping and grading permit (whichever comes first), it shall be confirmed that grading of the development site will match the grades of existing adjacent parks, Municipal Reserve (MR) and/or Environmental Reserve (ER) or proposed ER, with all grading confined to the private property, unless otherwise approved by Parks.

22. Prior to approval of the tentative plan of subdivision or development permit for excavation, stripping and grading permit (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.

23. Prior to approval of the tentative plan of subdivision for all infrastructure crossing Radio Tower Creek, provide confirmation of approval to Parks for the design of such infrastructure from the relevant authorities under the following Acts:

    a. Water Act
    b. Federal Fisheries Act
    c. Public Lands Act

    In lieu of approval, the applicant may provide confirmation from the applicable regulatory body that no approval is required.

24. Until receipt of the Water Act approval by the applicant from Alberta Environment and Protected Areas, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.

25. Prior to approval of the affected tentative plan, any proposed creek crossing shall demonstrate how, but not be limited to, i. the impact on Environmental Reserves will be minimized as much as possible, both during construction and in final design; and ii. best practices for wildlife crossings are incorporated into the design; and iii.

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recreational crossings are provided in accordance with the West Macleod Area Structure Plan.

26. Prior to any alteration of Radio Tower Creek, provide records of communication with all external regulators to Parks prior to the approval of any alterations to Radio Tower Creek.

27. Throughout the development process, the applicant shall adhere to all recommendations and mitigation measure outlined in the approved Biophysical Impact Assessment, and the BIA approval letter, for LOC2024-0252.

28. Pursuant to Part 4 of the Water Act (Alberta), the applicant shall promptly provide a copy of the Water Act approval from Alberta Environment to The City of Calgary Parks department.

29. Prior to approval of the tentative plan of subdivision, any proposed back-sloping within the ravines shall demonstrate to the Parks Specialist, Brad Bevill (brad.bevill@calgary.ca) how the impact to Environmental Reserve will be minimized as much as possible.

30. Prior to approval of the tentative plan of subdivision, a Wetland Technical Memo will be submitted to the Parks to assess the direct and indirect impacts to Radio Tower Creek wetlands within 30m of the creek crossing. Contact Stephanie Findlay (stephanie.findlay@calgary .ca) to scope the Technical Memo prior to submission. The Technical Memo must be completed by a qualified wetland authenticating professional and supplemental fieldwork may be required.

31. Throughout the development process, the applicant shall submit a BIA Amendment for any infrastructure crossing Radio Tower Creek not included in the approved Biophysical Impact Assessment for LOC2024-0252, unless otherwise approved by the Director of Parks and Open Spaces.

32. Throughout the development process, the applicant shall adhere to the Radio Tower Creek Crossing Memorandum, unless otherwise approved by the Director of Parks and Open Spaces.

33. Any development or grading related to permanent disturbance which results from stormwater infrastructure within lands designated as environmental reserve, requires approval from the Director, Calgary Parks and Open Spaces.

34. All stormwater related infrastructure is to be located within Public Utility Lots (PUL) extents.

35. Prior to the approval of the affected tentative plan of subdivision, it shall be demonstrated through concepts and cross-sections that the pathway around the storm pond are located outside of the high water line.

36. Prior to the approval of the affected tentative plan of subdivision, the developer shall confirm fencing requirements adjacent to Municipal Reserve and Environmental Reserve parcels to the satisfaction of the Director, Calgary Parks.

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37. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks Development Guidelines and Standard Specifications: Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Calgary Parks and Open Spaces.

38. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.

39. Prior to approval of the affected tentative plan, coordinate a meeting through the DART - Development Applications Review Team, Planning Parks Specialist with Pathways to field fit the trails.

40. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.

41. **Prior to endorsement of the legal plan of subdivision**, landscape construction drawings that are reflective of the subject tentative plan of subdivision for the proposed Municipal Reserve lands are to be submitted to parksapprovals@calgary.ca for review and approval prior to construction.

42. 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).

43. Calgary Parks and Open Spaces does not support point source drainage directed towards Municipal Reserve (MR) or Environmental Reserve (ER) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/ areas.

44. 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).

45. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve (MR)/ 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).

46. **Prior to endorsement of the legal plan of subdivision**, Landscape Construction Drawings that are reflective of the subject tentative plan for the proposed Radio Tower Creek realignment are to be submitted to Landscape Construction Approvals and Environmental Planning at parksapprovals@calgary.ca.

    With the submission of the applicable Landscape Construction Drawings, the developer shall submit a Fish and Fish Habitat Assessment completed by a Qualified Aquatic Environmental Specialist.

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47. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan for proposed creek realignment areas, including a maintenance schedule for all Environmental Reserve lands to be affected by creek realignment. The plan should indicate 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.

48. At the landscape construction drawing stage, no retaining walls in excess of 0.9m in height will be permitted within municipal reserve parcels unless otherwise approved by the Director of Parks and Open Spaces.

49. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed storm pond to both Water Resources and Parks for review.

Utility Engineering

50. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):

    Pre-development slope stability assessment (Addendum for Booster Station location), Yorkville West, prepared by Englobe Corp. (File No. 02405697.000), dated January 28, 2026.

    Pre-development slope stability assessment, Yorkville West, prepared by Englobe Corp. (File No. 02405697.000), dated January 21, 2025.

    Post-Development Slope Stability Assessment Monarch, prepared by Englobe Corp. (File No: 02405697.000), dated April 16, 2025.

51. **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.

52. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.

53. This subject plan area is within the boundary of the Radio Tower Creek drainage catchment and may be subject to stormwater release rate and volume control measures. Stormwater release rates and volume control is to be in accordance with the Yorkville West Staged Master Drainage Plan.

54. Prior to endorsement of any tentative plan of subdivision or prior to release of a Development Permit, execute a Development or Indemnification Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email Joseph.Ma@calgary.ca.

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55. Off-site levies, charges and fees are applicable.

56. 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 Yorkville Drive SW along the North boundary of the plan area.

    c. Construct the underground utilities and surface improvements within 210 Avenue SW/ Monarch Gate SW along the South boundary of the plan area.

    d. Construct the underground utilities and surface improvements within Monarch Place SW along the West boundary of the plan area.

    e. Construct the underground utilities and surface improvements within Monarch Street and Yorkville Way SW along the East boundary of the plan area.

    f. Construct the onsite and offsite storm water management facilities (interim pond, 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.

    g. Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.

    h. Construct the Municipal Reserve / Environment Reserve / Public Utility Lots within the plan area.

    i. Construct the regional/multi-use pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

57. The Developer shall make satisfactory cost sharing arrangements with Mattamy (Burgess) Limited, United West Macleod I Lands Limited Partnership, and United Acquisition II Corp. for their share of the West Pine Creek Phase II Sanitary Trunk Construction Agreement.

58. Prior to the first tentative plan approval of subdivision, coordinate with adjacent area developer to facilitate the construction and connection of the required utilities and roads infrastructure. This includes, but not limited to, Yorkville Drive SW for proposed phase 1 development.

59. Prior to endorsement of future subdivision for area West of Radio Tower Creek, provide agreement confirmation from Foothills County for access tie in via Spruce Meadows Way SW/ 64 Street W.

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60. Prior to endorsement of any tentative plan of subdivision or prior to approval of any Mult-Residential Development Permit for area west of Radio tower creek, the proposed Yorkville Fire Station must be confirmed to be operational. Fire access review is required for each development phase.

    Note: At the time of approval, this Outline Plan is located outside the Council Approved Standard for 7 & 11 minute fire response time. Based on the preliminary phasing plan, this impacts phases 3 through 8 (excluding the storm pond).

    The Yorkville Fire Station is planned to be constructed and operationalized within the next budget cycle. And there is a Temporary Yorkville Fire Station targeting to be operational by end of 2027, but there is no guarantee that the timing will be in alignment with the Developer's schedule for development phasing. The Developer proceeds at their own risk and cost in the event that the Fire Station construction and/or operationalization is delayed or cancelled for any reason.

61. Prior to the applicable tentative plan, additional access will need to be provided for the R-G area in SW corner of this Outline plan if future possible access(es) from Foothills Country are not constructed and operational. Current Monarch Place SW access road for this R-G parcel does not meet fire access requirements.

62. Prior to the approval of the applicable tentative plan of subdivision or development permit requiring the public water booster station, submit a detailed design of the developer funded, publicly owned booster station. The most current City pump station standards are applicable. The design shall include noise and security mitigations given that the proposed location is next to residential parcel.

    Note that as a result of detailed design; adjustments to the S-CRI parcel intended for the booster station may be required prior to the approval of the applicable tentative plan of subdivision.

63. Prior to approval of each tentative plan of subdivision, slope stability should be re-assessed with proposed development and infrastructure design detail with updated instrument readings and post-development loading conditions.

    Slope stability re-assessment includes but not limited to detailed design stage of roadways, creek crossing, booster station, and Municipal Reserve/ Environmental Reserve slope interfaces. Retaining walls should be addressed in the updated slope stability report to confirm that the slopes meet the required 1.5 factor of safety.

64. Prior to approval of first tentative plan of subdivision, provide a revised Staged Master Drainage Plan SMDP for review and approval. The revised SMDP should address all remaining comments (provided separately); including but not limited to update of the irrigation area for the interim pond, modifications to the Biophysical Impact Assessment, and overlay of 1:200 year inundation map with the outline plan.

65. Prior to approval of first tentative plan of subdivision west of Radio Tower Creek, provide the updated creek crossing memo and submit the creek crossing Construction Drawing set for review and approval. Creek crossing memo comments were provided under separate cover.

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Mobility Engineering

66. Prior to Endorsement of the initial Tentative Plan, the Developer shall enter into a Payment Agreement to the satisfaction of the City Solicitor, and the Manager, Development Engineering to establish terms for the Developers contribution for interim improvements of Macleod Trail / 210 Avenue S and Macleod Trail / 194 Avenue S based on the Transportation Impact Assessment recommendations for the East and West Macleod Area. Contributions from this Outline Plan area are estimated to be $403,767 plus GST (at maximum build-out of 1,131 units at $357/unit). Additional information provided below.

67. Prior to Endorsement of each Tentative Plan, the developer shall contribute to the costs to upgrade the intersections of Macleod Trail / 194 Avenue S and Macleod Trail / 210 Avenue S based on the Transportation Impact Assessment recommendations for the west and east Macleod area. The cost sharing contribution is estimated at $403,767 plus GST and will be confirmed during tentative plan of subdivision applications. The estimate is determined from the number of single family lots, multi-family units (based on Outline Plan maximums) and square footage of commercial space in the tentative plan area.

    The details of this requirement are defined by the West Macleod Global Transportation Impact Assessment - Stantec, June 25, 2015 and Authentication Page stamped by Dale Lynch August 28, 2015. The purpose is to facilitate interim improvements at Macleod Trail & 194th Avenue SW and Macleod Trail & 210 Avenue SW to support development in the West Macleod area.

68. In conjunction with the first tentative plan of subdivision, and for any subsequent tentative plans, two connections from the affected tentative plan to the Regional Transportation Network must be constructed and open to the public. These connections are defined as and may include:

    a. Spruce Meadows Way SW and Monarch Road SW;
    b. Monarch Street and Yorkville Drive SW;
    c. 210 Avenue and Monarch Pointe SW;
    d. Yorkville Way SW; and
    e. Other regional connections if supported by Foothills County and an acceptable design is developed.

    Construction drawings shall be submitted to the satisfaction of Development Engineering, to construct the regional connections at the developer's expense.

69. The Developer is responsible for all off-site requirements to construct Spruce Meadows Way SW south from 194 Avenue SW to the Plan Area to the satisfaction of the Manager, Development Engineering and the MD of Foothills; and provide all other standard boundary requirements which will be reflected in the Development Agreement necessary to service the proposed development.

70. In conjunction with all Tentative Plan(s) and Development Permit(s), all roads, intersections, driveways, and intersection spacing shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist,

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and boundary cost recoveries, and to the satisfaction of the Manager, Development Engineering.

71. In conjunction with the applicable tentative plan of subdivision or development permit, and at the discretion of the Manager of Development Engineering, plans may require additional cross sections (interim and ultimate) for portions 210 Avenue, in association with the outline plan area.

A Functional Planning Study for 210 Avenue SW may be required to determine the ultimate alignment, profiles, and access location(s) for the Arterial standard roadway. Confirming a functional alignment for 210 Avenue SW is required to ensure the supporting arterial road network that is planned for, adjacent Developer obligations (including any necessary off-site obligations to serve the development) are determined and finally, that the plan can be supported for transportation servicing.

Details of the future development of the entire right of way along 210 Avenue SW from the current Creekside Drive SW to the City Limits will include design integration, where applicable, of the current township / county road 221A.

Where an improved crossing is required over the creek or sensitive area, include the culvert crossing details with the functional design.

Future terms of reference for the functional planning study and culvert crossing details to be determined between the City and the Applicant.

72. In conjunction with the applicable tentative plan of subdivision or development permit, Construction Drawings will be required for review to the satisfaction of the Manager, Development Engineering, for the development of standard roadways, inclusive of the staged development of the at-grade intersections and roundabouts, as applicable. Where road right-of-way dedication within the tentative plan boundary is realized, it will be adjusted accordingly if required as per the review of the construction drawings.

73. In conjunction with the applicable, or prior to the affected tentative plan of subdivision - submission of scaled (1:500) drawings showing the geometry and vehicle templating of all proposed roundabouts. All roundabouts shall be designed and constructed to the satisfaction of the Manager, Development Engineering, as follows:

a. All bus stops adjacent to roundabouts should be located outside the curb flares influence zone and along the curb lanes where there is on-street parking;

b. A sight lines analysis for roundabouts, as well as truck and transit sweep and fastest path analysis through all roundabouts shall be provided. Transit buses shall not be required to mount the central truck apron in order to navigate the roundabout;

c. In conjunction with the Tentative Plan, all roundabouts in the plan area shall include bike ramps to facilitate cycling access through the roundabouts;

d. Turning movements should be provided as well for articulated buses;

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e. Ensure the centre circle island has proper clear sight lines (i.e. no objects to block vehicle's sight lines), and chevron patterns shall be embedded upon the concrete pad on the inner side of the roundabout;

f. No driveway accesses are permitted within the functional area of roundabouts; and

g. Detailed design confirmation that issues with the MD of Foothills and adjacent plan areas can be addressed.

74. Prior to endorsement of the applicable tentative plan of subdivision, the Developer shall design and upgrade Spruce Meadows Way between its intersection with Monarch Road SW and the south limit of City of Calgary improvement project (at 194 Avenue SW). The improvement should match the cross section of Spruce Meadows Way SW north of 194 Avenue. The Developer is required to submit the detailed design plans to the MD of Foothills and City of Calgary for approval. The Developer shall provide the City of Calgary with a letter that indicates acceptance of this section of Spruce Meadows Way. Approval of the Tentative Plan is contingent on receiving MD of Foothills approval.

75. Prior to endorsement of the applicable tentative plan of subdivision, the Developer shall design and upgrade 210 Avenue between its intersection with the proposed temporary access and its current limit to the east. The improvement should match the cross section to the east. The Developer is required to submit the detailed design plans to the MD of Foothills and City of Calgary for approval. The Developer shall provide the City of Calgary with a letter that indicates acceptance of this section of 210 Avenue. Approval of the Tentative Plan is contingent on receiving MD Foothills approval.

76. The Developer is responsible for all off-site requirements to construct 210 Avenue SW from its current limit to the east to the Plan Area to the satisfaction of the Manager, Development Engineering and Foothills County; and provide all other standard boundary requirements which will be reflected in the Development Agreement necessary to service the proposed development.

77. Prior to endorsement of the applicable tentative plan, the applicant must dedicate the required road widening for the construction of 210 Avenue.

78. In conjunction with the applicable tentative plan of subdivision or development permit, a noise attenuation study for multi residential development adjacent 210 Avenue SW. certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Development Engineering for approval.

Note that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence will be provided, in accordance with the 2020 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,

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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.

79. Prior to the release of any permits or Permissions to Construct, the developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.

Prior to approval of any development, the developer will provide a statement on the condition of those roads and their ability to handle the construction and development traffic that will be generated by the development. Confirm maintenance requirements with the Calgary Roads Maintenance section. Where development will cause excess wear and tear on adjacent rural or existing roads directly attributable from the subject site for construction traffic, the developer will be responsible for the additional maintenance and/or upgrade of the roads or pay to the City the costs caused by excess wear and tear. The developer shall enter into a Construction Access Roads Agreement with Roads Maintenance provided that the proposed access roads are either unimproved or subject to a load ban. Contact the Planning and Infrastructure Engineer, Roads at 403-268-1033.

80. Prior to the approval of affected tentative plan of subdivision, the developer shall ensure that all pathways from Municipal Reserve lands have a direct pedestrian connection by sidewalk or pathway to the desired crossings at the intersections.

81. In conjunction with the applicable tentative plan of subdivision that proposes mid-block crossings, the Developer shall design and construct infrastructure at its sole expense, as follows:

a. Curb bump outs shall be built, at a minimum, at all proposed mid-block crossing locations to the satisfaction of the Manager, Development Engineering.

b. Approach grades for all proposed mid-block crossing locations shall be no more than 4 per cent.

c. In conjunction with the affected tentative plan of subdivision, the Developer shall perform a warrant analysis for pedestrian activated crossing signals at all proposed mid-block crossing locations to the satisfaction of the Manager, Development Engineering. Should pedestrian activation crossing signals be required, the Developer shall provide a Letter of Credit for these signals. The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit.

82. In conjunction with the applicable tentative plan of subdivision, submit a scaled drawing of the creek crossing(s) showing existing ground, creek elevations, grades, side slopes, etc. and tie-ins; no retaining walls will be permitted within the right-of-way.

83. In conjunction with the applicable tentative plan of subdivision, ensure that all bridge cross sections include appropriate barriers for pedestrians and vehicles.

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84. In conjunction with the applicable tentative plan of subdivision, plans will indicate the pond access road.

85. In conjunction with the initial tentative plan of subdivision application, the Developer shall register road plans for Collector and Arterial standard roadways within the subject lands to the satisfaction of the Manager, Development Engineering that provides continuous active mode and vehicle routing through the subject lands with a minimum of two points of public access around the tentative plan boundary, and here required for emergency purposes an additional access or as required by Development Engineering and Fire.

    The continuous collector road network is required to ensure that efficient Transit routing through the plan area can be provided, while the two points of access to the subject lands ensures development traffic will have two routes into and out of the area, in the event of emergencies or road closures, and to ensure availability of capacity at the access points.

86. In conjunction with the applicable tentative plan of subdivision and development permit, all access to parcels within the subject lands shall be located and designed to the satisfaction of the Manager, Development Engineering.

87. In conjunction with the applicable tentative plan of subdivision, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are required by the Manager, Development Engineering. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Manager, Development Engineering:

    a. where regional pathways or multi-use pathways intersect with the street;
    b. at mid-block crossings; and
    c. at intersections or pedestrian crossings adjacent to Joint Use sites.

    The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed tentative plan applications.

88. No direct vehicular access shall be permitted from adjacent parcels to or from 210 Ave SW and a restrictive covenant shall be registered on all applicable lot(s) concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.

89. No direct vehicular access is permitted to or from Monarch Avenue SW or Monarch Road SW to the parcels located adjacent to roundabout influence area. A restrictive covenant shall be registered on all applicable lot(s) concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.

90. For R-G residential lots, no direct vehicular access shall be permitted to or from collector and other divided roadways, except where there is no lane access. Otherwise, Vehicular access shall be provided from rear lanes only. A restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the applicable tentative plan stage.

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91. A restrictive covenant shall be registered against the specific lot(s) identified by the Manager, Development Engineering concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).

92. In conjunction with the applicable tentative plan of subdivision, curb extensions are to be designed and constructed at the Developers sole expense. Curb extensions are required at all mid-block crossings, including those of residential streets, and wherever possible at all other intersection crossings.

93. In conjunction with the applicable tentative plans, the Developer shall provide signage within the road right-of-way or on city public land, indicating the future road extension of Monarch Road SW, Monarch Terrace SW, Monarch Green SW, Monarch Avenue SW, Monarch Place SW, Monarch Crescent SW and Monarch Rise SW into adjacent lands currently in Foothills County and/or adjacent landowners. This applies for any roads not specifically noted above including temporary and emergency access which will extend, in the future, beyond the plan area. Signage shall be designed and located to the satisfaction of the Manager, Development Engineering. All work will be at the Developer's expense.

94. In conjunction with the applicable tentative plans of subdivision, the Developer shall provide signage within the road right-of-way or on city public land, indicating specific accesses to the plan area which are interim/temporary in nature and subject to change as phasing progresses. Signage shall be designed and located to the satisfaction of the Manager, Development Engineering. All work will be at the Developers expense.

95. In conjunction with the applicable tentative plan of subdivision or development permit, phasing plans shall be submitted as a component of the tentative plan or development permit submission package to the satisfaction of the Development Engineering and Design Review, for the staged development of Collector standard and above roadways, inclusive of the staged development of intersections to the satisfaction of the Manager, Development Engineering.

96. All intersection spacing shall be located, designed, and constructed to the satisfaction of the Manager, Development Engineering.

97. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Manager, Development Engineering.

98. In conjunction with the applicable tentative plan of subdivision, graveled and oiled turnarounds are required for all temporary dead-end streets. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year.

    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

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replacement, to the satisfaction of the Director, Transit and the Manager, Development Engineering.

99. Prior to approval of Construction Drawings and Permissions to Construct Surface improvements: The developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands (owned privately or owned by the City).

100. In conjunction with the applicable tentative plan of subdivision, a Temporary Access Agreement with the City of Calgary shall be executed and registered on title concurrent with registration of the legal plan of subdivision.

101. 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.

102. In conjunction with the applicable tentative plan of subdivision or development permit, Transit shelter(s) shall be provided as stipulated by the Manager, Development Engineering and shall be supplied and installed at the Developer's sole expense. The shelter(s) shall be installed by Transit upon receipt of satisfactory payment.

103. Each tentative plan of subdivision shall demonstrate that it provides a contiguous extension of development within the outline plan area. The intent is to ensure internal transportation connectivity for all modes (walking, cycling, transit, vehicles) and facilitate interim transit routing.

104. In conjunction with the applicable tentative plan of subdivision, review any findings of the City's Network Study for this area (currently planned to start in 2026). Should this study find that the design of Spruce Meadows Way needs to change, these changes will be captured at the time of tentative plan of subdivision.

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Applicant Submission

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Senior Planner
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Applicant's Submission
Monarch Neighbourhood in the Community of Yorkville Outline Plan & Land Use Amendment

On behalf of Apex Limited Partnership (Apex), B&A is submitting this Outline Plan and Land Use Amendment application for the development of a new neighbourhood within the West Macleod Area Structure Plan. The land had a previous Outline Plan and Land Use Amendment approved in 2019, and the current application seeks to update a portion of the plan to provide a range of engineering, urban design, housing, and open space benefits.

The subject lands are located in the southwest corner of the City of Calgary, west of Macleod Trail and south of Stoney Trail. The subject lands currently consist of a portion of one parcel, legally described as SW 16-22-01-W5M. The total neighbourhood is 64.5 ha (159.3 ac), but the amendment area encompasses 56.05 ha (138.15 ac). To support a unique identity, the neighbourhood is proposed to be named Monarch for street naming and marketing purposes and will be contained within the larger Yorkville community.

The Yorkville West plan area is characterized by an extensive slope on the western portion of the site that extends up from Radio Tower Creek, which bisects the site from north to south, and flatter cultivated lands to the east of the creek. The proposed Outline Plan has been designed to provide a range of low and medium-density housing throughout the developable areas of the site, increasing the overall (full quarter section) housing and density of the previously approved plan, to 22.6 uph / 9.2 upa, exceeding the WMASP minimum density target 17.3 units per hectare (7 units per acre), and the anticipated density of the previous 2019 plan 21.1 uph / 8.5 upa. The amendment area has an anticipated density of 18.9 uph / 7.7 upa. The majority of the lands east of the creek are excluded from the amendment area, retaining the 2019 land uses. Four areas of environmental reserve are proposed for preservation within the plan and are largely similar to the approved 2019 plan.

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 centre of the plan area will form a part of this network, creating opportunities for passive and active recreation while serving a functional purpose for stormwater management.

A range of residential land uses is intended to provide a diversity of housing options, addressing the needs of the SW quadrant and increasing supply for the City overall. The proposed Outline Plan concept aligns with the West Macleod ASP by providing a neighbourhood area, preserving environmentally significant areas, and integrating a connected road and pathway network. The updated plan better aligns with more recent updates to City and CMRB policy by providing more housing than the ASP minimum requirement and reducing the cost of infrastructure, which would otherwise be passed down to future homeowners, thereby improving affordability.

Approved Outline Plan



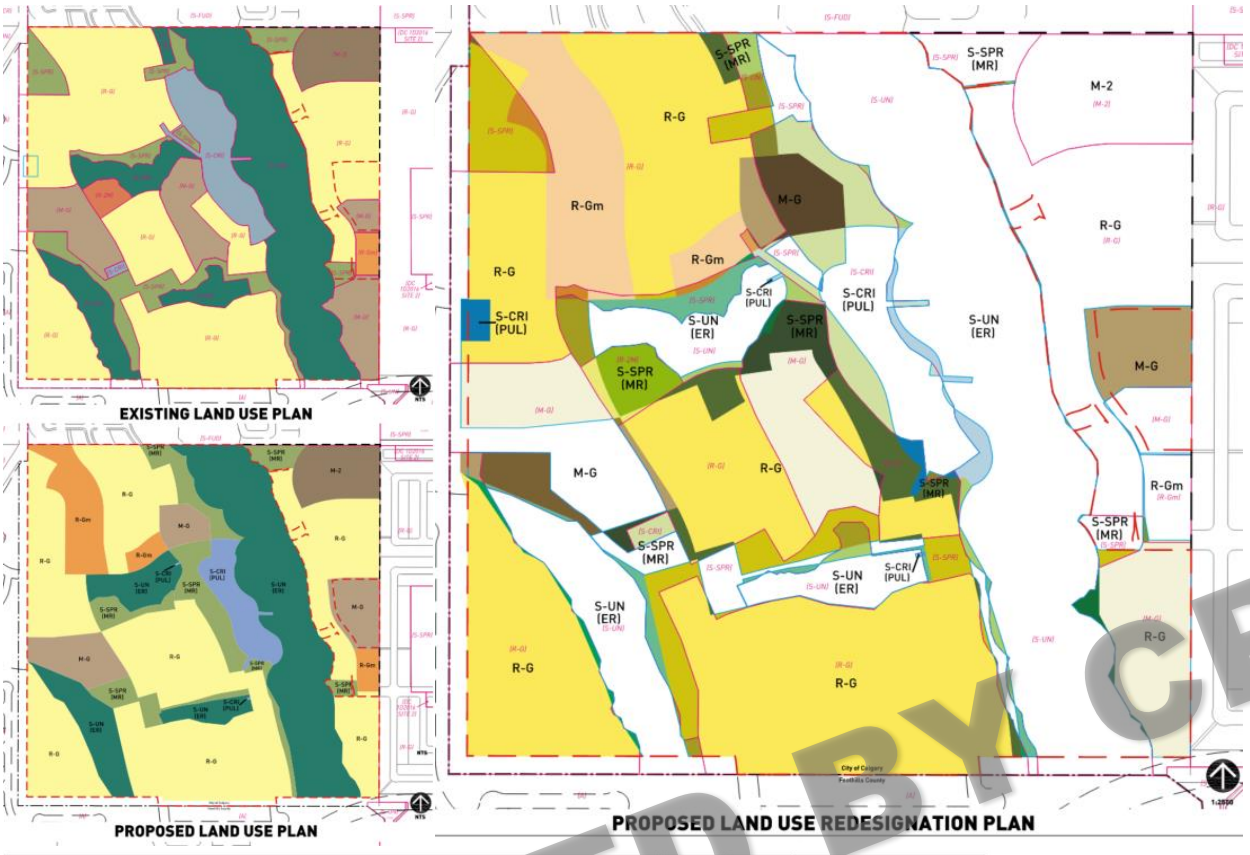
Overall Monarch Boundary
Outline Plan Boundary
City of Calgary Boundary
0.5m Contours
Radio Tower Creek
Radio Tower Wetland
Floodway
Flood Fringe
30m Setback from Creek
30m Setback from Wetland
50m Setback from Creek
PineCreek Natural Meander Belt
Extents of Backsloping
Impoundment Area
Impacted Impoundment Area
1.5m Conc. Mono Sidewalk
2.0m Conc. Separate Sidewalk
2.0m Conc. Mono Sidewalk
0.9m Gravel Trail
1.2m Gravel Trail
2.5m Local Pathway
3.5m Mono-Walk Regional Pathway
3.0m Mono-Walk Multi-Use Pathway
3.0m Multi-Use Pathway
3.0m Regional Pathway
4.0m Maintenance Access Road / Regional Pathway
Top of Slope
Existing/Approved/Future Bus Zone
Proposed Bus Zone

Note:
All Roads are Mod. Residential Streets (8.5m/16.0m) or (9.0m/16.0m) and lanes are 7.0m wide unless otherwise noted (See Road Network Key Plan)

Deep Services - Existing/Approved/Future
Stormwater Servicing
Sanitary Servicing
Water Servicing/Hydrant

Deep Services - Proposed
Stormwater Servicing
Sanitary Servicing
Water Servicing/Hydrant

Proposed Land Use Plan
Land Use Redesignation Boundary
Existing Land Use Boundary
Existing Land Use
R-G Proposed Land Use



APPROVED BY CPC

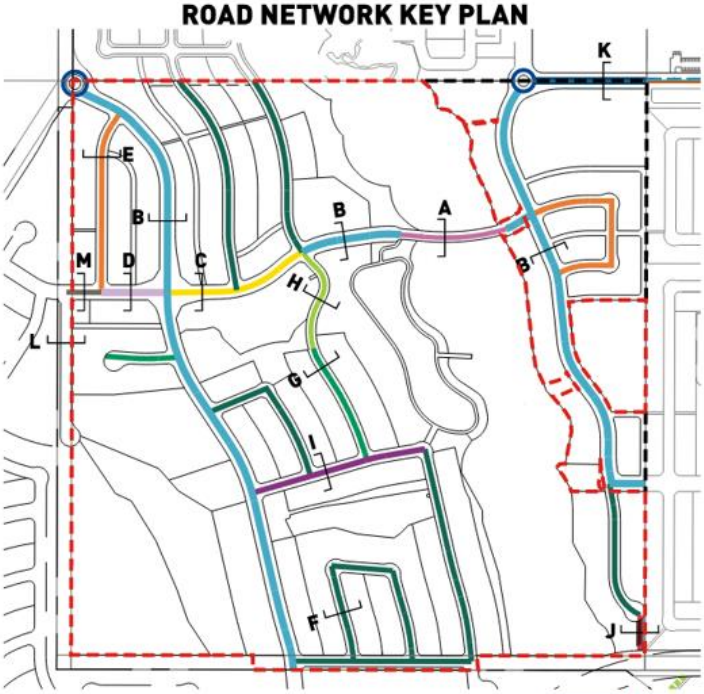
MONARCH OUTLINE PLAN STATISTICS			Hectares (+/-)	Acres (+/-)		
APPLICATION PLAN AREA (OUTLINE PLAN)			56.05	138.50		
S-UN (ER)	Special Purpose - Urban Nature - ER		15.28	37.75		
GROSS DEVELOPABLE AREA (OUTLINE PLAN)			40.77	100.75		
PARKS & OPEN SPACES			Hectares	Acres		% of GDA
S-SPR	School, Park and Community Reserve - PARKS		4.29	10.60		
S-SPR	School, Park and Community Reserve - PARKS (Non-Credit)		0.29	0.72		
TOTAL CREDIT MR			4.29	10.60		10.5%
TOTAL NON-CREDIT			0.29	0.72		0.7%
ROADS & INFRASTRUCTURE			Hectares	Acres		% of GDA
N/A	Roads and Lanes		8.83	21.83		21.7%
S-CRI (PUL)	Storm Retention Facility and Infrastructure		2.18	5.38		5.3%
TOTAL ROADS & INFRASTRUCTURE			11.01	27.21		27.0%

RESIDENTIAL			ASSUMPTIONS Lot Width	ASSUMPTIONS Density	Frontage Metres	Frontage Feet	Hectares (+/-)	Acres (+/-)	# Lots or Units		% of GDA
LOW DENSITY RESIDENTIAL					5,000.60	16,406.17	21.56	53.28	Anticipated Maximum	618 875	52.9%
R-G	Residential - Low Density Mixed Housing District - LANELESS		9.00 m 6.00 m	29.53 ft 19.69 ft	4,158.46	13,643.24	15.45	38.17	Anticipated Maximum	462 693	37.9%
R-G	Residential - Low Density Mixed Housing District - LANED		7.00 m 6.00 m	22.97 ft 19.69 ft	261.08	856.56	0.87	2.16	Anticipated Maximum	37 44	2.1%
R-Gm	Residential - Low Density Mixed Housing District - LANED		6.00 m 5.00 m	19.69 ft 16.40 ft	581.06	1,906.36	1.90	4.69	Anticipated Maximum	97 116	4.7%
R-G	Residential - Low Density Mixed Housing District - BARELAND CONDO		6.5 uph 6.5 uph	2.6 upa 2.6 upa			3.34	8.26	Anticipated Maximum	22 22	8.2%
OTHER RESIDENTIAL (comprehensively designed residential, multi-family etc.)							3.91	9.66	Anticipated Maximum	156 261	9.6%
M-G	Multi-Residential – At Grade Housing (2 sites)		44.5 uph 66.7 uph	18.0 upa 27.0 upa			2.12	5.24	Anticipated Maximum	94 141	5.2%
M-G	Multi-Residential – At Grade Housing (1 site)		34.5 uph 66.7 uph	14.0 upa 27.0 upa			1.79	4.42	Anticipated Maximum	62 119	4.4%
					TOTAL RESIDENTIAL		25.47	62.94	Anticipated Maximum	774 1,135	62.5%

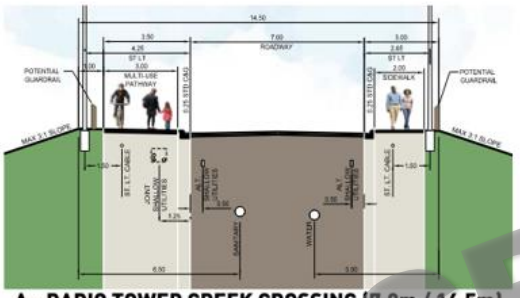
OVERALL RESIDENTIAL DENSITY (OUTLINE PLAN)		GDA (ha)	GDA (ac)	Units	UPH	UPA
	Anticipated	40.77	100.75	774	18.98	7.68
	Maximum			1,135	27.84	11.27

LAND USE STATISTICS					
FROM	TO	AREA ha (±)	AREA ac (±)	AREA Sqm (±)	
M-G	R-G	4.38	10.83	43818	
R-G	R-G	18.07	44.65	1945156	
R-Gm	R-G	0.02	0.05	205	
R-2M	R-G	0.10	0.24	988	
S-SPR	R-G	2.17	5.36	21706	
S-UN	R-G	0.50	1.24	5020	
S-CRI	R-G	0.09	0.22	908	
M-G	R-Gm	0.01	0.03	109	
R-G	R-Gm	2.92	7.21	29165	
S-CRI	R-Gm	0.02	0.05	208	
S-SPR	R-Gm	0.21	0.52	2087	
S-UN	R-Gm	0.01	0.02	95	
R-G	M-G	1.50	3.70	14962	
R-2M	M-G	0.01	0.02	63	
S-SPR	M-G	0.45	1.12	4529	
S-CRI	M-G	0.65	1.61	6500	
S-UN	S-CRI	0.34	0.83	3341	
S-SPR	S-CRI	0.01	0.02	64	
R-G	S-CRI	0.24	0.60	2417	
S-CRI	S-SPR	1.27	3.14	12715	
S-UN	S-SPR	0.47	1.17	4750	
R-2M	S-SPR	0.49	1.21	4905	
R-Gm	S-SPR	0.01	0.03	128	
R-G	S-SPR	1.15	2.83	11469	
M-G	S-SPR	0.57	1.42	5757	
S-CRI	S-UN	0.06	0.14	547	
S-SPR	S-UN	0.68	1.67	6749	
R-G	S-UN	0.14	0.34	1380	
M-G	S-UN	0.13	0.33	1337	
	Total	36.66	90.60	2,131,078	

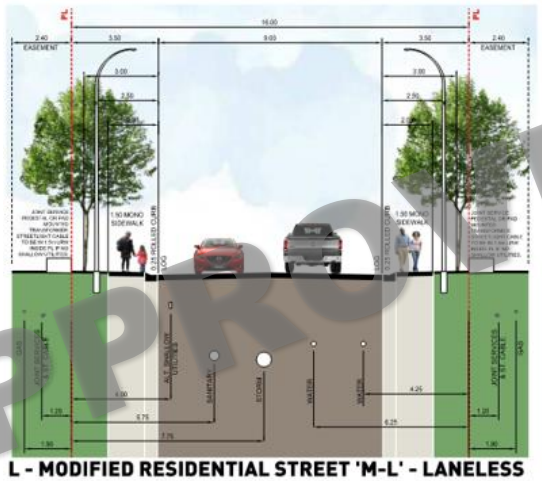
ROAD NETWORK KEY PLAN



- A - 7.0m/14.5m ROW - Radio Tower Creek Crossing
- B- 10.8m/22.1m ROW - Mod. Collector Street
- C- 8.7m/20.0m ROW - Mod. Collector Street
- D - 10.8m/21.0m ROW - Mod. Collector Street
- E - 9.0m/16.0m ROW - Mod. Residential Street - Laned
- F- 9.0m/16.0m ROW - Mod. Residential Street - Laneless
- G- 8.5m/16.0m ROW - Mod. Residential Street - Laneless
- H - 7.0m/14.0m ROW - Mod. Residential Street
- I - 9.0m/17.8m ROW - Mod. Residential Street
- J- 8.5m/11.0m ROW - Interim Primary Access
- K- 10.8m/22.1m ROW - Mod. Collector Street
- L- 9.0m/16.0m ROW - Mod. Res. Street - Laneless
- M - 10.8m/21.0m ROW - Mod. Collector Street



A - RADIO TOWER CREEK CROSSING (7.0m / 14.5m)
SCALE - 1:200

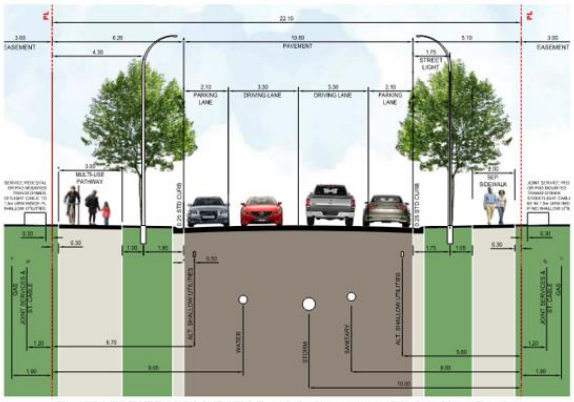


L - MODIFIED RESIDENTIAL STREET 'M-L' - LANELESS
(9.00m / 16.00m)
SCALE - 1:200



M - MODIFIED COLLECTOR STREET (10.8m / 21.0m)
SCALE - 1:200

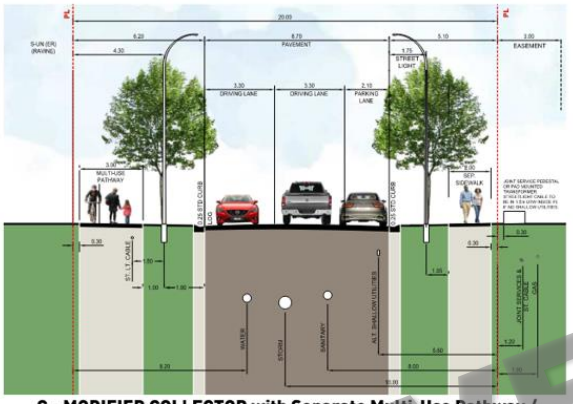
APPROVED BY CPC



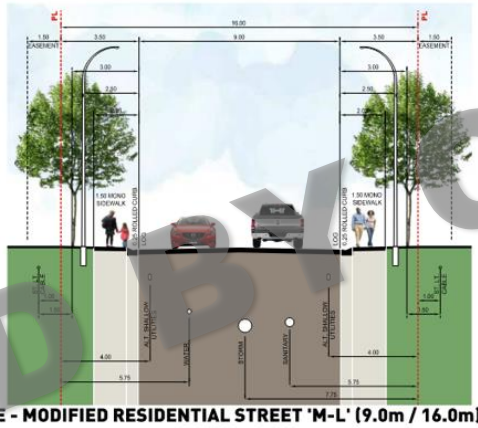
B - MODIFIED COLLECTOR with Separate Multi-Use Path and Separate Sidewalk (10.80m / 22.10m)
SCALE - 1:200



D - MODIFIED COLLECTOR STREET (10.8m / 21.0m)
SCALE - 1:200

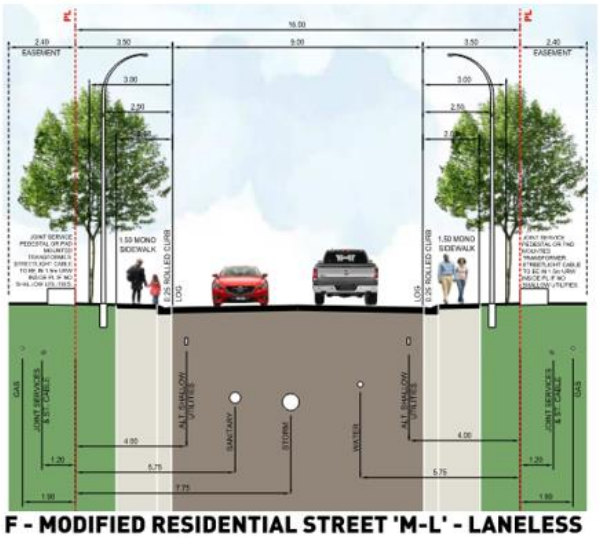


C - MODIFIED COLLECTOR with Separate Multi-Use Pathway / Separate Sidewalk and No Parking One-Side (8.70m / 20.00m)
SCALE - 1:200

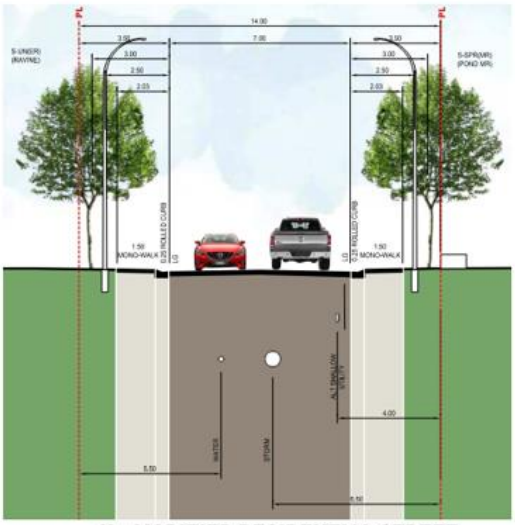


E - MODIFIED RESIDENTIAL STREET 'M-L' (9.0m / 16.0m)
SCALE - 1:200

APPROVED BY CPC



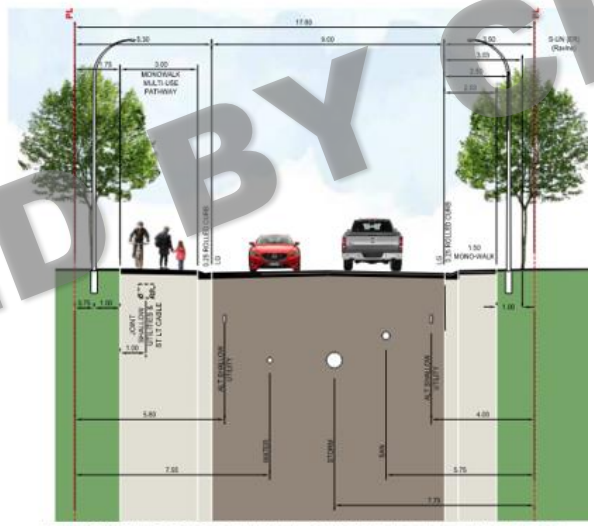
F - MODIFIED RESIDENTIAL STREET 'M-L' - LANELESS
(9.00m / 16.00m)
SCALE - 1:200



H - MODIFIED RESIDENTIAL STREET
with No Parking(7.0m / 14.0m)
SCALE - 1:200

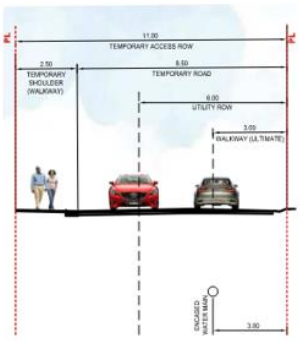


G - MODIFIED RESIDENTIAL STREET'M' (8.50m / 16.0m)
SCALE - 1:200



I - MODIFIED RESIDENTIAL STREET 'M-L' - LANELESS
Pathway, Monowalk Multi-Use on One Side (9.0m / 17.8m
SCALE - 1:200

APPROVED BY CPC



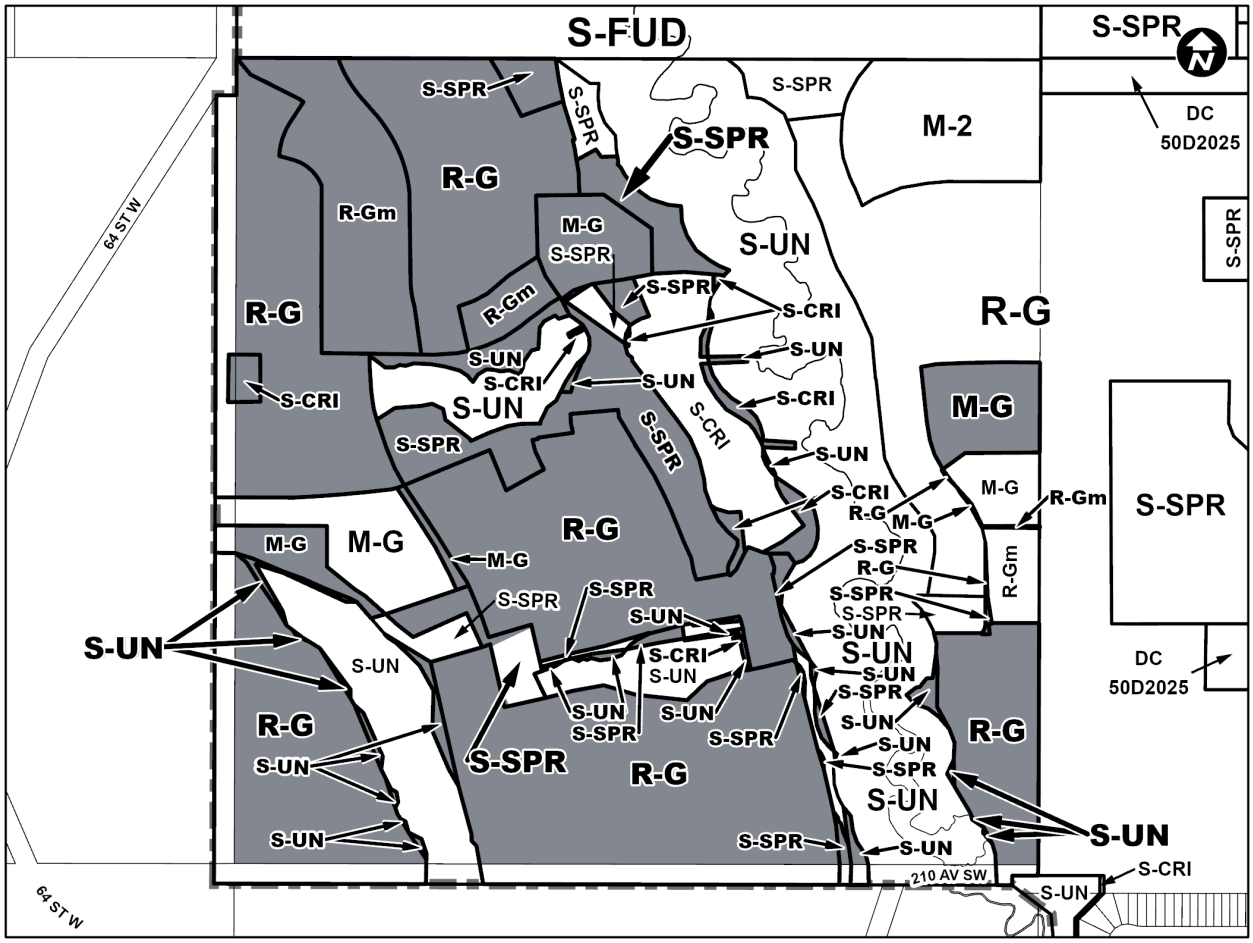
J - TEMPORARY ACCESS ROW
(8.5m / 11.0m)
SCALE - 1:200



K - MODIFIED COLLECTOR with Mono-Walk Multi-Use Path and Separate Sidewalk (10.80m / 22.10m)
(Not Part of this Outline Plan Approval, Approved Under LOC2023-0309)
SCALE - 1:200

APPROVED BY CPC

Proposed Land Use Amendment Map



Approved Outline Plan Data Sheet

Calgary Planning Commission is the Approving Authority for the Outline Plan.
Attachment for Council's reference only.

	HECTARES	ACRES
GROSS AREA OF PLAN	56.05	138.50
LESS: ENVIRONMENTAL RESERVE	15.28	37.75
NET DEVELOPABLE AREA	40.77	100.75

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G	19.66	48.59	521	
R-Gm	1.90	4.69	97	
M-G	3.91	9.66		156
Total Residential	25.47	62.94	618	156

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	8.83	21.83	21.7
PUBLIC UTILITY LOT (S-CRI)	2.18	5.38	5.3

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	4.29	10.6	10.5
MR Non-Credit (S-SPR)	0.29	0.72	0.7

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	774		
ANTICIPATED DENSITY		18.98	7.68

APPROVED BY CPC

Approved and Proposed Outline Plan

2019 APPROVED OUTLINE PLAN



2026 PROPOSED OUTLINE PLAN



Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Yorkville West Outline Plan & Land Use Amendment

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

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

Some coordination has occurred with Mattamy who is the landowner to the East and North, and additional coordination and sharing of the plan will occur in the future. The plan will be circulated to Foothills County as part of the circulation process.

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

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

PROPOSED

CPC2026-0523
ATTACHMENT 9

BYLAW NUMBER 93D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0252/CPC2026-0523)

* *

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 2026 August 05.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

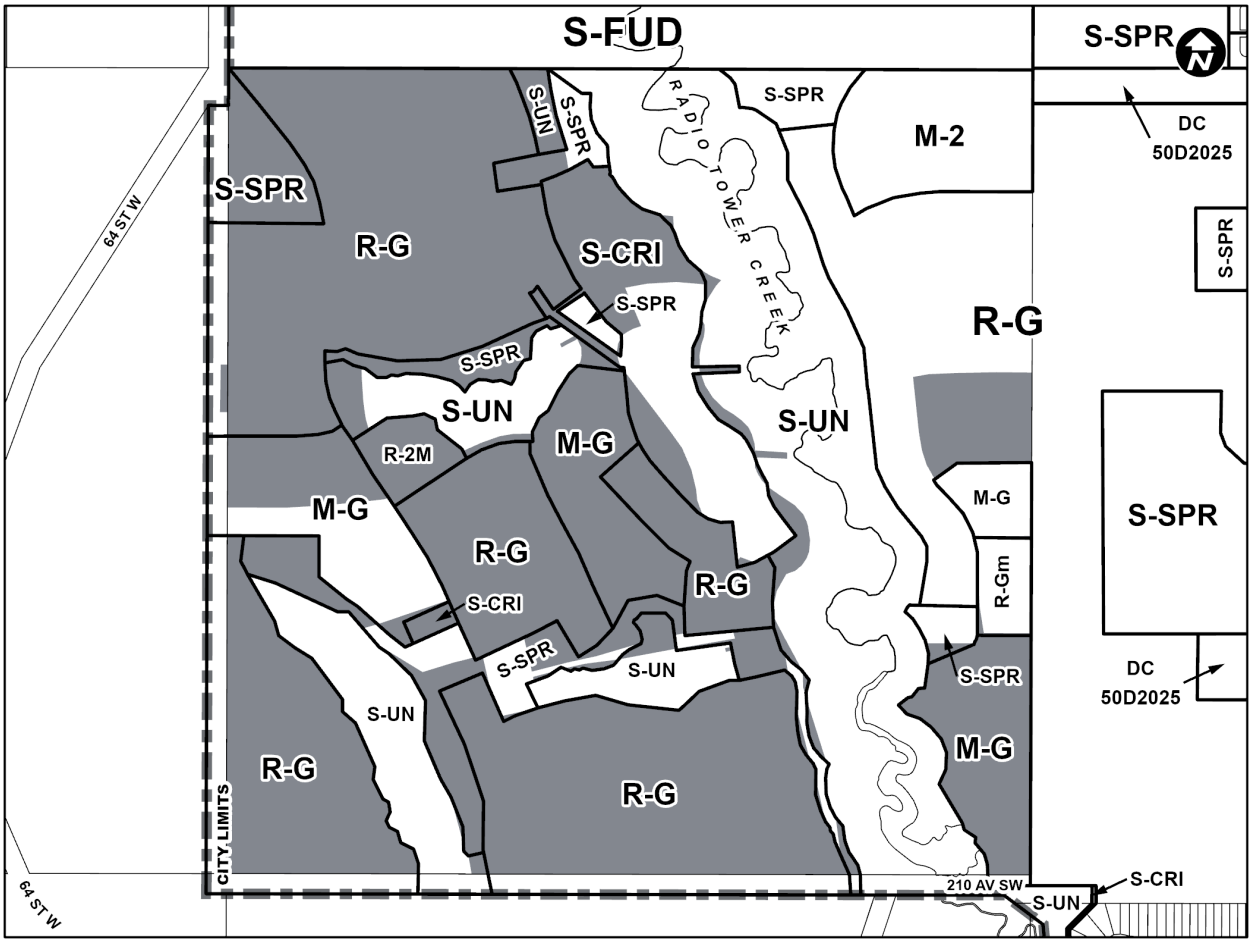
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0252/CPC2026-0523
BYLAW NUMBER 93D2026

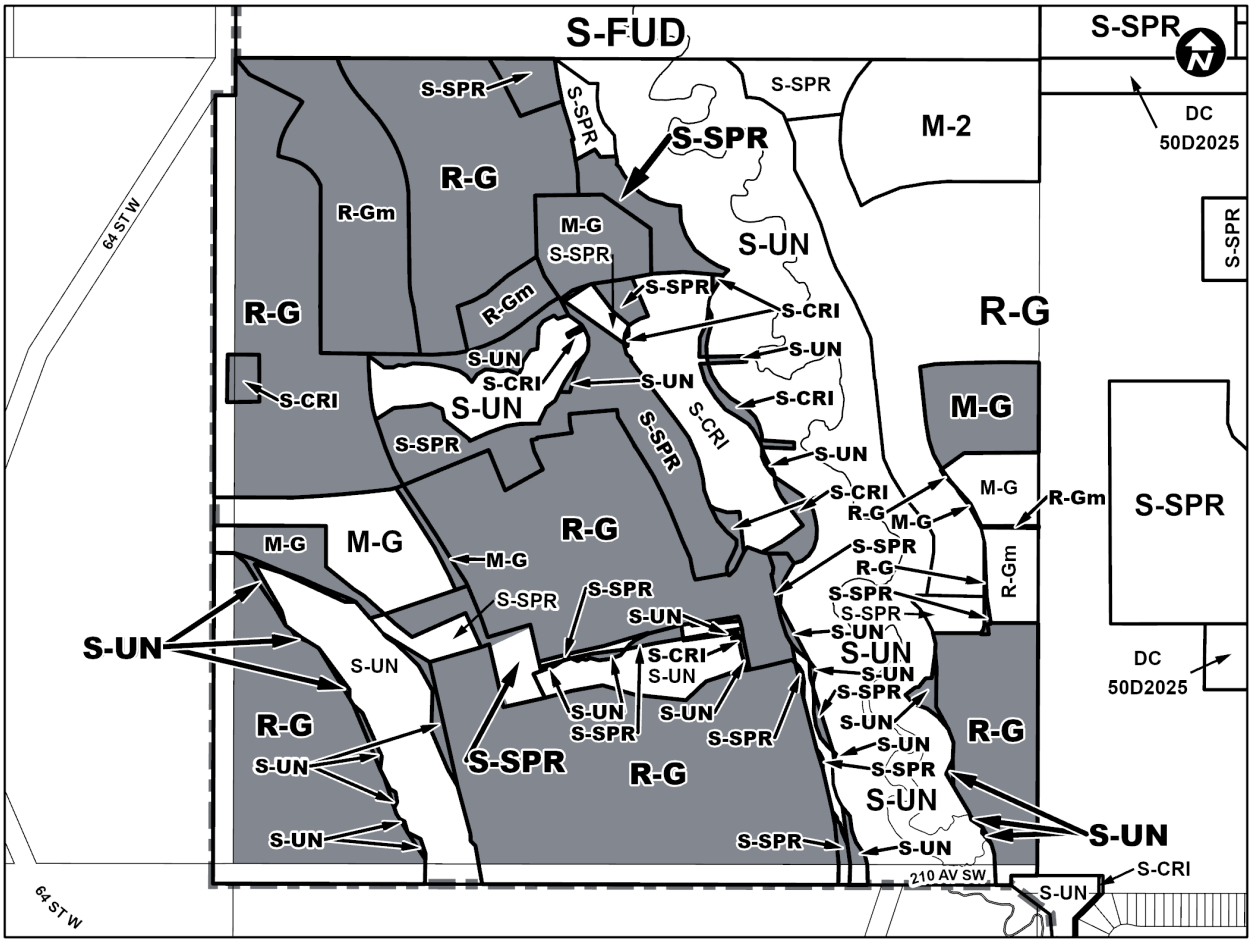
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0252/CPC2026-0523
BYLAW NUMBER 93D2026

SCHEDULE B



Policy and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 3699 – 63 Avenue NE, LOC2025-0250

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0573) to the 2026 July 21 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Saddle Ridge Area Structure Plan (Attachment 2);

3. Give three readings to the proposed bylaw for the redesignation of 4.50 hectares ± (11.11 acres ±) located at 3699 – 63 Avenue NE (Plan 0511592, Block 7, Lot 1) from Direct Control (DC) District to Direct Control (DC) District, to accommodate school and school-related uses, with guidelines (Attachment 3); and

4. Direct Administration to apply to The Province of Alberta, formally the Minister of Municipal Affairs, for an amendment to the Calgary International Airport Vicinity Protection Area Regulation (AVPA) to permit a school use in the building located at 3699 – 63 Avenue NE.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JUNE 25:

That Council:

1. Give three readings to **Proposed Bylaw 29P2026** for the amendment to the Saddle Ridge Area Structure Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 94D2026** for the redesignation of 4.50 hectares ± (11.11 acres ±) located at 3699 – 63 Avenue NE (Plan 0511592, Block 7, Lot 1) from Direct Control (DC) District to Direct Control (DC) District, to accommodate school and school-related uses, with guidelines (Attachment 3); and
3. Direct Administration to apply to The Province of Alberta, formally the Minister of Municipal Affairs, for an amendment to the Calgary International Airport Vicinity Protection Area Regulation (AVPA) to permit a school use in the building located at 3699 – 63 Avenue NE.

Opposition to Recommendation: Commissioner Wagner

Policy and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 3699 – 63 Avenue NE, LOC2025-0250

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to allow for school and school-related uses within an existing building, in addition to industrial and office uses already allowed.
- Provincial Ministerial approval for an exemption to the *Airport Vicinity Protection Area Regulation* (AVPA) is required to allow school uses within the applicable Noise Exposure Forecast (NEF) contour area.
- This proposal allows for non-industrial uses near existing residential communities and the Primary Transit Network and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would provide for the adaptive re-use of an existing building to allow for community institutional uses within the northeast quadrant of the city.
- Why does this matter? The proposal would provide additional educational opportunities within an existing building, and within an area with established infrastructure and amenities supporting the surrounding residential communities.
- The proposal requires an amendment to the *Saddle Ridge Area Structure Plan* (ASP) to allow for the proposed uses in addition to existing fully serviced industrial uses.
- No development permit application has been submitted.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy and land use amendment application in the northeast community of Saddle Ridge Industrial was submitted on 2025 December 22 by B&A Studios on behalf of the landowner, TNC 3699 63rd Avenue LTD. The approximately 4.50-hectare (11.11-acre) site is situated on the southwest corner of the intersection between Métis Trail NE and 64 Avenue NE. The parcel is developed with an existing three-storey office building currently occupied by a financial institution and includes both surface and structured parking. Vehicular access is provided from 63 Avenue NE and pedestrian connections exist between the site and the McKnight-Westwinds LRT Station. As per the Applicant's Submission in Attachment 4, the proposal includes an amendment to the *Saddle Ridge ASP* and replacement of the current Direct Control (DC) District.

The ASP amendment in Attachment 2 of this report proposes an amendment to Section 4.5 Major Employment Areas. Section 4.5.1 Industrial requires lands south of 80 Avenue NE in Cell F of Saddle Ridge Industrial to be redesignated for fully serviced industrial uses only. The ASP does not support other uses than industrial and limited commercial uses in Cell F. The ASP amendment in this application proposes to add school and school-related uses on the subject site situated at 3699 – 63 Avenue NE, south of 80 Avenue NE, and supports the proposed land use amendment in this application. The policy amendment does not apply to other lands to the south of 80 Avenue NE.

The intent of the proposed land use amendment is to redesignate the site to a Direct Control (DC) District based on the permitted and discretionary uses and use rules of the Industrial – Business (I-B) District in Bylaw 1P2007. The DC District in Attachment 3 further proposes the addition of School – Private and School Authority – School, as well as School Authority Purpose

– Minor and Major. The purpose of the DC District is to retain the existing industrial business uses while allowing for the adaptive reuse of the existing office building.

The amendment to the *Saddle Ridge ASP* and the land use district would allow for additional school and school-related uses in conjunction with light industrial and office uses on the subject site. The ASP amendment promotes pedestrian safety and connections to public transit. No development permit application has been submitted at this time.

A Transportation Impact Assessment (TIA) was accepted in support of the proposed land use amendment application with a recommendation for several infrastructure upgrades and improvements, such as intersection upgrades, signalization and sidewalk and pathway upgrades. Attachment 1 provides more information on the TIA, but some of the recommended improvements, not included in this report, are subject to further analysis. The final infrastructure requirements and associated development responsibilities will be confirmed and addressed at the development permit stage. The proposed upgrades will address deficiencies and improve traffic operations in the area surrounding the subject site.

The site is located within the *Calgary International Airport Vicinity Protection Area Regulation* (AVPA) noise exposure forecast contour area of 30-35, which prohibits school uses on the site as per the AVPA. Even if Council approves the *Saddle Ridge ASP* and land use amendment, a future development permit application for a school must be refused by the Development Authority according to the AVPA Regulation. In order to accommodate a school use, an exemption to the AVPA Regulation is required through Ministerial consent approved by The Province. As such, Administration requires Council direction to apply for the Provincial exemption. An Application for an Amendment to the AVPA Regulation can be found in Attachment 6.

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

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 this application, the Applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties was appropriate. As a result, the applicant provided a detailed report on the public engagement conducted as part of this application (Attachment 5). The applicant reached out to four nearby community associations, many area businesses, community organizations as well as the local Ward Councillor's office. The applicant distributed 460 postcards to surrounding homes and businesses prior to a virtual information session held on 2026 April 9. The applicant received comments from and provided information to participants on traffic, the local road network, pick-up/drop-off and parking impacts in the community.

Policy and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 3699 – 63 Avenue NE, LOC2025-0250

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published online. Notification letters were also sent to adjacent landowners. Administration received no responses from the public and there is no community association in Saddle Ridge Industrial.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate considering its larger context. The proposed *Saddle Ridge ASP* amendment and intended DC District are in alignment with the MDP regarding floor area ratio, maximum building height and use location considerations. The building and site design, traffic safety, site access and on-site parking considerations 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 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 enable additional community institutional options and may better accommodate the education needs of different age groups and demographics.

Environmental

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

Economic

The proposed land use amendment would allow for the adaptive reuse of the existing building with additional school uses close to residential communities and ensuring the efficient use of existing infrastructure and services.

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 29P2026**
3. **Proposed Bylaw 94D2026**
4. Applicant Submission
5. Applicant Outreach Summary
6. Amendment to the Calgary International Airport Vicinity Protection Area Regulation

Policy and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 3699 – 63 Avenue NE, LOC2025-0250

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

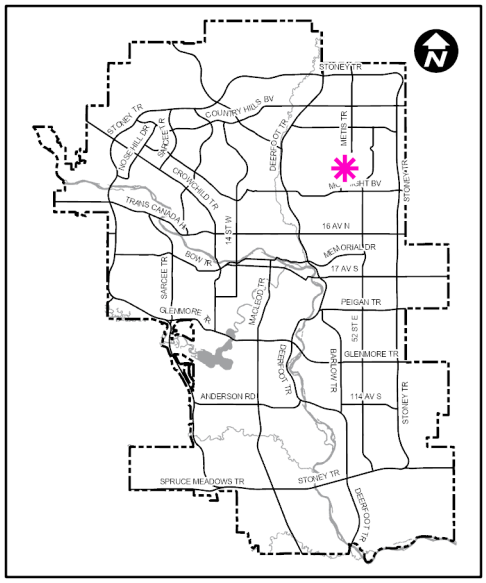
The subject site is located in the community of Saddle Ridge Industrial on the south side of 64 Avenue NE and west of Métis Trail NE. Saddle Ridge Industrial is primarily industrial in nature and surrounded by the Calgary International Airport to the west and large residential communities, such as Saddle Ridge, Martindale and Castleridge, to the east. To the north and south of the subject site a variety of industrial, light commercial and office uses are developed as part of Cell F in the *Saddle Ridge Area Structure Plan* (ASP).

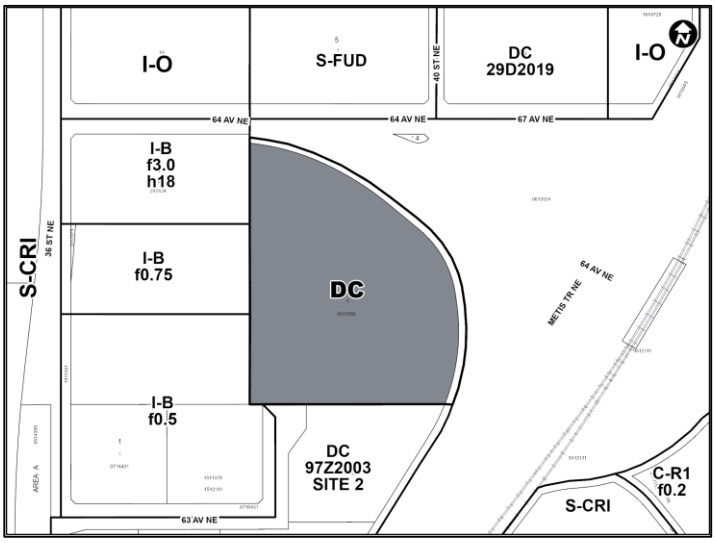
The subject site is approximately 4.50 hectares (11.11 acres) in size and is developed with a three-storey office building, on-site parking (surface and parking structure) and extensive landscaping. The site is bounded by two arterial streets, Métis Trail NE and 64 Avenue NE, to the east and north of the site respectively. To the west, 48 Avenue NE is classified as an Industrial Arterial. The parcel directly west of the subject site is developed with a hotel and light commercial uses (Industrial – Business (I-B) District) while the adjacent site to the south is still under construction with an office building approved with a maximum building height of 13.0 metres (DC District based on General Light Industrial (I-2) District). Other surrounding developments include light industrial and commercial uses as well as outdoor industrial storage.

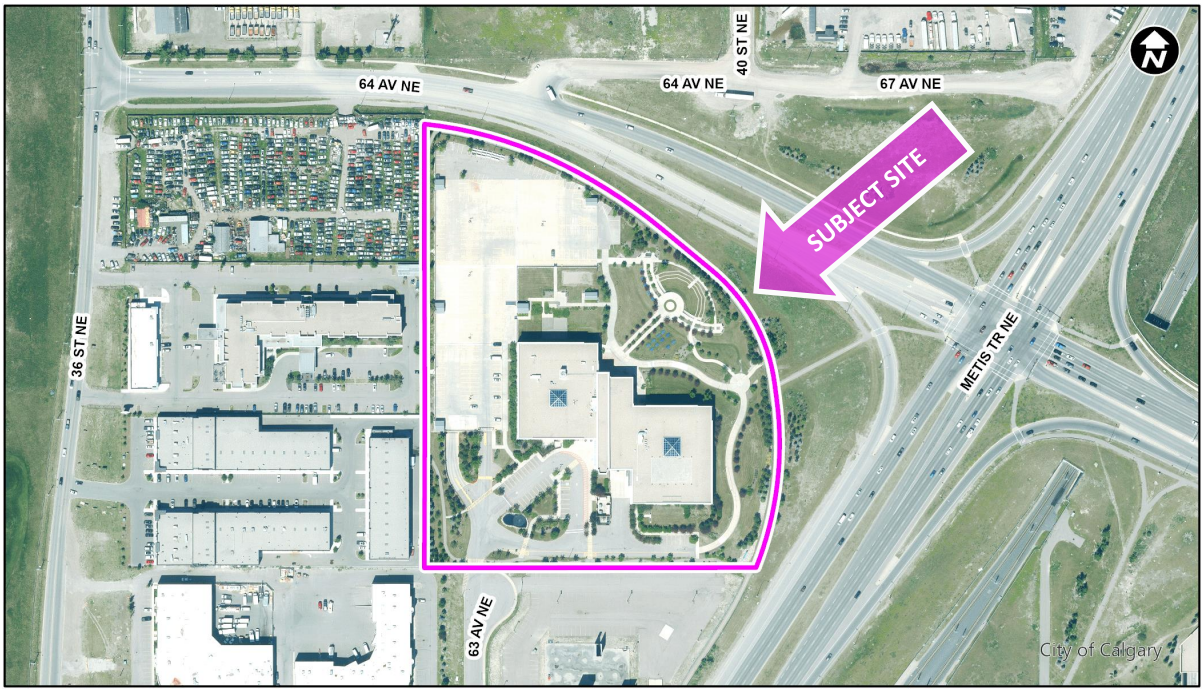
Community Peak Population Table

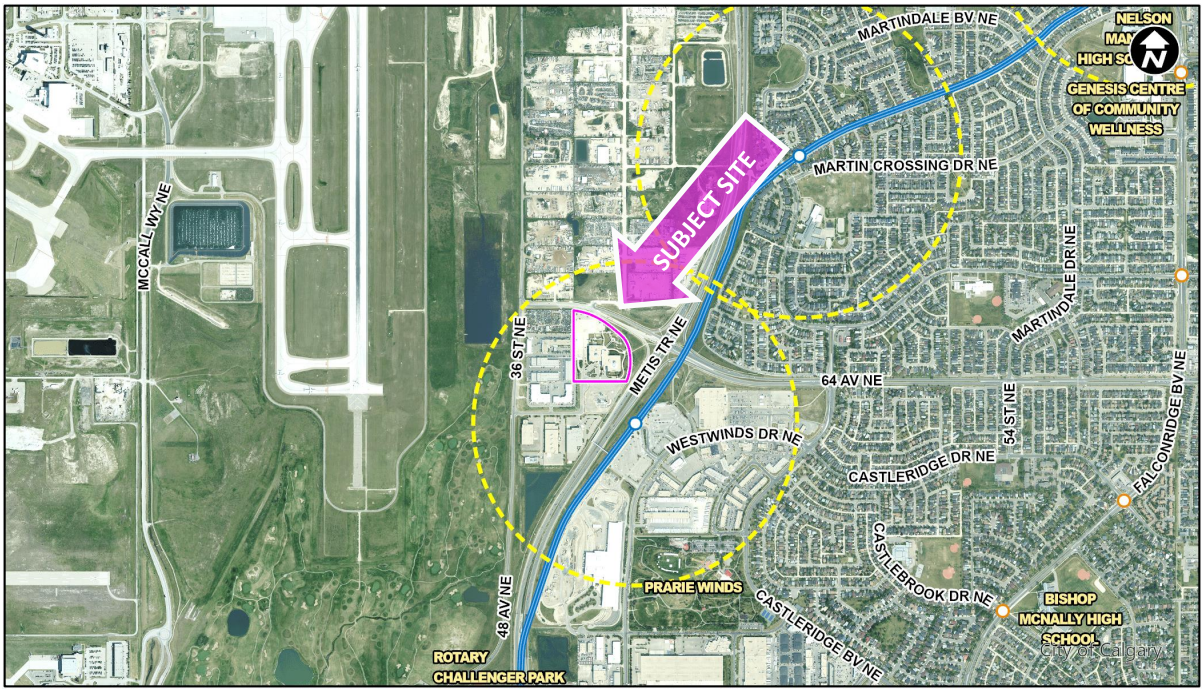
Saddle Ridge Industrial is an industrial community and does not have peak population information.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
In addition to the *Saddle Ridge Area Structure Plan* (ASP) amendment discussed below in the policy section and Attachment 2, a land use amendment is required to facilitate the applicant's proposal for a school in the existing building on-site. The current land use district is a Direct Control (DC) District (Bylaw 97Z2003 - Site 2) based on the General Light Industrial (I-2) District in Land Use Bylaw 2P80. The DC District allows for light industrial and includes offices with certainty of use on Site 2. The proposed floor area ratio of 1.0 and maximum building height of 12.0 metres are in accordance with the rules of the base I-2 District.

The proposed land use district is a Direct Control (DC) District based on the Industrial – Business (I-B) District with the purpose to retain the industrial and office nature of the site. In addition, the DC District allows for school-related uses by including School – Authority School and School – Private to allow a future school development. School Authority Purpose – Minor and Major are additional discretionary school-related uses intended to accommodate potential office development for the administrative management of a school division or school district. The DC District proposes the same floor area ratio of 1.0 as the I-B District but proposes a maximum building height of 16.0 metres to accommodate the approved and constructed office 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 in addition to the retention of industrial and office related uses already allowed on the site. 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 (I-B) in Land Use Bylaw 1P2007 where the DC District does not provide specific regulations. The floor area ratio and maximum building height are regulated in the DC District and are not relaxable.

The planning rationale for this application to amend both the *Saddle Ridge ASP* and the land use district is to maintain the site's industrial and existing office character while allowing for a broader mix of uses such as schools and school-related development.

Development and Site Design
If approved by Council, the applicable policies of the amended *Saddle Ridge ASP* and the rules of the proposed DC District will provide guidance for the future development of this site including building height, building massing, landscaping and parking. Given the specific context of this site, additional items that may be considered through the development permit process include, but are not limited to transportation infrastructure improvements, sidewalks and pathways to provide pedestrian safe connections between the existing building and public transit.

Transportation
Pedestrian access to the site is provided via a monolithic sidewalk along the east side of 63 Avenue NE (north–south segment) and the south side of 63 Avenue NE (east–west segment), with connections west to 48 Avenue NE, and east to the regional pathway along Métis Trail NE. The City's *Always Available for All Ages and Abilities (5A)* cycling network provides high quality access to the subject site. The regional pathway connection along the west side of Métis Trail NE provides access to the McKinight/Westwinds LRT Station via the intersection at Métis Trail NE to the north and the pedestrian bridge over Métis Trail NE to the south of the subject site. The subject site contains local pathways that surround the office building and provide connections to all major streets and public transit located at the LRT station.

Transit service currently includes bus stops at the McKnight/Westwinds LRT Station approximately 500 metres (an eight-minute walk) via the Métis Trail pedestrian bridge. The bus stops at the LRT station serve Routes 21 and 55 (circular route via Castleridge/Falcon Ridge), Route 43 (McKnight – Westwinds/Chinook Station), Route 71 (Taradale - North and South) and Route 85 (Martin Crossing - North and South).

Vehicle access to the site is provided via 63 Avenue NE. Motor vehicle parking is expected to be accommodated on-site both underground and surface stalls. Pick-up and drop-off activity is expected to occur within 200 meters of the school entrance, utilizing approximately 275 meters of available curbside space, which can support about 41 stalls. Parking details will be reviewed at the development permit stage in accordance with Land Use Bylaw 1P2007 when additional information becomes available at the development stage.

A Transportation Impact Assessment (TIA) was completed in support of the application for a proposed new school in the existing building. The TIA evaluated the existing transportation network which includes internal roadways, site access, the adjacent street network, key intersections and sidewalks and pathways for pedestrian connections.

The TIA recommended several transportation infrastructure upgrades and improvements to support the proposed school. These upgrades will be required by the developer at the development permit stage and included, but are not limited to: sidewalk improvements, including connections to adjacent commercial areas, safety enhancements, intersection upgrades along 36 Street NE at 63 Avenue NE and 64 Avenue NE, widening of 36 Street NE (between 63 Avenue NE and 64 Avenue NE) to a four-lane cross-section with associated improvements and traffic signalization at the 36 Street NE/63 Avenue NE intersection.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Sanitary, storm and water servicing infrastructure is available to service the proposed development. Details of site servicing and stormwater management will be considered and reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendations by Administration in this report have considered and are aligned 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 subject site as primarily being located within the 30-35 Noise Exposure Forecast (NEF) contours of the AVPA. The existing office building is located entirely within this NEF contour area. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths when considering airport noise exposure. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. The proposed School Authority – School use is prohibited within the higher noise exposure of 30-35 NEF contour area. This application is seeking an exemption to the AVPA Regulation to allow schools on the subject site. Attachment 6 contains the request for Ministerial approval by the Province to allow for the applicant's proposal.

Municipal Development Plan (Statutory – 2009)
The *Municipal Development Plan* (MDP) typology for the subject site is Standard Industrial and allows for a diverse and balanced mix of industrial uses at different densities and parcel sizes. The MDP allows for the intensity of industrial uses to be flexible and to respond to the changing nature of industrial activities. The local area policy should in these circumstances provide direction for future development. Although the MDP encourages industrial uses to be maintained as the primary use, a parcel in the Standard Industrial Area may redevelop with an appropriate use that is within close proximity to existing residential communities and the Primary Transit Network. Any proposal for such a change will require an amendment to the relevant Area Structure Plan to indicate the parcel may be suitable for other uses than industrial in the area.

The subject site is located on Métis Trail NE (an arterial street) in close proximity to the McKnight/Westwinds LRT station and the Primary Transit Network (PTN). The site is situated midway between Airport Trail NE and McKnight Boulevard NE which is part of the PTN. The site is close to large residential communities and well situated to allow for appropriate uses (school) to the existing light industrial and commercial uses.

This proposal for a school is considered contextually appropriate in terms of the MDP policies, subject to the Applicant's proposal for an amendment to the Saddle Ridge Area Structure Plan contained in Attachment 2 and described in the Saddle Ridge Area Structure Plan section below.

Calgary Climate Strategy (2022)
This application does not include any specific new actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Saddle Ridge Area Structure Plan (Statutory – 2012)
The *Saddle Ridge Area Structure Plan* (ASP) provides the applicable planning policy direction for development on the subject site. The site is situated at the southern end of Cell F on Map 6 - Land Use Plan of the ARP. Cell F is comprised of a mix of parcels developed with either light industrial uses, local commercial uses or special purpose (recreational) uses and designates all land to the west of Métis Trail NE in the community of Saddle Ridge Industrial for general industrial purposes. Land use policies for Cell F on land to the south of 80 Avenue NE, where the subject site is located, are earmarked for primarily fully serviced industrial land. In 2024, Council amended the land use policies on all land to the north of 80 Avenue NE (Bylaw 61P2024) to also include limited local commercial uses to support the daily needs of surrounding communities. The Council approval of the ASP amendment indicates a minor policy shift toward a more flexible and functional industrial area to accommodate supporting non-industrial uses, while maintaining industrial uses as the primary land use.

To accommodate the proposal in this application, a further amendment to the ASP is required to include schools and school-related uses, but this amendment is specific to the subject site and does not apply to other lands south of 80 Avenue NE. The ASP amendment proposes a text amendment to Section 4.5.1 - Industrial to allow for the proposal. Attachment 2 to this report provides the detailed wording of the ASP amendment and can be summarized as follows:

1) In Section 4.5.1 Industrial, the subject site situated at 3699 – 63 Avenue NE may accommodate school and school-related uses; and

2) In Section 4.5.1 Industrial, add a new policy that provides guidance on implementing school uses, including policies on pedestrian and vehicle access and infrastructure.

Administration reviewed the proposed amendment to the *Saddle Ridge ASP* and is in support of the site-specific text amendment to allow for school uses.

PROPOSED

CPC2026-0573
ATTACHMENT 2

BYLAW NUMBER 29P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SADDLE RIDGE AREA STRUCTURE PLAN BYLAW 3P84 (LOC2025-0250/CPC2026-0573)

* *

WHEREAS it is desirable to amend the Saddle Ridge Area Structure Plan Bylaw 3P84, 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 Saddle Ridge Area Structure Plan attached to and forming part of Bylaw 3P84, as amended, is hereby further amended as follows:

   (a) In Section 4.5.1 Industrial, in the second paragraph, delete the following:

   "Lands south of 80 Avenue NE should only be redesignated or redeveloped for fully serviced industrial uses or temporary uses, provided that these temporary uses do not compromise future development or subdivision of the site."

   and replace with the following:

   "Lands south of 80 Avenue NE should primarily be redesignated or redeveloped for fully serviced industrial uses or temporary uses, provided that these temporary uses do not compromise future development or subdivision of the site."

   (b) In Section 4.5.1 Industrial, delete sub-section 2 and replace with the following:

   "2. Lands south of 80 Avenue NE shall only be redesignated, subdivided or developed for:

   (i) fully serviced industrial lands;

   (ii) temporary uses; or

   (iii) school and school related uses on the parcel located at 3699 – 63 Avenue NE. The following policies apply:

   (A) Schools may include public, private, separate or charter schools, as well as school related uses, which may include the administration function of a school division or district.

(B) The site should be designed to ensure safe on-site pedestrian access to the building particularly for students and staff arriving by walking, cycling, or public transit. In addition, site design should ensure continuous sidewalks, buffered cycling infrastructure and physical separation from vehicular traffic along pedestrian connections to the school site.

(C) Vehicle access to parking and loading should be managed in a way that reduces impacts on the surrounding local streets."

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

CPC2026-0573
ATTACHMENT 3

BYLAW NUMBER 94D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0250/CPC2026-0573)

* *

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 _____

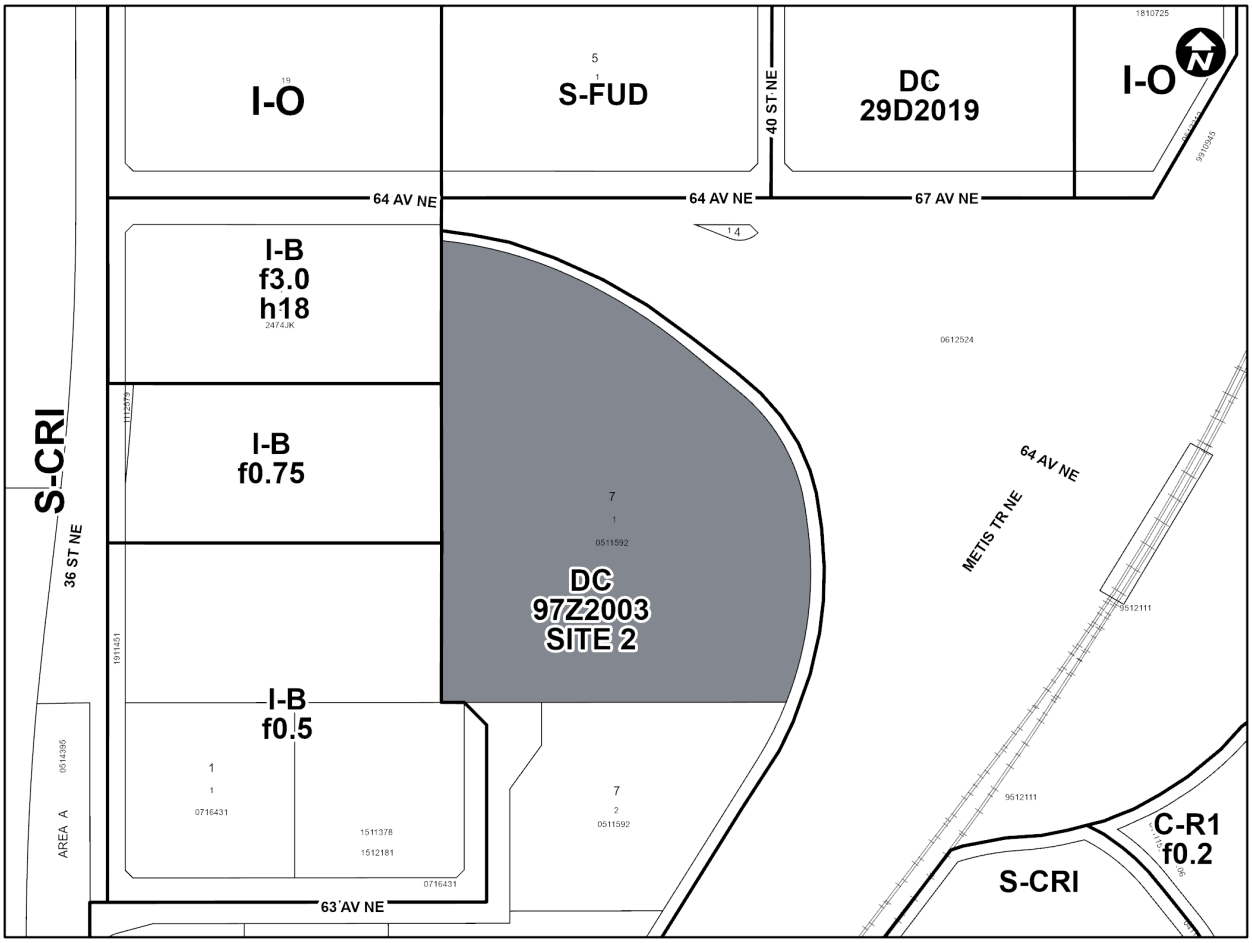
_____
MAYOR
SIGNED ON _____

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CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0250/CPC2026-0573
BYLAW NUMBER 94D2026

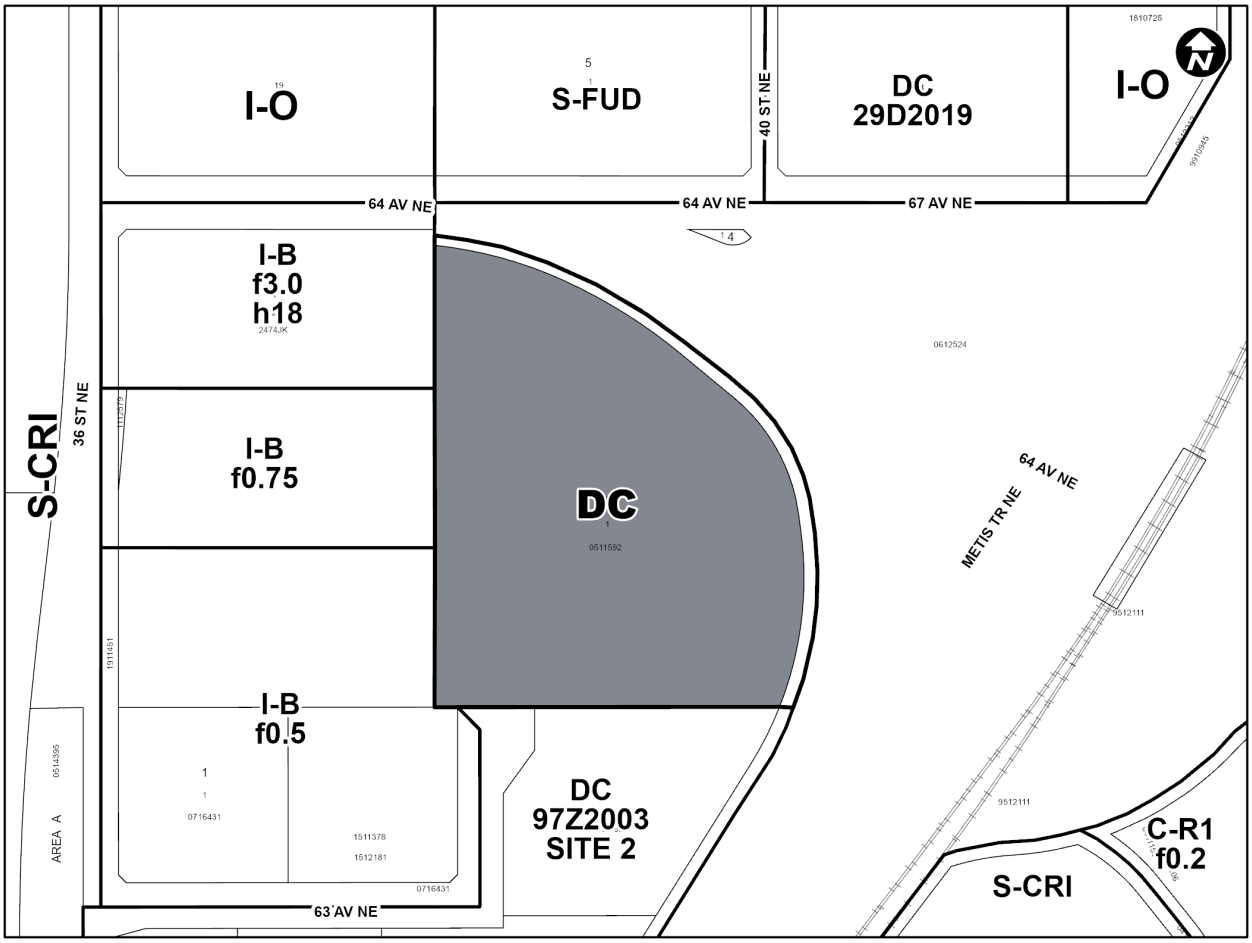
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0250/CPC2026-0573
BYLAW NUMBER 94D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to allow for the addition of school and school administration uses.

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 Industrial – Business (I-B) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **School – Private**;
(b) **School Authority – School**;
(c) **School Authority Purpose – Major**; and
(d) **School Authority Purpose – Minor**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Industrial – Business (I-B) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum floor area ratio is 1.0.

Building Height

8 The maximum building height is 16.0 metres.

Relaxations

9 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

Applicant's Submission

June 15, 2026

On behalf of New Generations Charter School, B&A Studios (B&A) is submitting a land use amendment application for 11.11 acres (4.5 hectares) of land located at the corner of 64 Avenue NE and Metis Trail NE. The subject parcel is located within the Saddle Ridge Industrial area and is currently developed with a three-storey Class A office building. The surrounding area contains a mix of industrial, institutional, commercial and residential uses. The site is uniquely positioned at the interface between employment lands and established residential neighbourhoods, providing an appropriate transition area for a community-serving educational facility.

This proposal seeks to repurpose an underutilized office site within the Saddle Ridge Industrial area into an innovative, transit-accessible Charter School that responds directly to significant educational capacity pressures in Northeast Calgary. The proposed school is expected to serve approximately 1,800 K-12 students through a phased opening beginning in Fall 2027. At full capacity, the proposed school would address approximately 13% of the projected 15,000 student-space shortfall in North/Northeast Calgary and is expected to reduce overcapacity in Calgary Area 4 schools from approximately 107% to 98%. This application proposes a land use amendment to enable the conversion of the existing office building into the New Generations School, a system-supporting educational institution focused on pluralism-centered learning, dual-credit pathways and enhanced settlement supports for newcomer students.

The site is strategically located adjacent to Metis Trail and 64 Avenue NE and approximately 125 metres from the McKnight–Westwinds LRT Station, with direct pedestrian access via the existing overpass. Its proximity to surrounding communities with among the highest newcomer densities in Calgary makes this an optimal location for urgently needed educational services. This transit access is particularly important for newcomer students and families, who may rely more heavily on public transit to access school, settlement supports, employment and community services. The adaptive reuse of the existing office building also supports the timely delivery of new student spaces in an established, transit-accessible location.

Currently designated as Direct Control (DC 97Z2003) based on the former I-2 District (Bylaw 2P80), the site does not permit School Authority – School or Child Care Service uses. A land use redesignation, paired with an amendment to the Saddle Ridge Area Structure Plan (ASP), is required to support this redevelopment. The proposal will also need an AVPA exemption due to the site's location within the NEF 30–34 noise contour.

The Transportation Impact Assessment identified school-related transportation improvements along 36 Street NE and at the two affected intersections. Administration, however, has identified a full upgrade of 36 Street NE between 63 Avenue NE and 64 Avenue NE, including twinning of the road and full upgrades to both intersections, as a requirement to support the application proceeding within the requested timelines.

The applicant agreed to include the broader scope of improvements based on Administration's requirement.

The proposed Direct Control (DC) District is based on the Industrial – Business (I-B) District with the added use of School Authority - School and is intended to provide for a base district that is aligned with the existing base district and adjacent land use districts. This will ensure that if the School use should no longer be utilized, the building can still be used in the current form, in alignment with the ASP.

The proposal is aligned with the Municipal Development Plan (MDP) which supports institutional, educational and community-serving uses in well-connected locations adjacent to Primary Transit Networks. The proposed school directly aligns with the MDP's goals by:

- Addressing growth-related infrastructure deficits;
- Supporting complete communities;
- Promoting adaptive reuse and sustainability; and
- Locating community services in transit-supportive areas.

In addition to advancing adaptive reuse of the existing office building, the proposal supports the delivery of new student spaces in a high-growth area of Calgary and may help unlock additional community-serving investment on adjacent lands, including recreational, vocational and educational infrastructure.

Applicant Outreach Summary

1.0 INTRODUCTION

B&A Studios, on behalf of Bri-Mor Developments, implemented a communications and engagement program to support a proposed Land Use Amendment and Area Structure Plan (ASP) Amendment for 3699 63 Avenue NE in Calgary.

The proposed amendments would allow a broader range of uses on the site, including the potential adaptive reuse of the existing office building for a future school use. The current application relates to land use permissions and policy amendments. No specific building changes are being approved through this stage of the process.

The purpose of engagement was to provide information about the proposal, notify surrounding communities and interested parties, gather feedback, and document input for consideration as part of the municipal review process.

2.0 ENGAGEMENT OBJECTIVES

The engagement program was designed to:

- Raise awareness of the proposed application
- Provide clear and accessible information about what is being proposed
- Explain the planning and decision-making process
- Offer opportunities for questions and feedback
- Understand community interests and concerns
- Demonstrate a proactive and transparent approach to engagement

3.0 ENGAGEMENT ACTIVITIES

3.1 Notification and Promotion

A targeted notification program was completed in advance of the virtual information session.

3.1.1 Postcard Delivery

A project postcard was distributed to 460 homes and businesses surrounding the site approximately two weeks before the session. Based on the identified delivery areas, the notification area represented an approximate 300 to 500 metre customized radius, focused on the most directly affected surrounding residential and business areas.

3.1.2 Direct Outreach

Additional outreach was completed to key interested parties and organizations identified through the engagement planning process, including:

- Nearby community associations
  (Saddleridge, Martindale, Taradale and Castleridge)
- Area business and community organizations
- Ward Councillor 5 – Raj Dhaliwal
- Other relevant contacts and interested parties
  (Calgary Airport Authority, NAV Canada and Transport Canada)

The intent of promotion was to ensure nearby residents, businesses and other interested parties were aware of the application and had an opportunity to participate.

3.2 Virtual Information Session

A virtual information session was held on April 9, 2026.

The session provided an overview of the proposed application, planning process and opportunities for feedback, followed by an opportunity for questions and discussion. A copy of the presentation is included in the Appendix.

3.3 Post-Event Follow-up

Following the session, a post-event email was sent to all registrants. The email included:

- Link to the session recording
- Link to presentation slides
- Link to the online feedback form
- Reminder of the feedback deadline
- Project team contact information

Participants were provided a two-week feedback window following the session to review materials and submit comments.

3.4 Feedback Opportunities

Participants were invited to provide feedback through:

- Online feedback form
- Direct email to the project team
- Ongoing comments submitted to The City of Calgary during application review

4.0 PARTICIPATION SUMMARY

4.1 Registration and Attendance

The virtual information session generated focused participation.

- Registered participants: 5
- Attended live session: 2

4.2 Feedback Received

No substantive questions were received during the live Q&A period.

Additional feedback was received through:

- 2 online feedback form submissions
- 1 direct email submission

While participation volume was modest, comments received were clear and generally aligned around transportation and site suitability considerations.

5.0 WHAT WE HEARD

Feedback received through the online feedback form and direct correspondence focused primarily on traffic, access, and whether the site is appropriate for a future school use.

5.1 Traffic and Road Network

Traffic was the most common topic raised.

Participants noted concerns that a school could increase congestion on surrounding roads and intersections, particularly during pick-up and drop-off periods. Specific references were made to 36 Street NE and the need for turning lane improvements to support safe and efficient traffic flow.

There was also concern that even with nearby LRT access, many families may still choose to drive students to the site.

5.2 Pick-Up, Drop-Off and Parking

Some feedback focused on how student loading, parking demand and vehicle circulation would function on-site and within the surrounding area.

Participants wanted assurance that school operations would not create spillover impacts on nearby streets or businesses.

5.3 Existing School Impacts

Some participants referenced existing charter schools in northeast Calgary and expressed concern about cumulative traffic impacts if another school were introduced.

This reflected interest in how the proposal fits within broader community growth and existing infrastructure pressures.

5.4 Continued Engagement

One submission expressed the view that continued community engagement is important as the application moves forward.

This reflects interest in staying informed and having opportunities to provide input through future stages of review.

6.0 HOW INPUT IS BEING CONSIDERED

Feedback received through engagement will form part of the overall application record and help inform ongoing review of the proposal.

Input may assist the project team and reviewing agencies in the following areas:

- Understanding transportation concerns raised by nearby residents
- Informing responses related to traffic management and access
- Identifying topics that require clearer public information
- Supporting continued communication as the file progresses
- Documenting community perspectives for City review

As part of the planning process, technical studies and agency review will continue to assess matters such as transportation, land use compatibility and applicable regulations.

7.0 CONCLUSION

The engagement program provided opportunities for residents, businesses and other interested parties to learn about the proposed Land Use Amendment and ASP Amendment for 3699 63 Avenue NE and share feedback.

Notification included postcard delivery to 460 surrounding homes and businesses, direct outreach to key interested parties, a virtual information session, and a two-week post-event feedback period supported by follow-up communications.

Participation was modest, with feedback focused primarily on transportation impacts, access and site suitability for a potential school use. The comments received provide useful insight into the practical considerations most important to participants.

Amendment to the Calgary International Airport Vicinity Protection Area Regulation (AVPA)

Attachments:

Appendix I: Rationale for Application for an Amendment to the Calgary International AVPA Regulation

Appendix II: Aerial Photo and NEF Contours Map

Appendix III: Noise Emission Acknowledgement Letter

APPENDIX I:

Rationale for Application for an Amendment to the Calgary International AVPA Regulation

The following rationale is provided to support an application for an amendment to the Calgary International Airport Vicinity Protection (AVPA) Regulation to accommodate a charter school within an existing office building on the subject site located at 3699 – 63 Avenue NE, legally described as: Plan 0511592; Block 7; Lot 1.

A future Development Permit approval is subject to an amendment of the Regulations by the Minister of Municipal Affairs. The City of Calgary Administration is seeking approval from City Council to proceed with an application for the amendment as set out in the Regulations through a Council Resolution.

BUILDING FOOTPRINT AND CONTOURS

The subject site is developed with an existing office building and currently occupied by the offices of a financial institution. A future development permit application, if Council approves the amendment to the Saddle Ridge Area Structure Plan and land use amendment, will propose to change the use within the existing building to allow for a school. The scope of the amendment to the AVPA Regulation is intended to be limited to the existing building located within the 30-35 Noise Exposure Forecast (NEF) contour. The aerial photo in Appendix II shows the footprint of the existing building, wherein a school use is expressly prohibited in the Regulation due to potential noise conflicts from overhead planes. Appendix II includes an aerial map and a map of the Noise Exposure Forecast contour lines applicable to the subject site.

RISKS

A risk to the Calgary Airport Authority exists as the proposed development is located within the 30-35 NEF contour and will thus experience a level of noise concerns. The City of Calgary acknowledges that the school could voice complaints regarding potential noise impacts.

In Appendix III, a letter from the proponent indicates their understanding, and acknowledgement that the building is within the Calgary International Airport Vicinity Protection Area, and that airport related noise will be present.

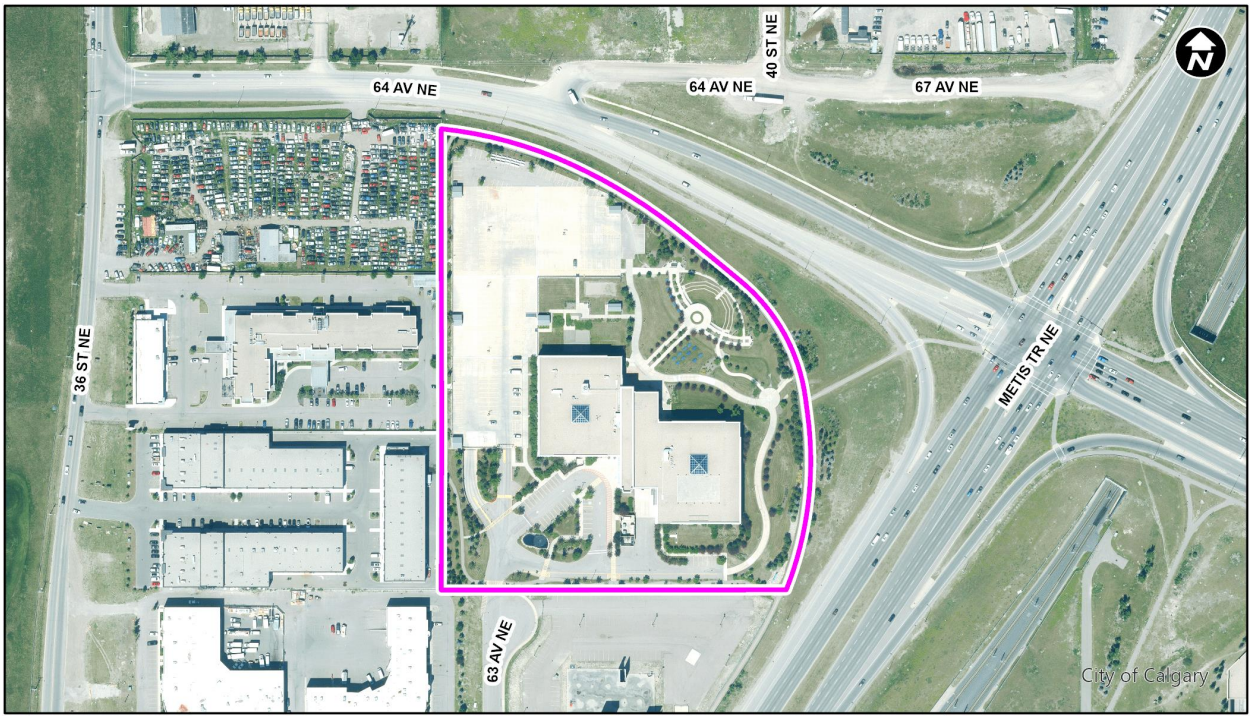
CONCLUSION

The City of Calgary is formally requesting an amendment to the AVPA Regulation to allow for a school within the existing development at 3699 – 63 Avenue NE for the following reason:

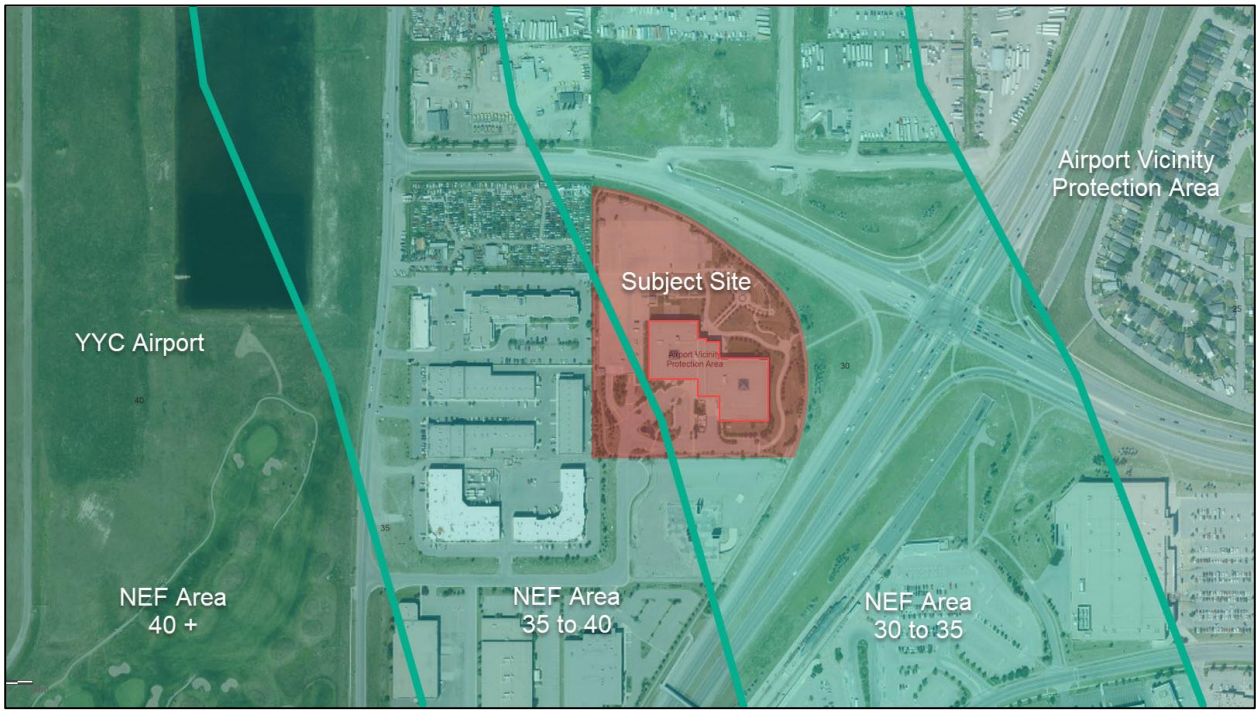
1. The approval of the school will not compromise the viability of the airport and its operations.

APPENDIX II:

Aerial Photo and NEF Contour Map



Aerial Photo of the subject site at 3699 – 63 Avenue NE.



The subject site is primarily within the 30-35 NEF contour area - the building is entirely located within the 30-35 NEF contour area.

APPENDIX III:

Noise Emission Acknowledgement Letter

Bri-mor 35 DEVELOPMENTS

June 4, 2026

The City of Calgary
Giyan Brenkman
Community Planning North
Planning & Development Services
giyan.brenkman@calgary.ca
Floor 5, 800 Macleod Trail S.E.
Calgary, Alberta

RE: Property at 3699 63 Avenue NE, Calgary, Alberta

Dear Giyan,

As requested, I can confirm that Bri-mor Developments has an agreement to take over ownership of the subject property located at 3699 63 Avenue NE, Calgary, Alberta.

I hereby acknowledge and understand that the building is within the Calgary International Airport Vicinity Protection Area (AVPA) and specifically within the Noise Exposure Forecast 30-34 area. The occupants of the building are directly susceptible to risks of noise emission levels that are typically higher than in other locations. The adaptive reuse of the building will include acoustic mitigation in accordance AVPA requirements or as directed through a provincial exemption.

Best wishes,

Aleem Dhanani
Managing Director

West 85th | Suite 2212, 8561 - 8A Avenue SW | Calgary, Alberta T3H 0V5 | T 1.403.250.5650 | F 1.403.250.8739 | bri-mor.com

Repeal of Blanket Rezoning Exemptions, LOC2026-0010 - C2026-0416

AMENDMENTS TO LAND USE BYLAW 1P2007
BYLAW 27P2026

To redesignate parcels at various addresses from the:

a. Residential – Contextual Large Parcel One Dwelling (R-C1L) (R-C1Ls) District, Residential – Contextual One Dwelling (R-C1) (R-C1s) District, Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District, Residential – Contextual One / Two Dwelling (R-C2) District, and Residential – Grade Oriented Infill (R-CGex) **to** District to Residential – Grade Oriented Infill (R-CG) District;
b. Residential One Dwelling (R-1) (R-1s) District, Residential – Narrow Parcel One Dwelling (R-1N) District, and Residential – One/Two Dwelling (R-2) District **to** Residential – Low Density Mixed Housing (R-G) District; and
c. Residential – Contextual Large Parcel One Dwelling (R-C1L(s)) District, Residential – Contextual One Dwelling (R-C1) (R C1s), Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District, Residential – Contextual One / Two Dwelling (R-C2) District, and Residential – Grade Oriented Infill (R-CGex) District **to** Housing – Grade Oriented (H-GO) District.

Bylaw 27P2026 would complete Council's direction to bring a bylaw to reverse Rezoning for Housing back to the land use districts that existed before the citywide Rezoning for Housing in 2024 except for parcels that meet exemption criteria set out below:

- Received approval for a development permit that was not overturned by the Calgary Subdivision and Development Appeal Board between August 6, 2024, and August 4, 2026; or
- Received approval for a building permit or subdivision application under R-CG, R-G, or H-GO zoning before August 2, 2026; or
- Submitted a development permit, building permit, or subdivision application before April 8, 2026; or
- Were rezoned through an approved rezoning application submitted by the property owner after August 6, 2024.

Repeal of Blanket Rezoning Exemptions, LOC2026-0010 - C2026-0416

AMENDMENTS TO LAND USE BYLAW 1P2007
BYLAW 28P2026

To redesignate parcels at various addresses from the:

a. Residential – Grade Oriented Infill (R-CG) District **to** Residential – Contextual Large Parcel One Dwelling (R-C1L) (R-C1Ls) District, Residential – Contextual One Dwelling (R-C1) (R-C1s) District, Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District, Residential – Contextual One / Two Dwelling (R-C2) District, and Residential – Grade Oriented Infill (R-CGex) District;
b. Residential – Low Density Mixed Housing (R-G) District **to** Residential One Dwelling (R-1) (R-1s) District, Residential – Narrow Parcel One Dwelling (R-1N) District, and Residential – One/Two Dwelling (R-2) District; and
c. Housing – Grade Oriented (H-GO) District **to** Residential – Contextual Large Parcel One Dwelling (R-C1L(s)) District, Residential – Contextual One Dwelling (R-C1) (R C1s), Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District, Residential – Contextual One / Two Dwelling (R-C2) District, and Residential – Grade Oriented Infill (R-CGex) District.

Bylaw 28P2026 would complete Council's direction to bring a bylaw to reverse Rezoning for Housing back to the land use districts that existed before the citywide Rezoning for Housing in 2024 except for parcels that meet exemption criteria set out below:

- Received approval for a development permit that was not overturned by the Calgary Subdivision and Development Appeal Board between August 6, 2024, and August 4, 2026; or
- Received approval for a building permit or subdivision application under R-CG, R-G, or H-GO zoning before August 2, 2026; or
- Submitted a development permit, building permit, or subdivision application before April 8, 2026; or
- Were rezoned through an approved rezoning application submitted by the property owner after August 6, 2024.

ATTACHMENTS
Attachment 1 – Proposed Bylaw 27P2026
Attachment 2 – Proposed Bylaw 28P2026

PROPOSED

C2026-0416
ATTACHMENT 1

BYLAW NUMBER 27P2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(C2026-0416)**

* *

WHEREAS it is desirable to amend the Land Use Bylaw Number 1 P2007 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 1 P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".

2. This Bylaw comes into force on 2026 August 04

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

_____
MAYOR
SIGNED ON _____

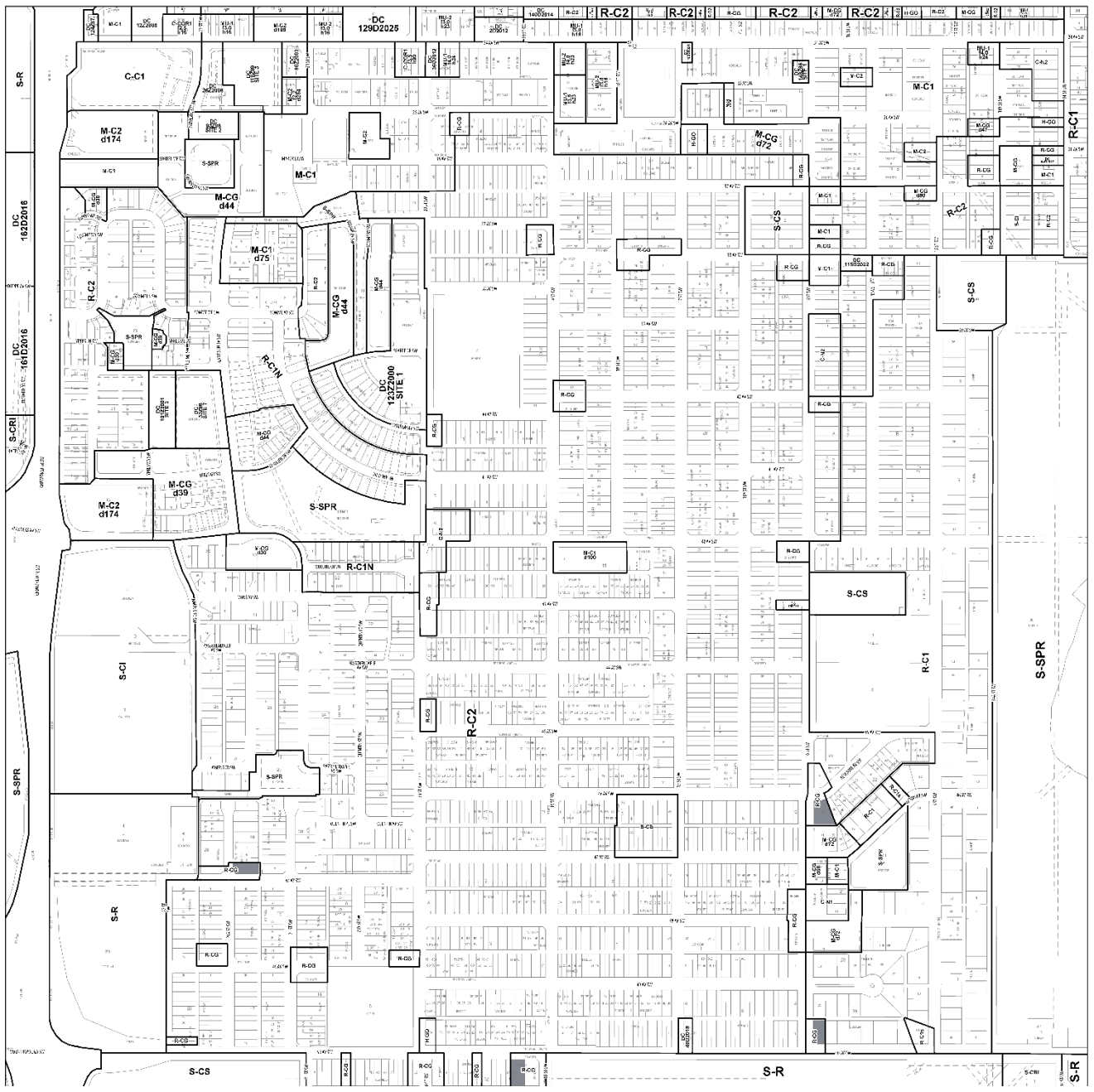
_____
CITY CLERK
SIGNED ON _____

PROPOSED

BYLAW NUMBER 27P2026

SCHEDULE A

Section Map 5C



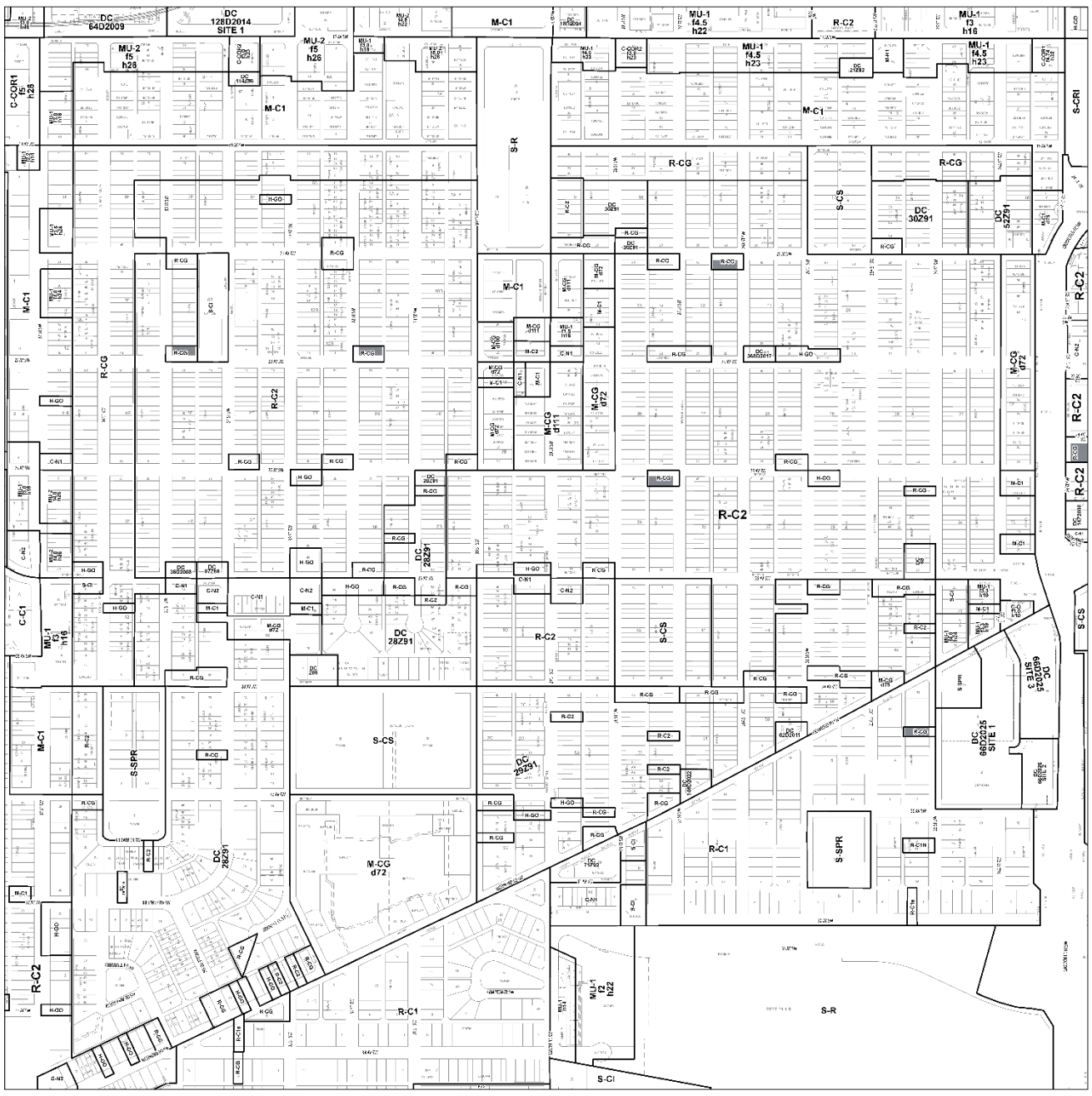
Section Map 6C



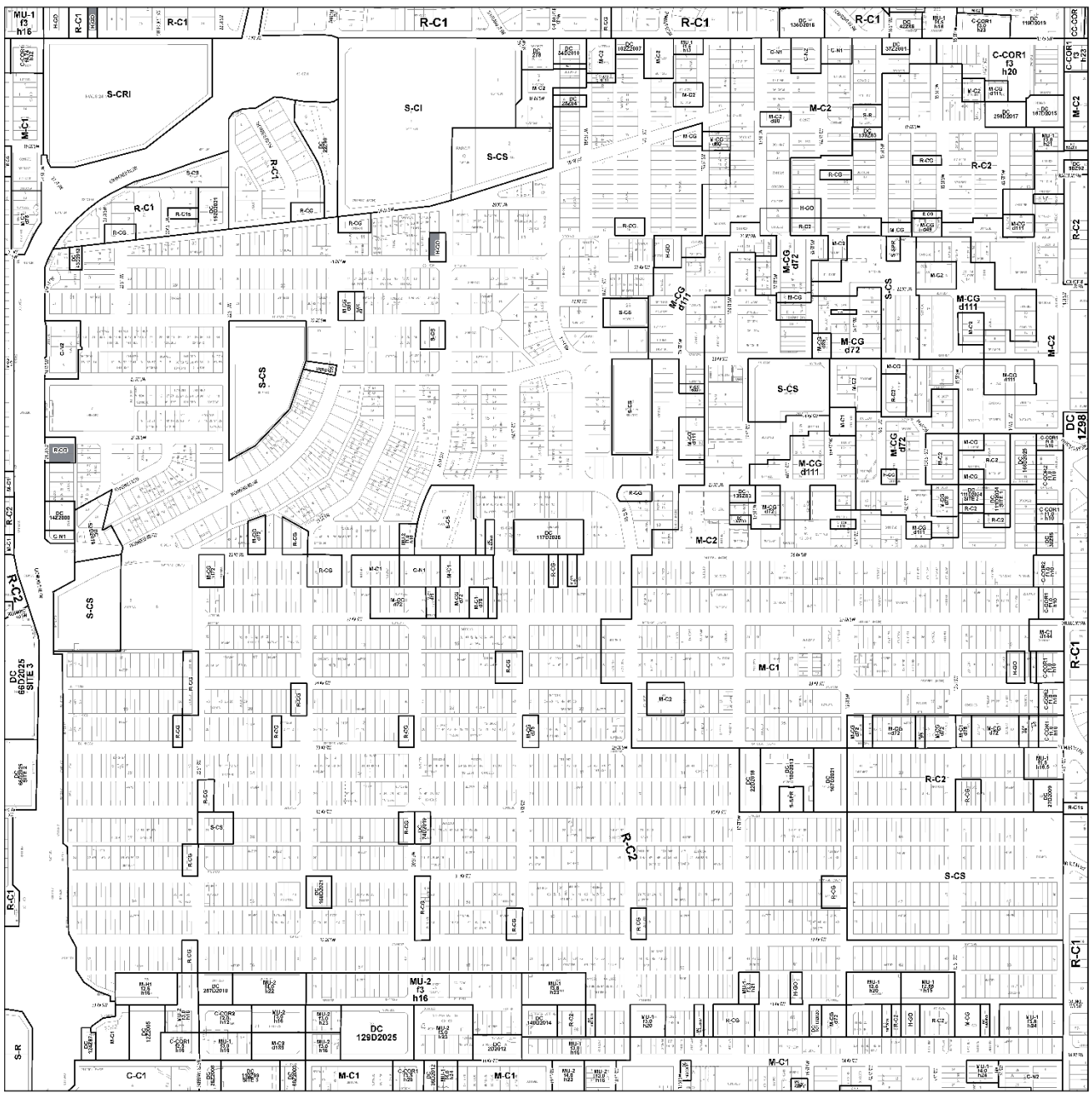
PROPOSED

BYLAW NUMBER 27P2026

Section Map 7C



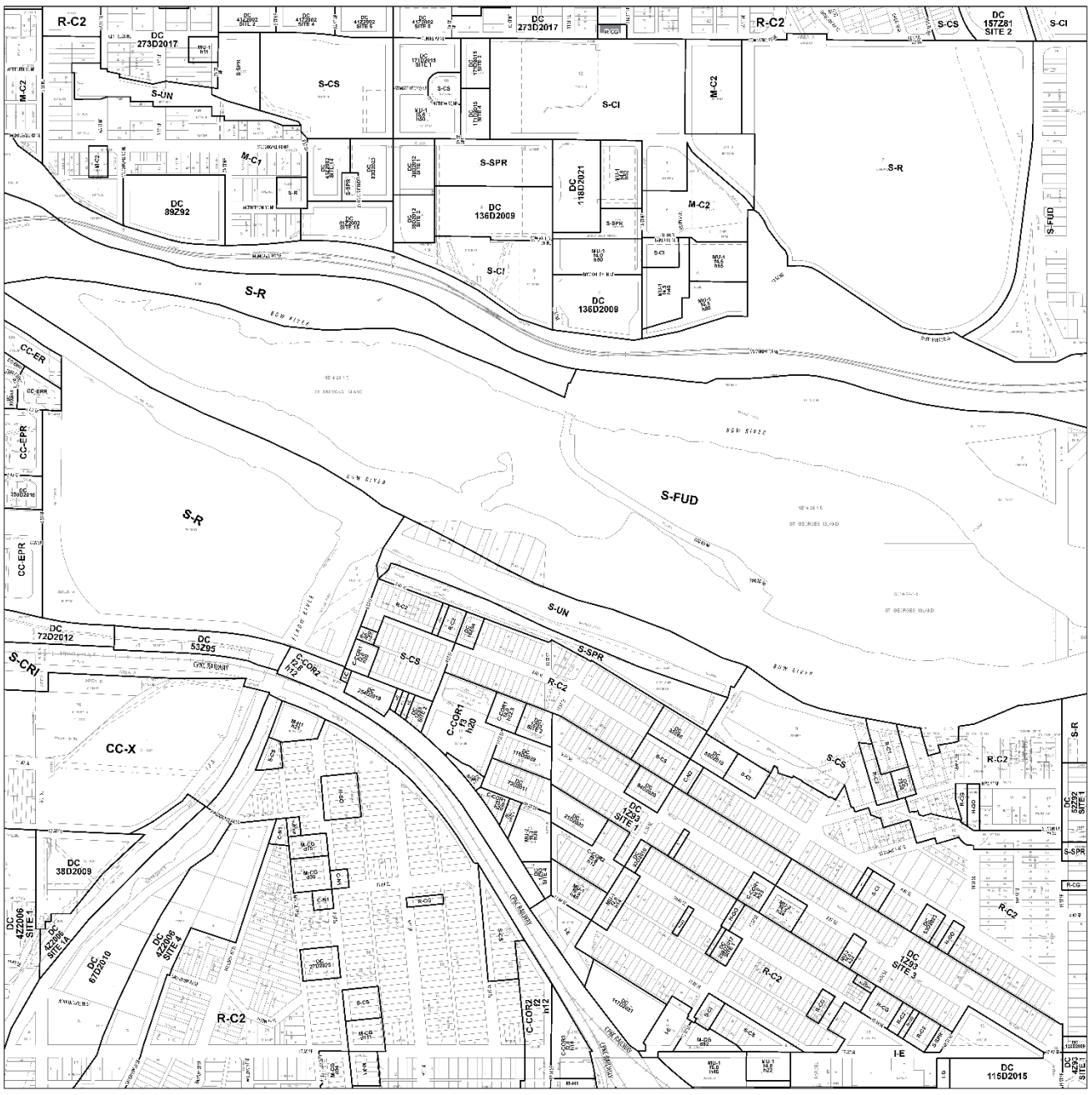
Section Map 8C



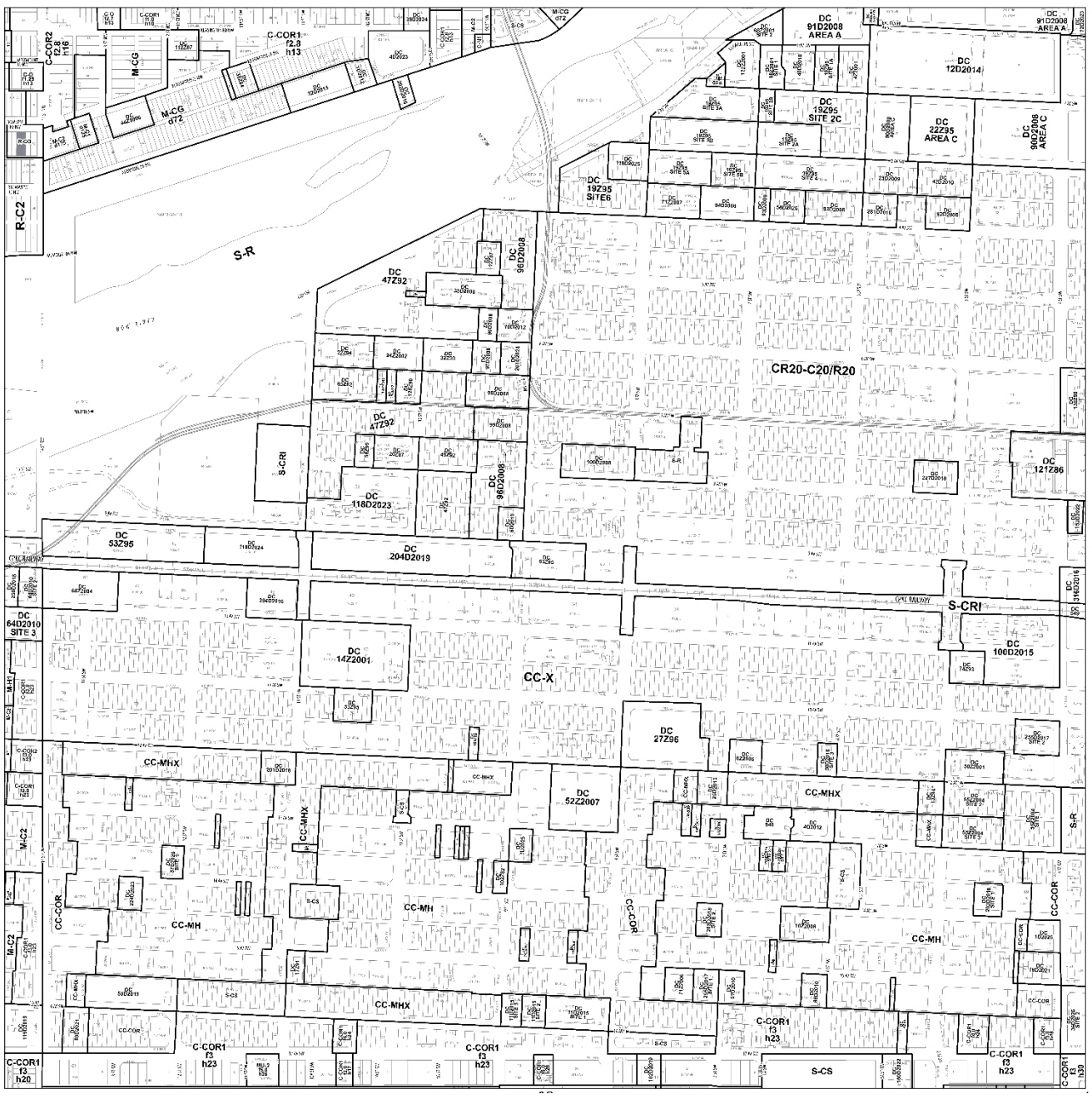
PROPOSED

BYLAW NUMBER 27P2026

Section Map 14C



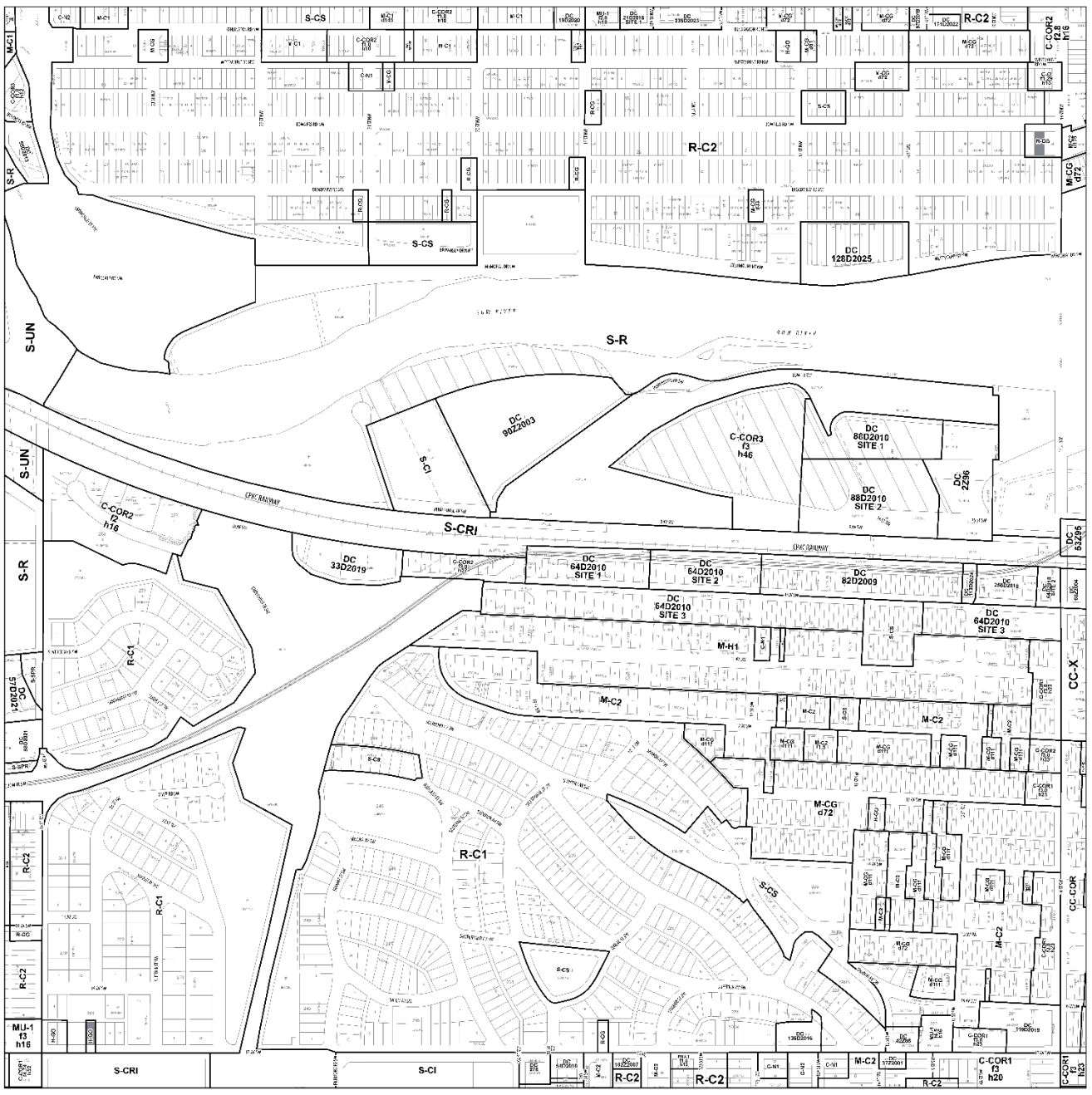
Section Map 16C



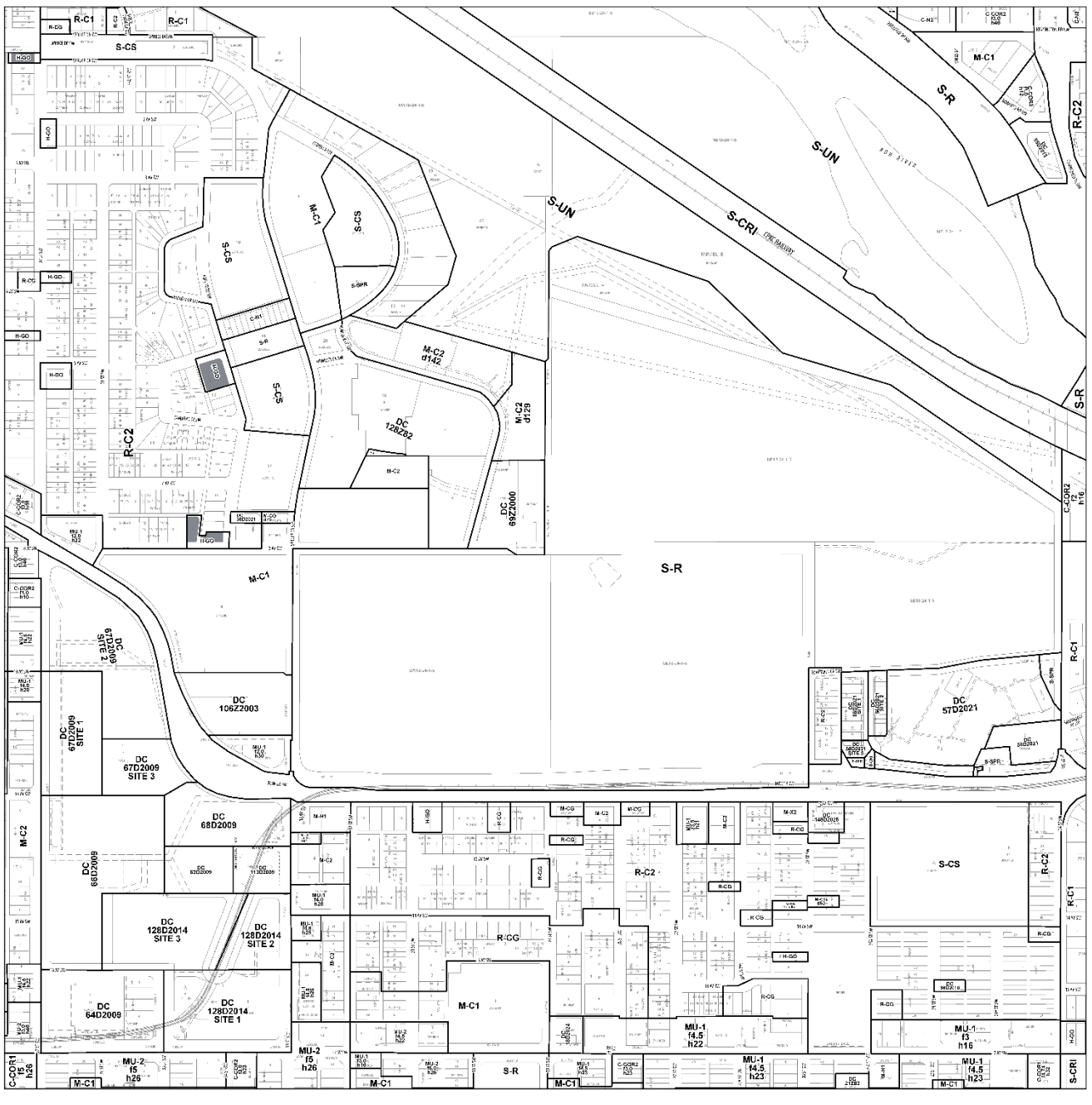
PROPOSED

BYLAW NUMBER 27P2026

Section Map 17C



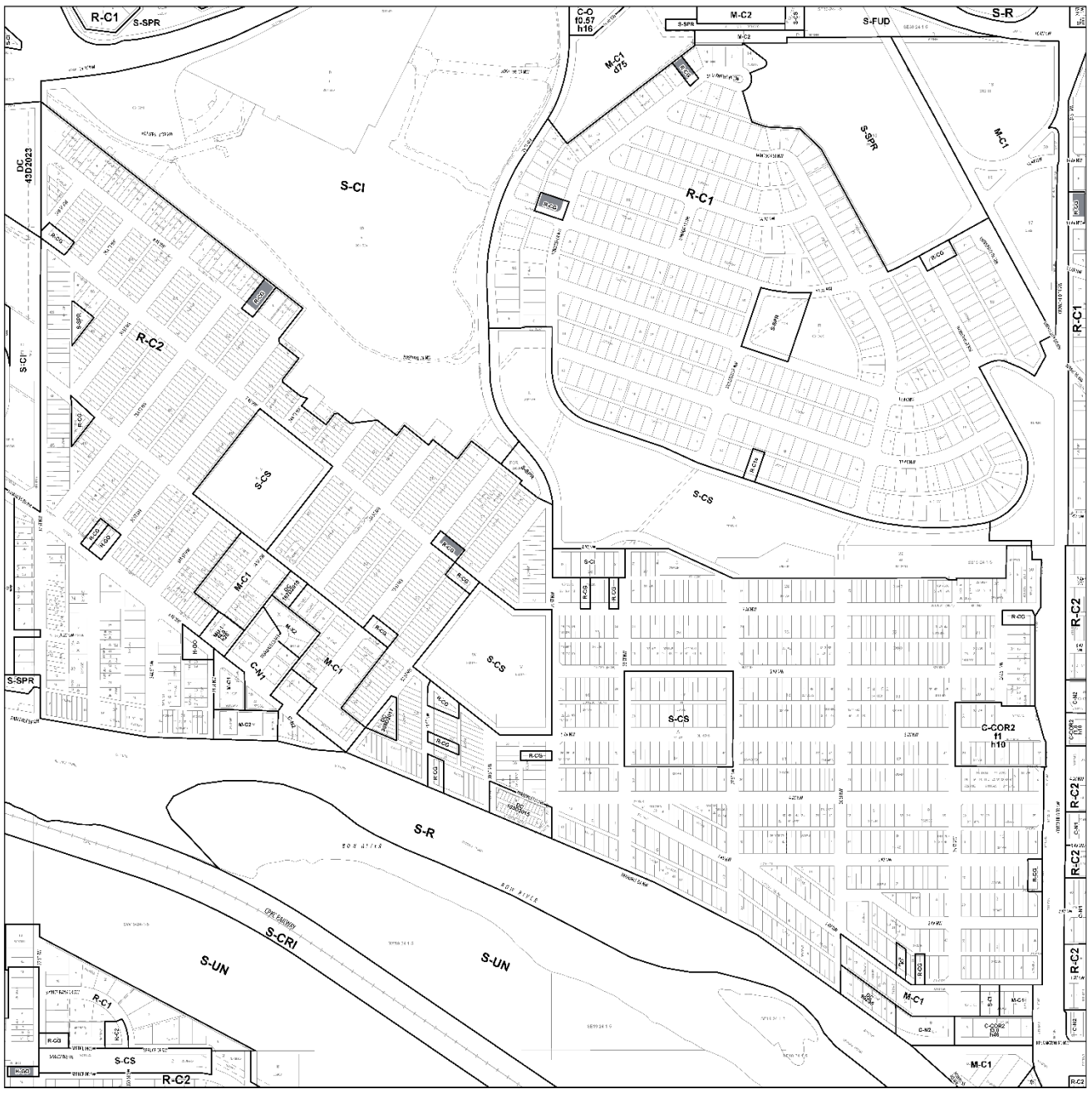
Section Map 18C



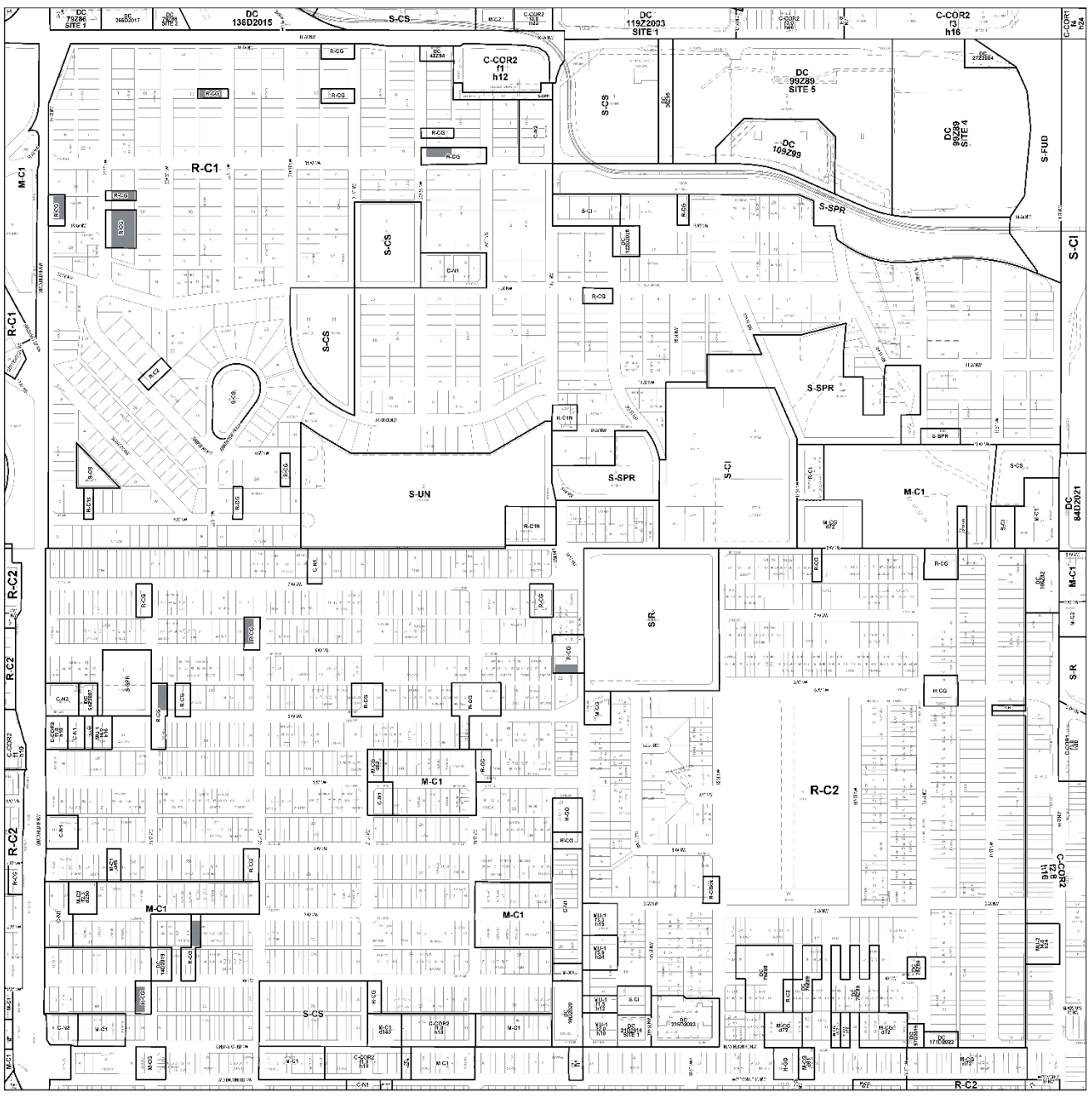
PROPOSED

BYLAW NUMBER 27P2026

Section Map 19C



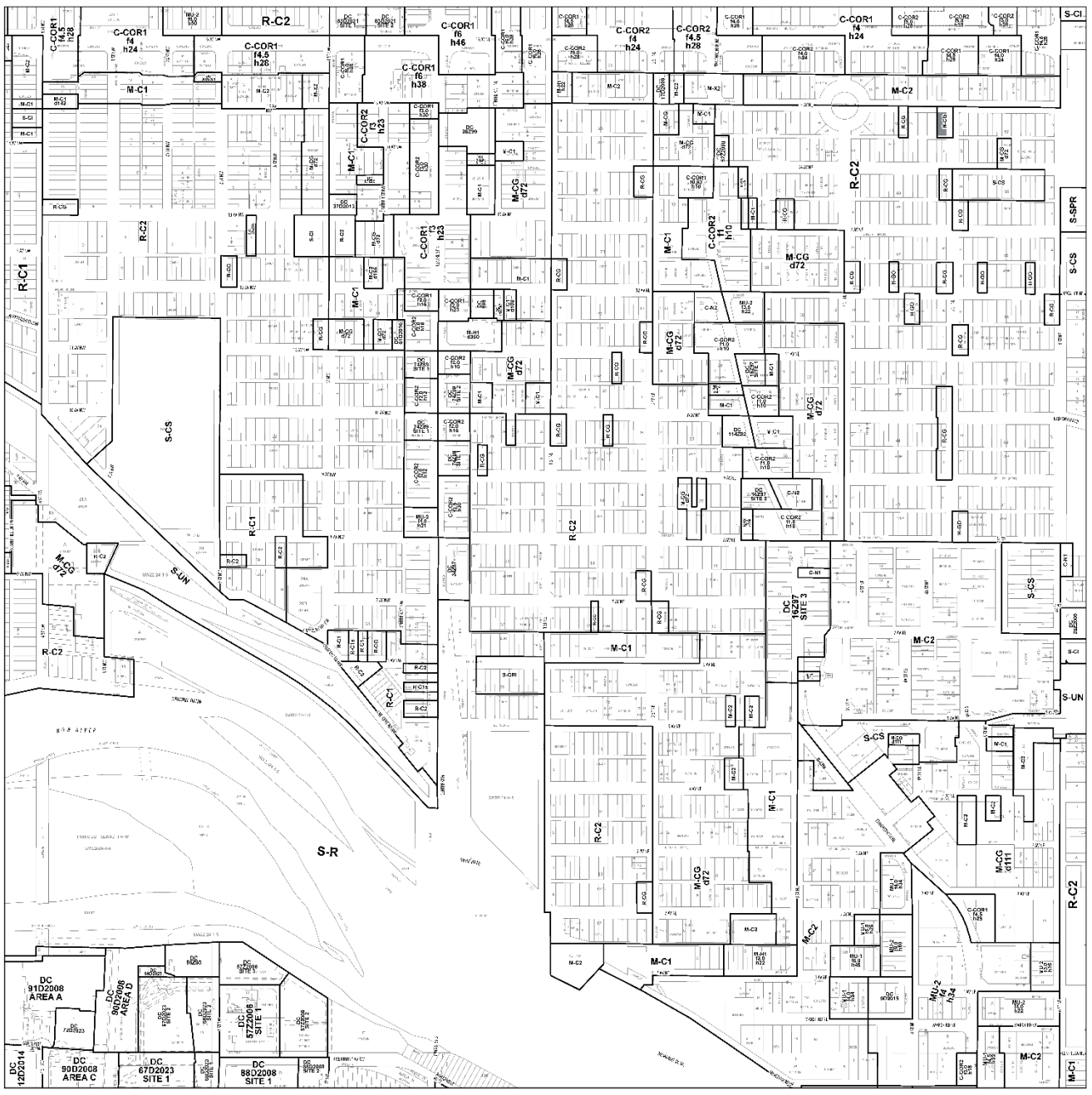
Section Map 20C



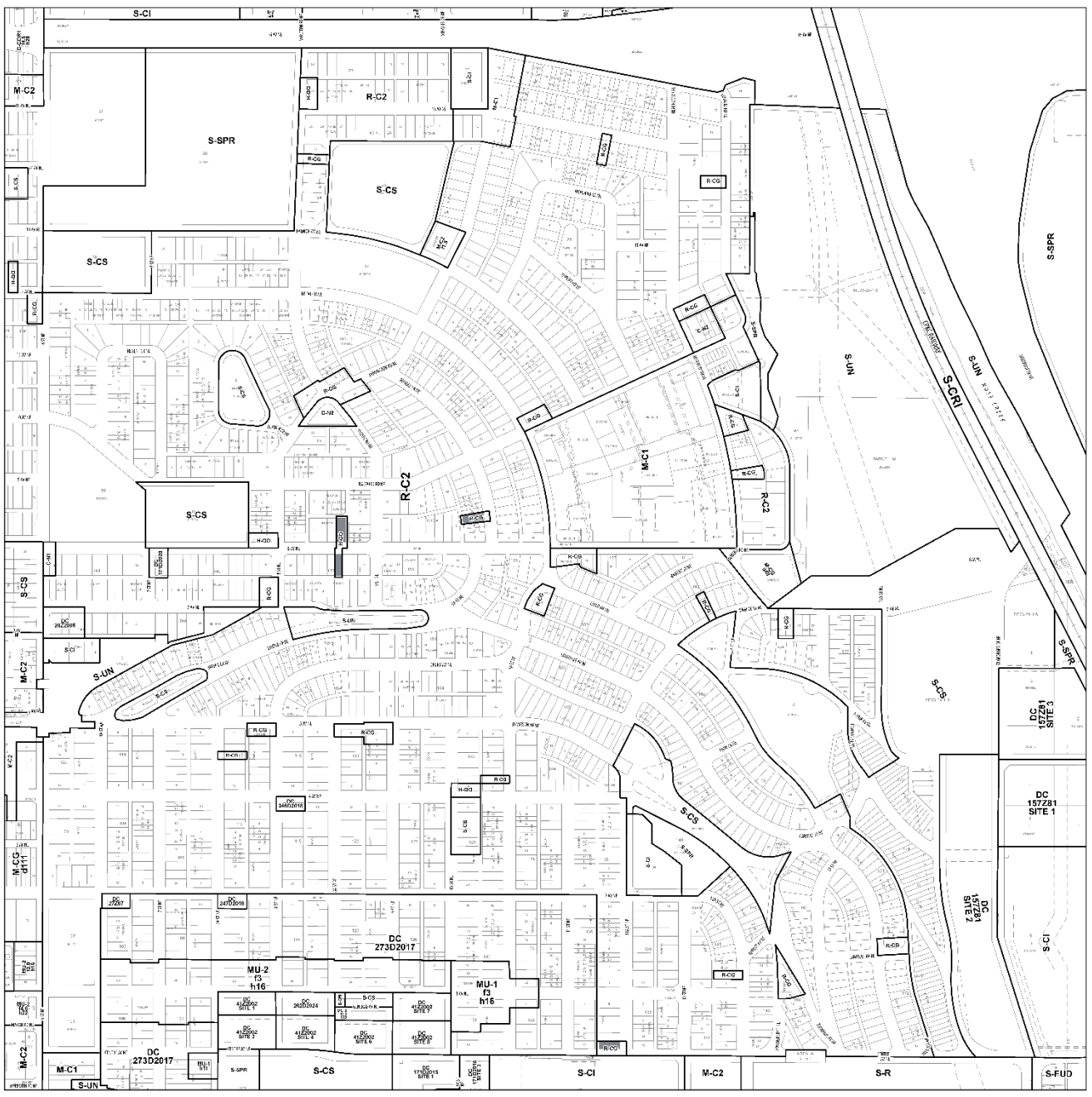
PROPOSED

BYLAW NUMBER 27P2026

Section Map 22C



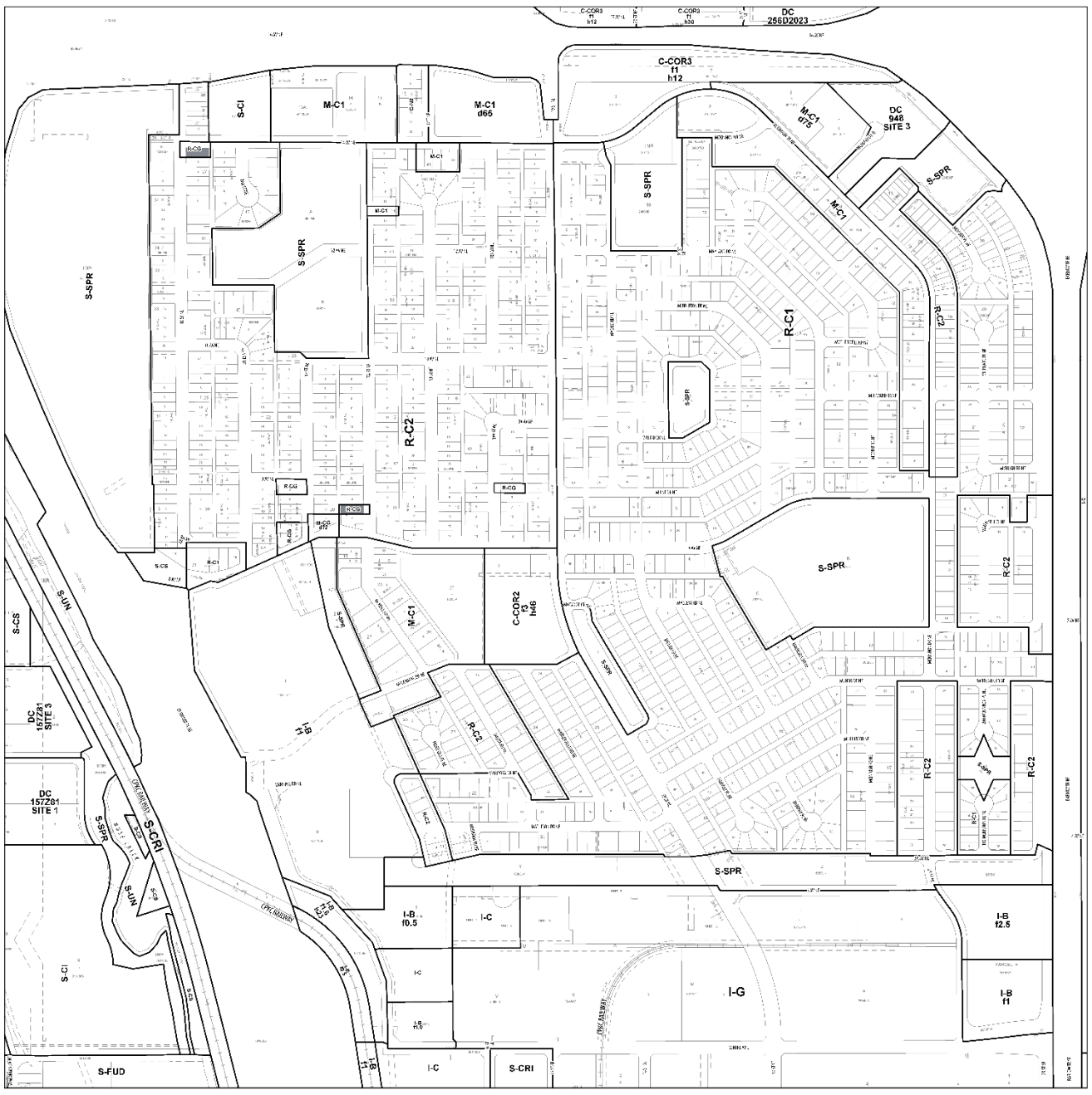
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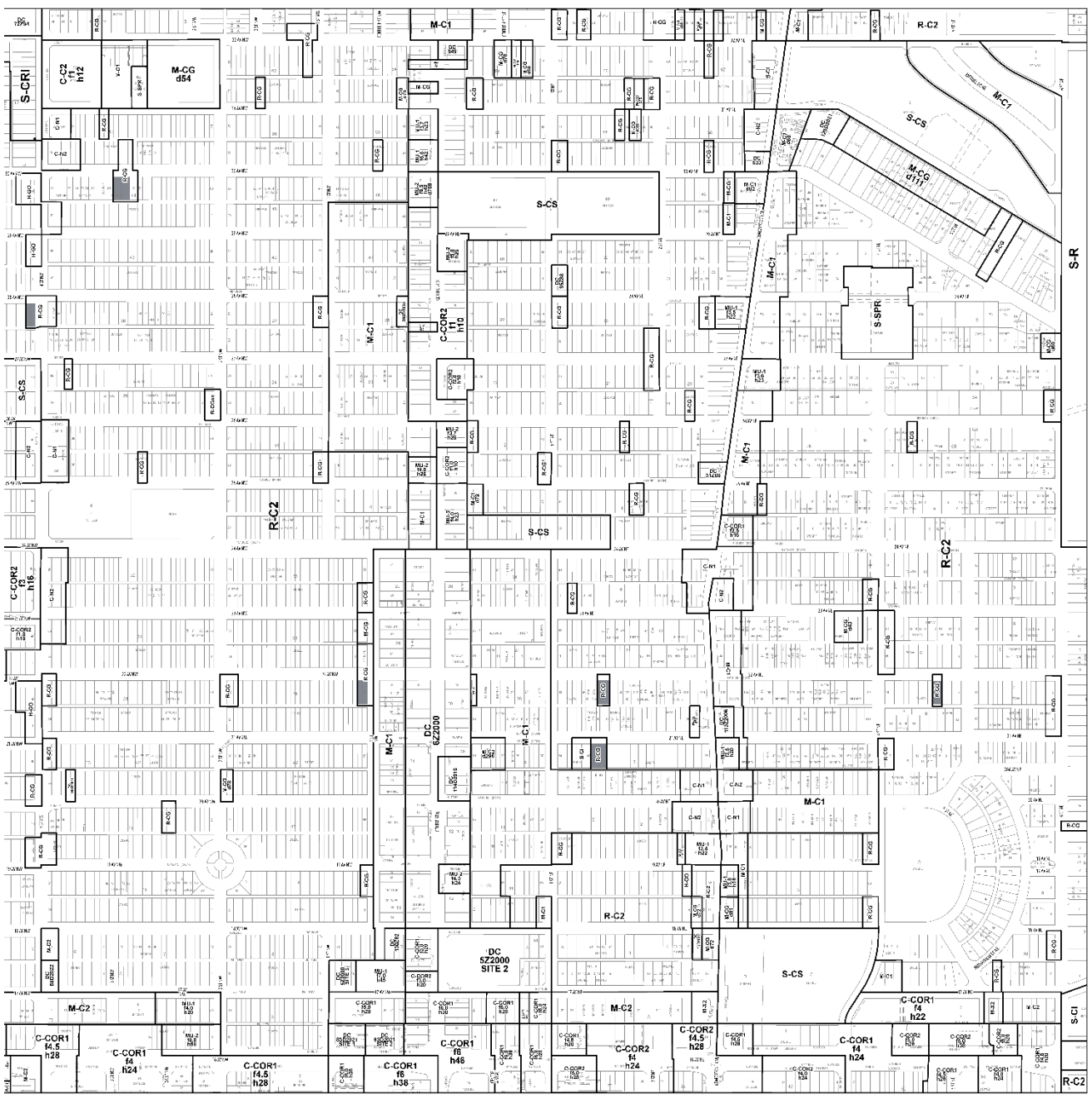
PROPOSED

BYLAW NUMBER 27P2026

Section Map 24C



Section Map 27C



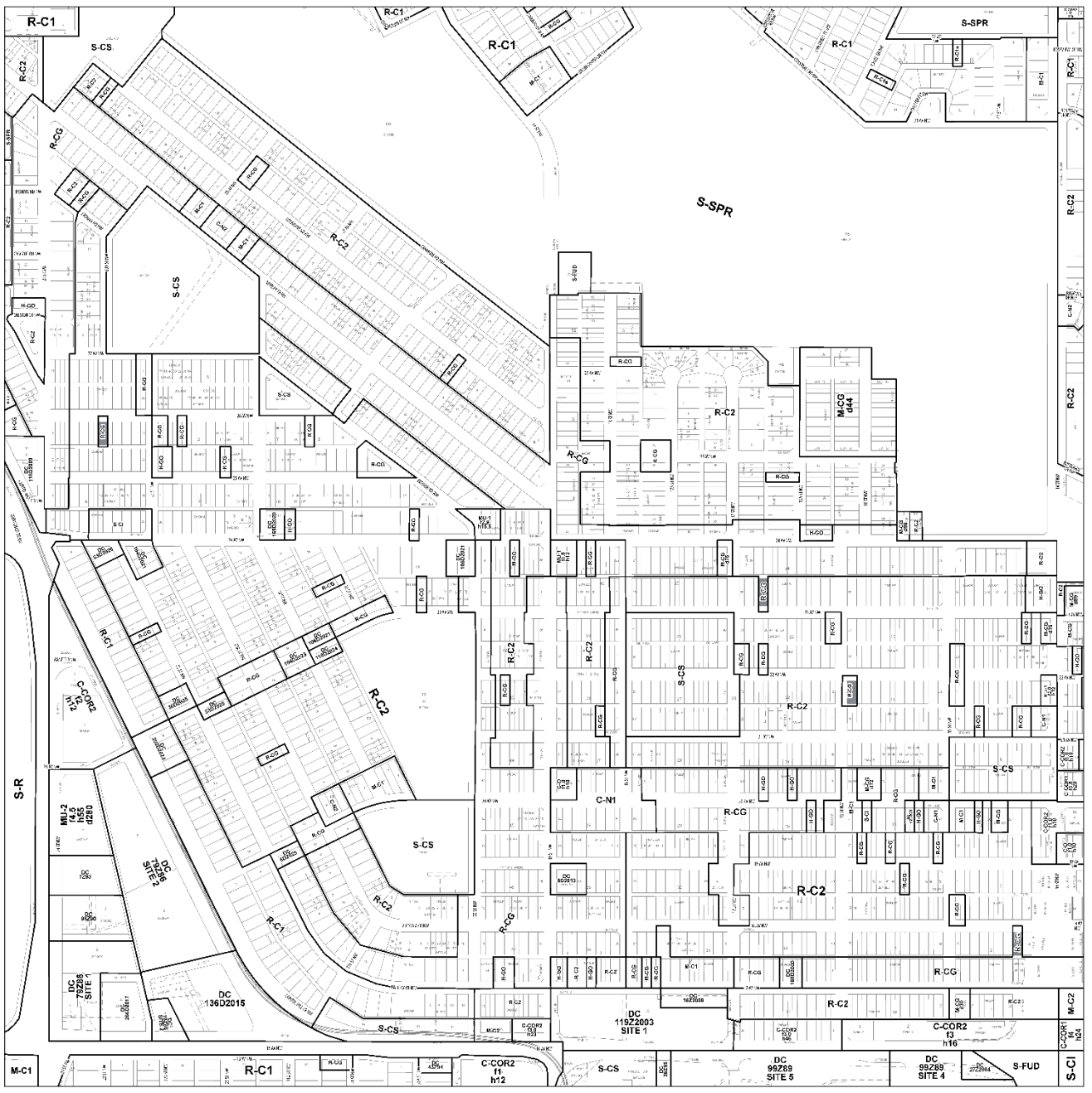
PROPOSED

BYLAW NUMBER 27P2026

Section Map 28C



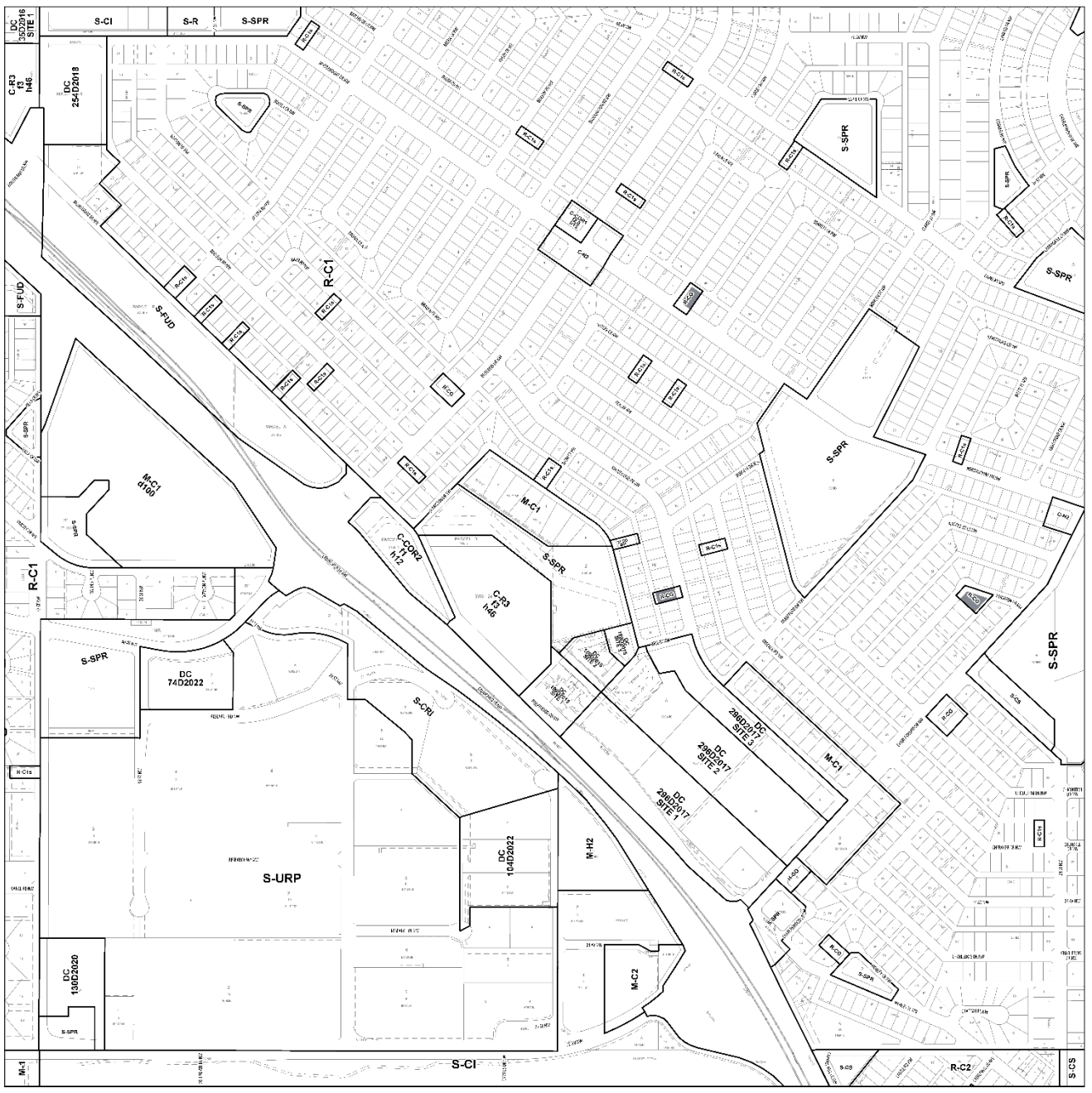
Section Map 29C



PROPOSED

BYLAW NUMBER 27P2026

Section Map 31C



Section Map 32C



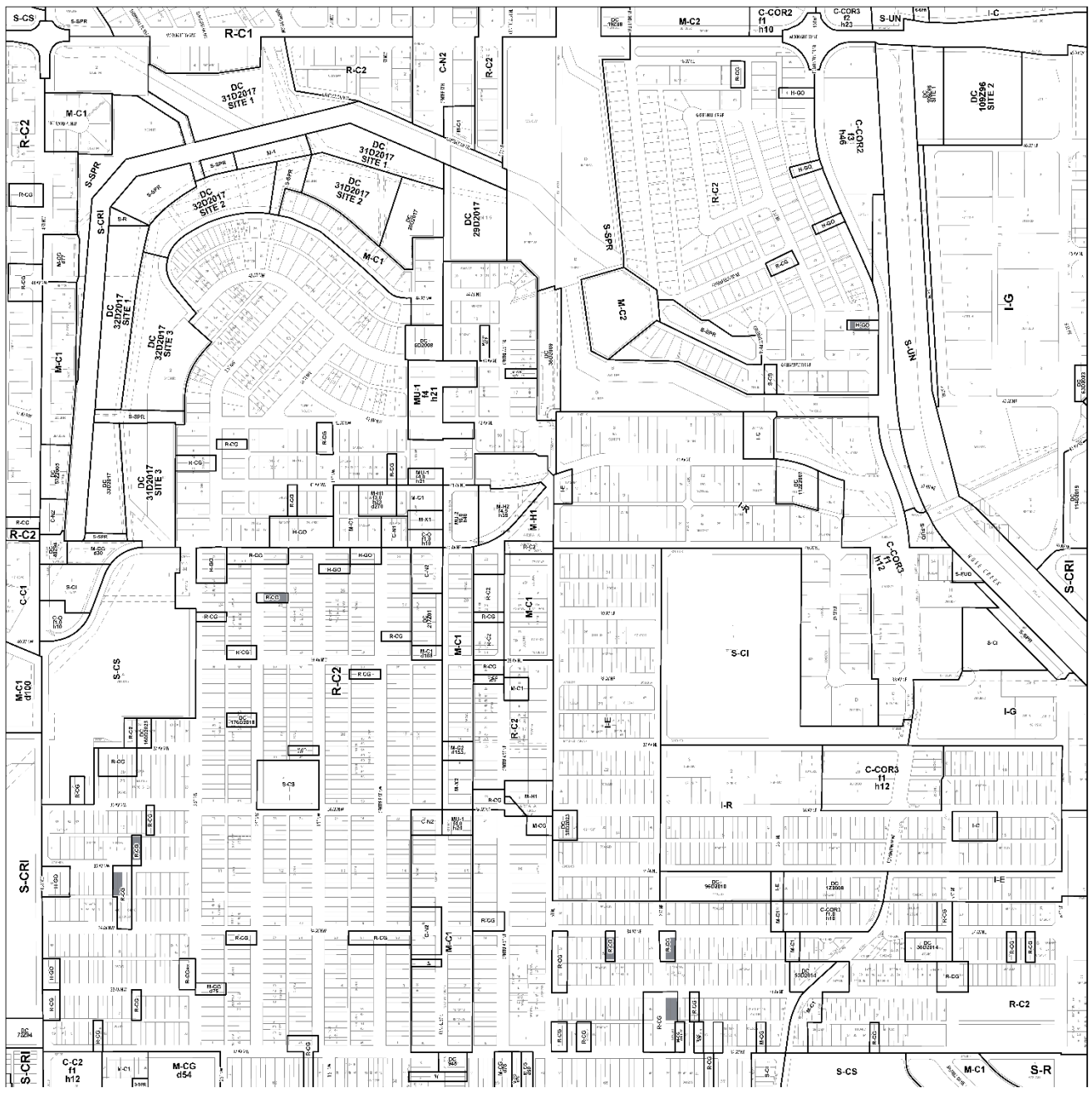
PROPOSED

BYLAW NUMBER 27P2026

Section Map 33C



Section Map 34C



PROPOSED

BYLAW NUMBER 27P2026

Section Map 11S



Section Map 14S



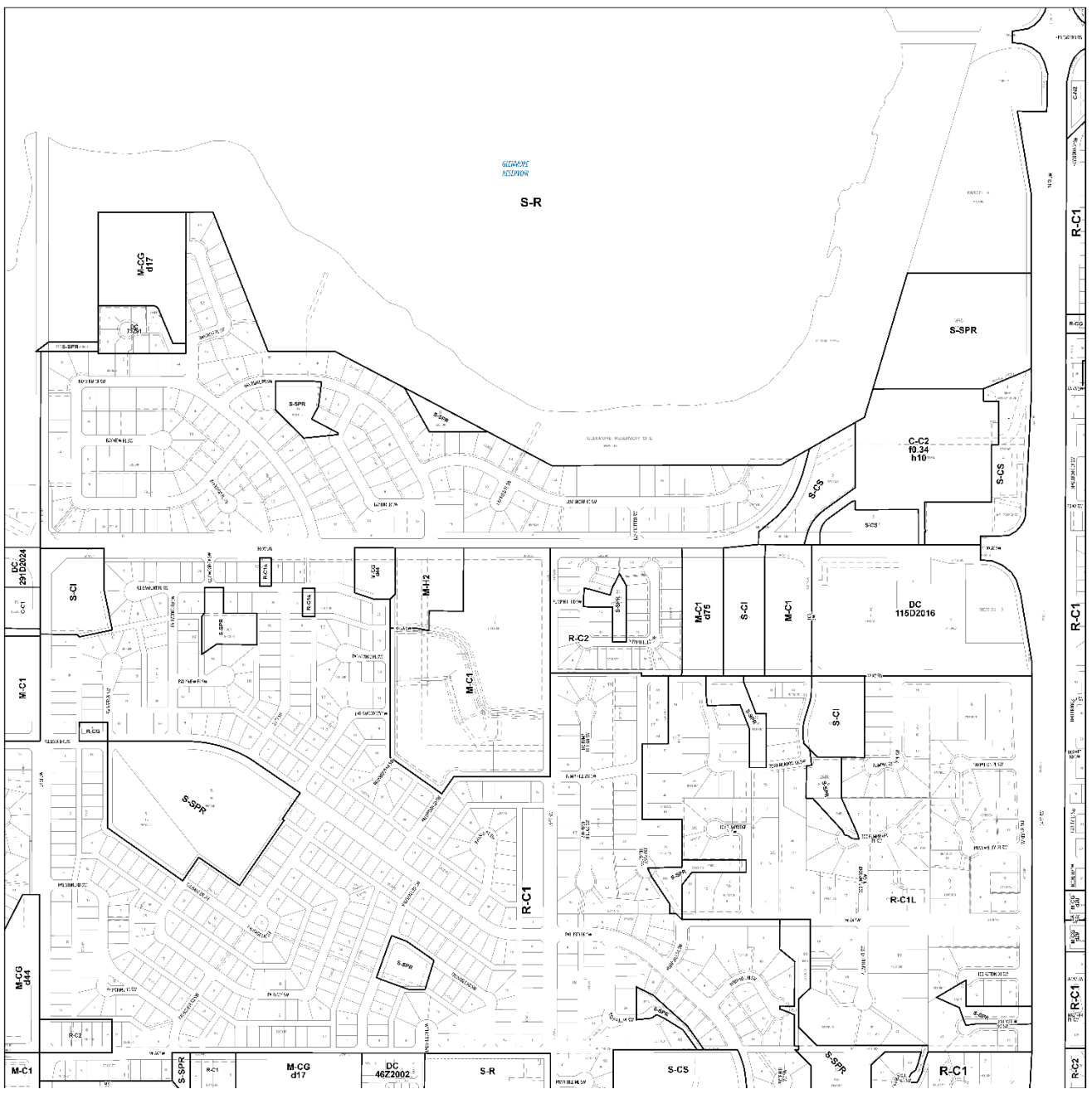
PROPOSED

BYLAW NUMBER 27P2026

Section Map 16S



Section Map 20S



PROPOSED

BYLAW NUMBER 27P2026

Section Map 21S



Section Map 25S



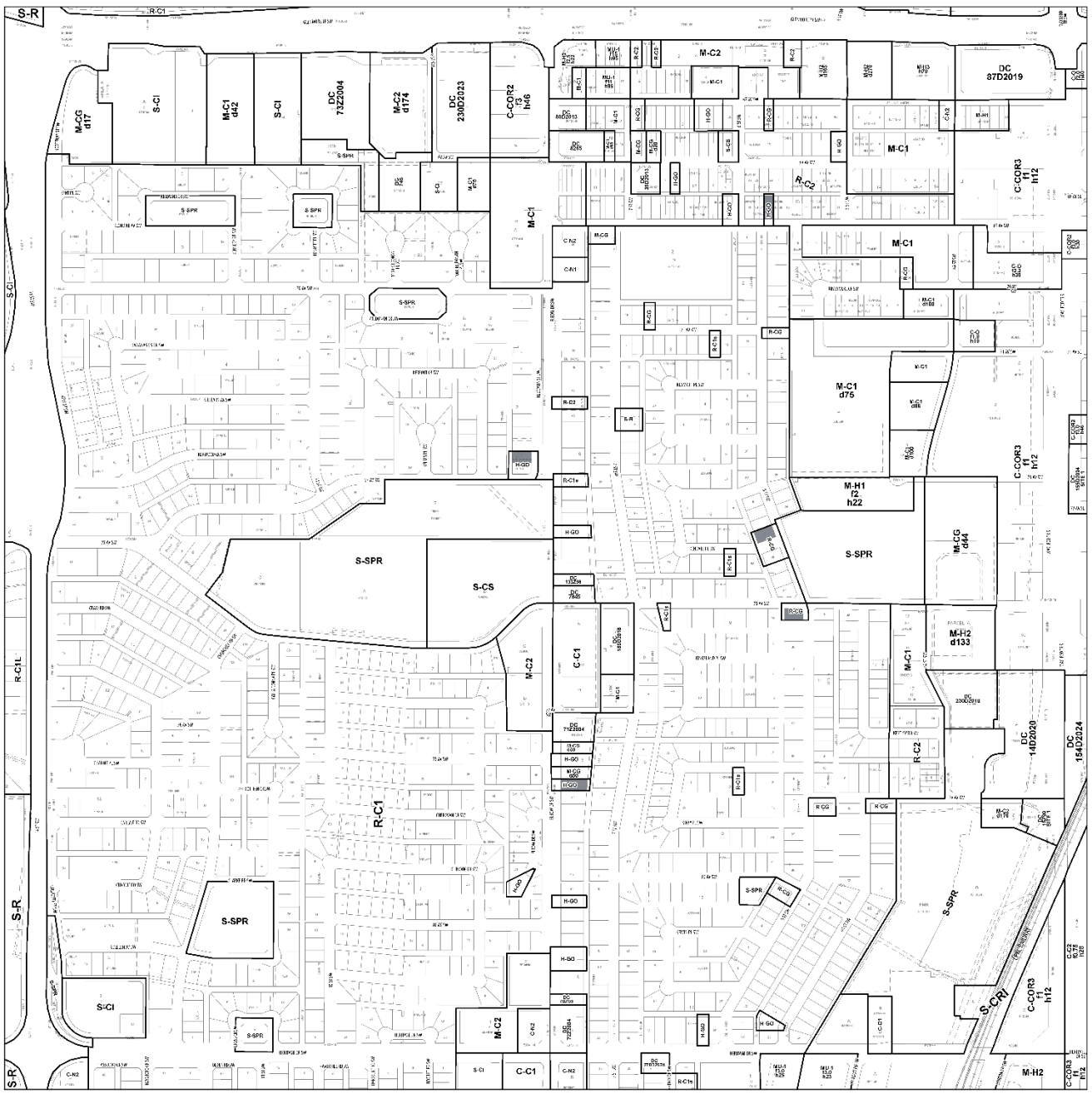
PROPOSED

BYLAW NUMBER 27P2026

Section Map 27S



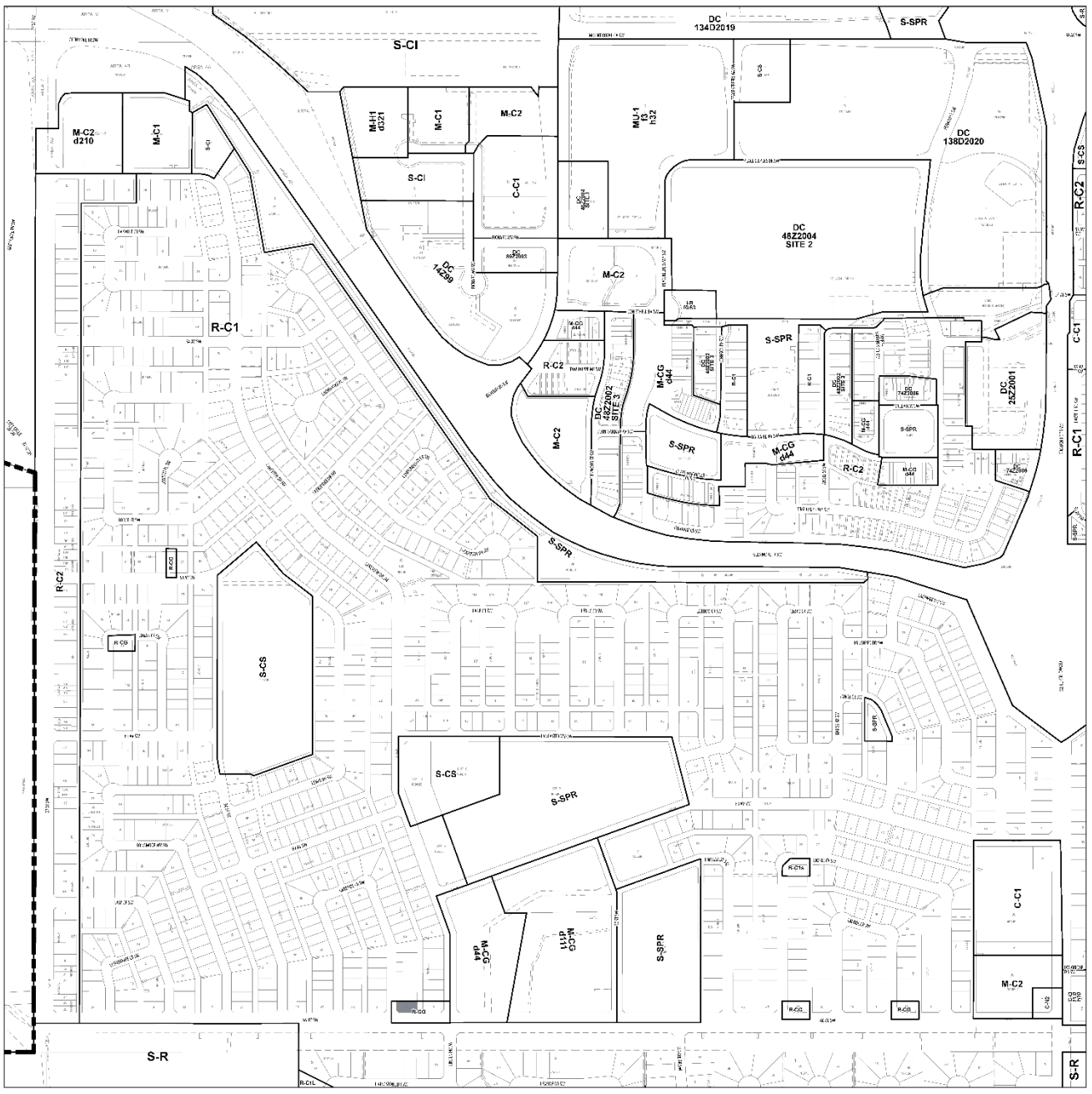
Section Map 28S



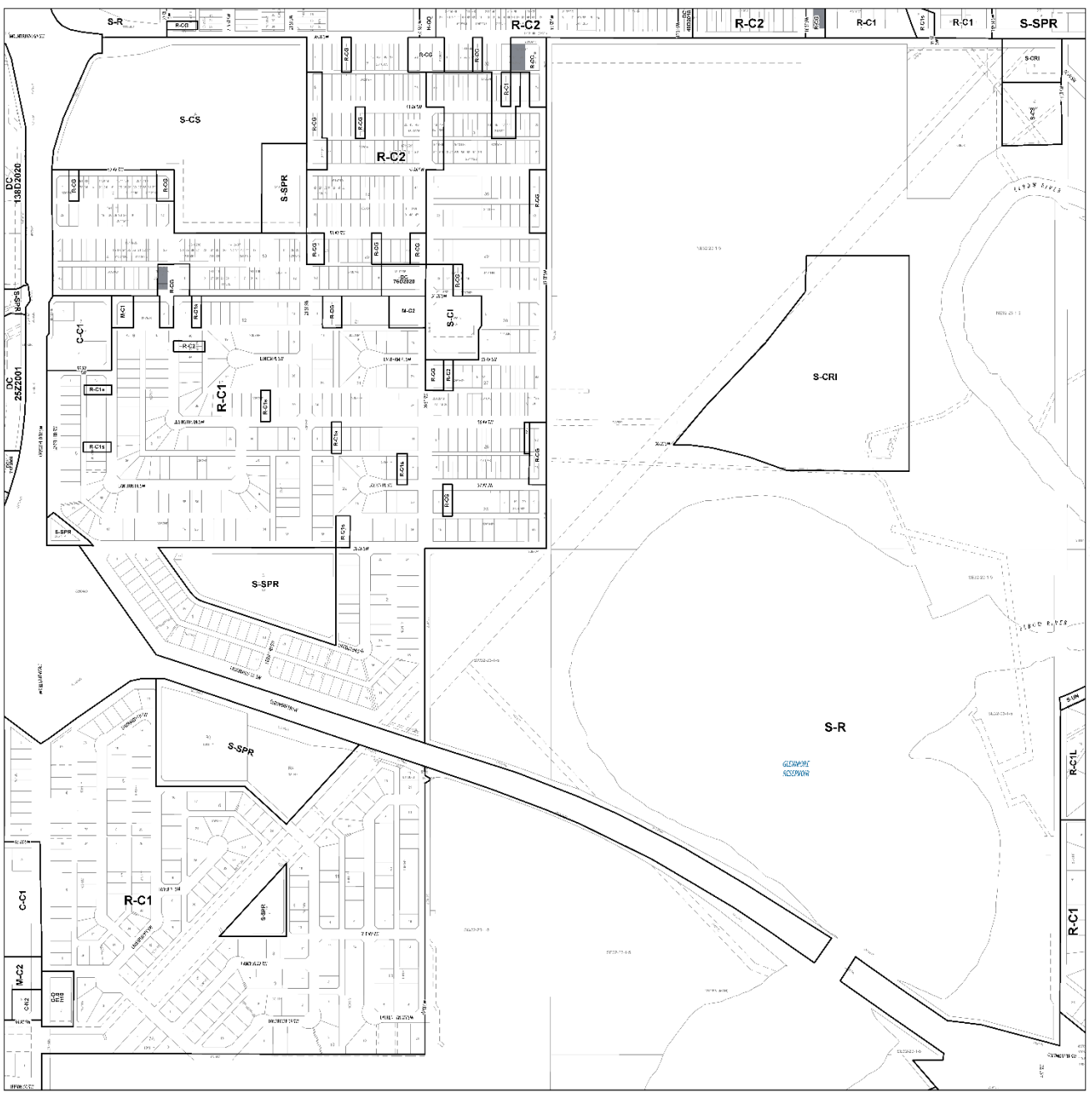
PROPOSED

BYLAW NUMBER 27P2026

Section Map 31S



Section Map 32S



PROPOSED

BYLAW NUMBER 27P2026

Section Map 33S



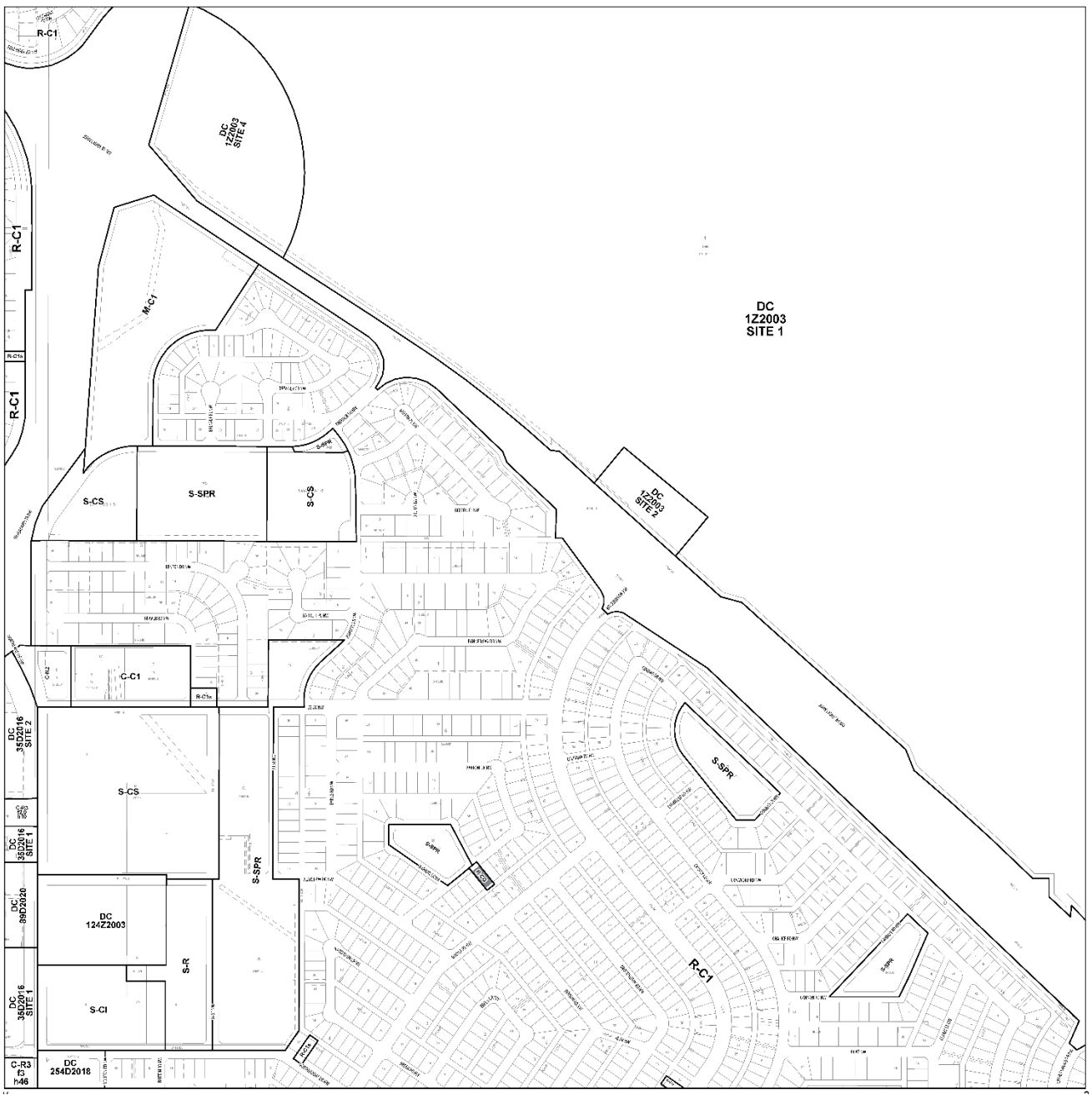
Section Map 4N



PROPOSED

BYLAW NUMBER 27P2026

Section Map 6N



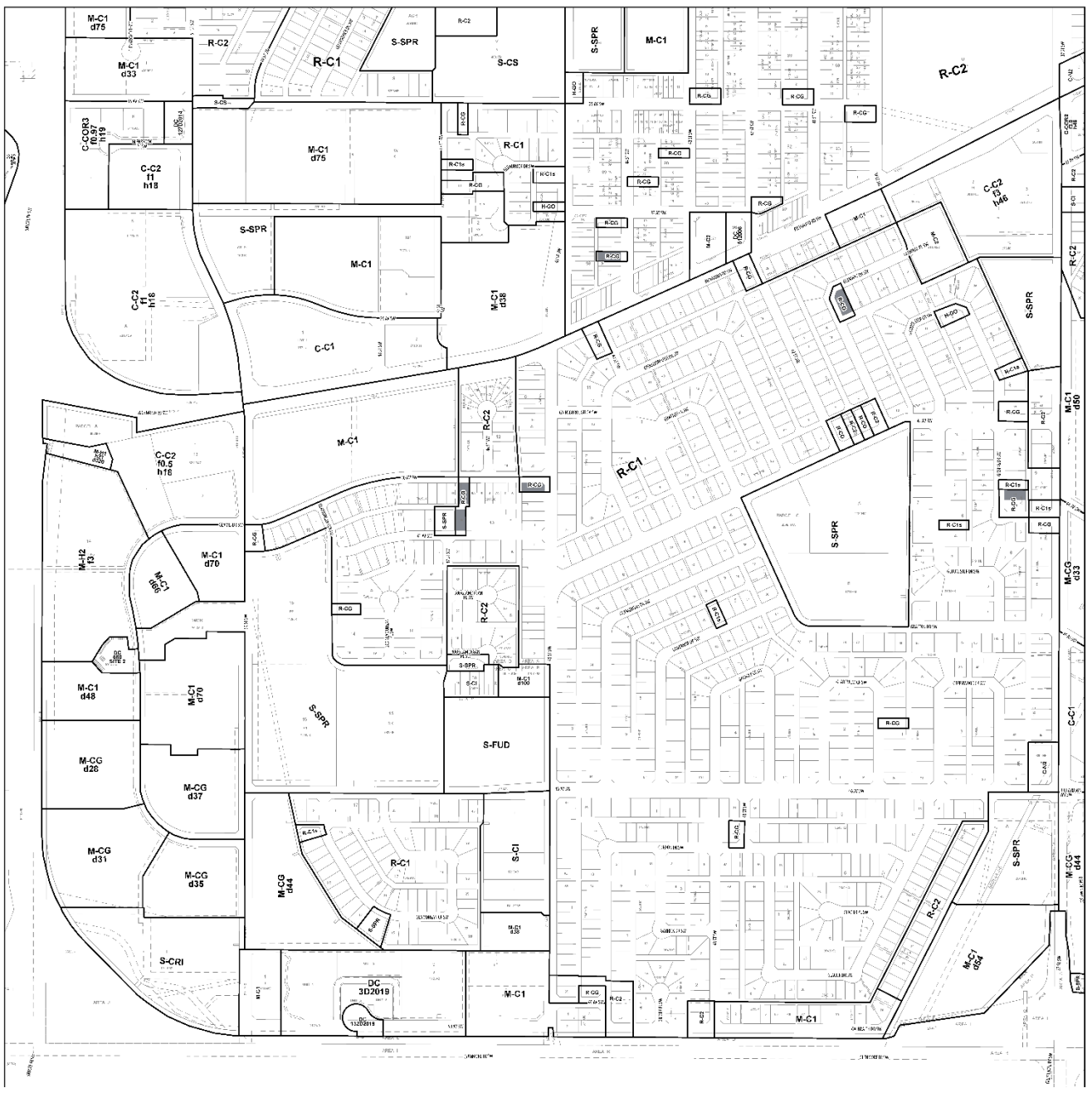
Section Map 33N



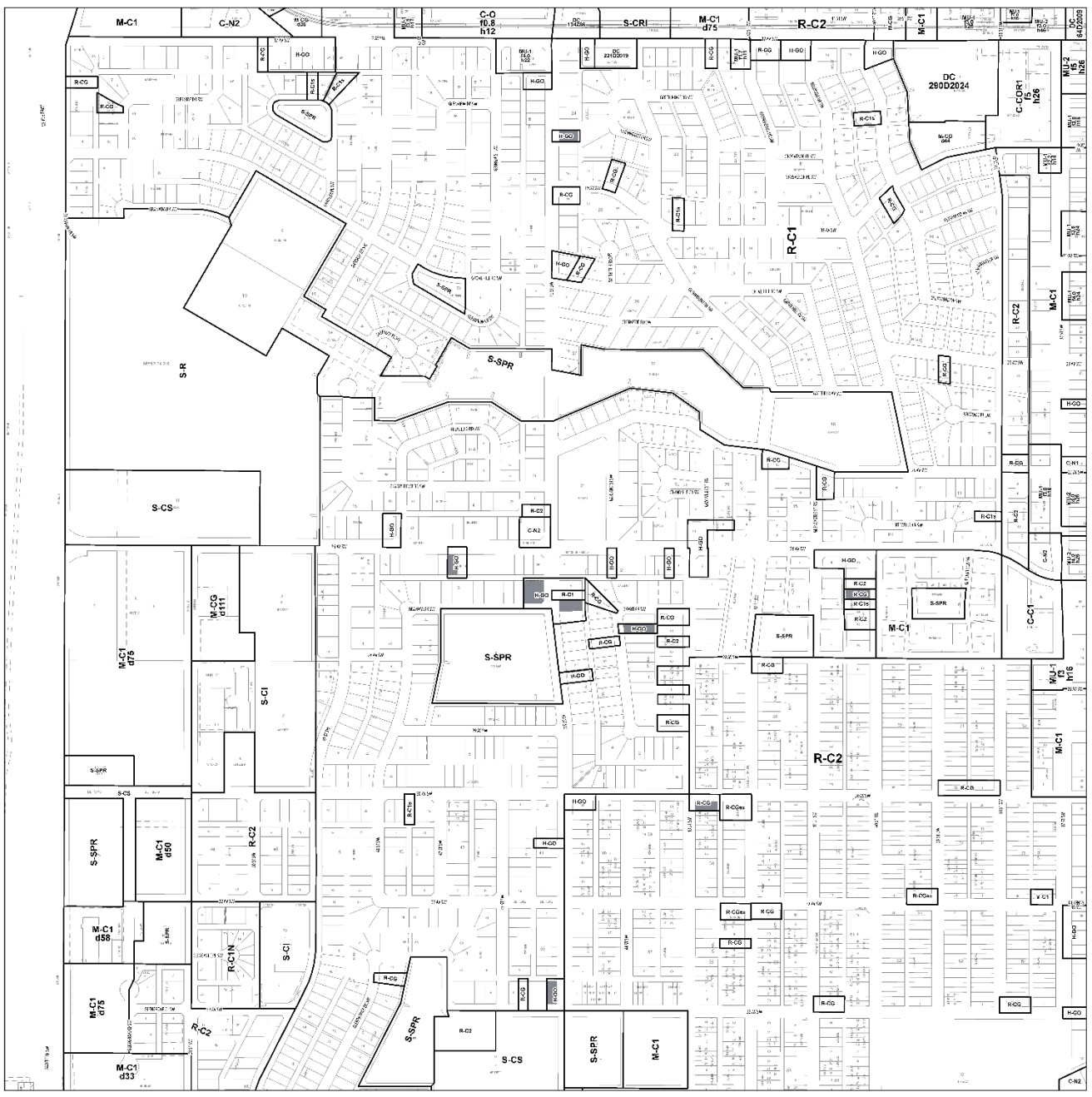
PROPOSED

BYLAW NUMBER 27P2026

Section Map 1W



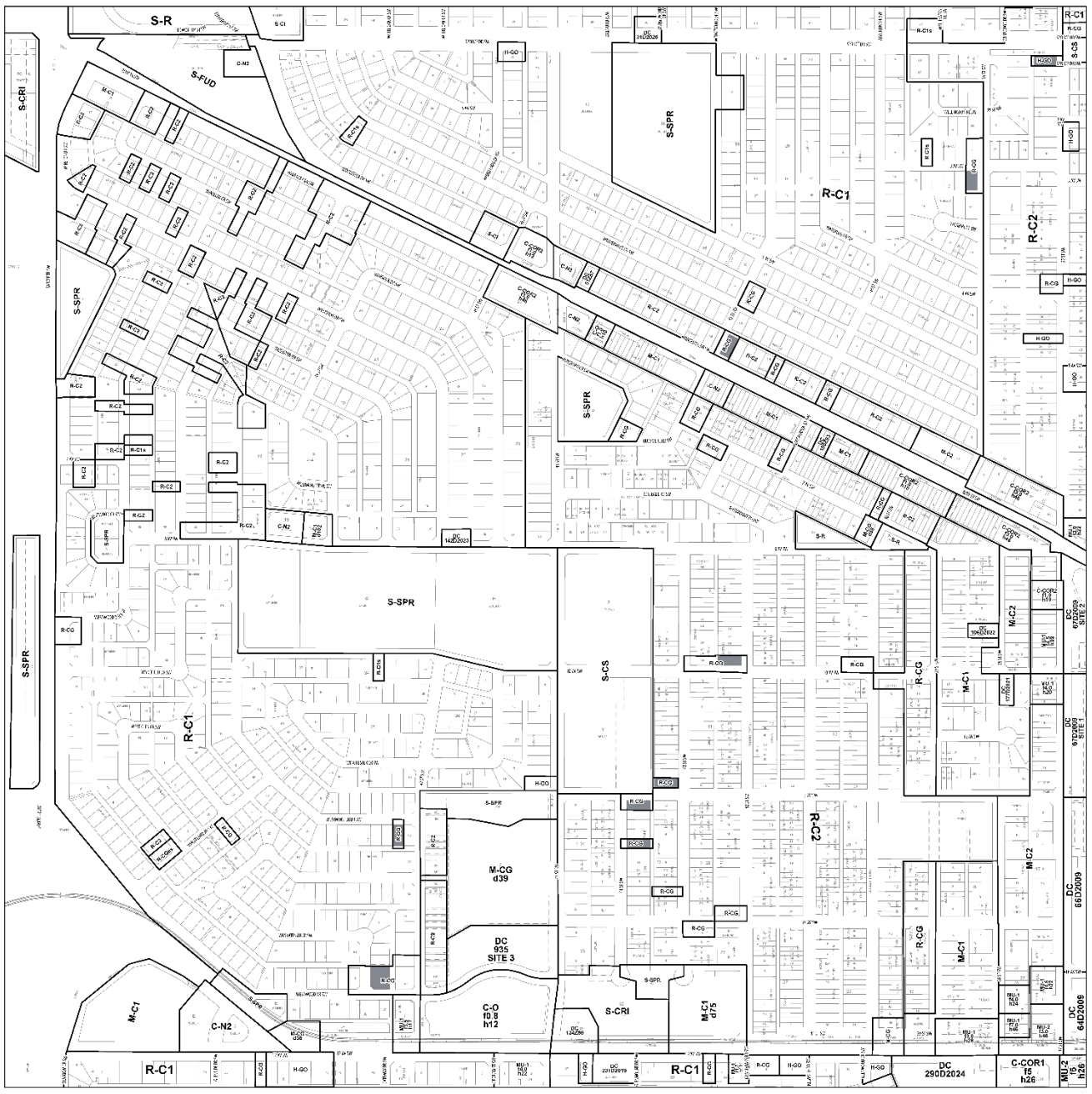
Section Map 12W



PROPOSED

BYLAW NUMBER 27P2026

Section Map 13W



Section Map 25W



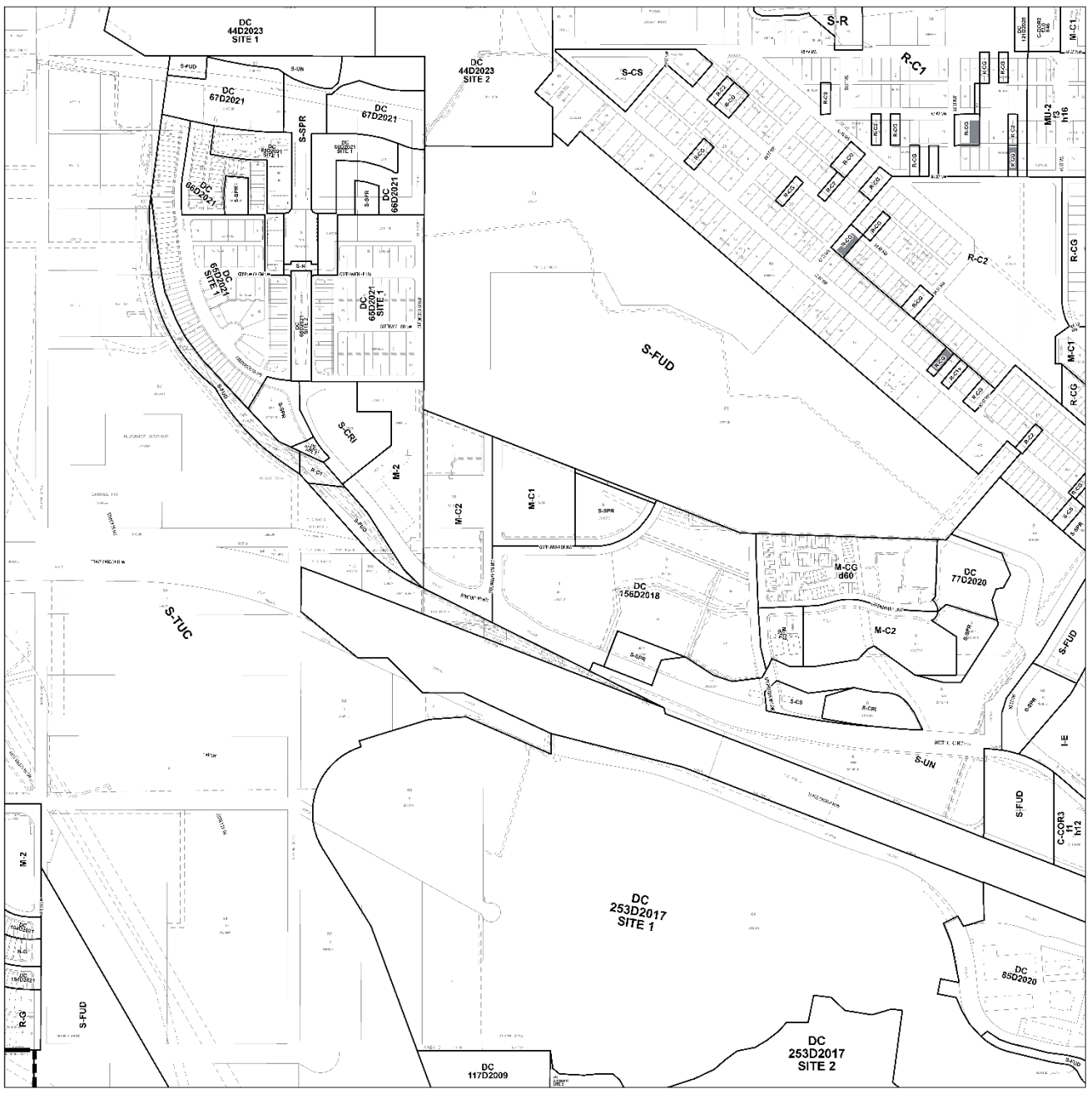
PROPOSED

BYLAW NUMBER 27P2026

Section Map 26W



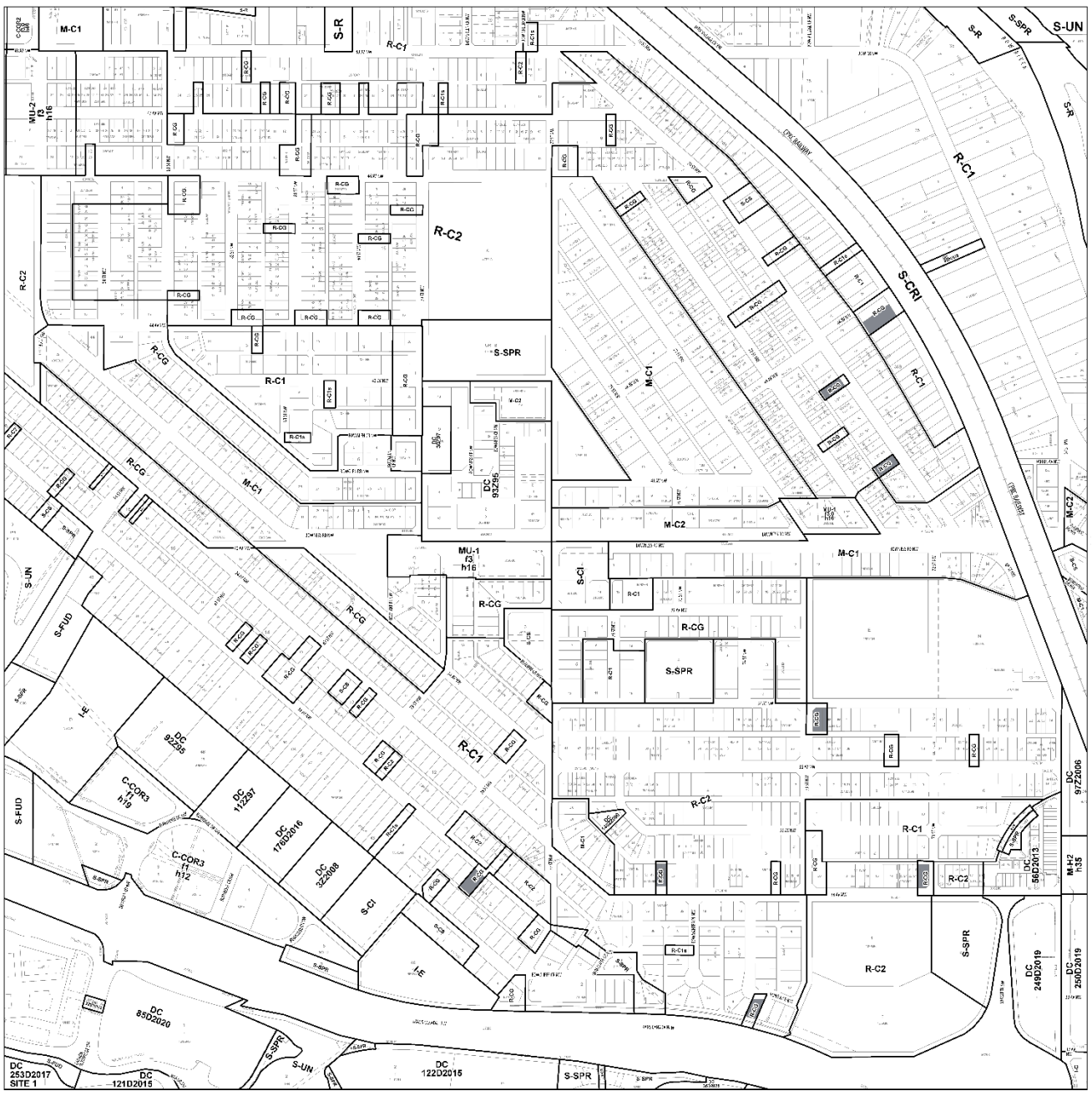
Section Map 33W



PROPOSED

BYLAW NUMBER 27P2026

Section Map 34W



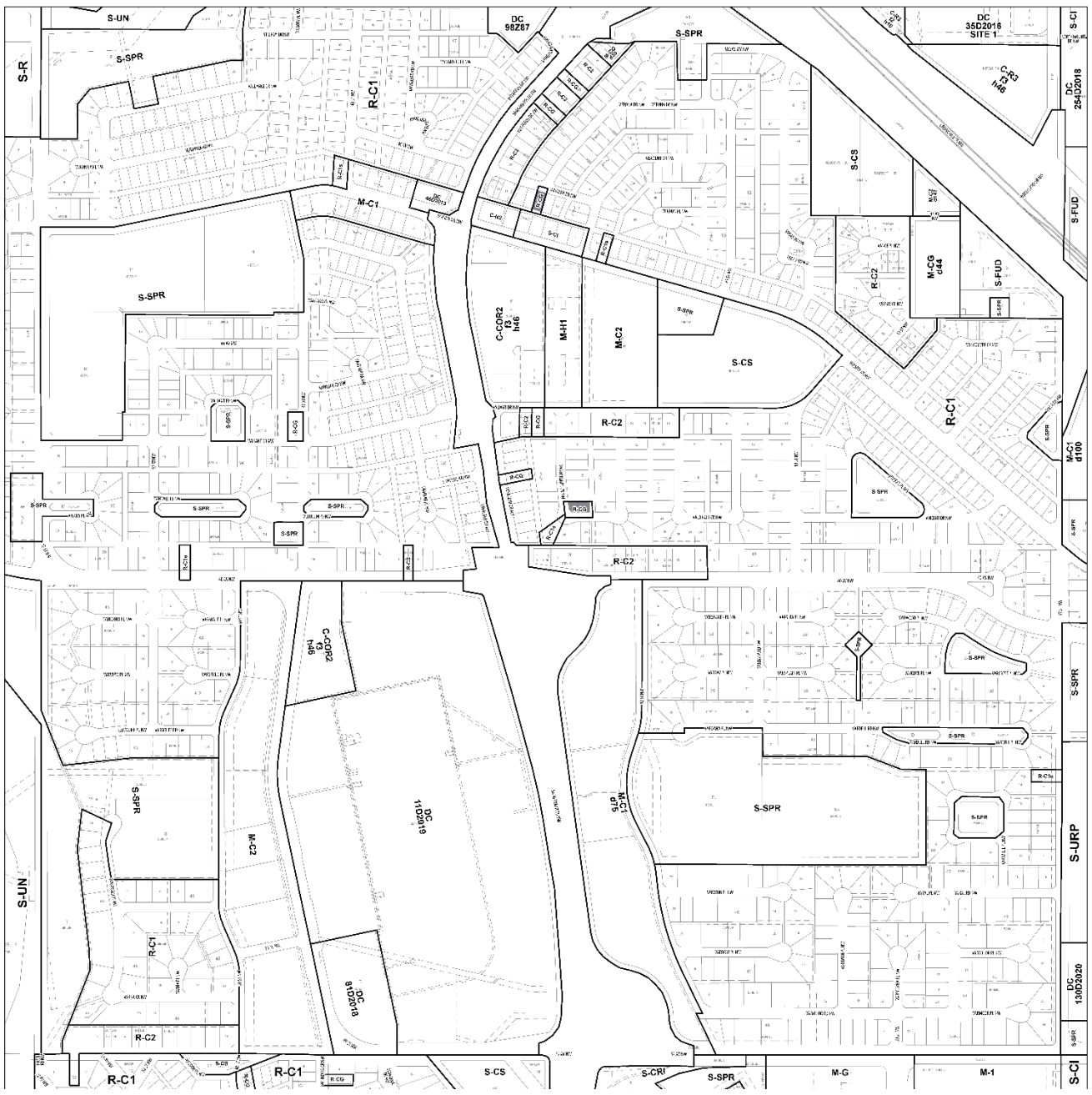
Section Map 35W



PROPOSED

BYLAW NUMBER 27P2026

Section Map 36W



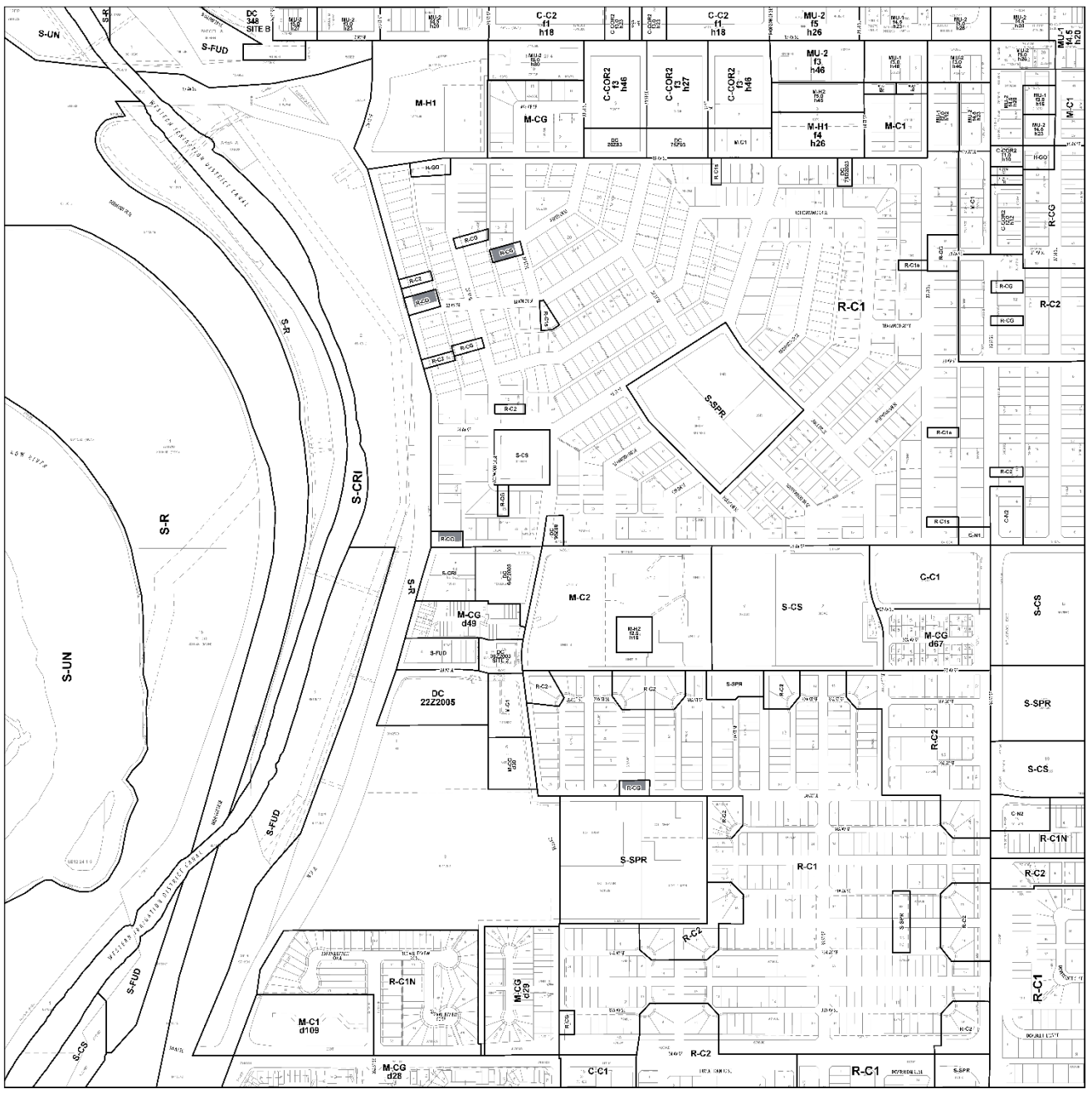
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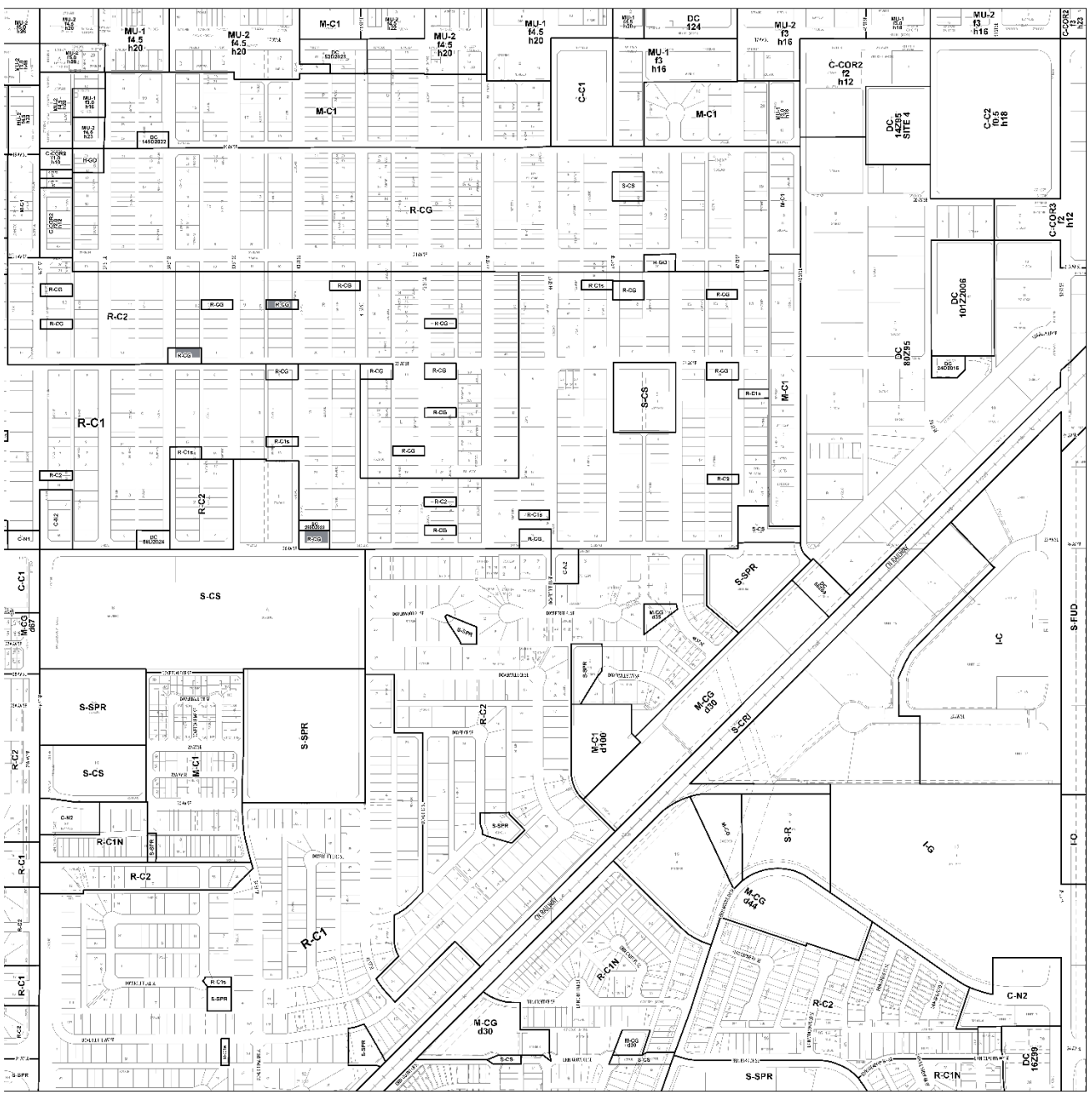
PROPOSED

BYLAW NUMBER 27P2026

Section Map 9E



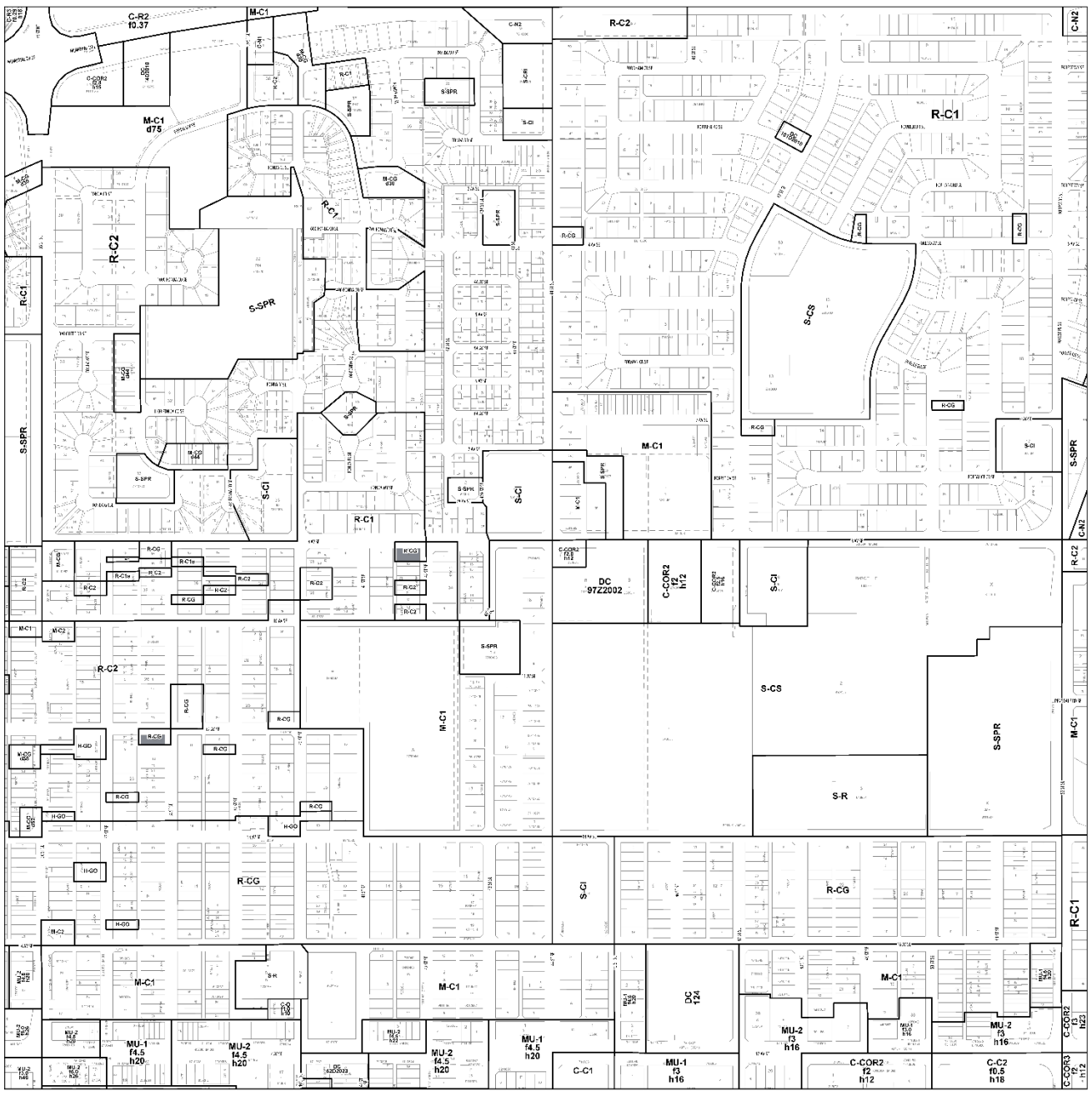
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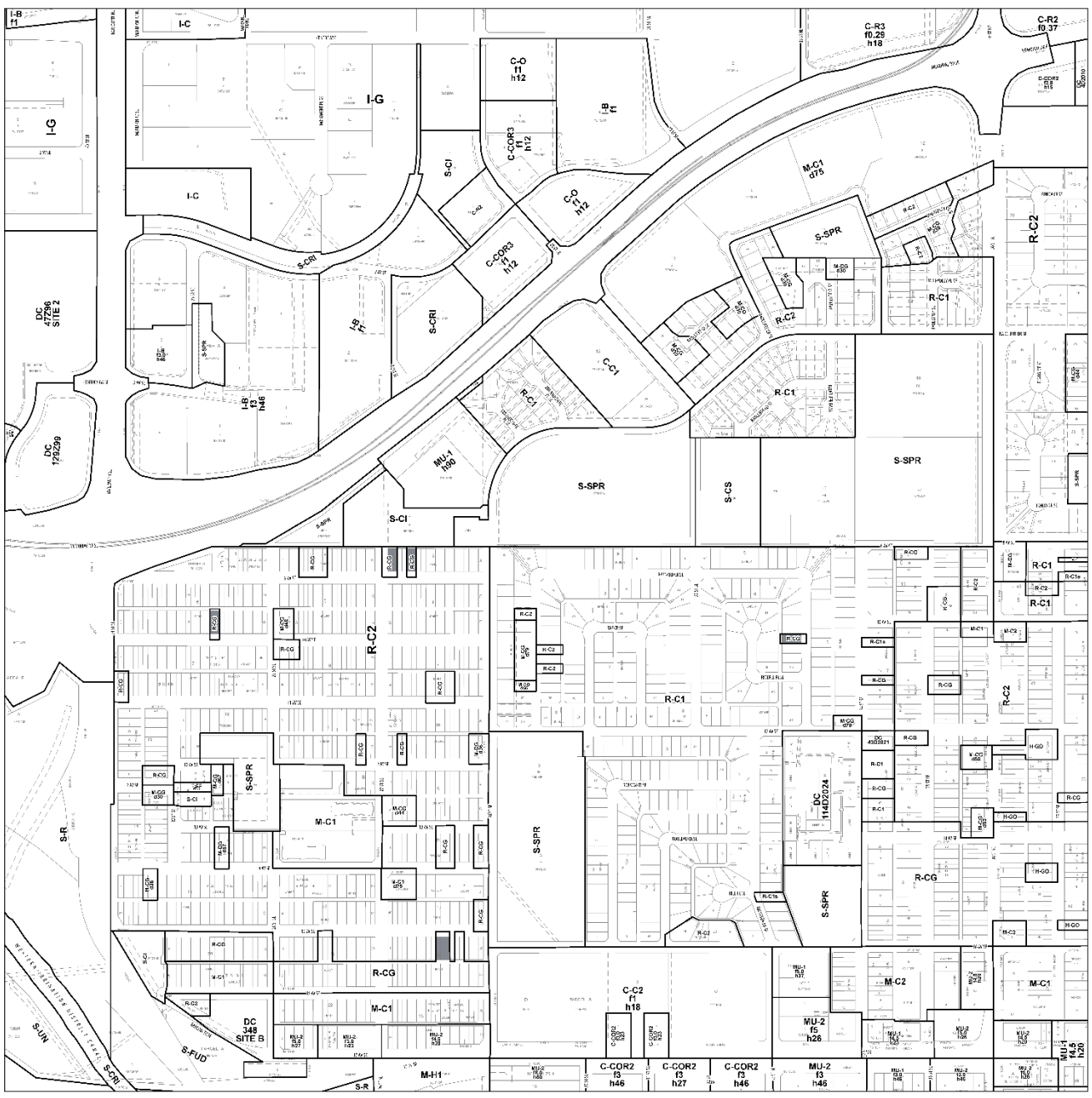
PROPOSED

BYLAW NUMBER 27P2026

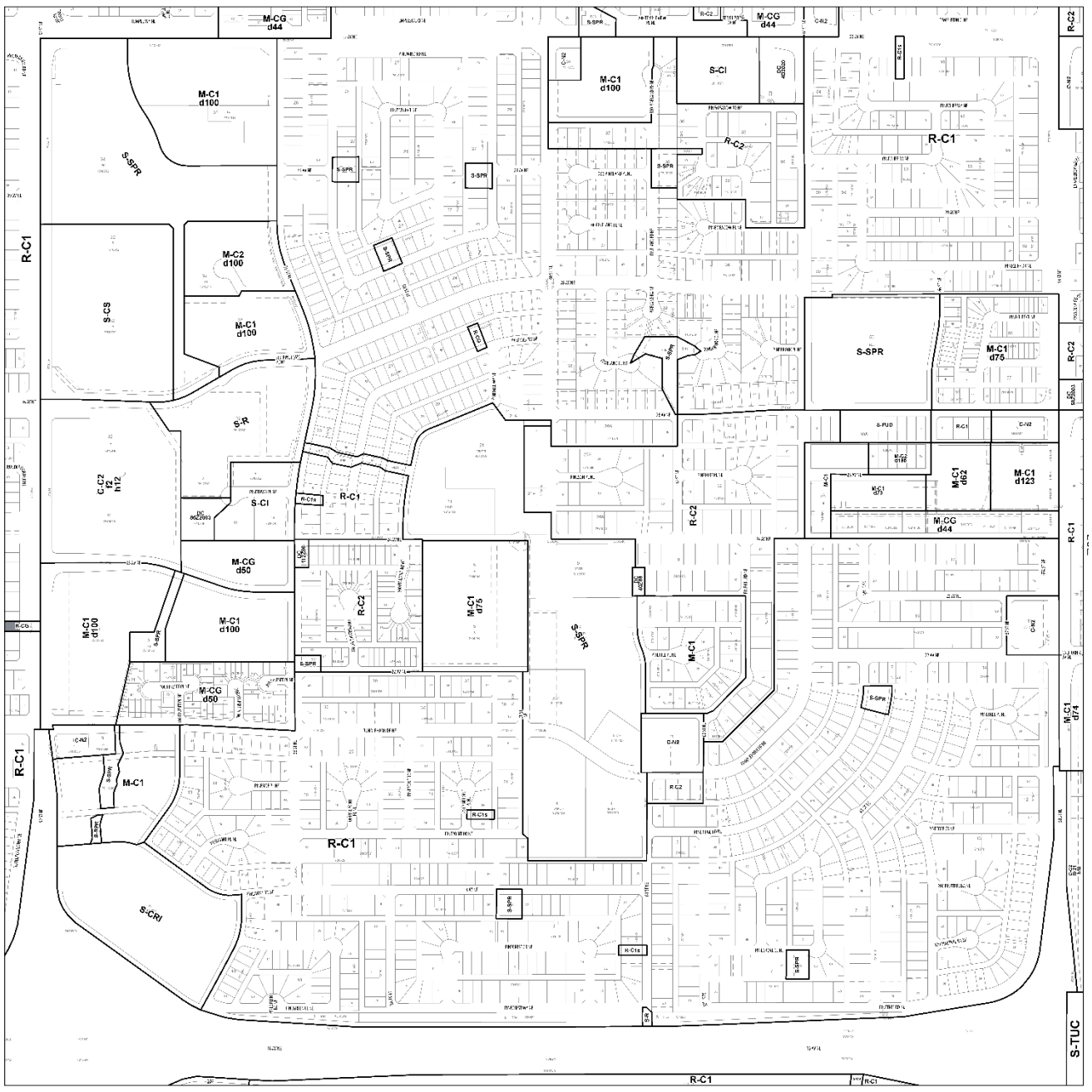
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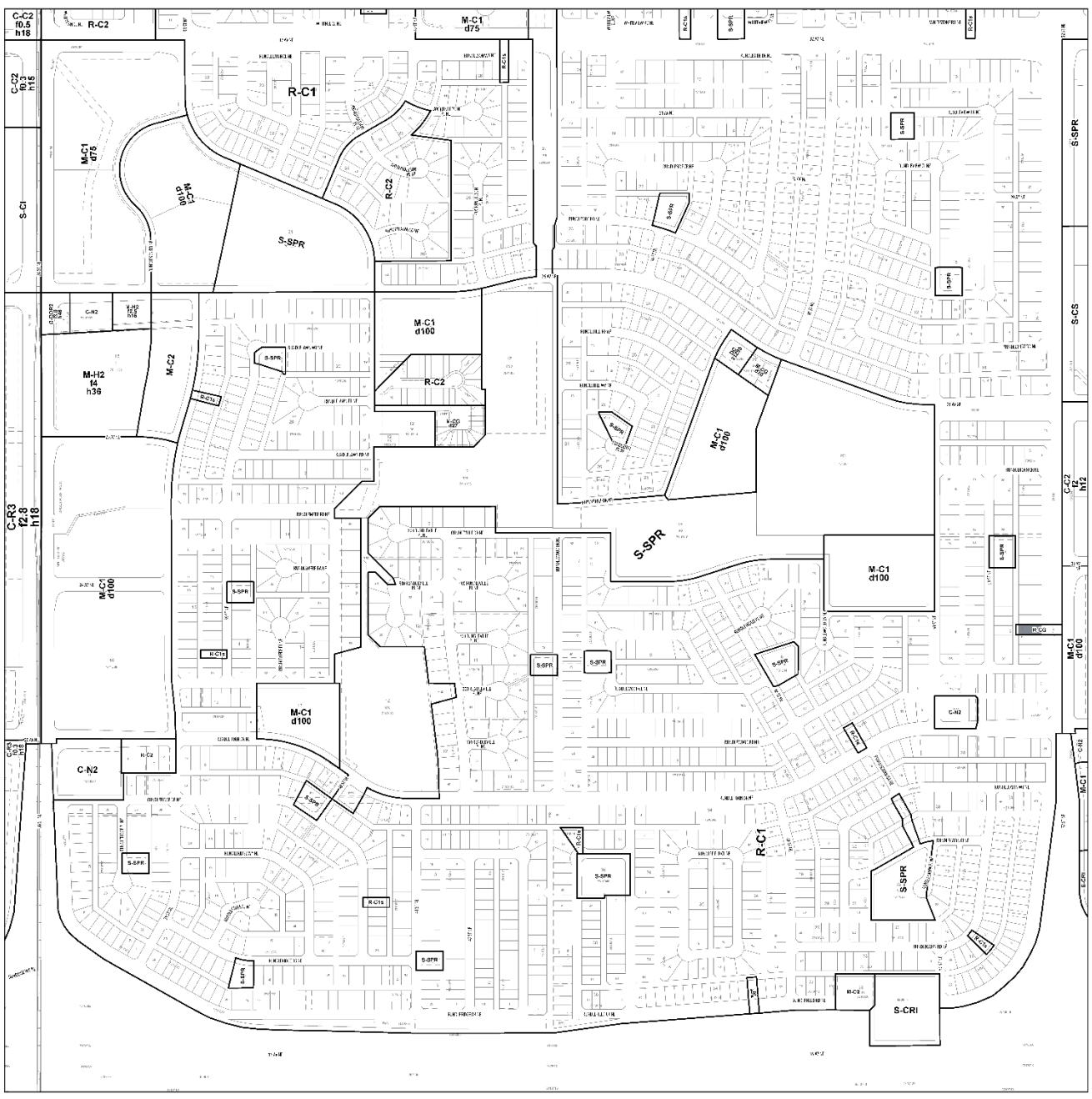
Section Map 16E



Section Map 26E



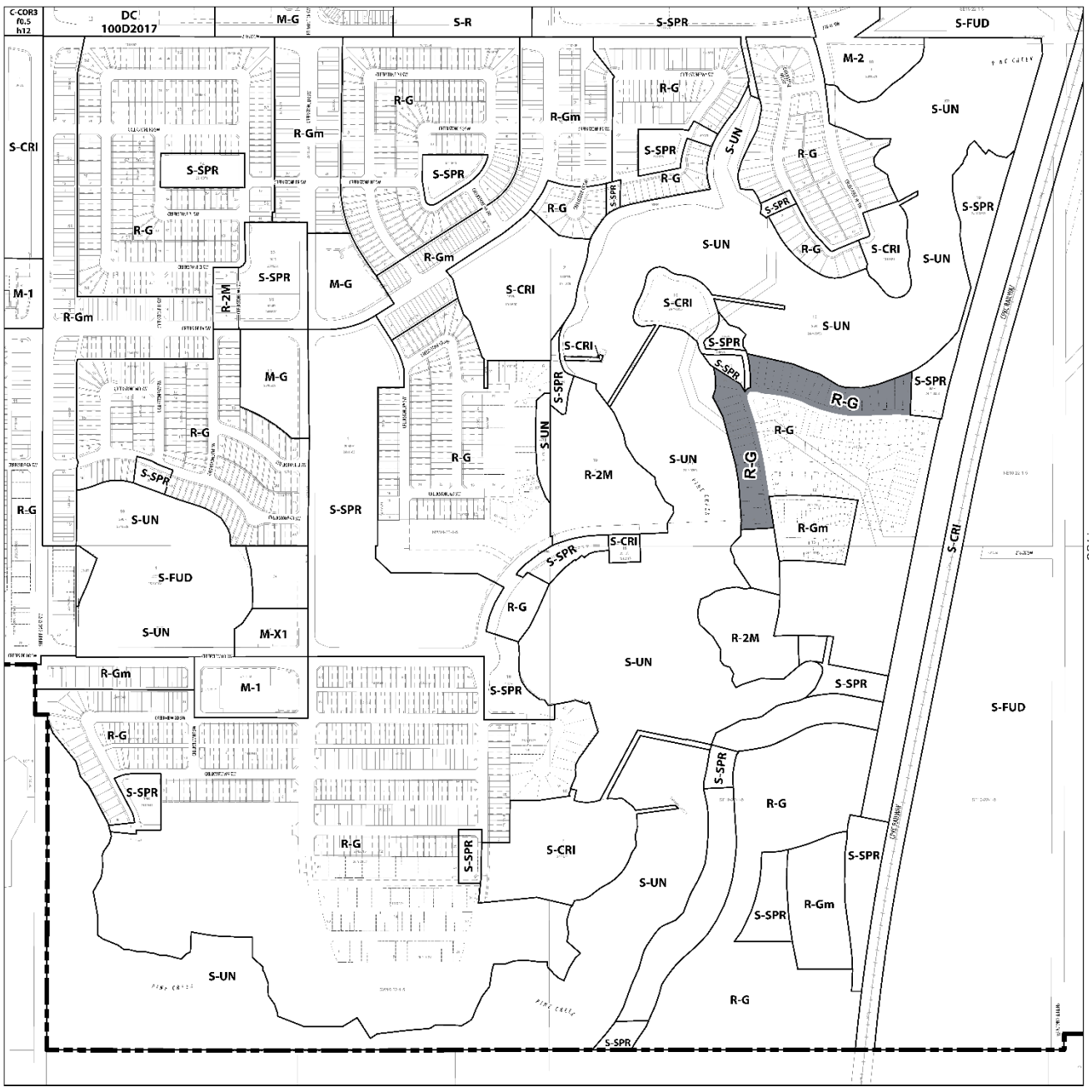
Section Map 27E



PROPOSED

BYLAW NUMBER 27P2026

Section Map 10SS



Section Map 28SE



PROPOSED

BYLAW NUMBER 27P2026

Section Map 8SSE



Section Map 1NW



PROPOSED

BYLAW NUMBER 27P2026

Section Map 12NW



PROPOSED

C2026-0416
ATTACHMENT 2

BYLAW NUMBER 28P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (C2026-0416)

* *

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 Schedules A-1, to A-28 to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedules B-1 to B-28 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 2026 August 04.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

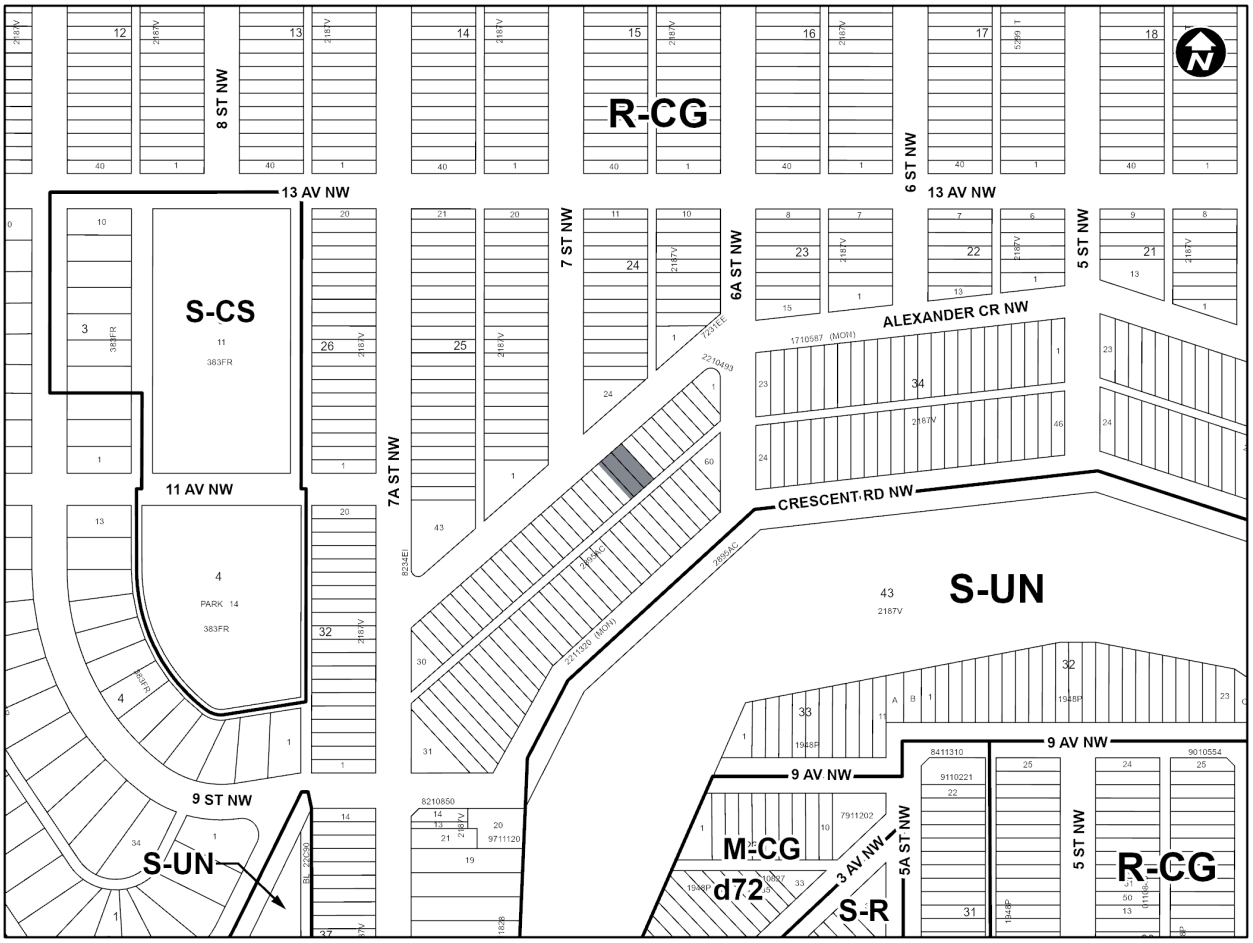
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

BYLAW NUMBER 28P2026

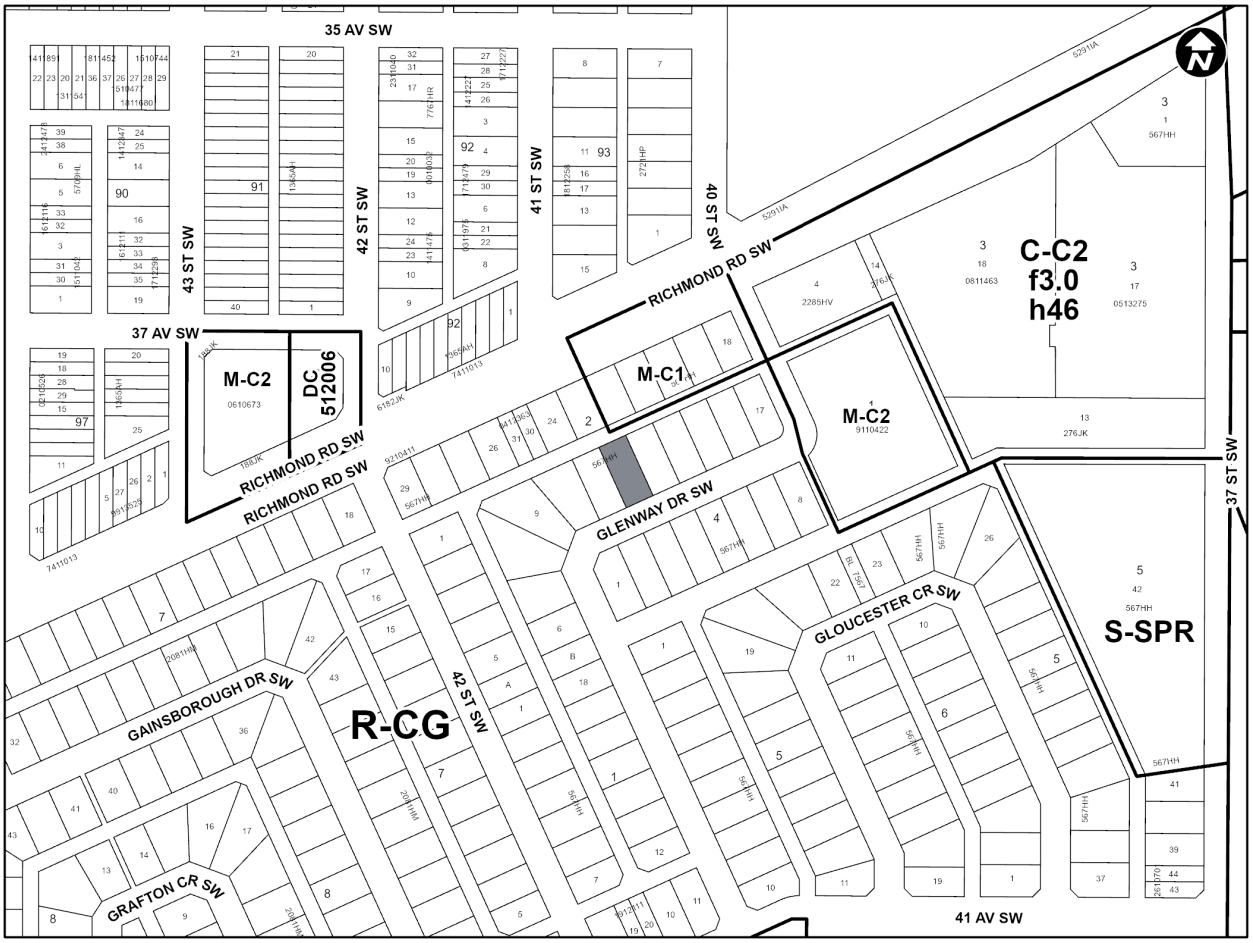
SCHEDULE A-1



PROPOSED

BYLAW NUMBER 28P2026

SCHEDULE A-2



PROPOSED

BYLAW NUMBER 28P2026

SCHEDULE A-3



PROPOSED

BYLAW NUMBER 28P2026

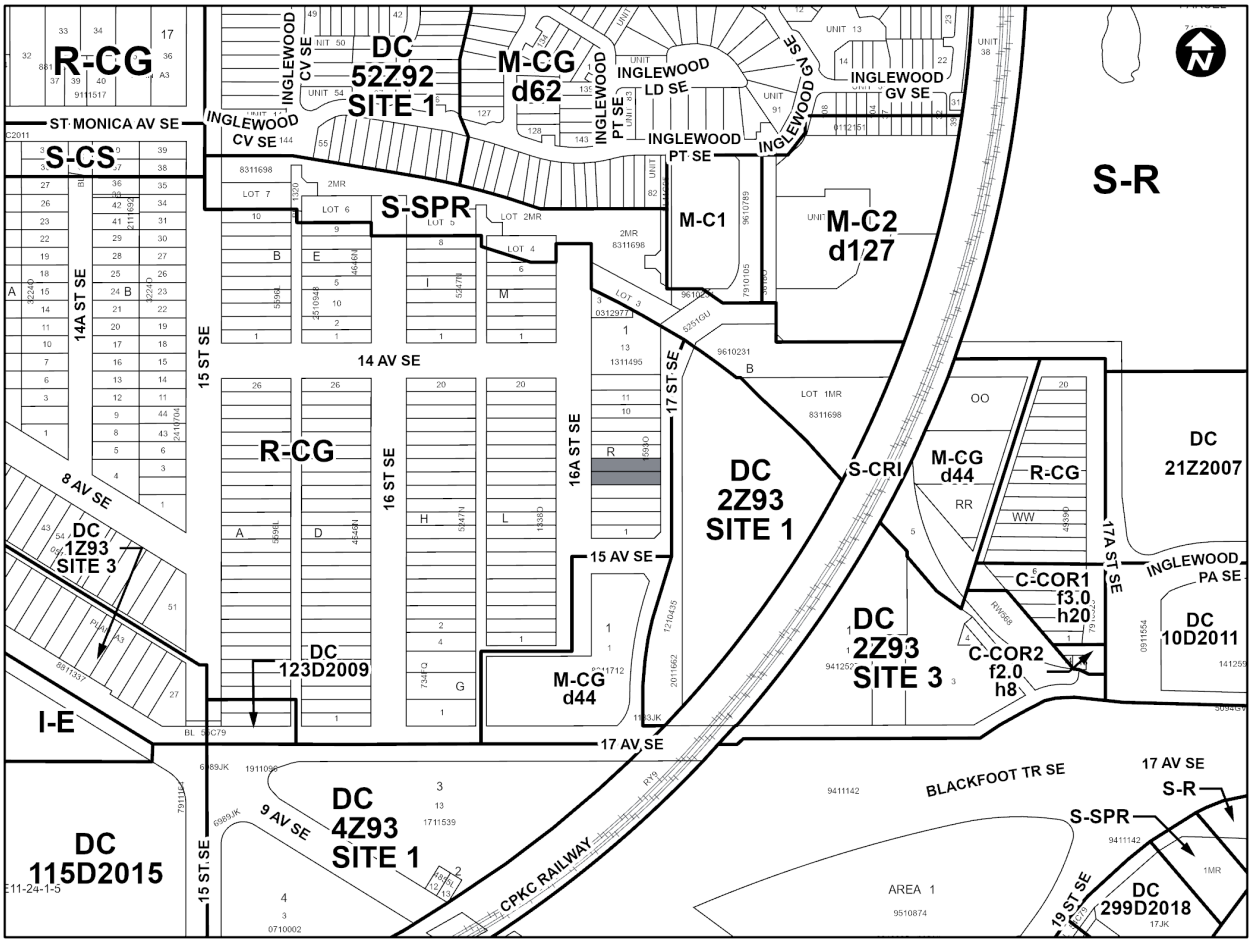
SCHEDULE A-4



PROPOSED

BYLAW NUMBER 28P2026

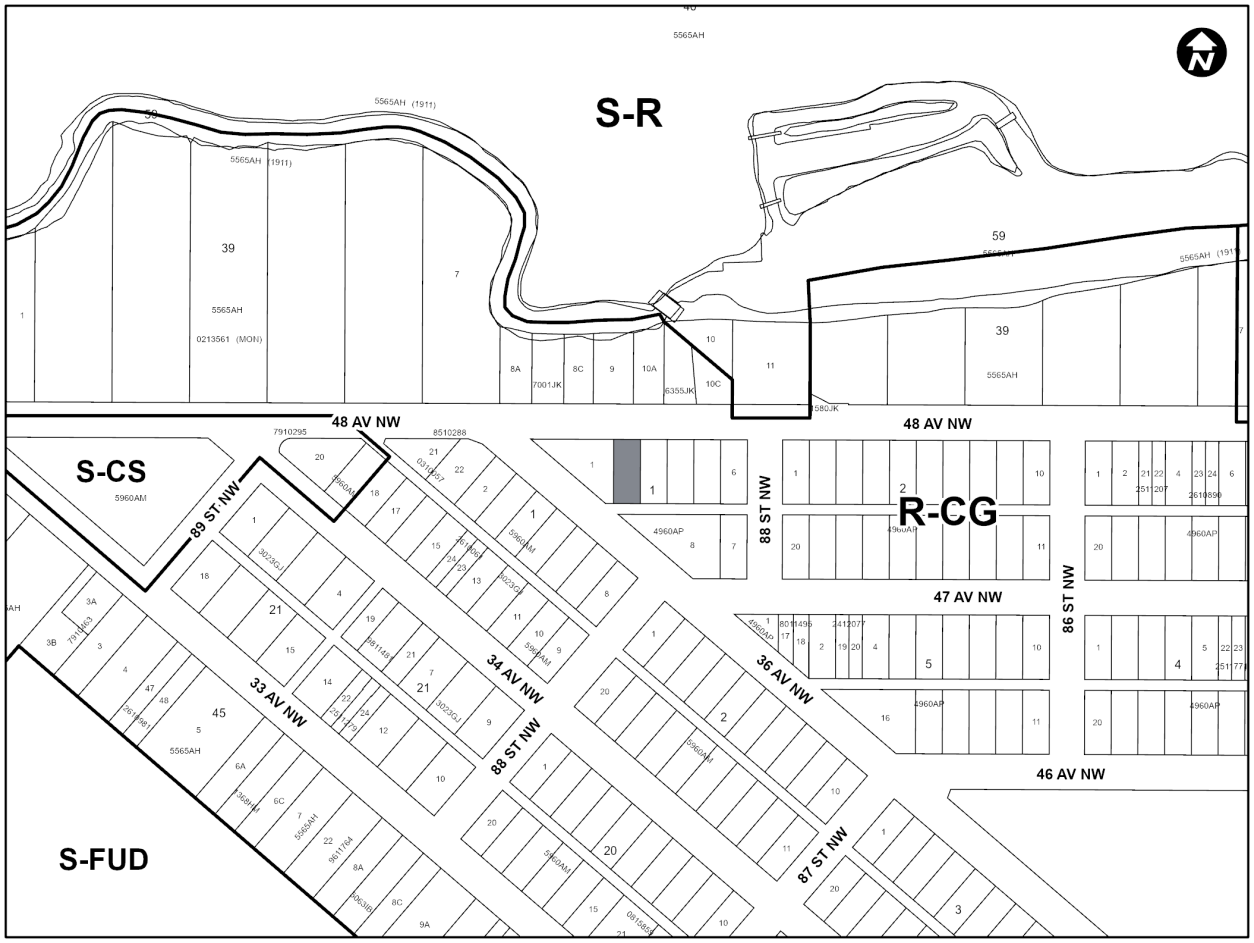
SCHEDULE A-5



PROPOSED

BYLAW NUMBER 28P2026

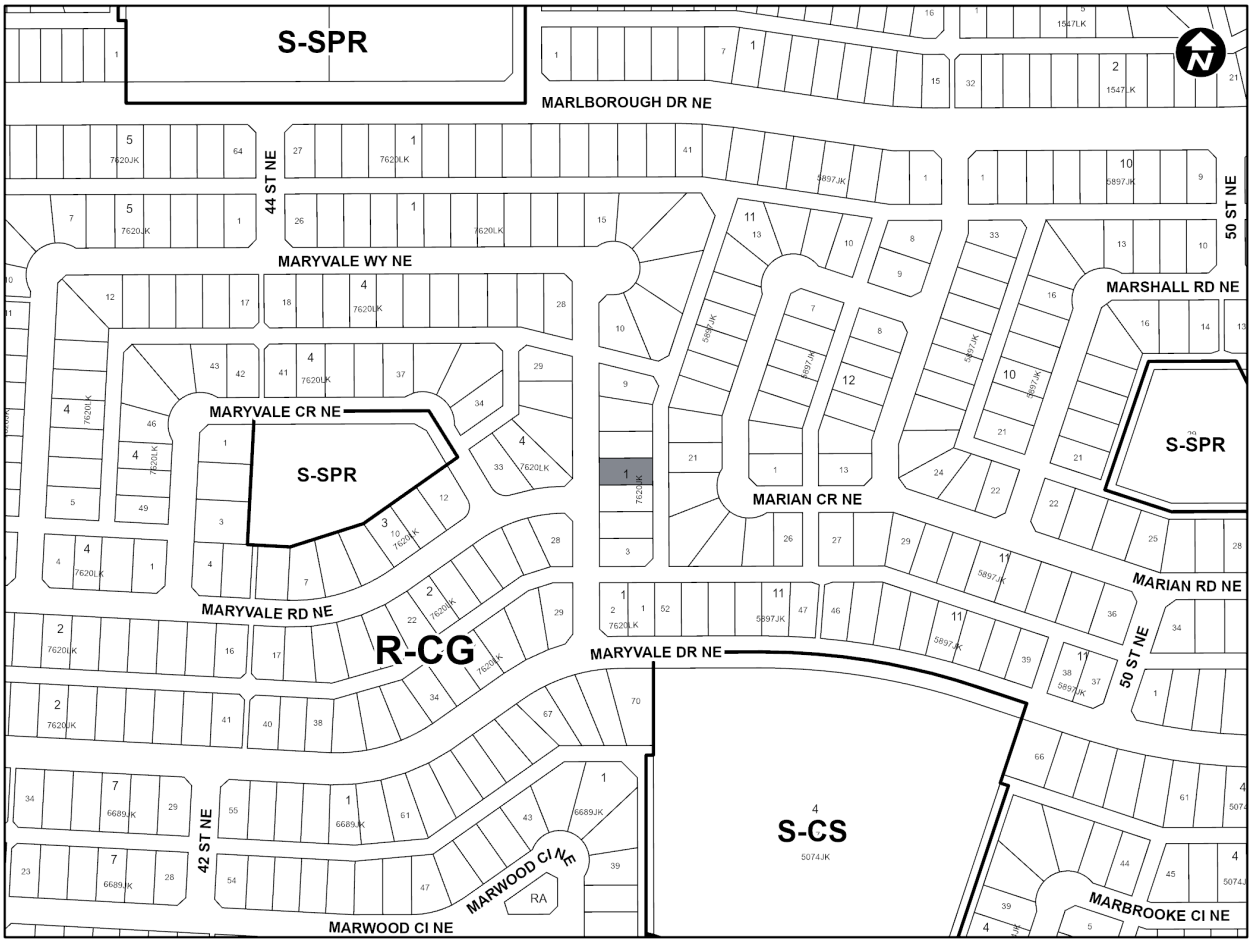
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PROPOSED

BYLAW NUMBER 28P2026

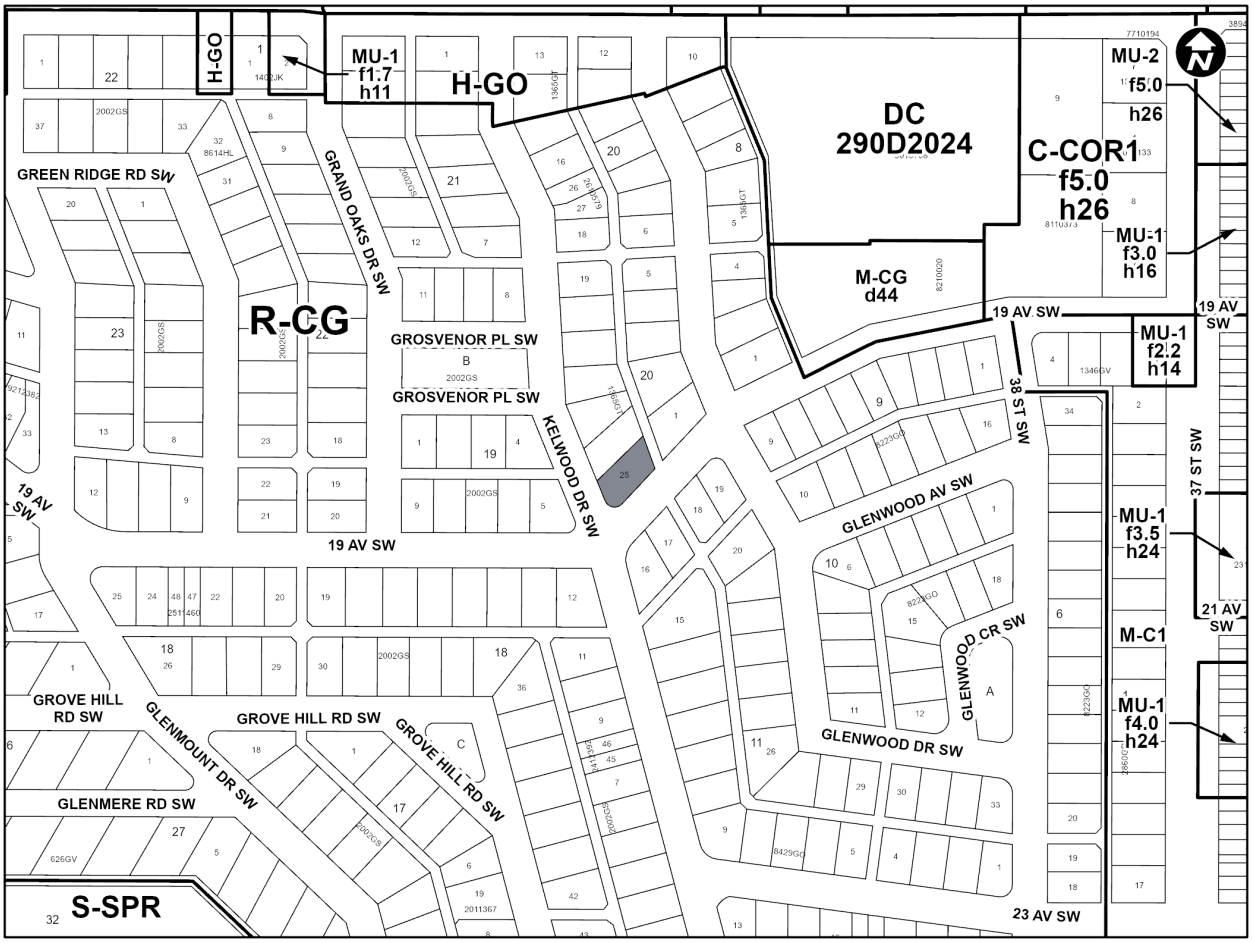
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PROPOSED

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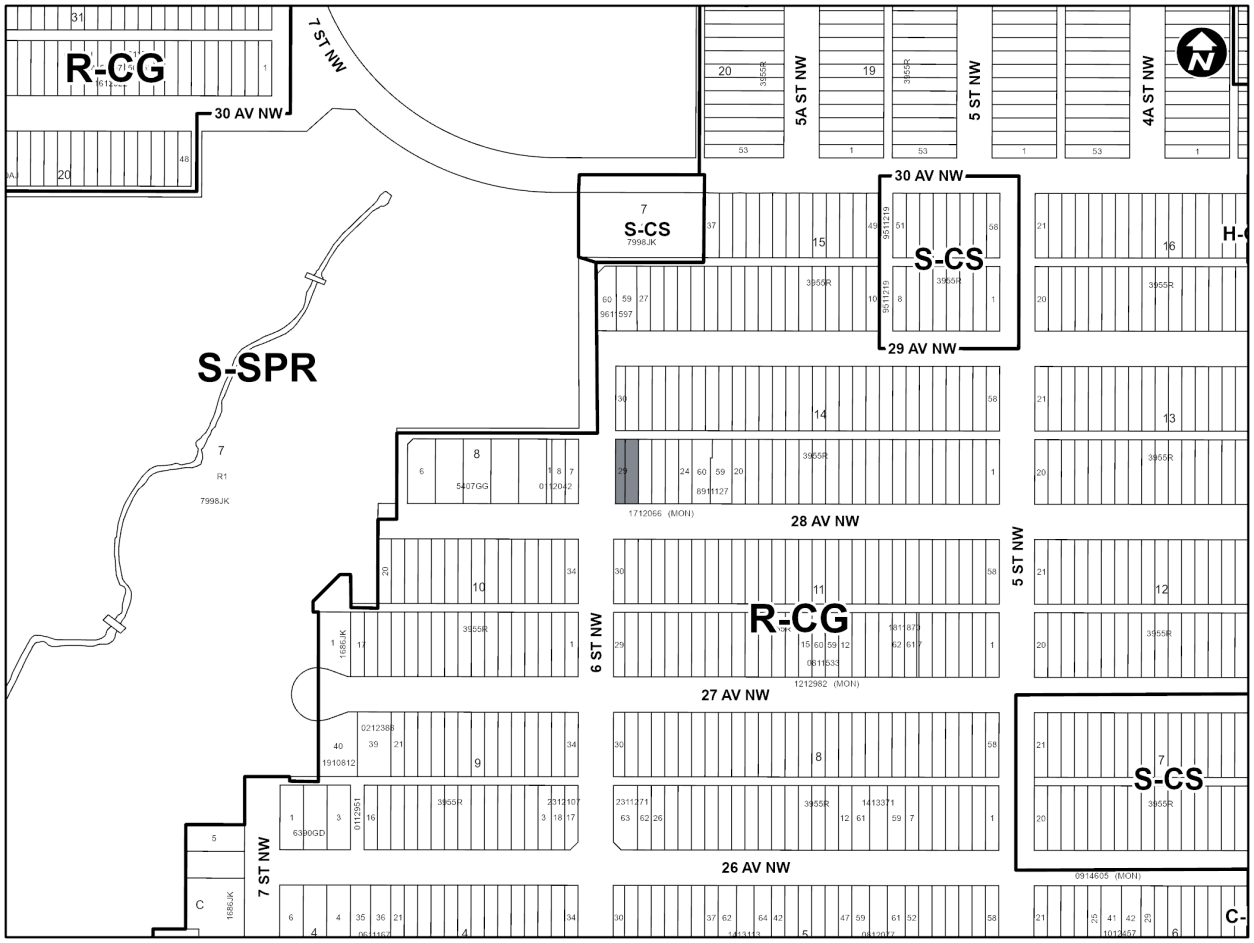
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PROPOSED

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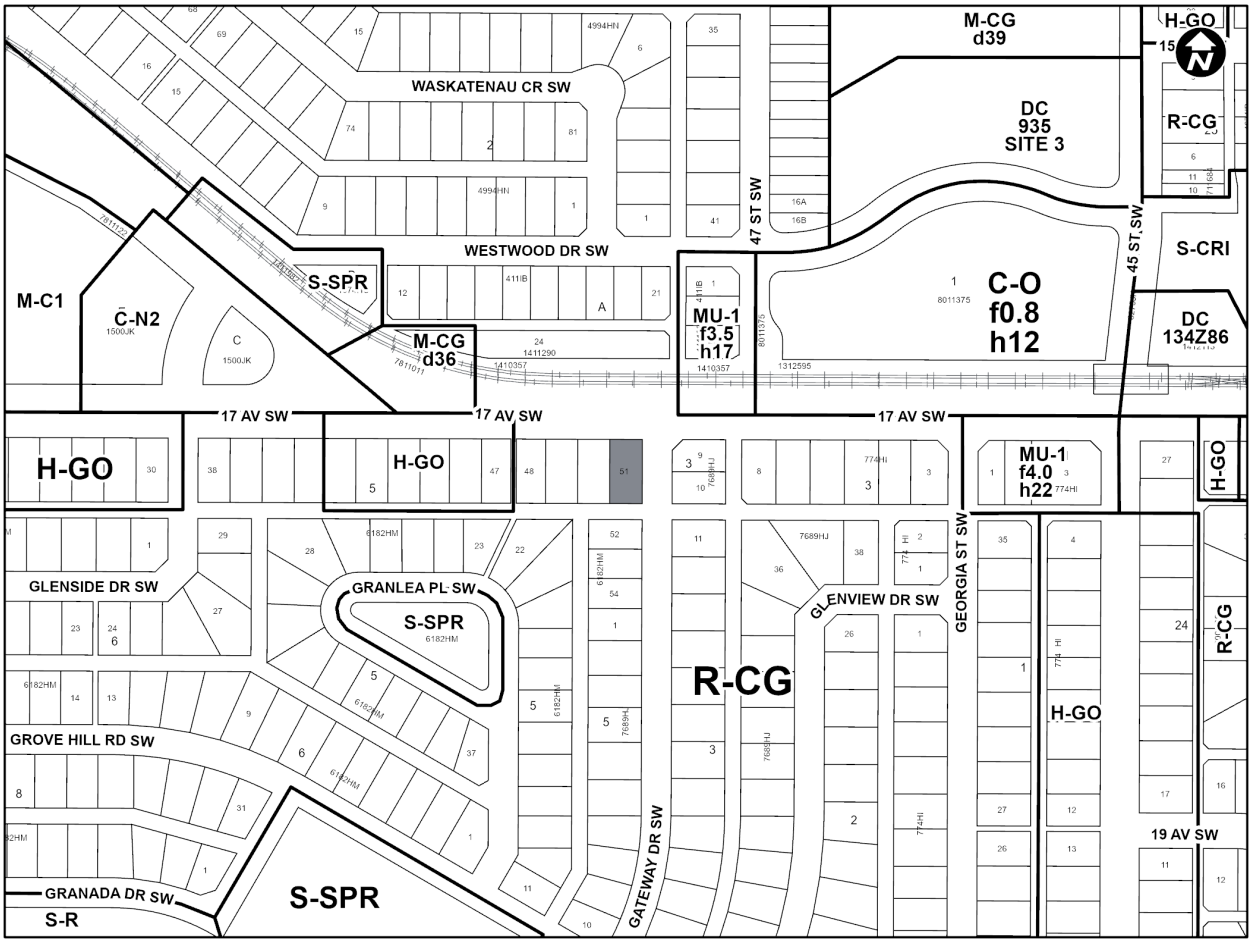
SCHEDULE A-9



PROPOSED

BYLAW NUMBER 28P2026

SCHEDULE A-10



PROPOSED

BYLAW NUMBER 28P2026

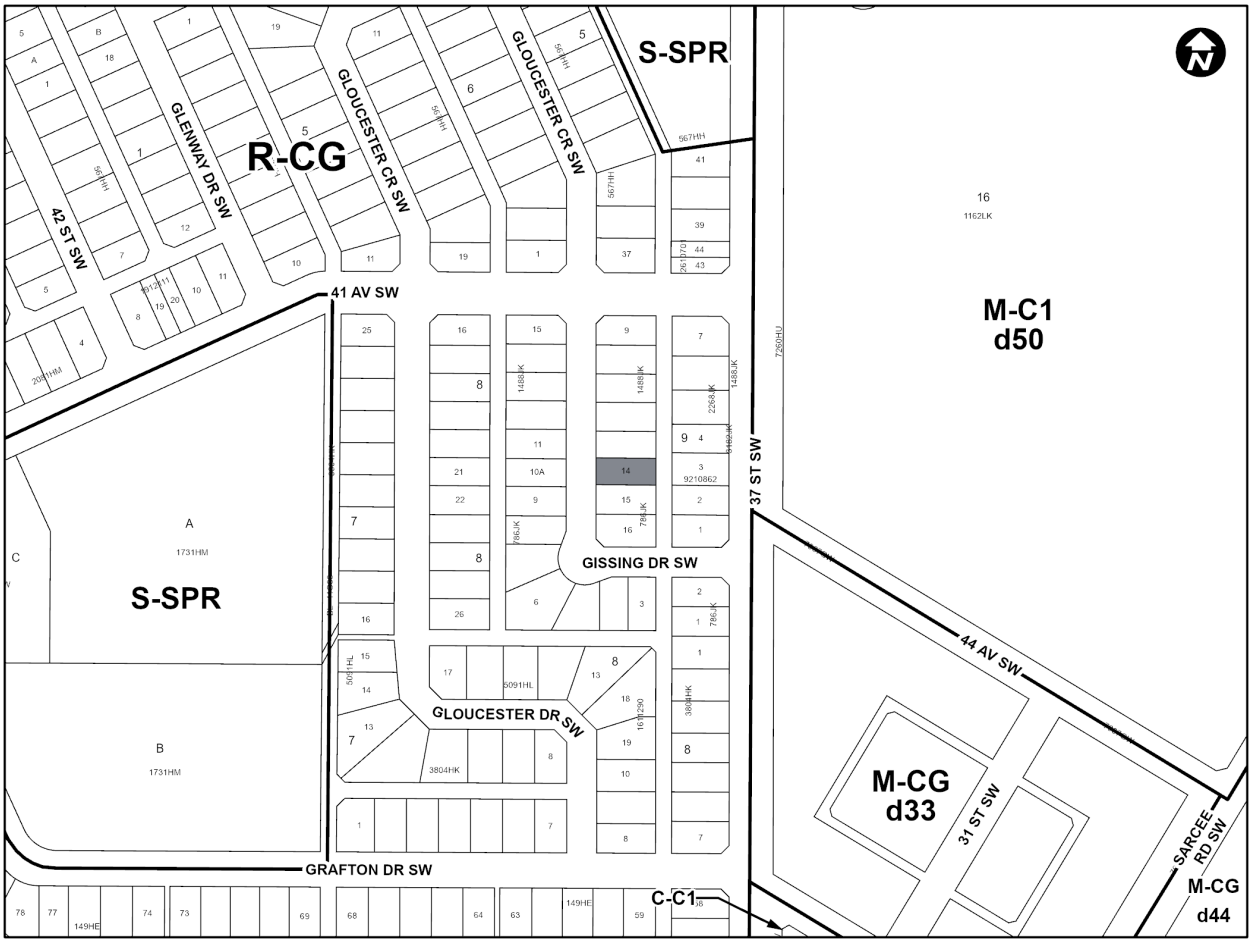
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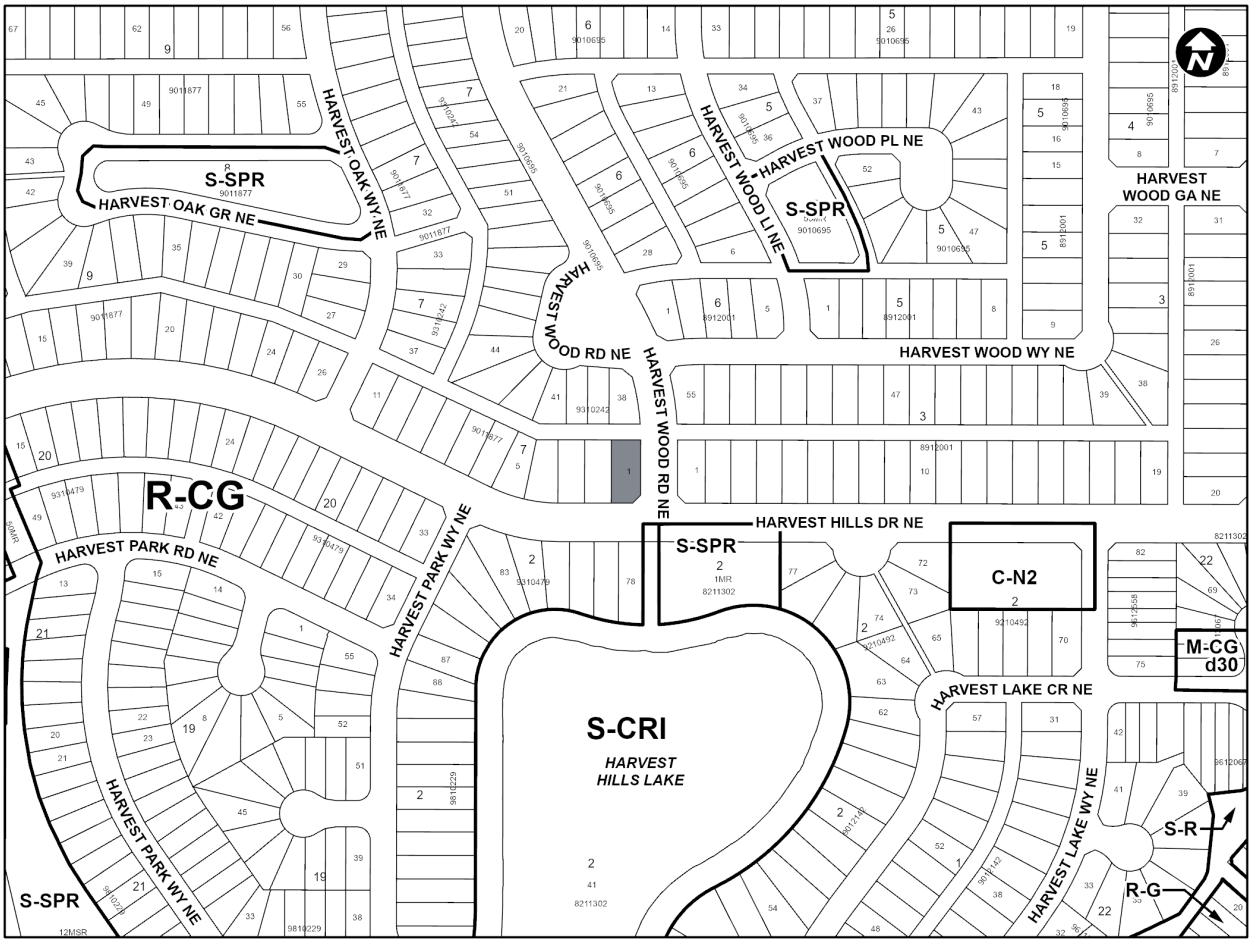
SCHEDULE A-12



PROPOSED

BYLAW NUMBER 28P2026

SCHEDULE A-13



PROPOSED

BYLAW NUMBER 28P2026

SCHEDULE A-14



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BYLAW NUMBER 28P2026

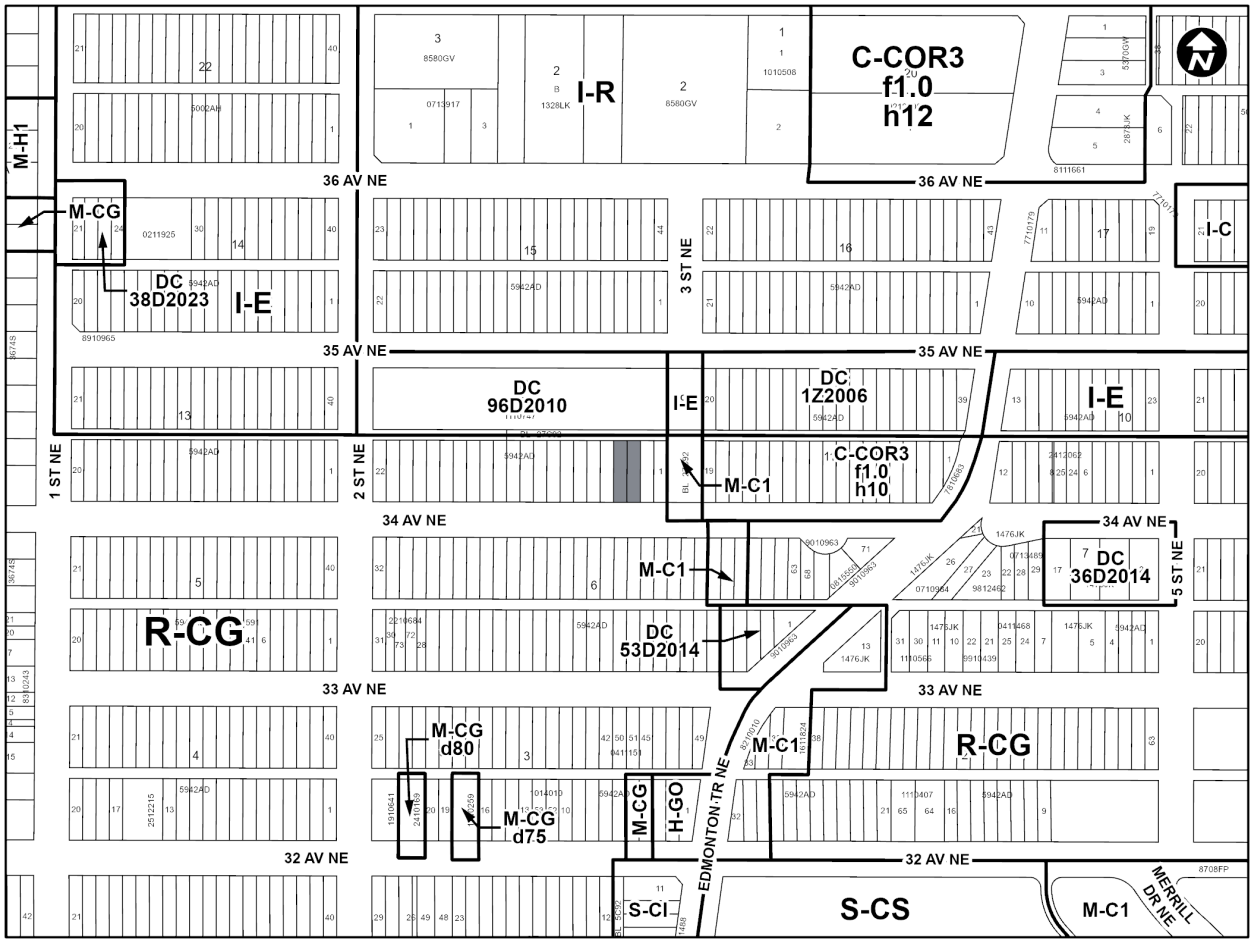
SCHEDULE A-15



PROPOSED

BYLAW NUMBER 28P2026

SCHEDULE A-16



PROPOSED

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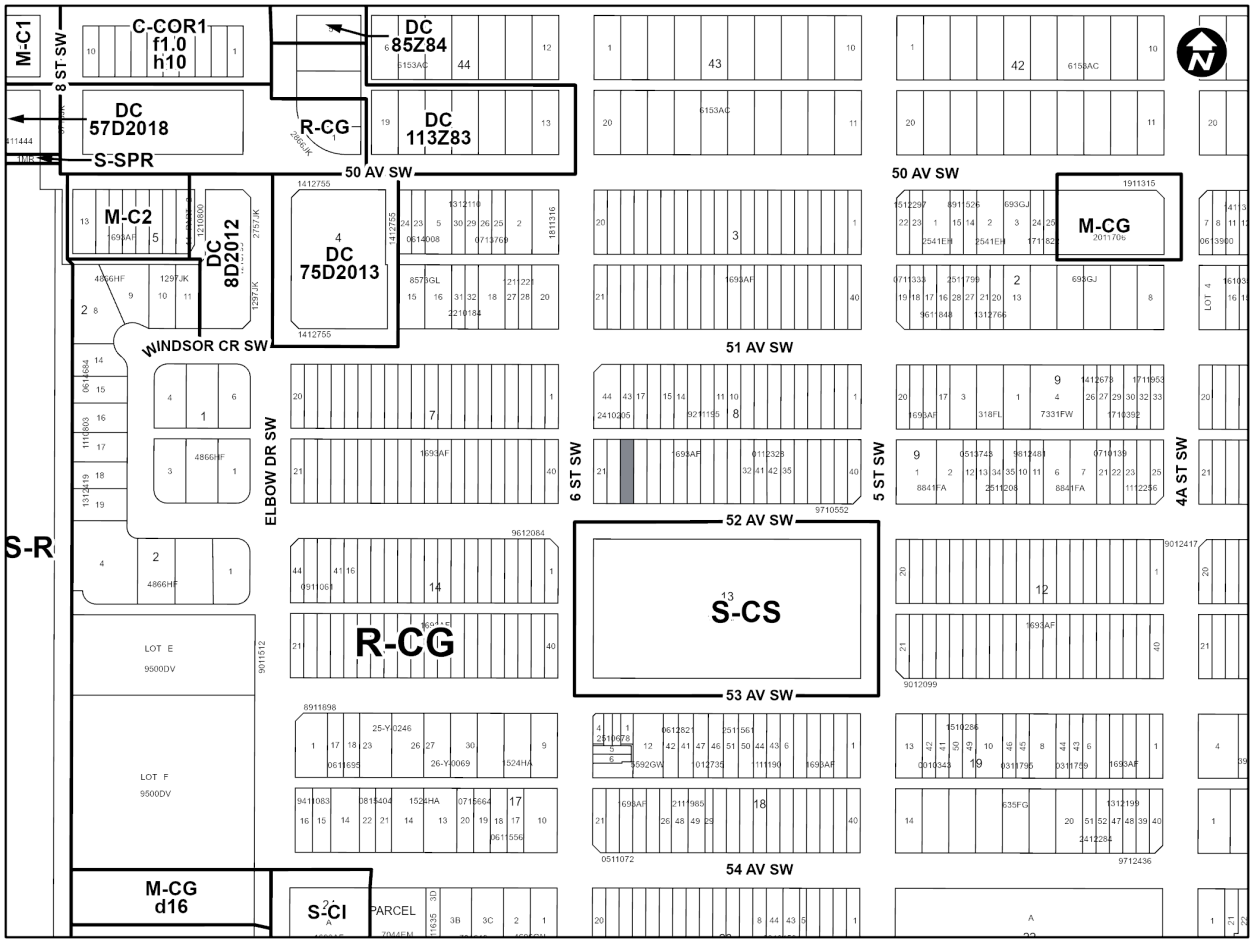
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PROPOSED

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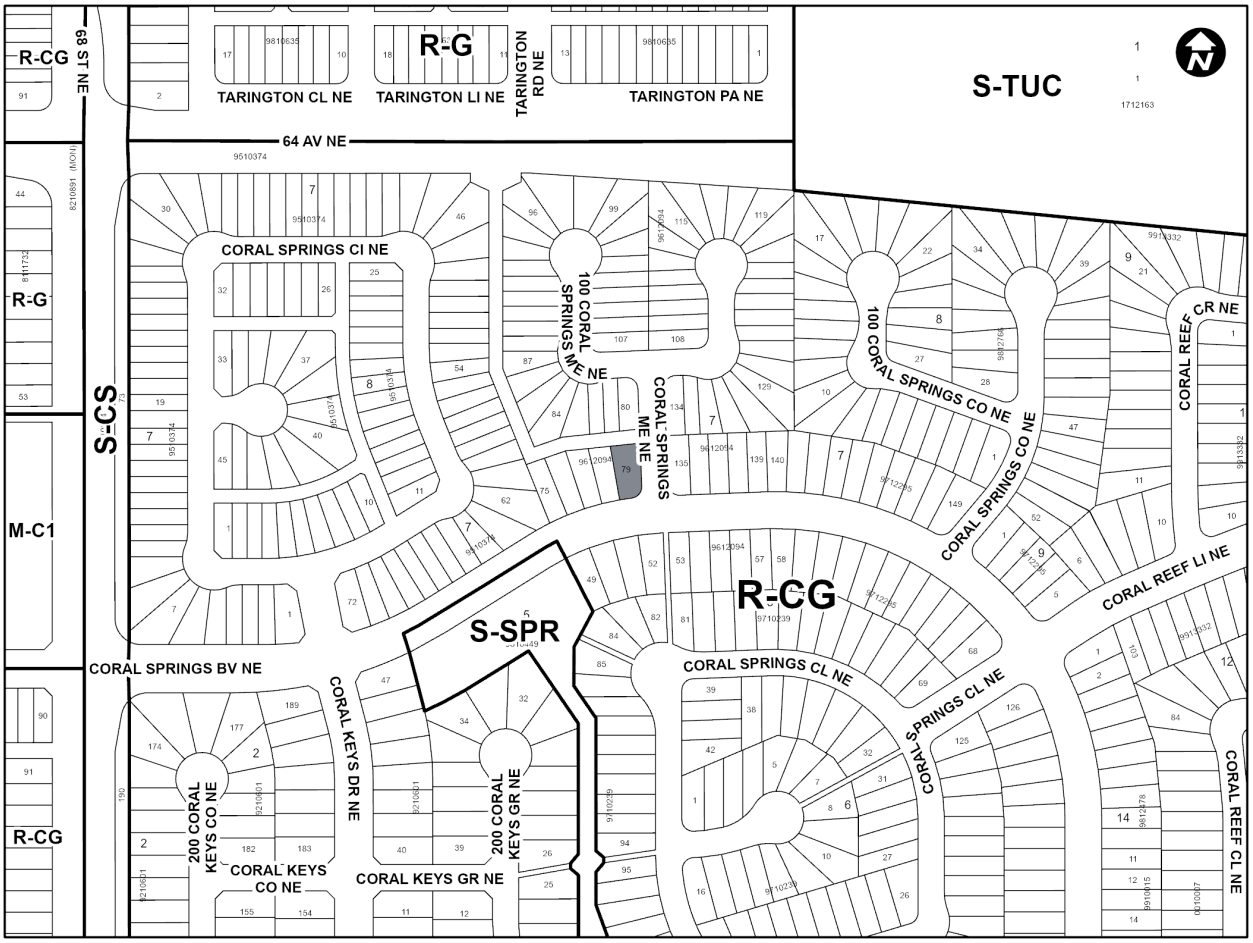
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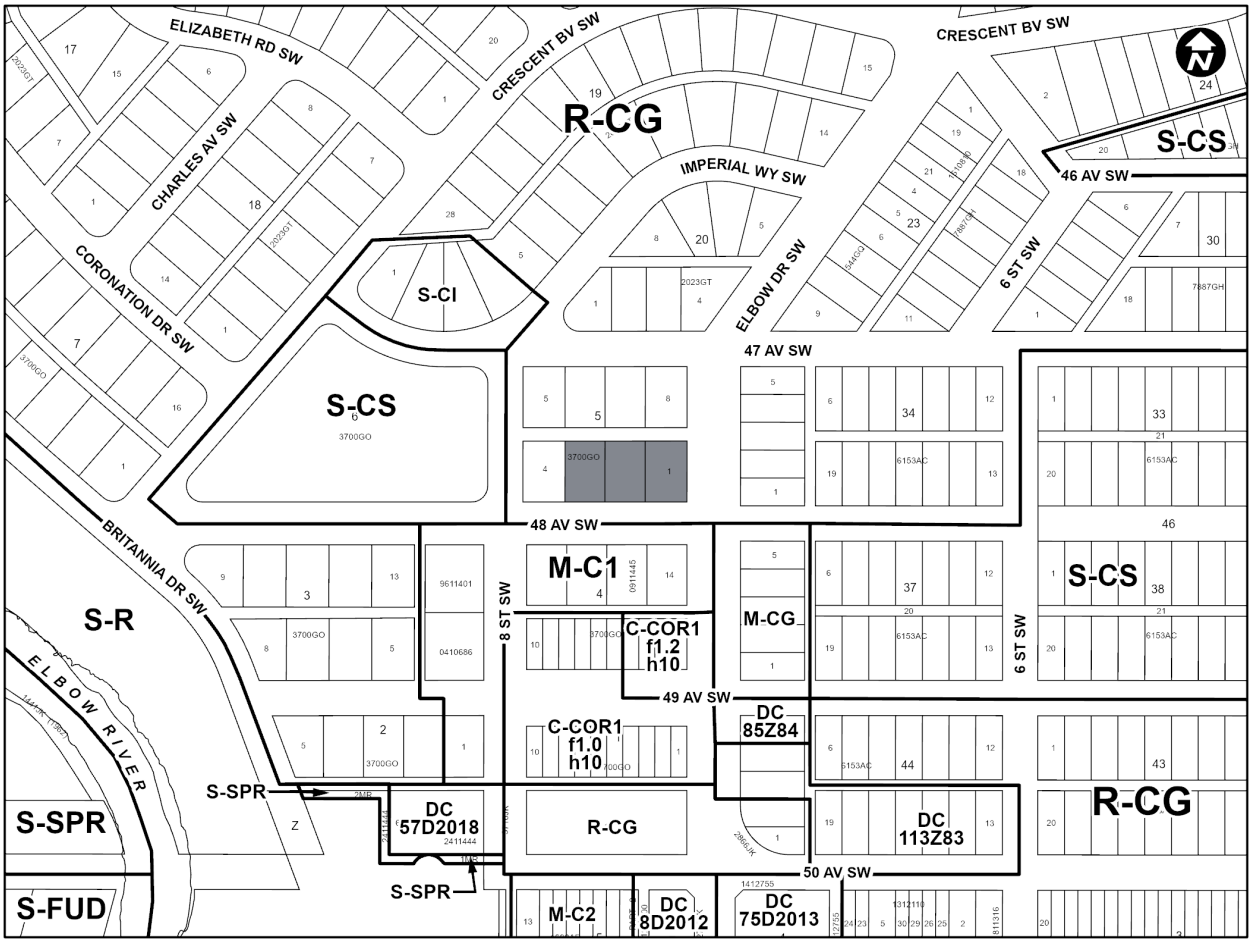
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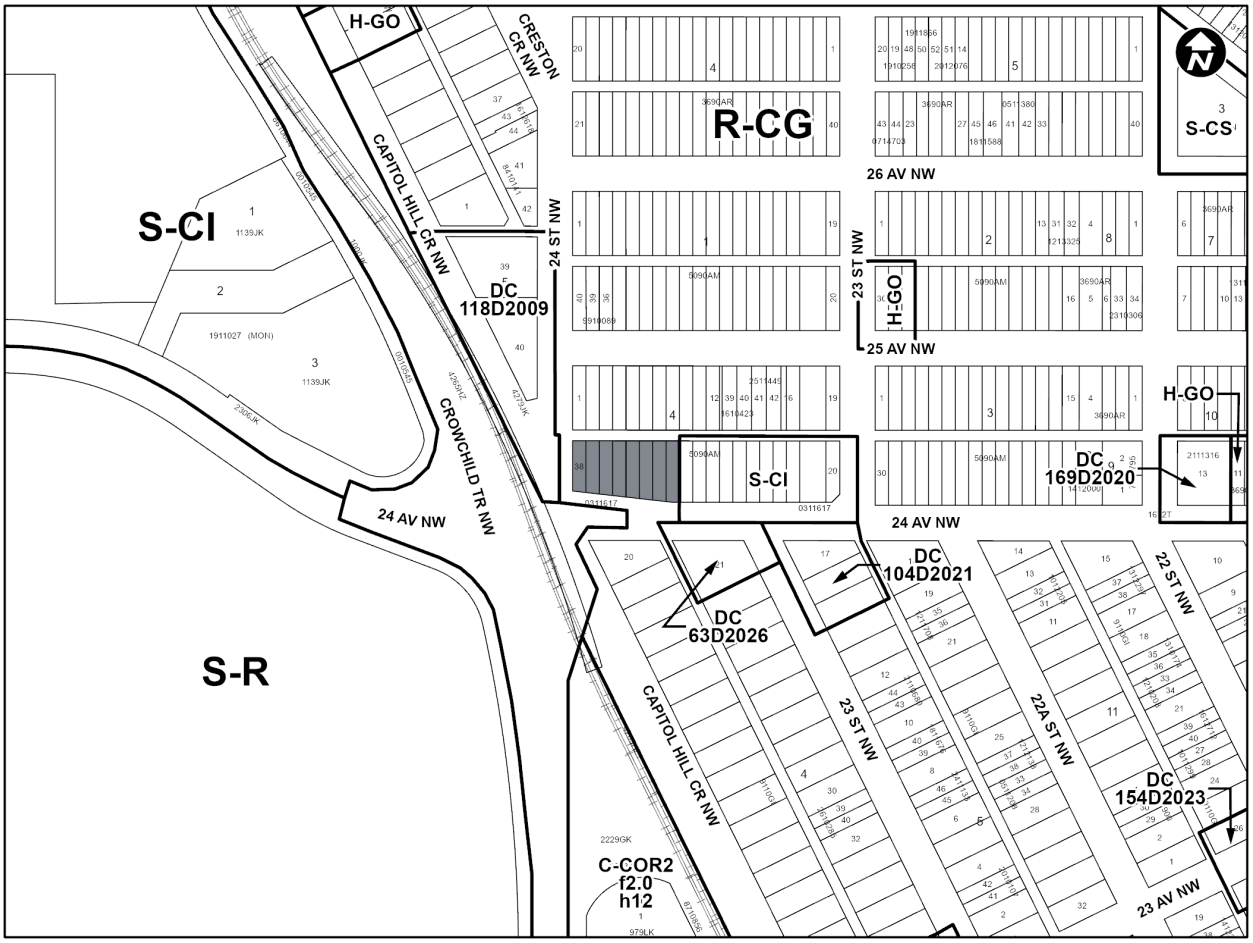
SCHEDULE A-20



PROPOSED

BYLAW NUMBER 28P2026

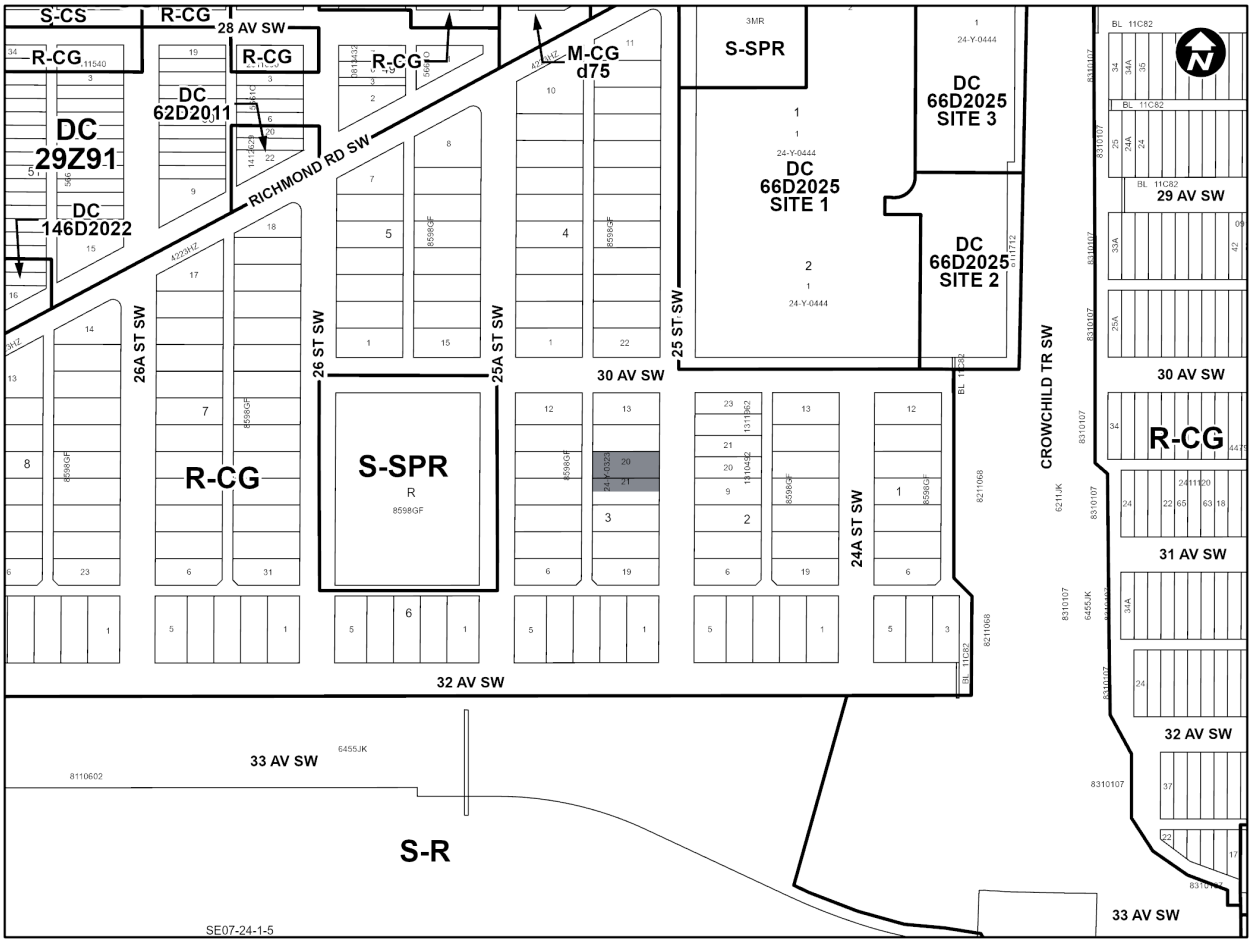
SCHEDULE A-21



PROPOSED

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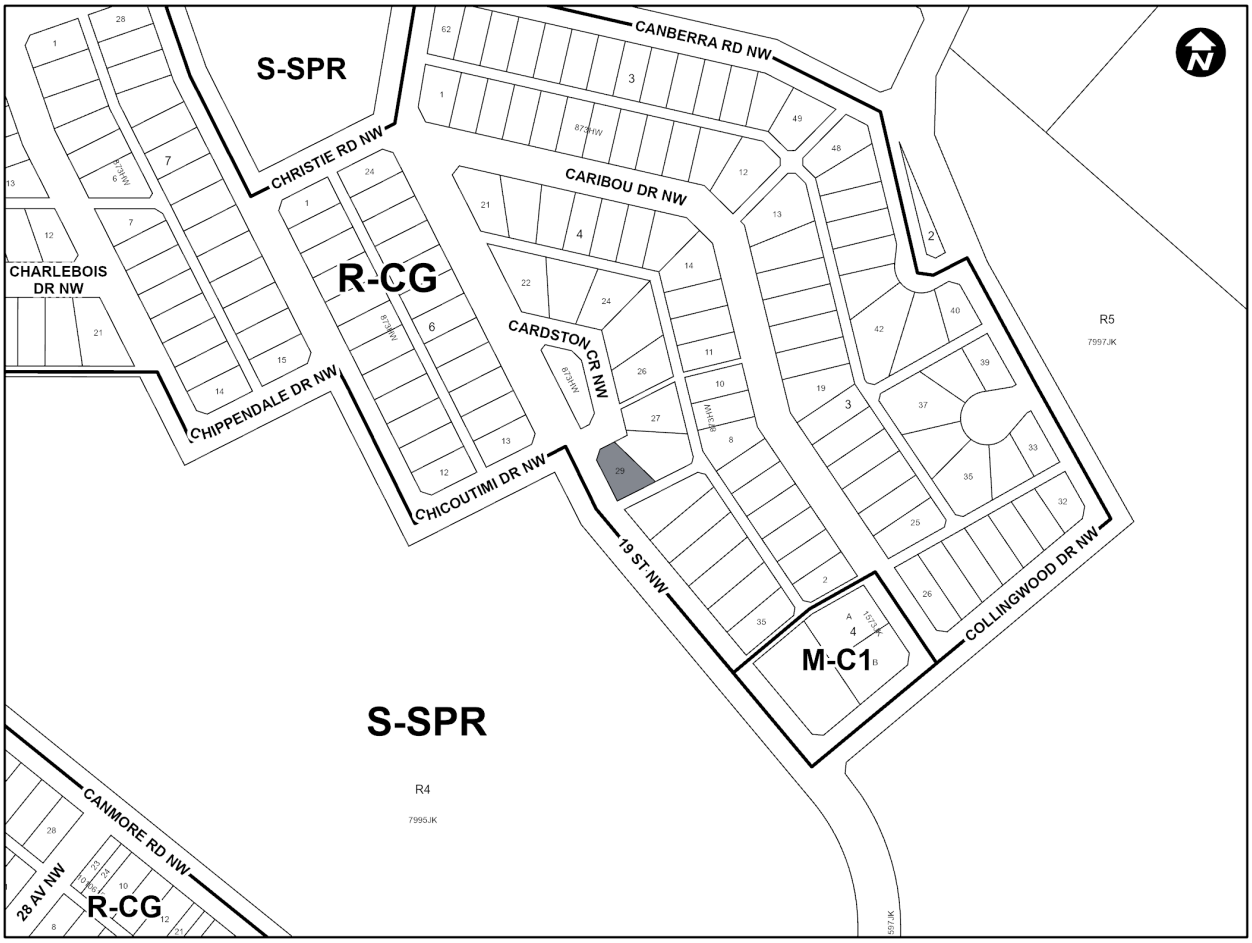
SCHEDULE A-22



PROPOSED

BYLAW NUMBER 28P2026

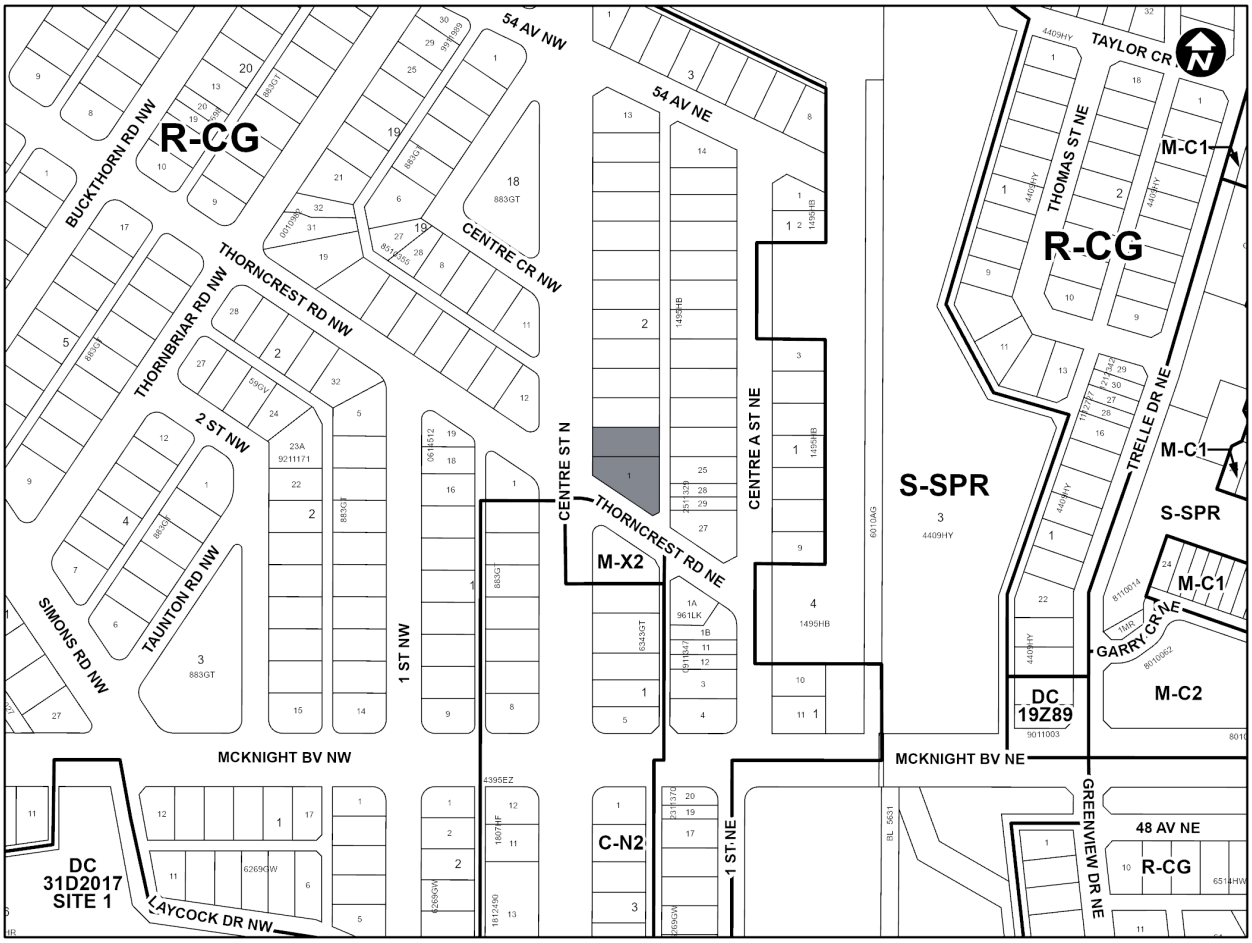
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PROPOSED

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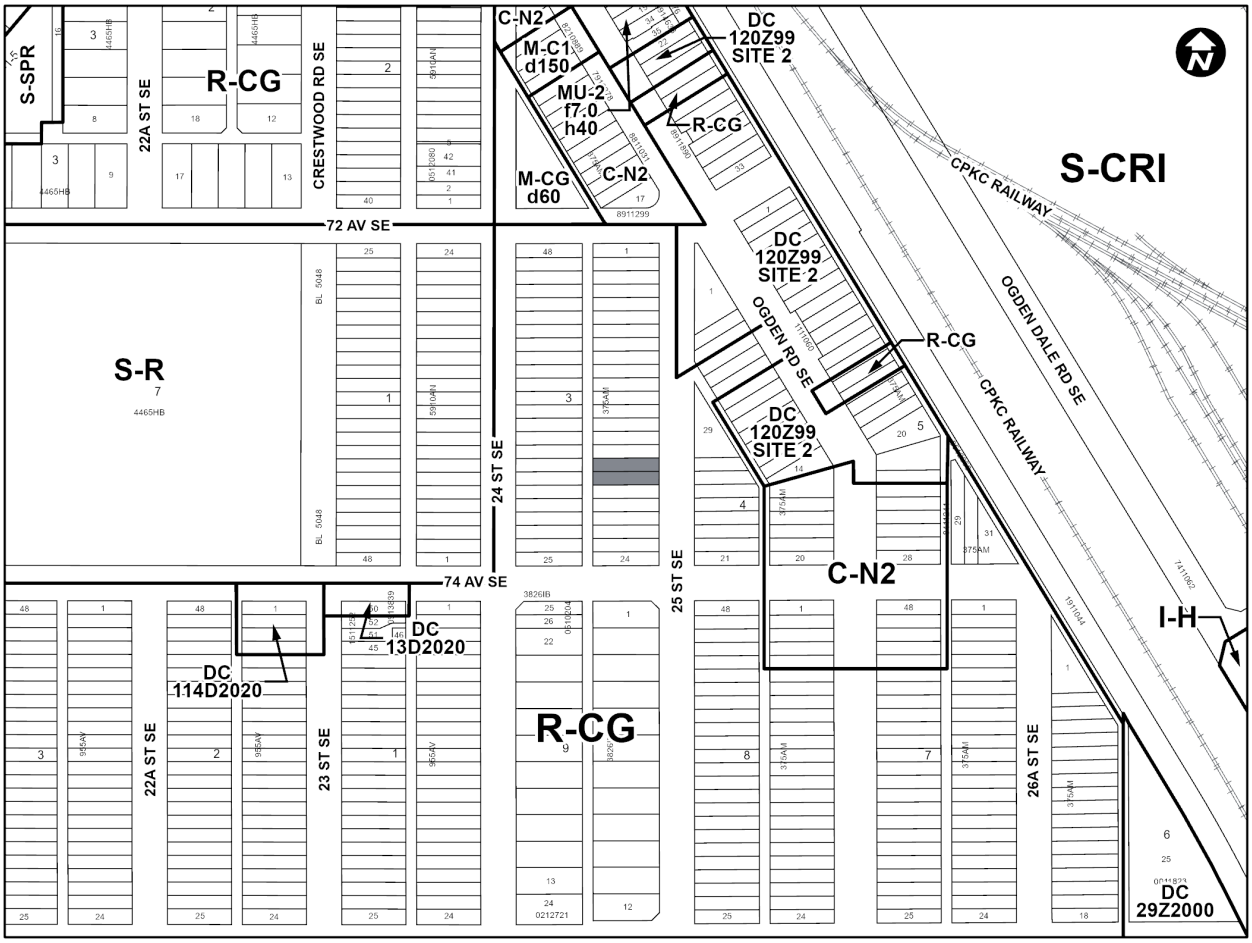
SCHEDULE A-24



PROPOSED

BYLAW NUMBER 28P2026

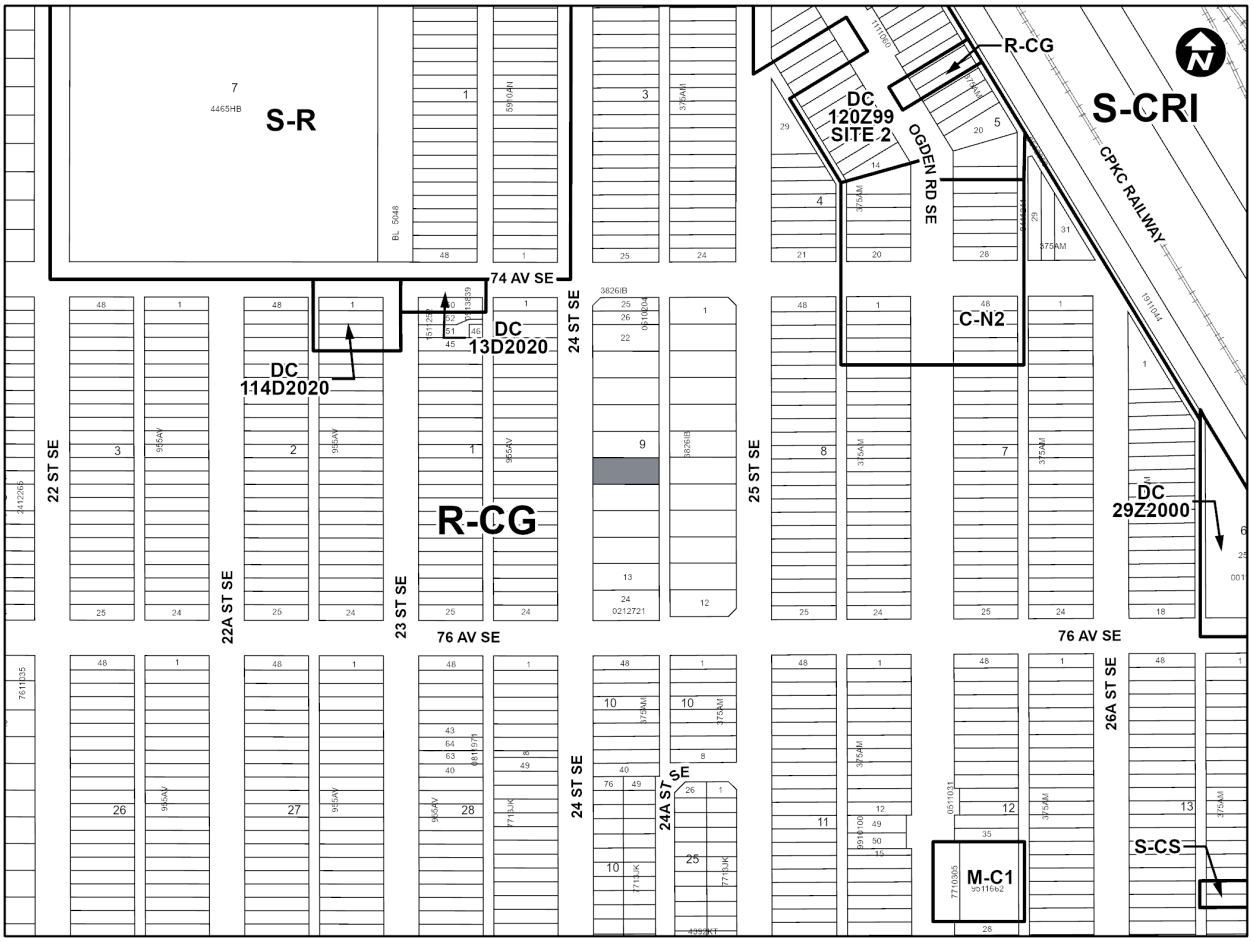
SCHEDULE A-25



PROPOSED

BYLAW NUMBER 28P2026

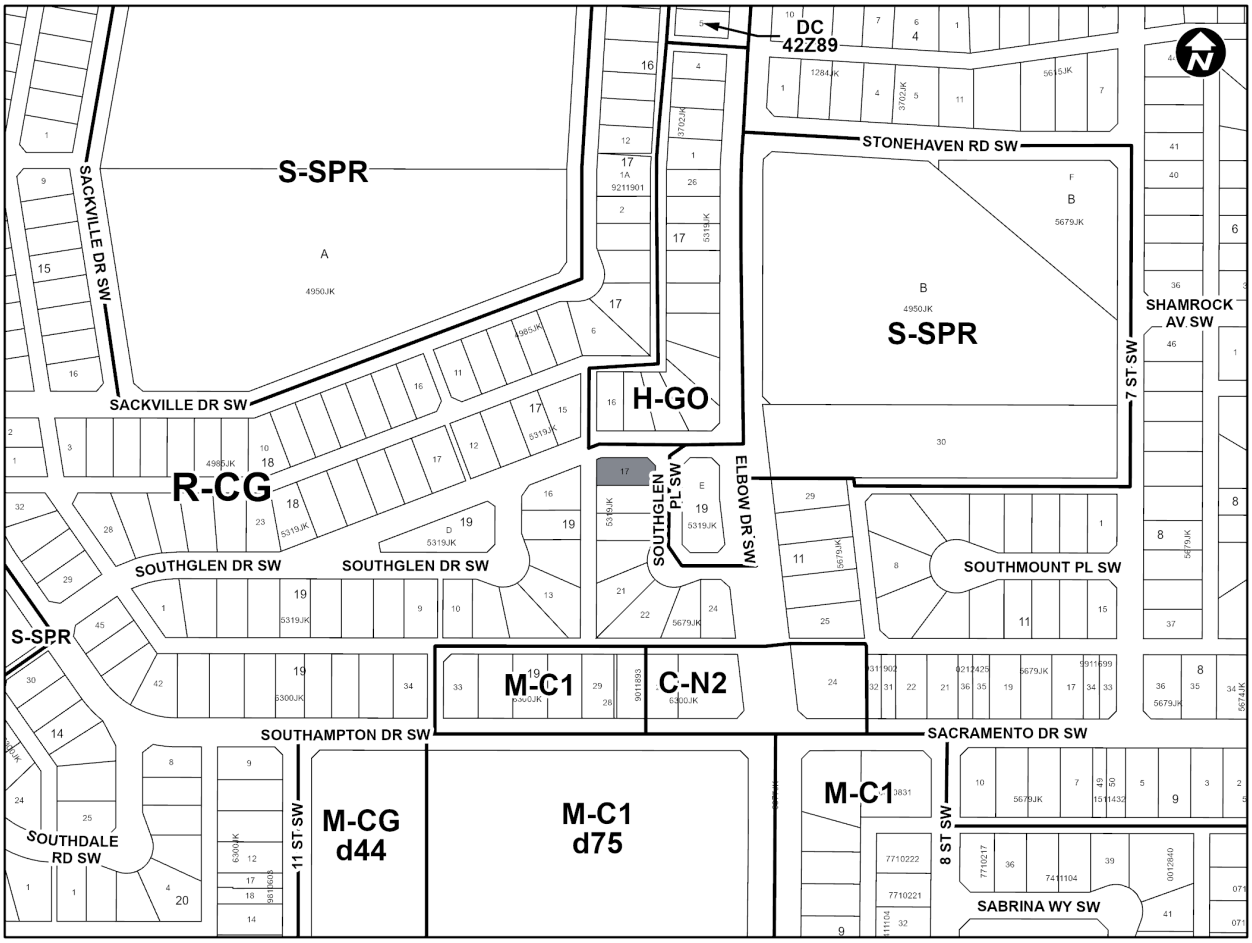
SCHEDULE A-26



PROPOSED

BYLAW NUMBER 28P2026

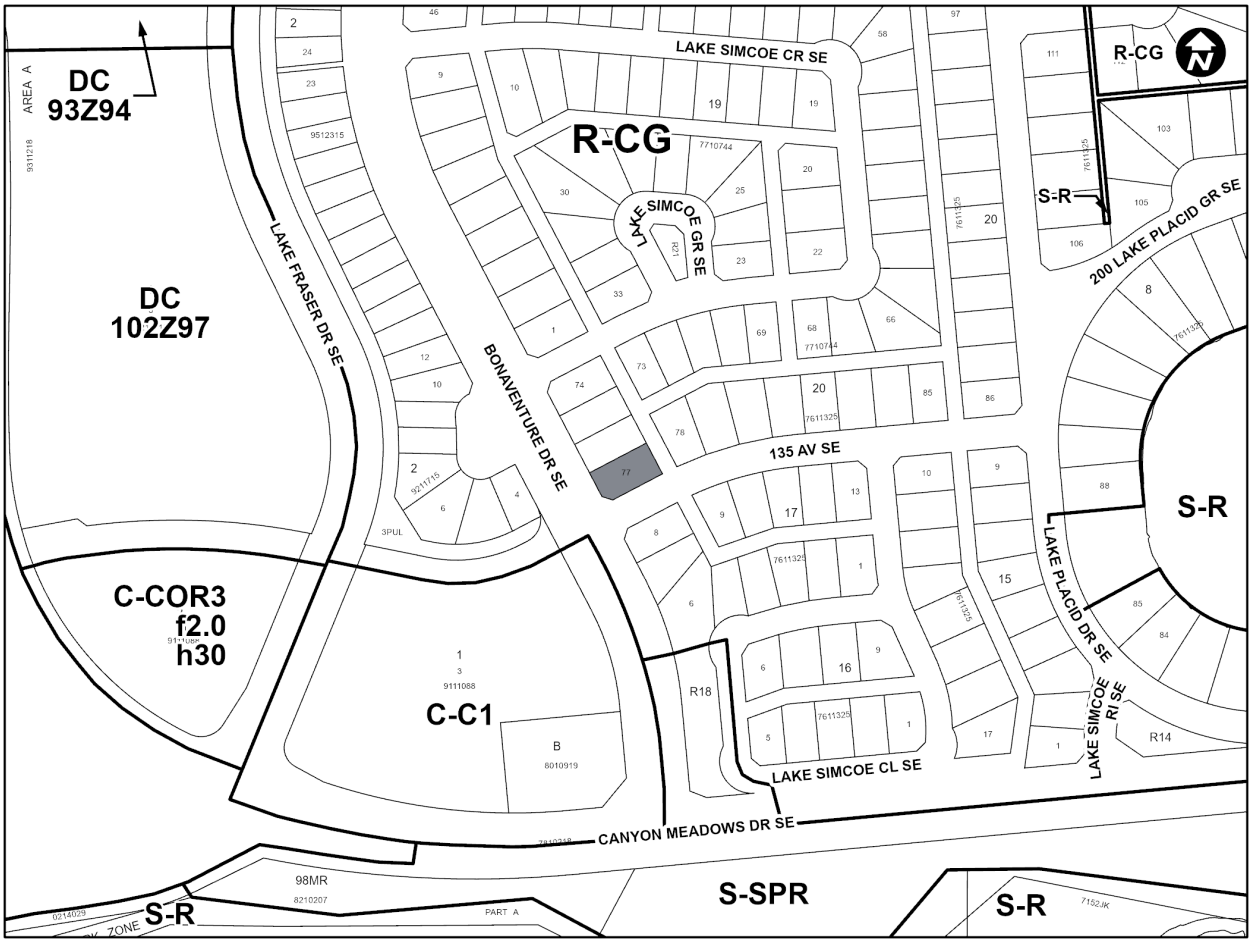
SCHEDULE A-27



PROPOSED

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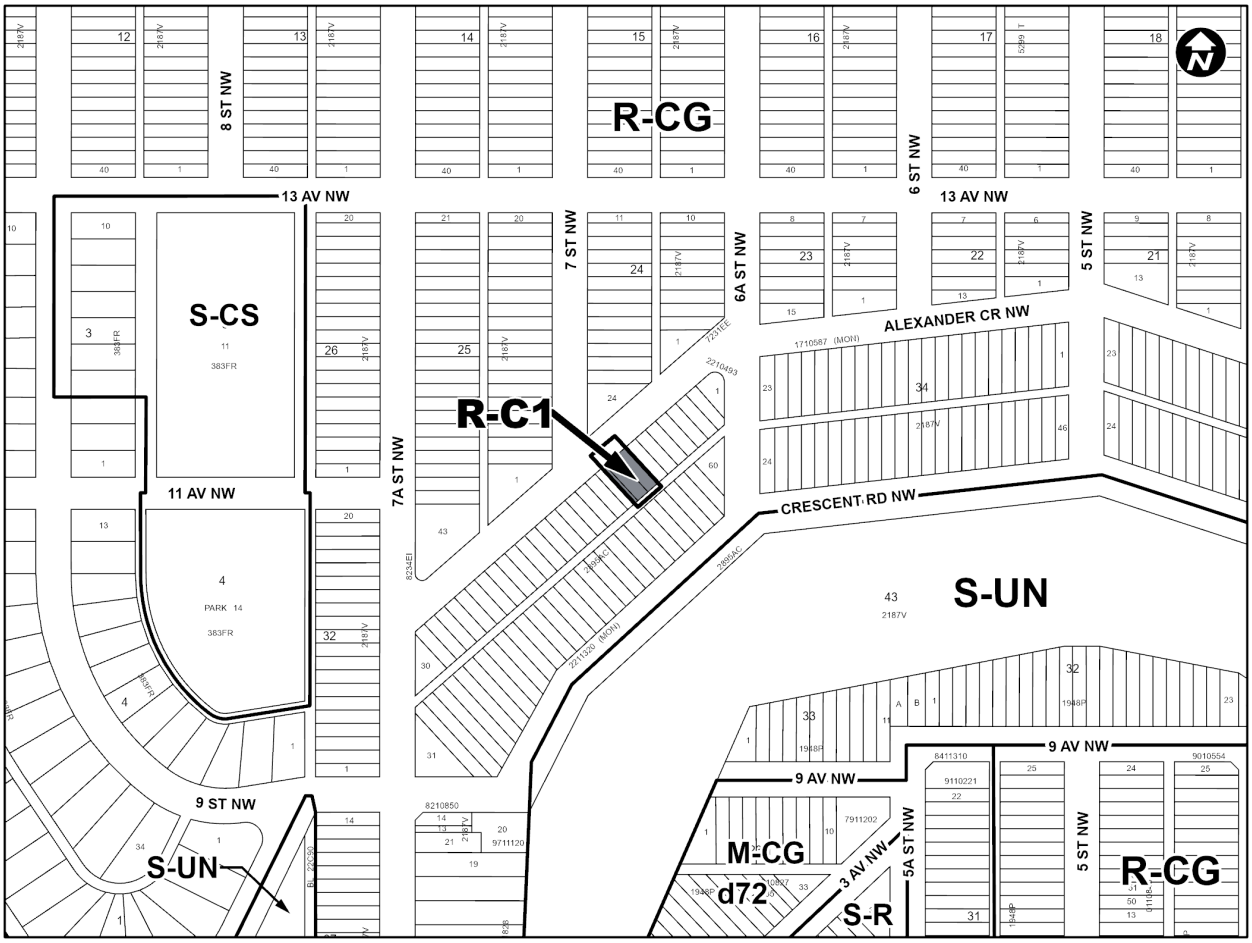
SCHEDULE A-28



PROPOSED

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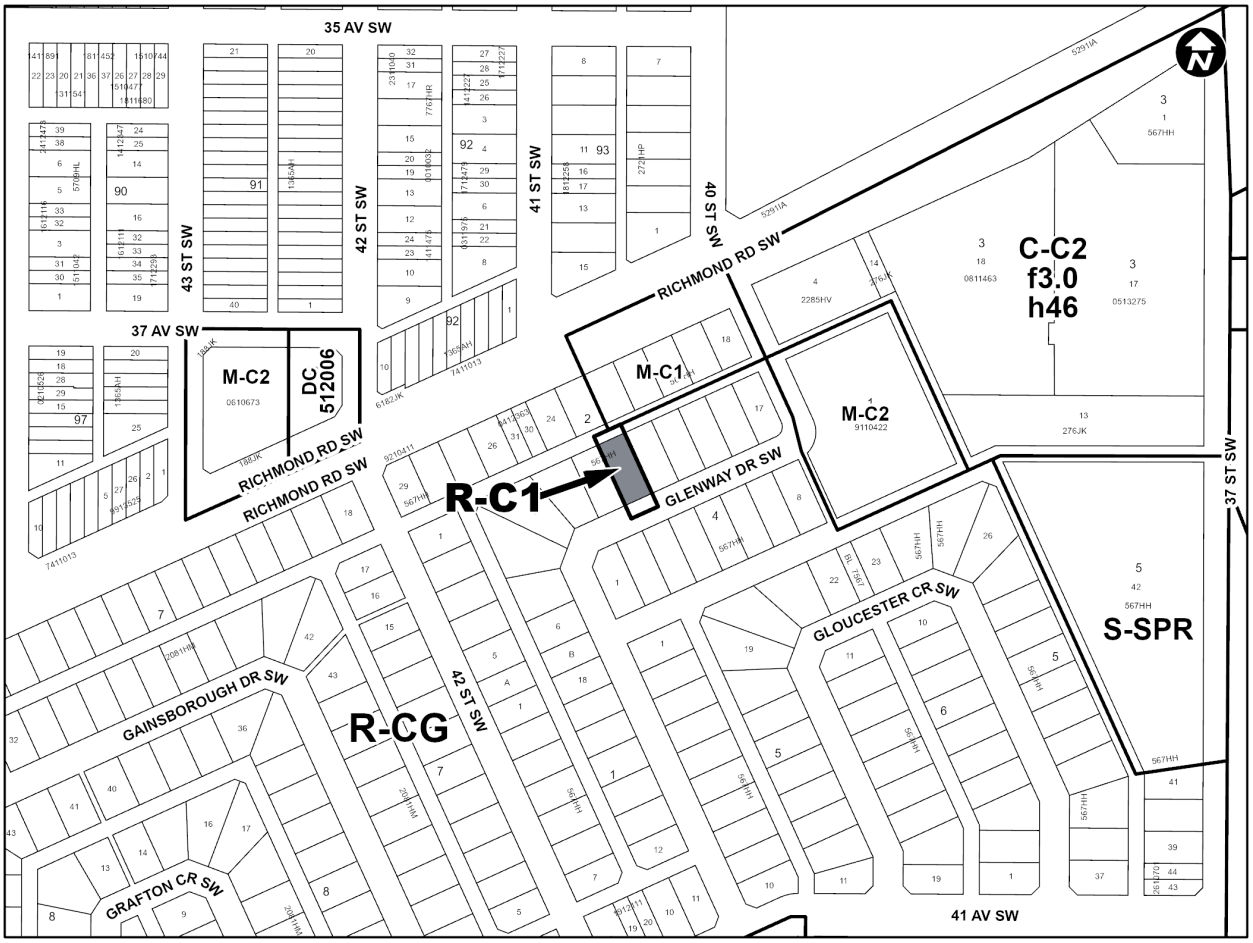
SCHEDULE B-1



PROPOSED

BYLAW NUMBER 28P2026

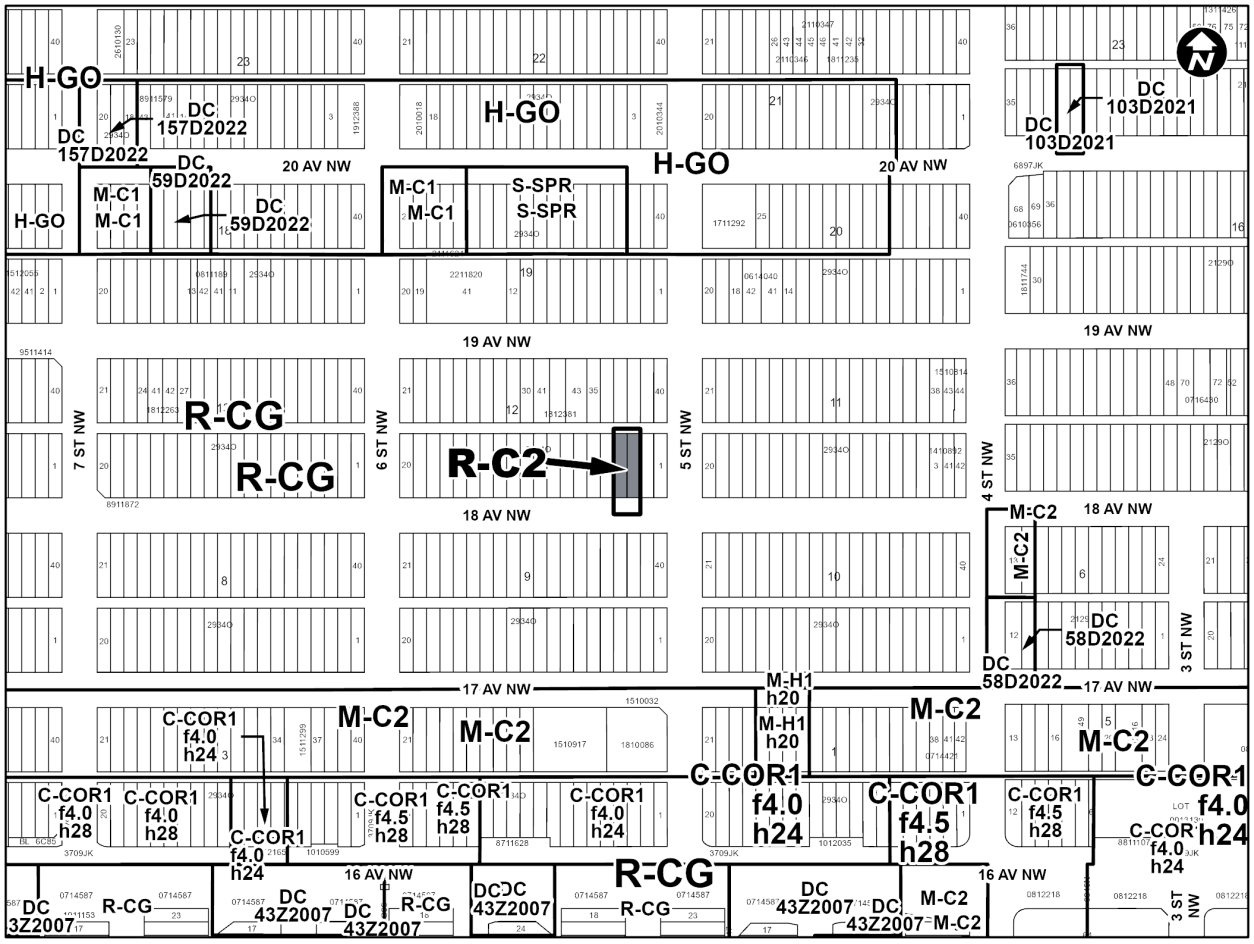
SCHEDULE B-2



PROPOSED

BYLAW NUMBER 28P2026

SCHEDULE B-3



PROPOSED

BYLAW NUMBER 28P2026

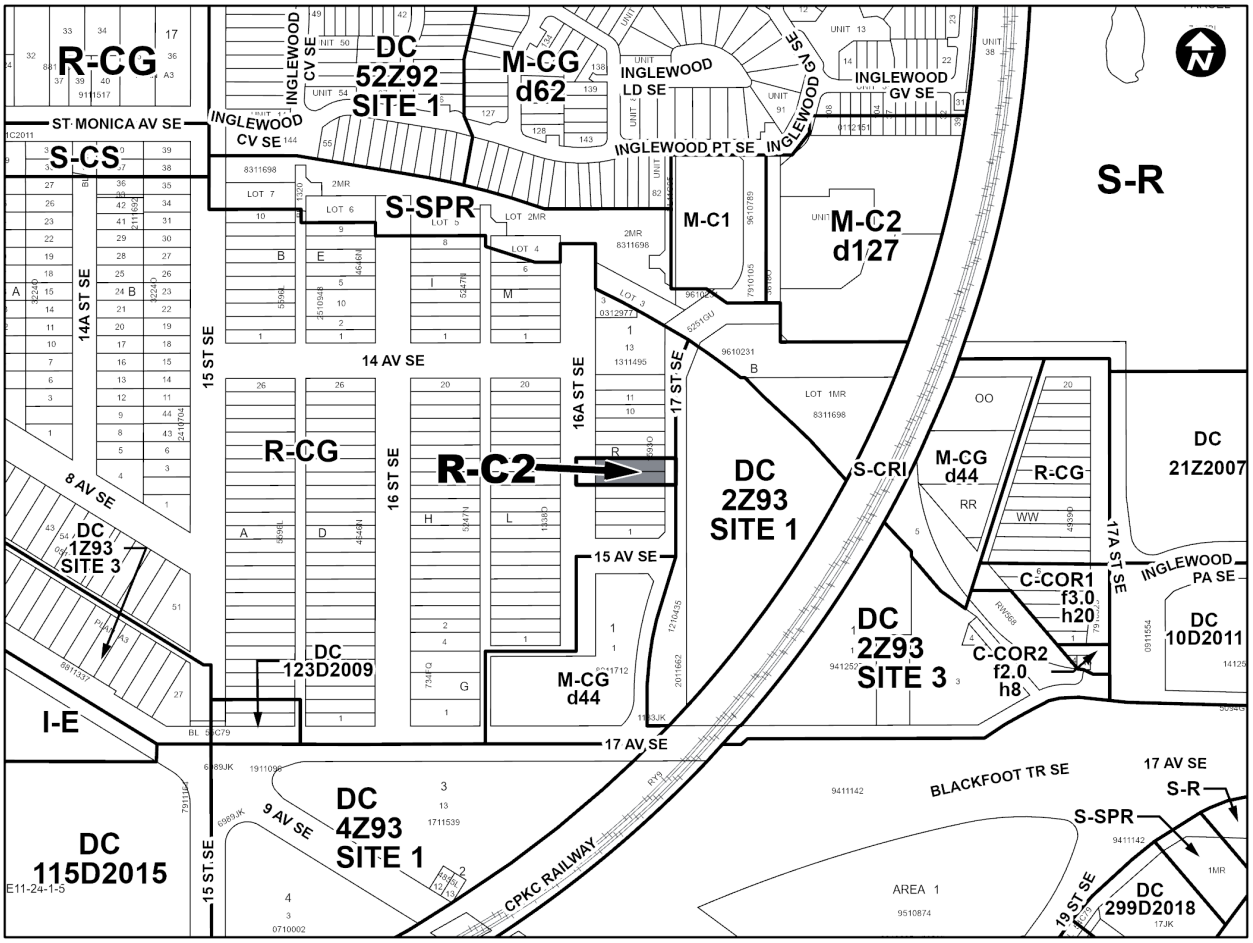
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PROPOSED

BYLAW NUMBER 28P2026

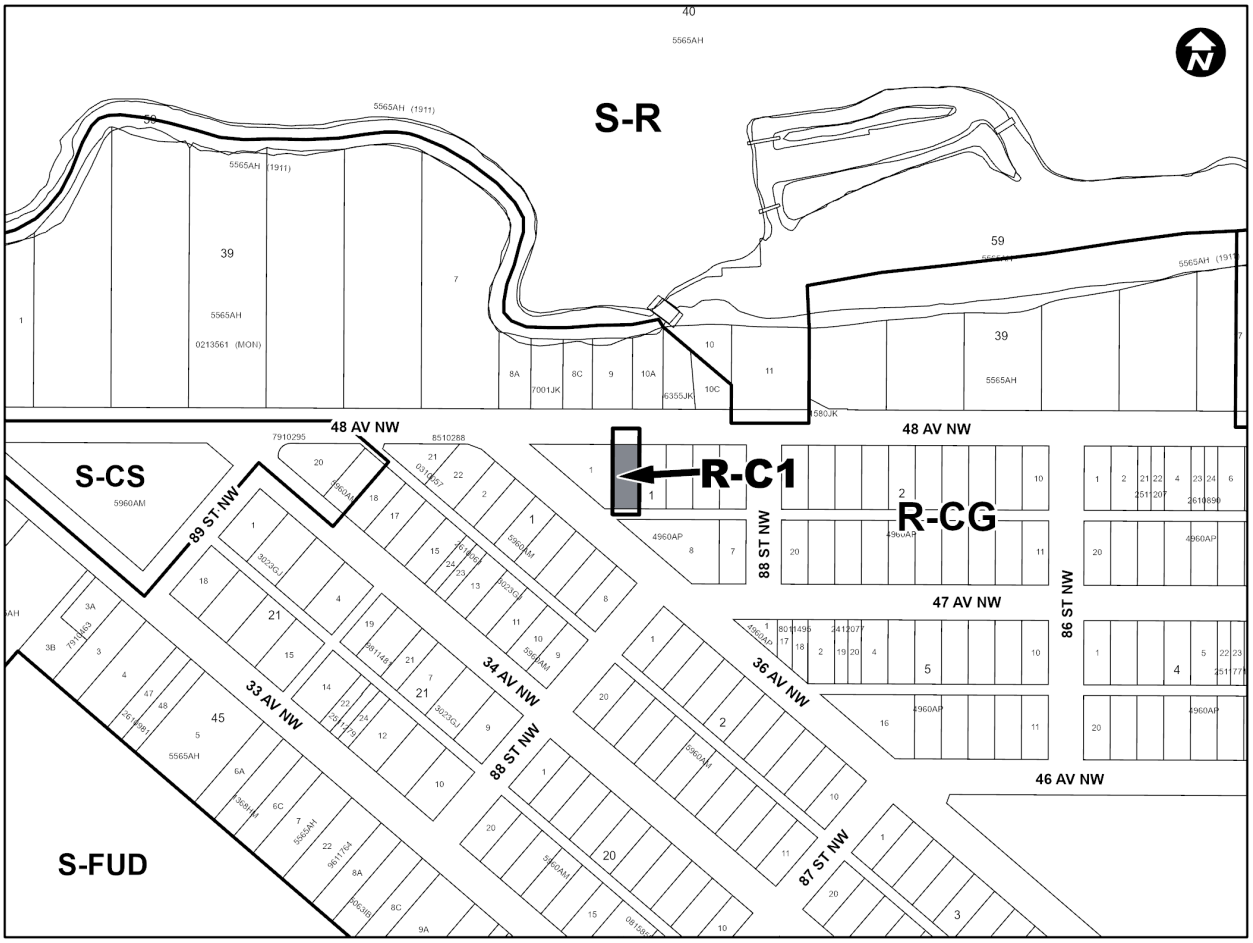
SCHEDULE B-5



PROPOSED

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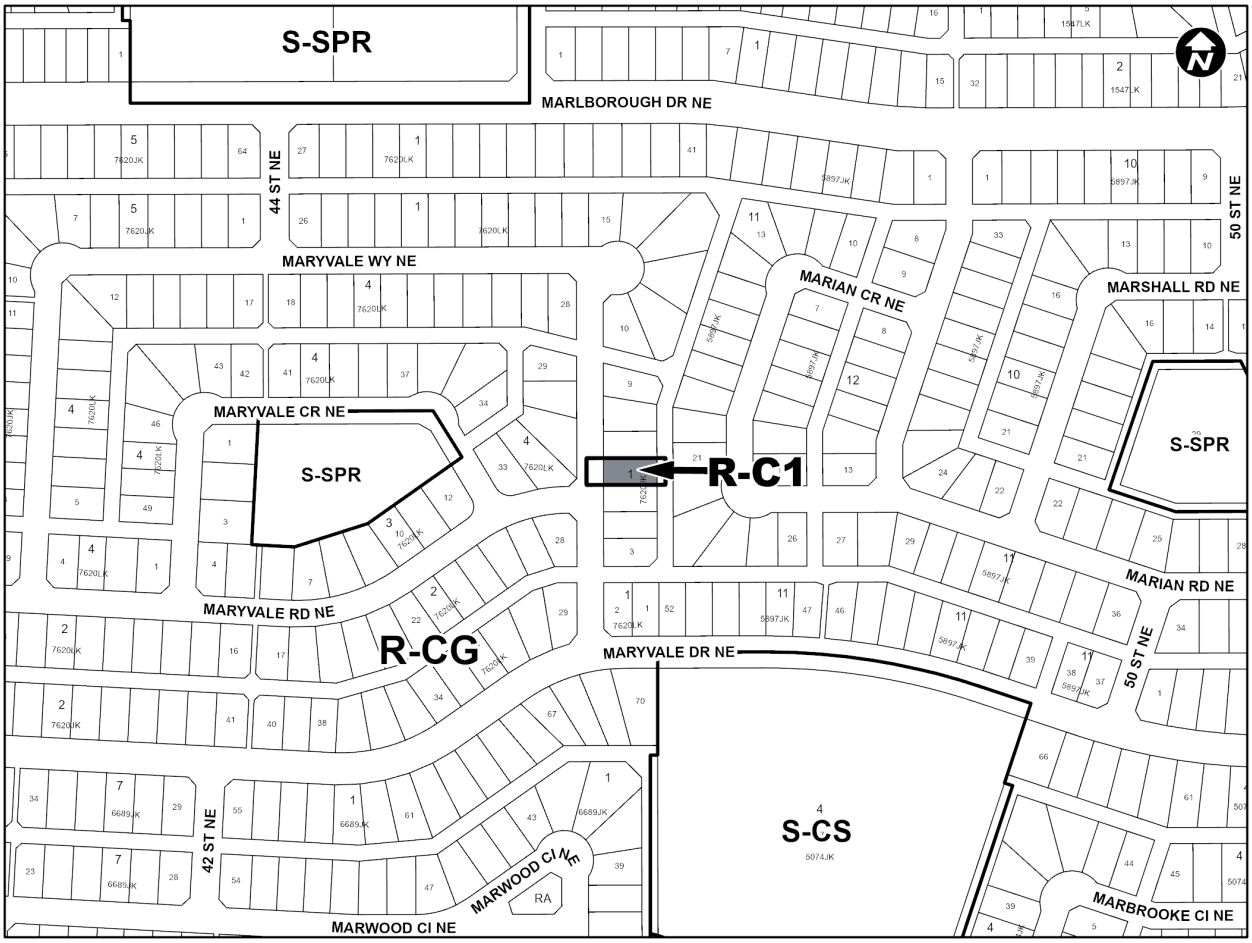
SCHEDULE B-6



PROPOSED

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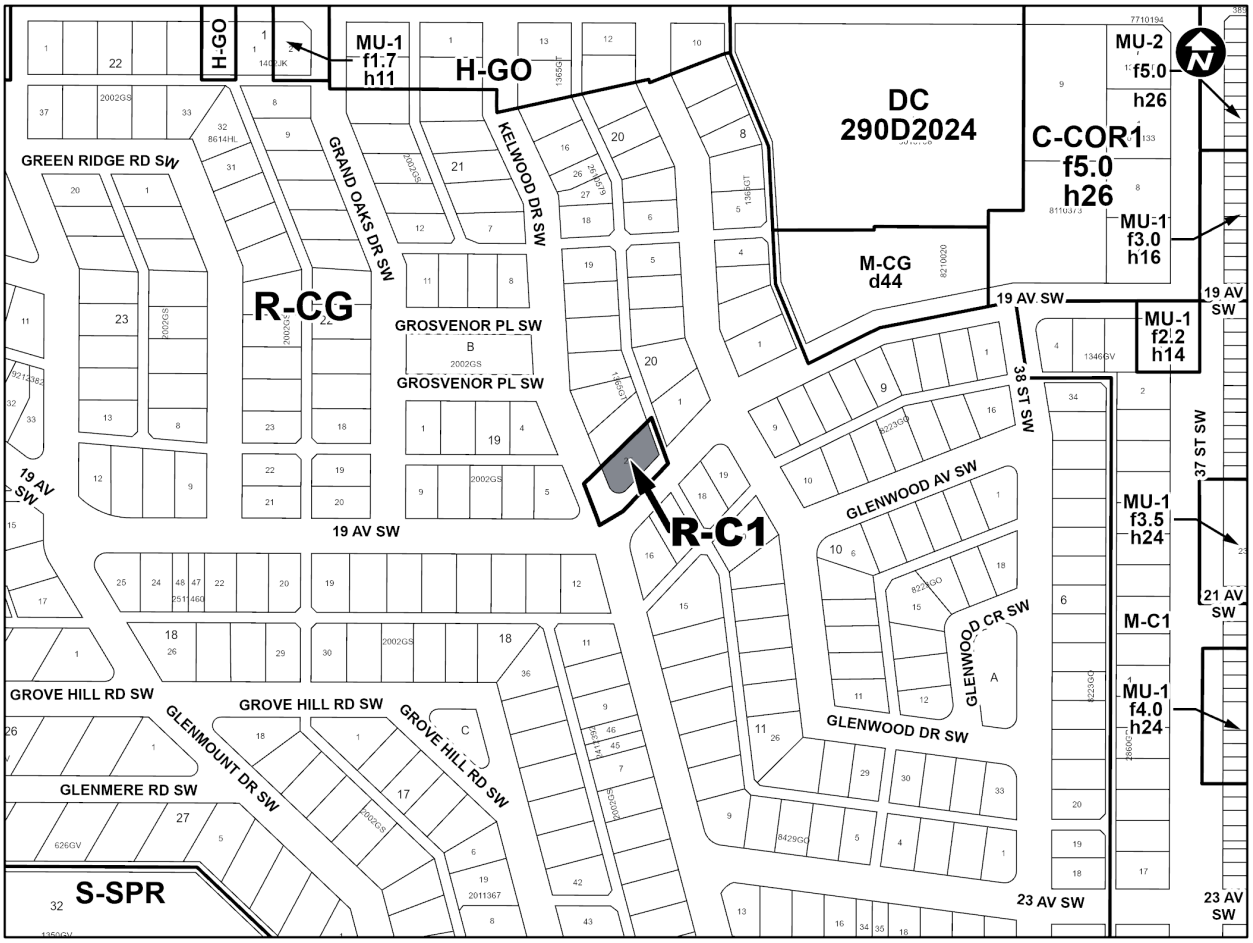
SCHEDULE B-7



PROPOSED

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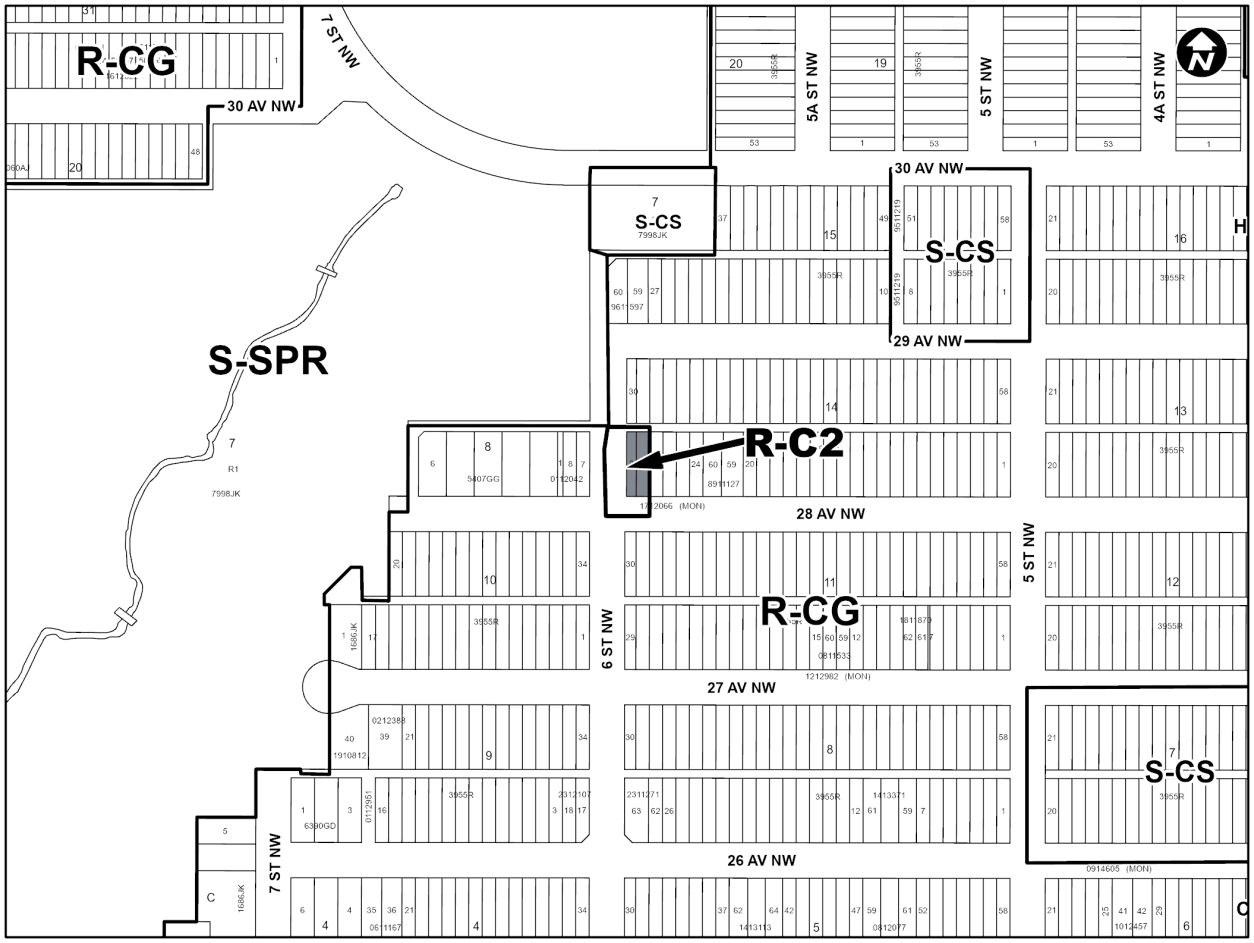
SCHEDULE B-8



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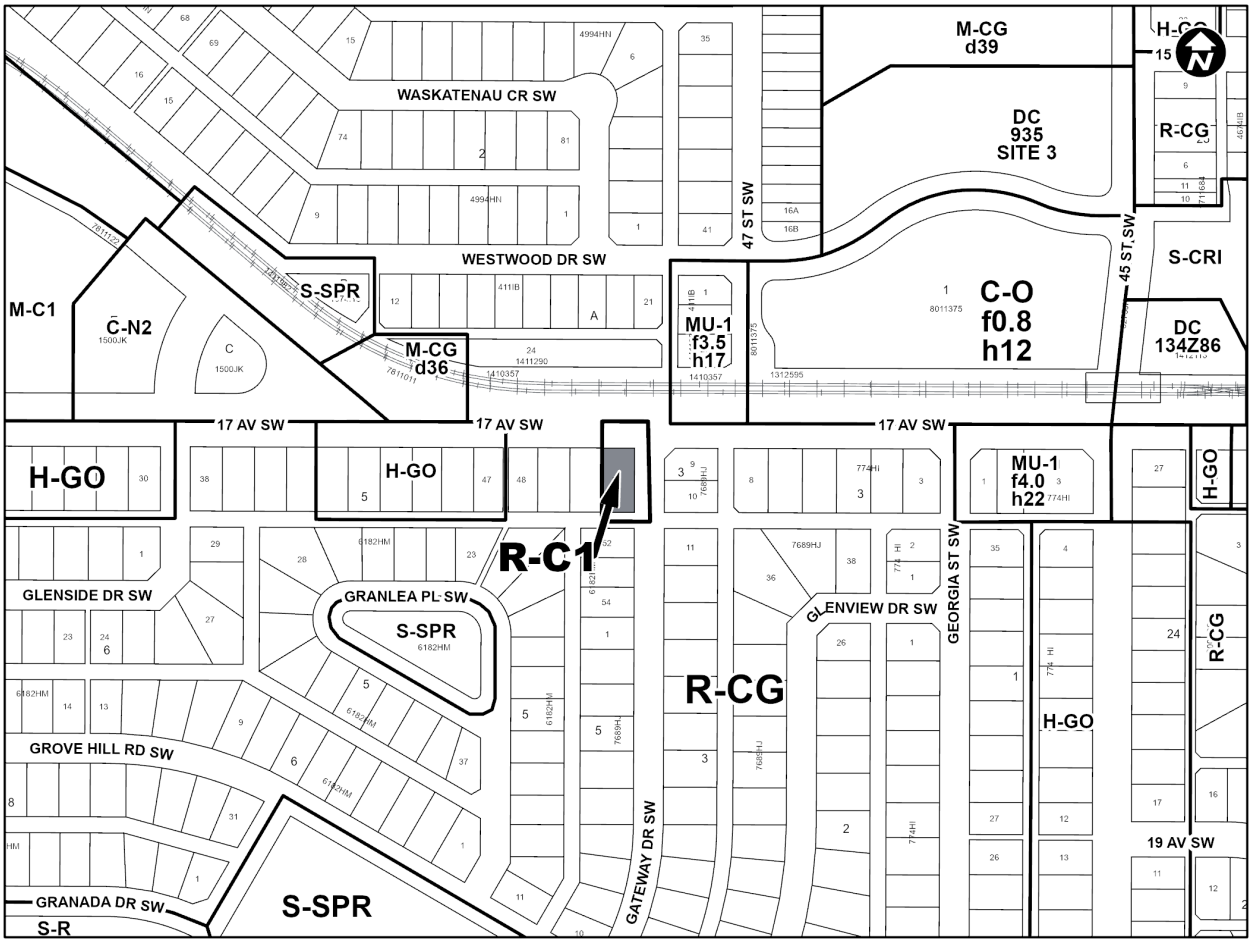
SCHEDULE B-9



PROPOSED

BYLAW NUMBER 28P2026

SCHEDULE B-10



PROPOSED

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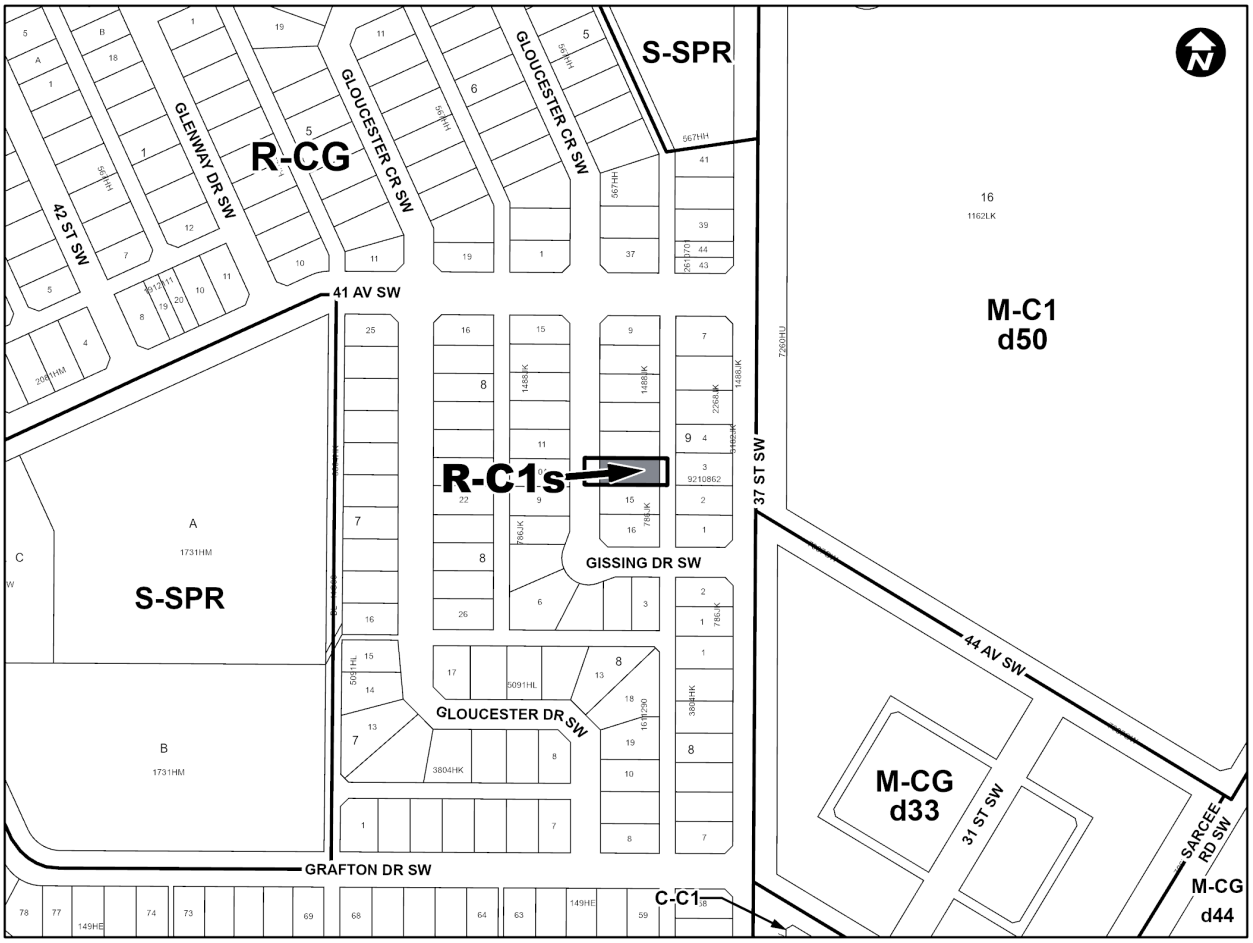
SCHEDULE B-11



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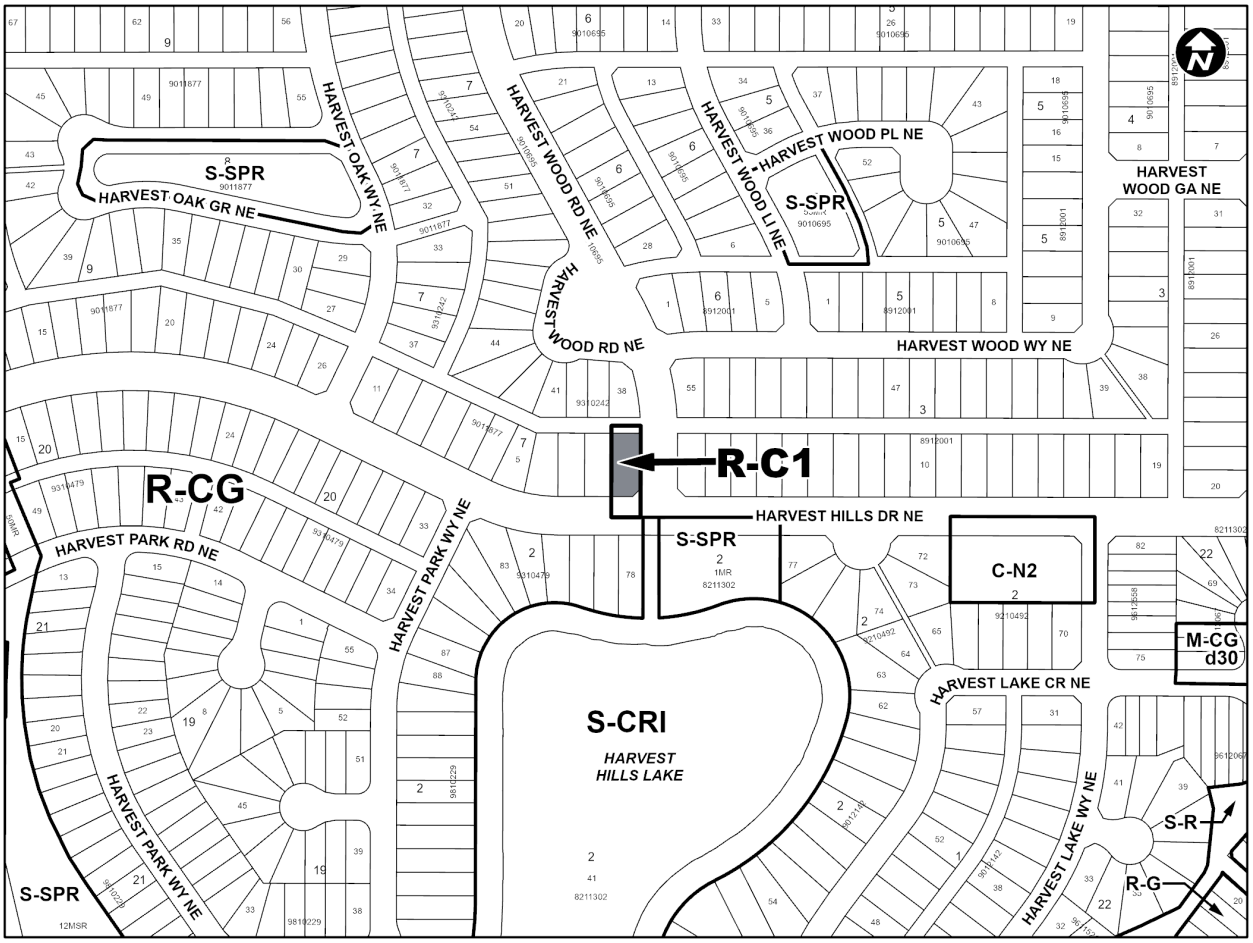
SCHEDULE B-12



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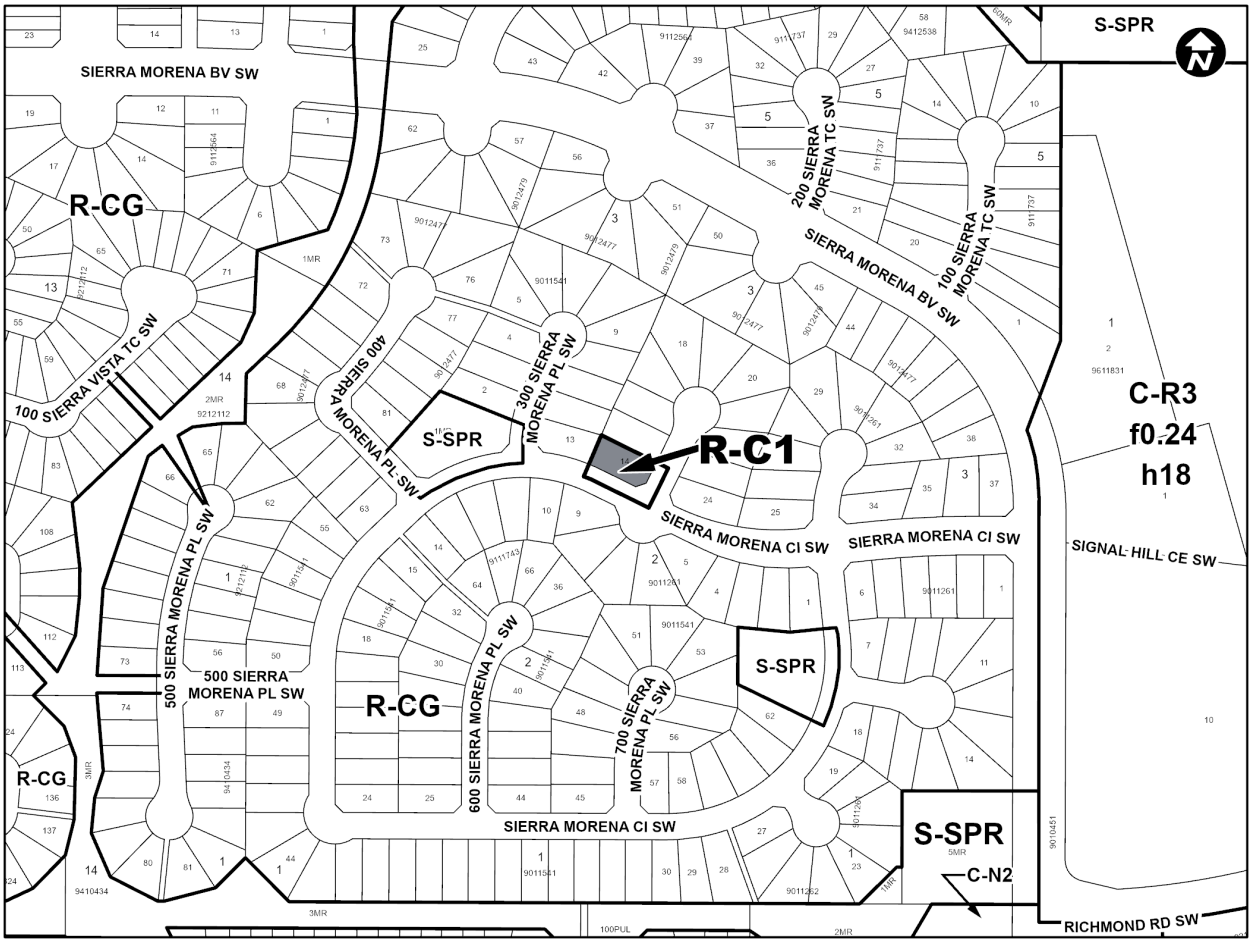
SCHEDULE B-13



PROPOSED

BYLAW NUMBER 28P2026

SCHEDULE B-14



PROPOSED

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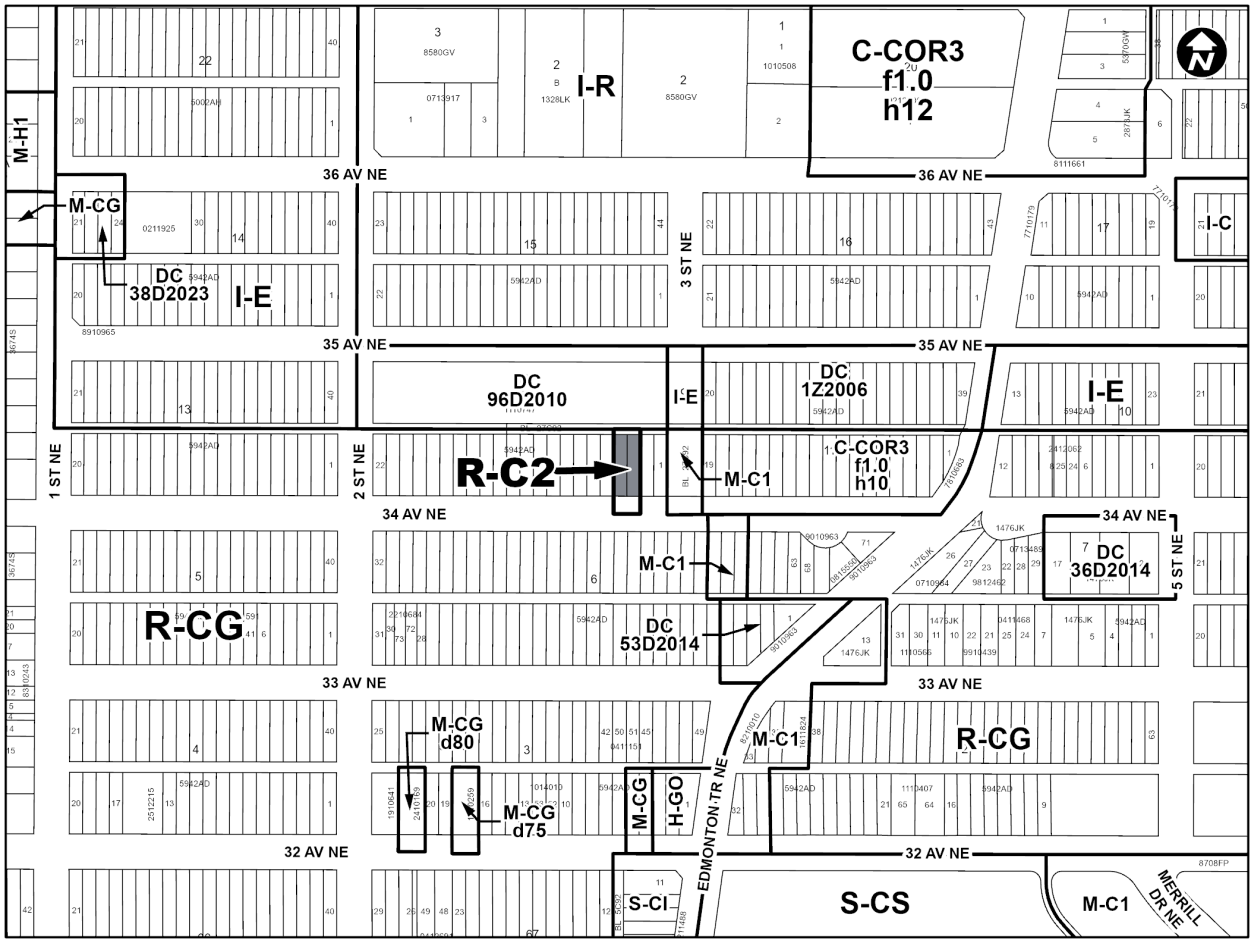
SCHEDULE B-15



PROPOSED

BYLAW NUMBER 28P2026

SCHEDULE B-16



PROPOSED

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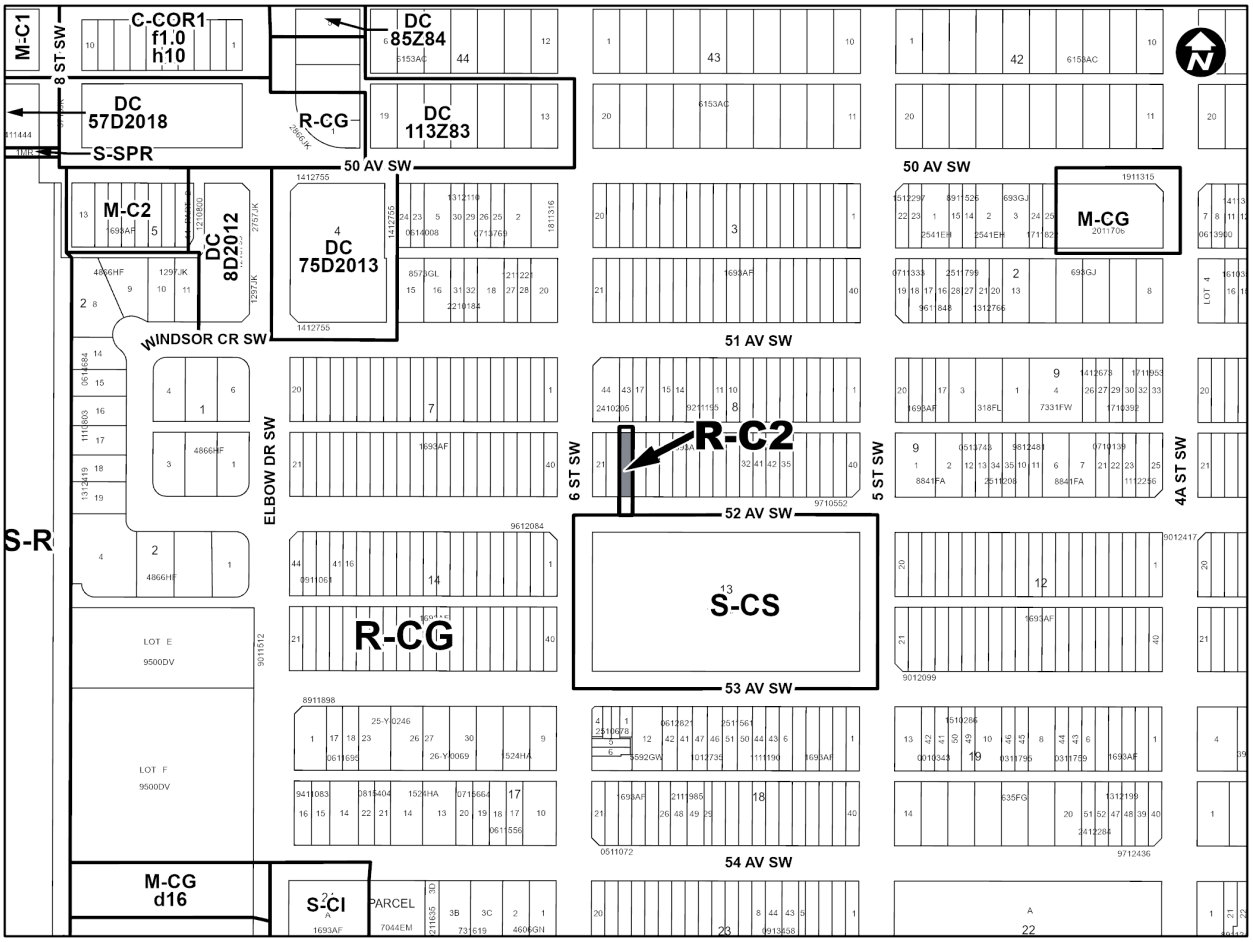
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PROPOSED

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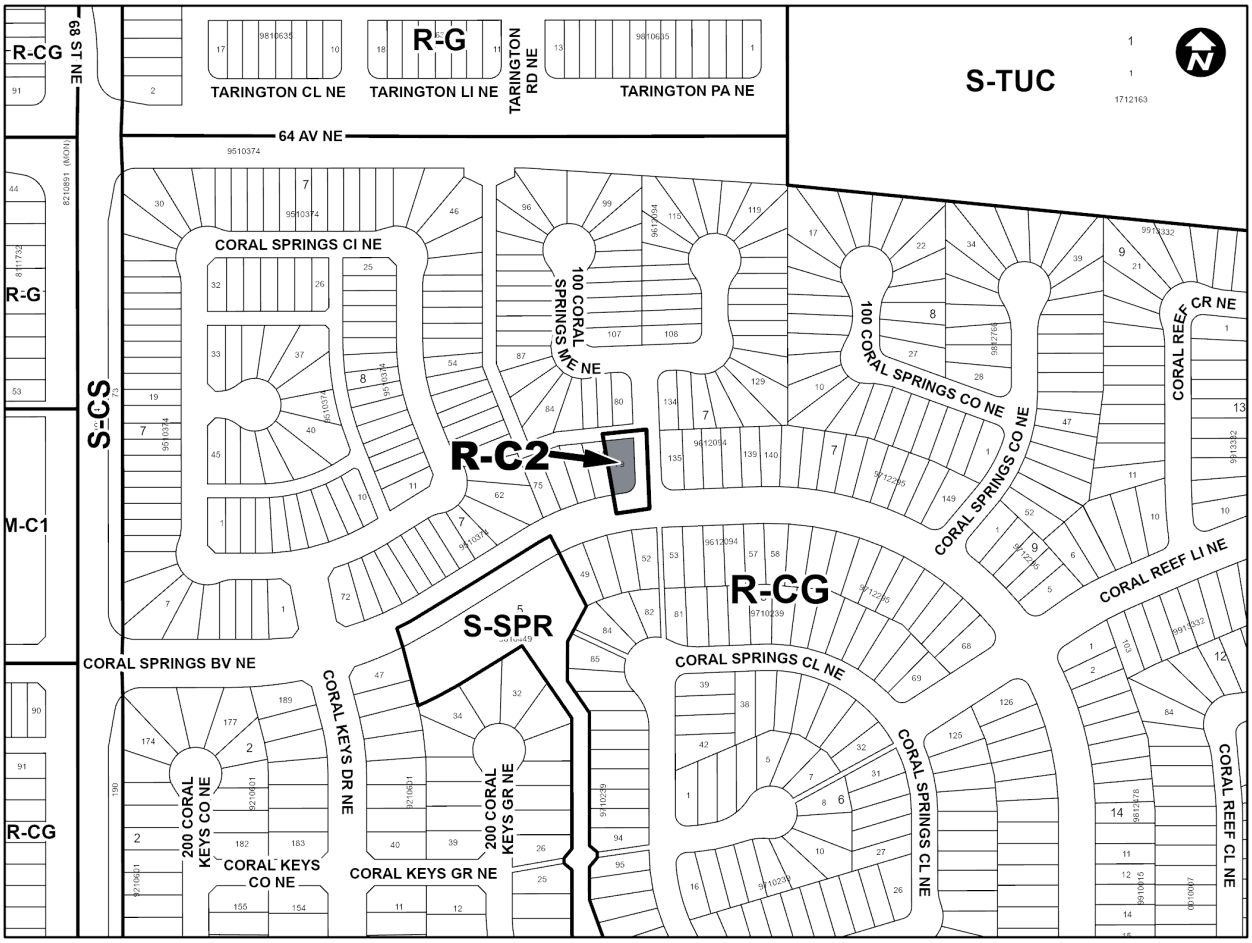
SCHEDULE B-18



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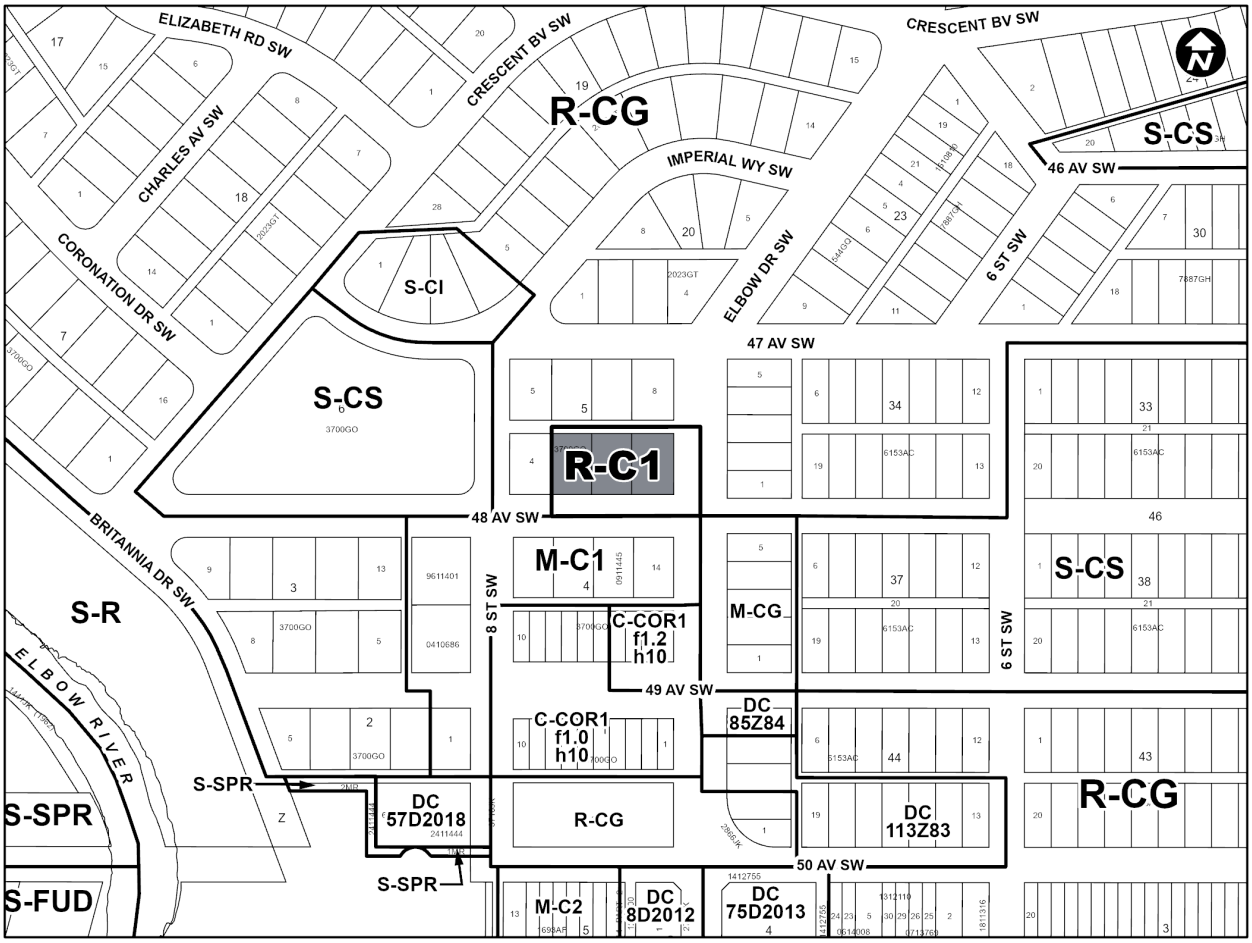
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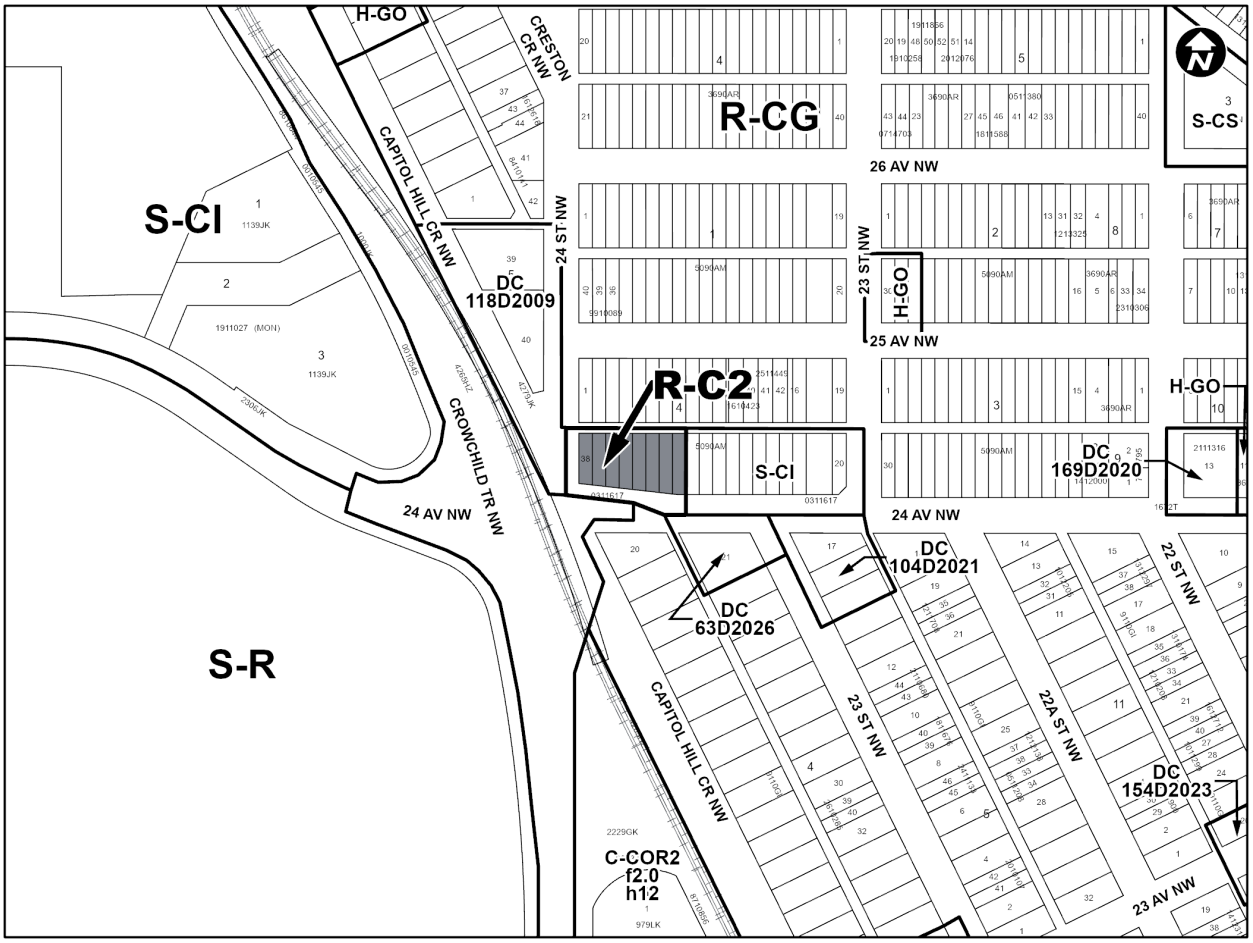
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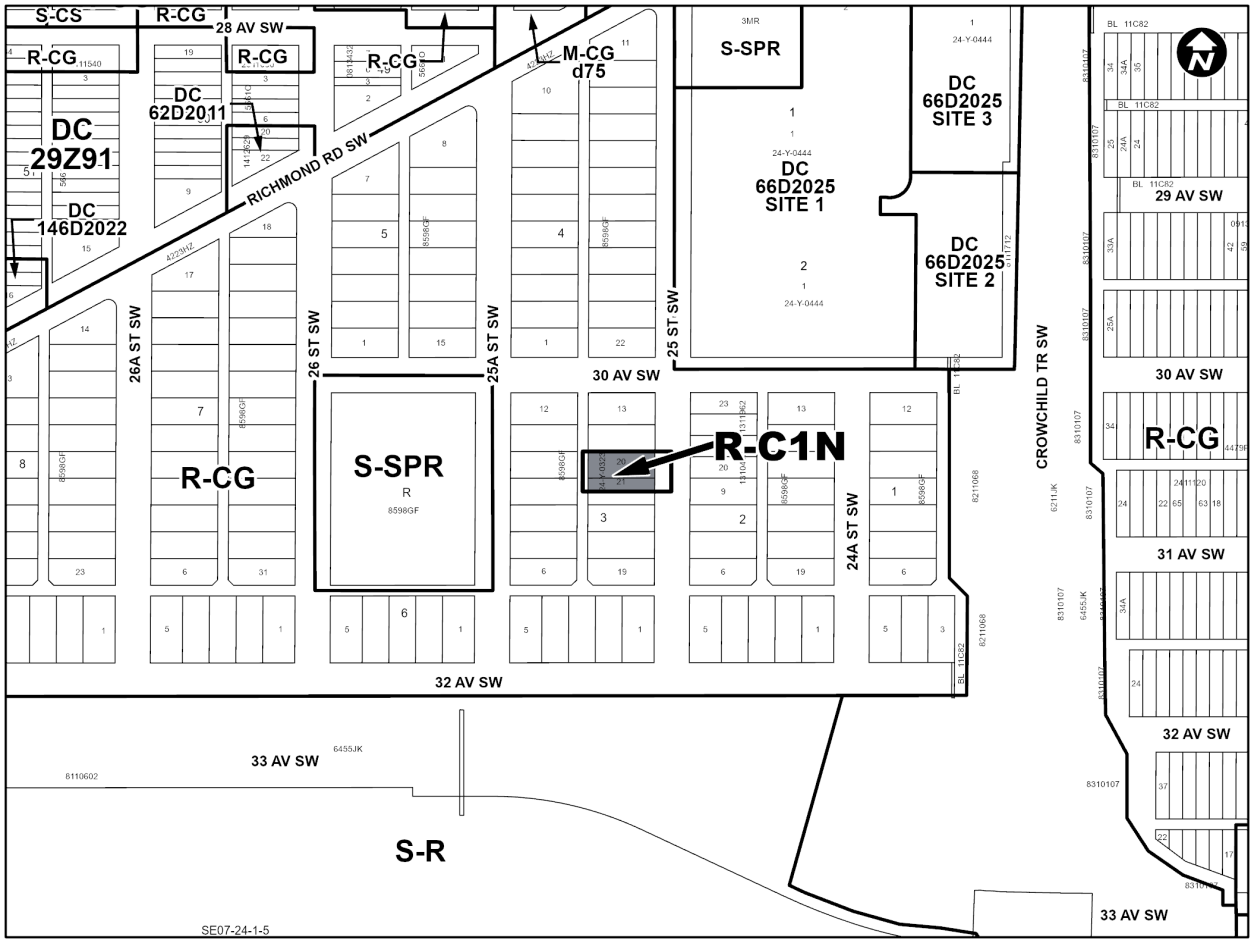
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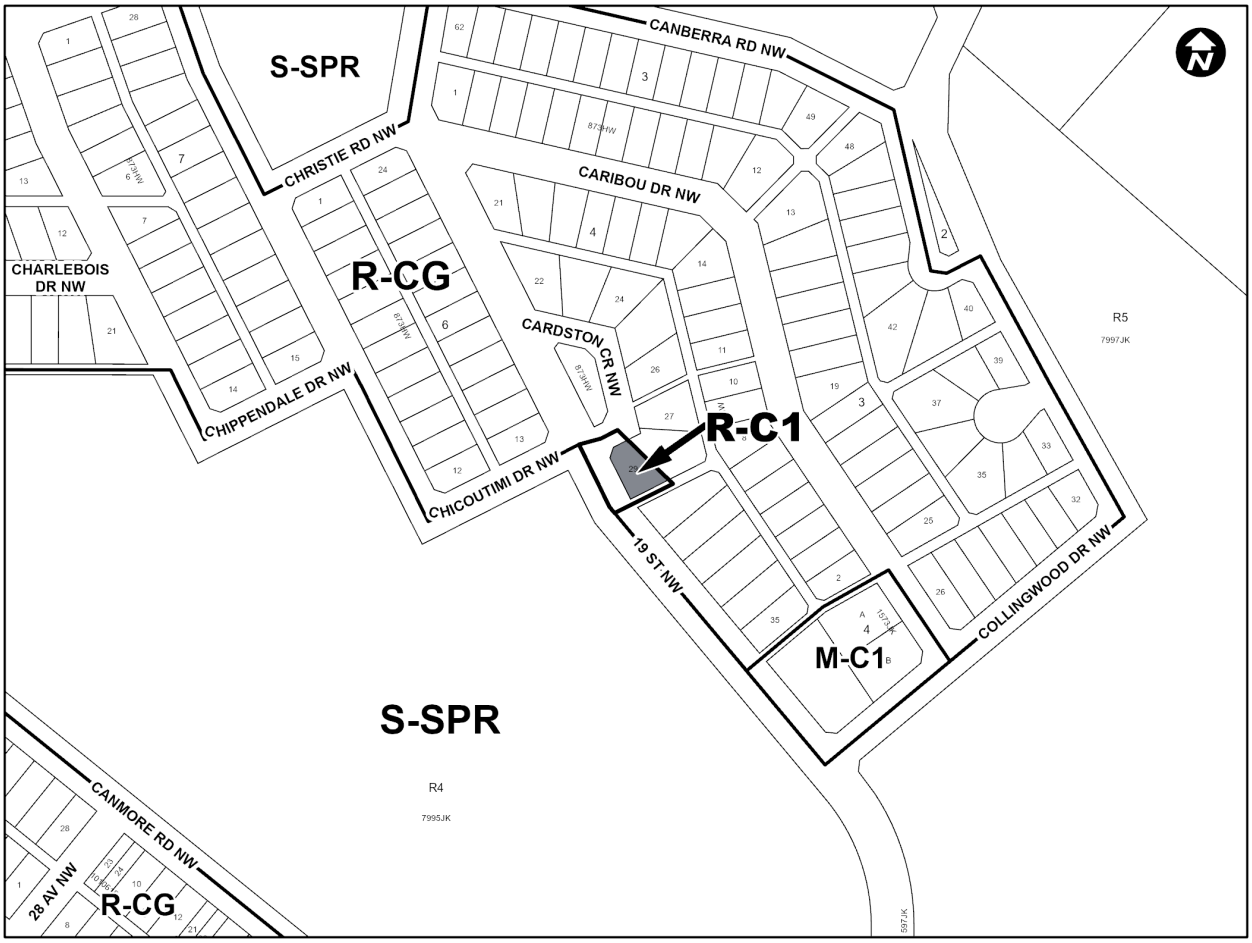
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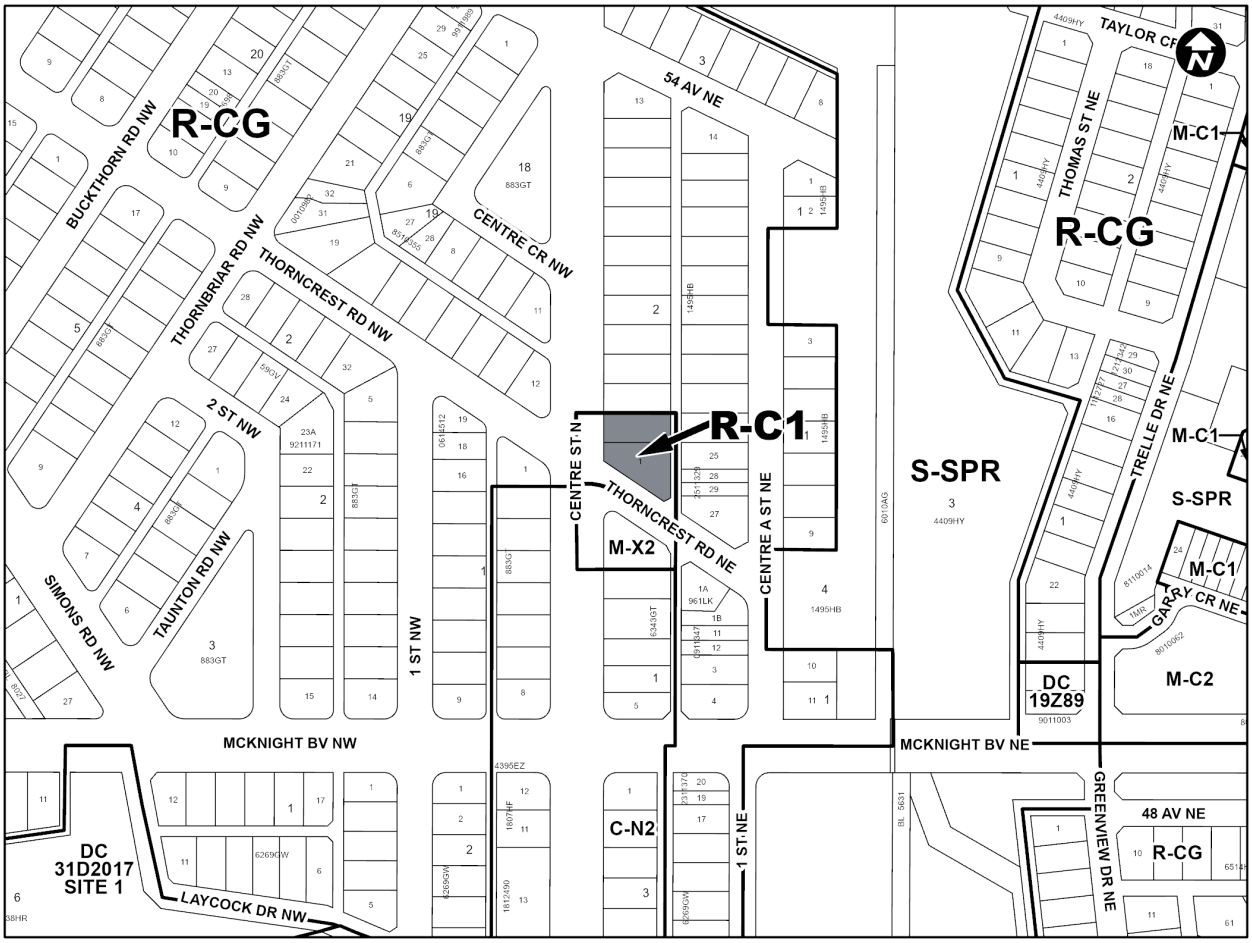
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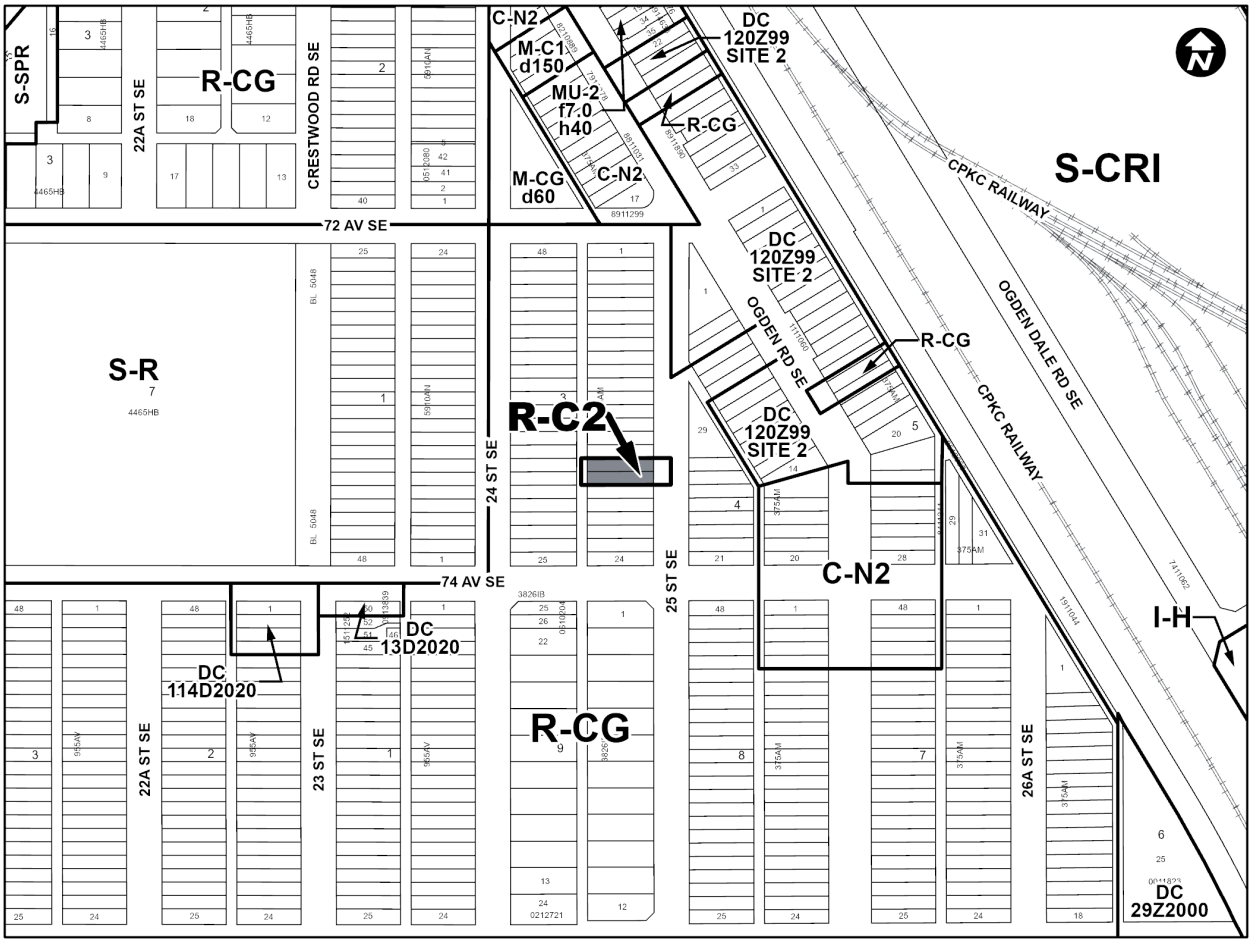
SCHEDULE B-24



PROPOSED

BYLAW NUMBER 28P2026

SCHEDULE B-25



PROPOSED

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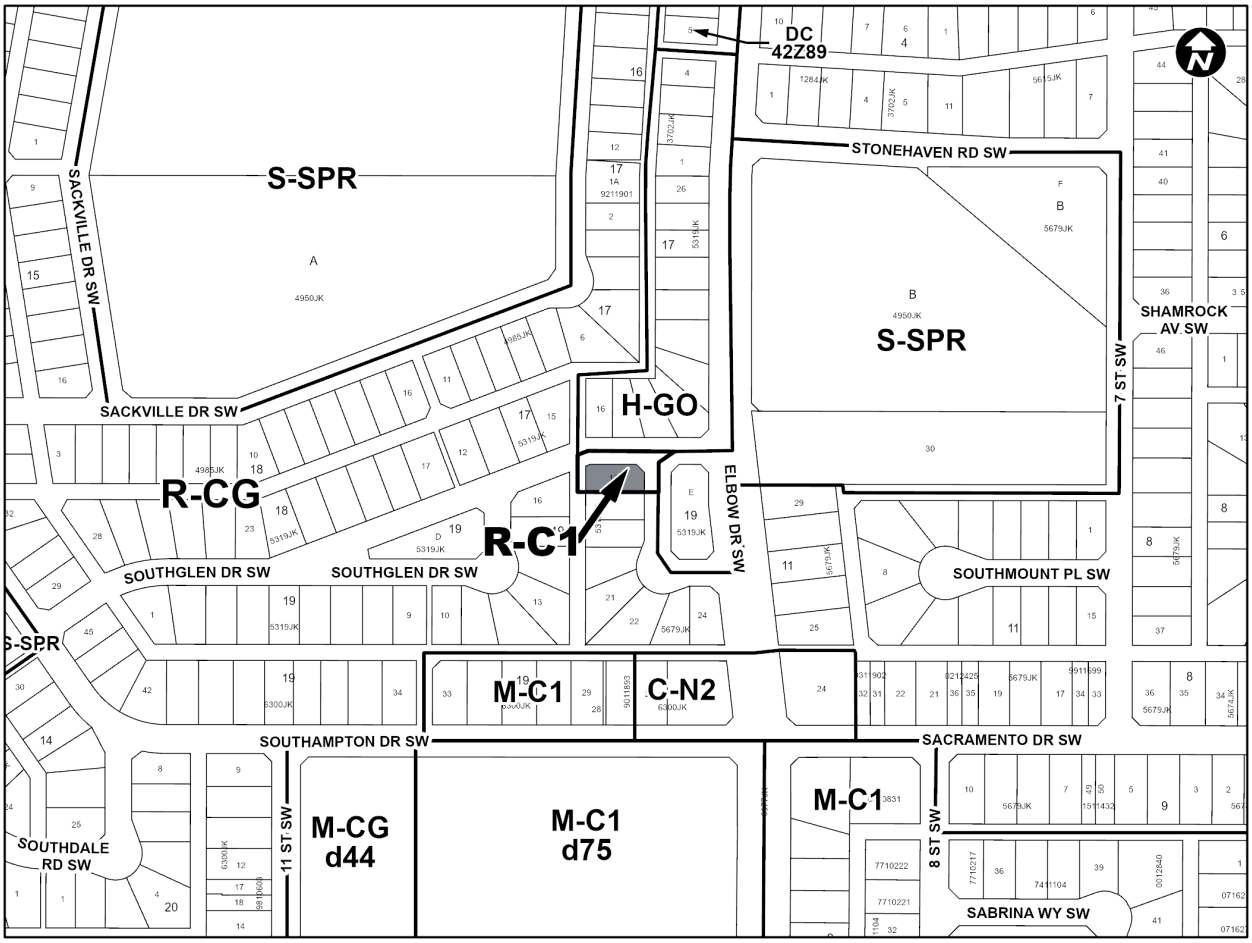
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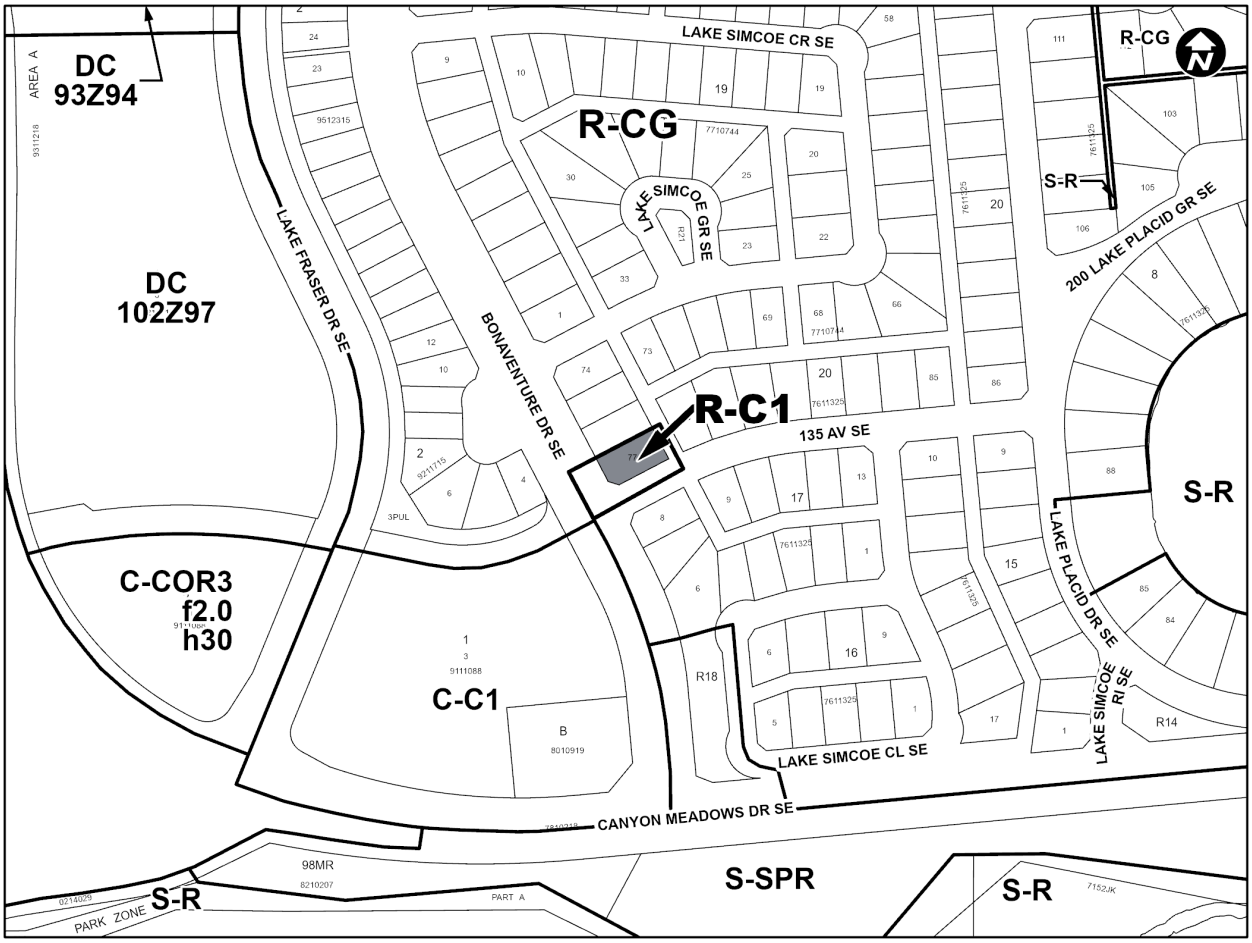
SCHEDULE B-27



PROPOSED

BYLAW NUMBER 28P2026

SCHEDULE B-28



Land Use Bylaw Amendments to Reduce the Maximum Density in the R-CG District - C2026-0581

AMENDMENTS TO THE LAND USE BYLAW 1P2007
BYLAW 24P2026

This bylaw proposes amendments to Land Use Bylaw (LUB) 1P2007 to:

1. Reduce the maximum density in the Residential – Grade-Oriented Infill (R-CG) District from 75 units per hectare to 60 units per hectare.

The Bylaw amendment is proposed to come into effect on 2026 December 15.

AMENDMENTS TO THE LAND USE BYLAW 1P2007
BYLAW 25P2026

This bylaw proposes amendments to Land Use Bylaw (LUB) 1P2007 to:

1. Prohibit main residential buildings in the rear yard on midblock Residential – Grade-Oriented Infill (R-CG) parcels.

The Bylaw amendment is proposed to come into effect on 2026 December 15.

ATTACHMENTS
Attachment 1 – Proposed Bylaw 24P2026
Attachment 2 – Proposed Bylaw 25P2026

PROPOSED

C2026-0581
ATTACHMENT 1

BYLAW NUMBER 24P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (C2026-0581)

* *

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, 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 City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

   (a) Delete section 529 and replace with the following:

   "**529** **(1)** Unless otherwise referenced in subsection (2), the maximum ***density*** for ***parcels*** designated R-CG District is 60 ***units*** per hectare.

   (2) The maximum ***density*** is 75 ***units*** per hectare for ***developments*** legally existing or approved by the ***Development Authority*** prior to December 15, 2026."

2. This Bylaw comes into force on 2026 December 15.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

C2026-0581
ATTACHMENT 2

BYLAW NUMBER 25P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (C2026-0581)

* *

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, 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 City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

   (a) Amend subsection 535(1) by deleting “subsections (2) and” and replacing with “subsection”.

   (b) Delete subsection 535(2).

2. This Bylaw comes into force on 2026 December 15.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

Land Use Bylaw Amendments - Permitted Use Suites - C2026-0584

AMENDMENTS TO THE LAND USE BYLAW 1P2007
BYLAW 26P2026

This bylaw proposes amendments to Land Use Bylaw (LUB) 1P2007 to:

1. List Secondary Suites as permitted uses in low density residential districts;
2. List Backyard Suites as permitted uses in low density residential districts;
3. Adjust rules so suites function effectively as permitted uses.

The proposed amendments would come into effect on 2026 August 05.

ATTACHMENTS
Attachment 1 – Proposed Bylaw 26P2026

PROPOSED

C2026-0584
ATTACHMENT 1

BYLAW NUMBER 26P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (C2026-0584)

* *

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, 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 City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) Delete subsection 366(2).

(b) After subsection 367(f), add new subsection 367(f.1) as follows:

"(f.1) **Secondary Suite**;"

(c) Delete subsection 368(1)(g).

(d) Delete subsection 369(1) and replace with the following:

"**(1)** ***Parcels*** designated R-C1Ls have the same ***permitted uses*** referenced in Section 367."

(e) Delete subsection 384(2).

(f) After subsection 385(1)(f), add new subsection 385(1)(f.1) as follows:

"(f.1) **Secondary Suite**;"

(g) Delete subsection 386(1)(h.1).

(h) Delete subsection 387(1) and replace with the following:

"**(1)** ***Parcels*** designated R-C1s have the same ***permitted uses*** referenced in Section 385."

(i) After subsection 405(f), add new subsection 405(f.1) as follows:

"(f.1) **Secondary Suite**;"

(j) Delete subsection 406(1)(h.1).

(k) Delete subsection 444(2).

(l) After subsection 445(d), add new subsection 445(d.1) as follows:

"(d.1) **Secondary Suite**;"

(m) Delete subsection 446(1)(h.1).

(n) Delete subsection 447(1) and replace with the following:

"**(1)** ***Parcels*** designated R-1s have the same ***permitted uses*** referenced in Section 445."

(o) After subsection 460(d), add new subsection 460(d.1) as follows:

"(d.1) **Secondary Suite**;"

(p) Delete subsection 461(1)(h.1).

2. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) After subsection 367(a), add new subsection 367(a.1) as follows:

"(a.1) **Backyard Suite**;"

(b) Delete subsection 368(1)(a).

(c) Delete subsection 369(2) and replace with the following:

"**(2)** ***Parcels*** designated R-C1Ls have the same ***discretionary uses*** referenced in Section 368."

(d) After subsection 385(1)(a), add new subsection 385(1)(a.1) as follows:

"(a.1) **Backyard Suite**;"

(e) Delete subsection 386(1)(a.2).

(f) Delete subsection 387(2) and replace with the following:

"**(2)** ***Parcels*** designated R-C1s have the same ***discretionary uses*** referenced in Section 386."

(g) After subsection 405(a), add new subsection 405(a.1) as follows:

"(a.1) **Backyard Suite**;"

(h) Delete subsection 406(1)(a.2).

(i) Renumber subsection 425(1)(a.1) to 425(1)(a.2).

(j) After subsection 425(1)(a), add new subsection 425(1)(a.1) as follows:

"(a.1) **Backyard Suite**;"

(k) Delete subsection 426(1)(a.2).

(l) Renumber subsection 445(a.1) to 445(a.2).

(m) After subsection 445(a), add new subsection 445(a.1) as follows:

"(a.1) **Backyard Suite**;"

(n) Delete subsection 446(1)(a.2).

(o) Delete subsection 447(2) and replace with the following:

"**(2)** ***Parcels*** designated R-1s have the same ***discretionary uses*** referenced in Section 446."

(p) Renumber subsection 460(a.1) to 460(a.2).

(q) After subsection 460(a), add new subsection 460(a.1) as follows:

"(a.1) **Backyard Suite**;"

(r) Delete subsection 461(1)(a.2).

(s) After subsection 475(a), add new subsection 475(a.1) as follows:

"(a.1) **Backyard Suite**;"

(t) Delete subsection 476(1)(a.2).

(u) Delete Section 490.1 and replace with the following:

"**490.1** The following ***uses*** are ***permitted uses*** in the Residential – Low Density Multiple Dwelling District where there is only one ***main residential building*** located on a ***parcel***:

(a) **Backyard Suite**;
(a.1) **Duplex Dwelling**;
(b) **Secondary Suite**; and
(c) **Semi-detached Dwelling**."

(v) Delete subsection 491(2)(a.2).

(w) After subsection 526(1)(a), add new subsection 526(1)(a.1) as follows:

"(a.1) **Backyard Suite**;"

(x) Delete subsection 527(2)(c).

(y) Delete section 527.1 and replace with the following:

"**527.1 (1)** ***Parcels*** designated R-CGex have the same ***permitted uses*** referenced in Section 526 with the exclusion of:

(a) **Secondary Suite**; and
(b) **Backyard Suite**.

(2) ***Parcels*** designated R-CGex have the same ***discretionary uses*** referenced in Section 527."

3. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) After subsection 352(4.1), add new subsection 352(4.2) as follows:

"**(4.2)** Eaves are exempt from the maximum ***building height*** calculated in subsection (4.1)."

(b) Amend subsection 352(5) by replacing "75.0" with "82.5".

(c) Delete subsection 352(6).

(d) Delete subsection 409(1)(c) and replace with the following:

"(c) 7.5 metres for a ***corner parcel*** or ***laned parcel*** containing a **Backyard Suite** or **Secondary Suite**."

(e) Renumber Section 423 to 423(1).

(f) After subsection 423(1), add new subsection 423(2) as follows:

"**(2)** The minimum number of ***motor vehicle parking stalls*** for a **Secondary Suite** or **Backyard Suite** is reduced to 0.0 stalls, where 2.0 ***motor vehicle parking stalls*** are provided for each **Dwelling Unit**."

(g) Delete subsection 429(a.2) and replace with the following:

"(a.2) 7.5 metres for a ***corner parcel*** or ***laned parcel*** containing a **Backyard Suite** or **Secondary Suite** with a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**."

(h) Delete subsection 443(3) and replace with the following:

"**(3)** The minimum number of ***motor vehicle parking stalls*** for a **Secondary Suite** or **Backyard Suite** is reduced to 0.0 stalls, where 2.0 ***motor vehicle parking stalls*** are provided for each **Dwelling Unit**."

(i) Delete subsection 464(1)(c) and replace with the following:

"(c) 7.5 metres for a ***corner parcel*** or ***laned parcel*** containing a **Backyard Suite** or **Secondary Suite**."

(j) Renumber Section 473 to 473(1).

(h) After subsection 473(1), add new subsection 473(2) as follows:

"**(2)** The minimum number of ***motor vehicle parking stalls*** for a **Secondary Suite** or **Backyard Suite** is reduced to 0.0 stalls, where 2.0 ***motor vehicle parking stalls*** are provided for each **Dwelling Unit**."

(i) Delete subsection 479(a.2) and replace with the following:

"(a.2) 7.5 metres for a ***corner parcel*** or ***laned parcel*** containing a **Backyard Suite** or **Secondary Suite** with a **Single Detached Dwelling**."

(j) Delete subsection 488(3) and replace with the following:

"**(3)** The minimum number of ***motor vehicle parking stalls*** for a **Secondary Suite** or **Backyard Suite** is reduced to 0.0 stalls, where 2.0 ***motor vehicle parking stalls*** are provided for each **Dwelling Unit**."

4. This Bylaw comes into force on 2026 August 05.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____