CITY OF CALGARY
NOTICE OF 2026 JUNE 23
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 June 23, 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 June 15**, 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 June 23 at 9:30 a.m.

* * * * * * *

PLANNING MATTERS FOR PUBLIC HEARING

Item 1	Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at 6660 Country Hills Boulevard NE, LOC2025-0003, CPC2026-0408 Proposed Bylaw 80D2026
Item 2	Land Use Amendment in Skyview Ranch (Ward 5) at 120 Skyview Ranch Drive NE, LOC2025-0228, CPC2026-0508 Proposed Bylaw 81D2026
Item 3	Land Use Amendment in Glendale (Ward 6) at 4524 Grove Hill Road SW, LOC2025-0187, CPC2026-0358 Proposed Bylaw 69D2026
Item 4	Land Use Amendment in Skyview Ranch (Ward 5) at 120 Skyview Ranch Drive NE, LOC2025-0228, CPC2026-0401 Proposed Bylaw 78D2026
Item 5	Road Closure and Land Use Amendment in Crescent Heights (Ward 7) at 320 – 11 Avenue NE, LOC2025-0095, CPC2026-0433 Proposed Bylaws 3C2026 & 71D2026
Item 6	Land Use Amendment in Mission (Ward 8) at 111 and 115 - 17 Avenue SW, LOC2025-0209, CPC2026-0422 Proposed Bylaw 73D2026
Item 7	Land Use Amendment in Upper Mount Royal (Ward 8) 1911 – 11 Street SW, LOC2025-0151, CPC2026-0204 Proposed Bylaw 67D2026
Item 8	Land Use Amendment in Sunalta (Ward 8) at 1732 – 11 Avenue SW, LOC2026-0015, CPC2026-0415 Proposed Bylaw 74D2026
Item 9	Land Use Amendment in South Calgary (Ward 8) at 1516 – 29 Avenue SW, LOC2025-0224, CPC2026-0381 Proposed Bylaw 75D2026
Item 10	Land Use Amendment in Killarney/Glengarry (Ward 8) at 3627 Kildare Crescent SW, LOC2026-0016, CPC2026-0302 Proposed Bylaw 65D2026

Item 11 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2823 – 30 Street SW, LOC2026-0009, CPC2026-0290
Proposed Bylaw 66D2026

Item 12 Policy Amendment in Ogden (Ward 9) at 2108 – 66 Avenue SE, LOC2025-0216, CPC2026-0341
Proposed Bylaw 17P2026

Item 13 Land Use Amendment in Inglewood (Ward 9) at 1323 – 10 Avenue SE, LOC2026-0007, CPC2026-0391
Proposed Bylaw 70D2026

Item 14 Land Use Amendment in Inglewood (Ward 9) at 1336 and 1340 – 9 Avenue SE, LOC2025-0186, CPC2026-0442
Proposed Bylaw 72D2026

Item 15 Land Use Amendment in Sunridge (Ward 10) at 2121 – 29 Street NE, LOC2026-0006, CPC2026-0363
Proposed Bylaw 79D2026

Item 16 Land Use Amendment in Evergreen (Ward 13) at 2525 Eversyde Avenue SW, LOC2026-0018, CPC2026-0291
Proposed Bylaw 68D2026

Item 17 Outline Plan and Land Use Amendment in Legacy (Ward 14) at 22200 – 28 Street SE, LOC2025-0153, CPC2026-0331
Proposed Bylaw 76D2026

Item 18 Policy and Land Use Amendment in Keystone Hills (Ward 3) at 14111 – 15 Street NE, LOC2024-0277, CPC2026-0292
Proposed Bylaws 18P2026, 19P2026 & 77D2026

OTHER REPORTS

Item 19 Policy and Land Use Amendment in Country Hills (Ward 3) at multiple addresses, LOC2024-0215-C2026-0333
Proposed Bylaws 20P2026 & 82P2026

Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at 6660 Country Hills Boulevard NE, LOC2025-0003

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0408) to the 2026 June 23 Public Hearing of Council;

2. As the Council-designated Approving Authority, approve the proposed outline plan located at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4) to subdivide 4.54 hectares ± (11.23 acres ±) with conditions (Attachment 3); and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 4.54 hectares ± (11.23 acres ±) located at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 28:

That Council give three readings to **Proposed Bylaw 80D2026** for the redesignation of 4.54 hectares ± (11.23 acres ±) located at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).

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

"Moved by Commissioner Boechler

That with respect to Report CPC2026-0408, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0408) to the 2026 June 23 Public Hearing of Council;

2. As the Council-designated Approving Authority, approve the proposed outline plan located at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4) to subdivide 4.54 hectares ± (11.23 acres ±) with conditions (Attachment 3); and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 4.54 hectares ± (11.23 acres ±) located at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Special

Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at 6660 Country Hills Boulevard NE, LOC2025-0003

Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).

For: (7): Director General Manager Mahler, Commissioner Boechler, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

Conflict (1): Commissioner Damiani

MOTION CARRIED"

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Cornerstone to allow for a broad range of residential, commercial, and institutional uses along with public open spaces and roadways.
- The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Cornerstone Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for development of a vacant parcel in an actively developing community, while advancing growth and intensity objectives adjacent to a Major Activity Centre (MAC) and a future light rail transit station.
- Why does this matter? The proposal accommodates new transit-supportive development by introducing a mix of uses including residential and a range of activity‑generating institutional and commercial uses. It leverages and integrates with existing servicing infrastructure and the surrounding road network, contributing to increased intensity and employment opportunities in the community.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This outline plan and land use amendment application in the northeast community of Cornerstone was submitted on 2025 January 7 by Stantec Consulting on behalf of the landowner, Northpoint East Development Corporation (Anthem United). The approximately 4.54 hectares (11.23 acres) subject site is the north half of an undeveloped parcel located northeast of the intersection of Country Hills Boulevard NE and 60 Street NE. The portion of the parcel south of the subject site is identified in the MDP and ASP as being within a MAC while the subject site is identified to be within the Transit Station Planning Area (TSPA). A future Blue Line LRT station is planned to be located at the intersection of Country Hills Boulevard NE and 60 Street NE, approximately 180 metres (a three‑minute walk) from the site. Surrounding development includes a mix of commercial and residential uses to the north, east, and west. Lands to the south and across 60 Street NE consist of an undeveloped parcel and a developing school site.

As indicated in the Applicant Submission (Attachment 4), the proposed application is intended to facilitate a cultural use including the development of a temple and ancillary uses, including a community centre, housing and a private school.

Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at 6660 Country Hills Boulevard NE, LOC2025-0003

The proposed outline plan (Attachment 5) anticipates a development intensity of 114 people and jobs per hectare as shown in the Proposed Outline Plan Data Sheet (Attachment 7). This intensity aligns with the MDP and ASP minimum of 100 people and jobs per gross developable hectare within a TSPA. The proposed land use amendment (Attachment 6) introduces additional uses of a Conference and Event Facility, Place of Worship – Large, and School – Private, and establishes a minimum residential density through a Direct Control (DC) District.

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 outline plan and 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 information pamphlets to properties within an approximate 230‑metre outreach area located to the east, north and northeast of the subject site. The Applicant Outreach Summary can be found 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. No comments were received from the public.

Administration considered the relevant planning issues related to the application and determined the proposal to be appropriate. The proposed DC District is suitable for the subject site and is expected to stimulate activity and development within this transit station planning area.

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 Cornerstone (Ward 5) at 6660 Country Hills Boulevard NE, LOC2025-0003

IMPLICATIONS

Social
The proposal would enable the development of vacant lands within a developing community in close proximity to a MAC and a future transit station. It supports a range of residential, institutional, and commercial uses, contributing to needed cultural amenities and employment opportunities within a key activity node. The proposal also facilitates future pedestrian and vehicular connections to the planned transit station, enhancing accessibility and supporting transit‑oriented development.

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 development on this site with applicable climate strategies will be explored and implemented at future development permit stages.

Economic
The proposed application will make efficient use of existing area infrastructure while maximizing the existing LRT investment and is expected to act as a catalyst to advance further development and intensification within the surrounding 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. **Proposed Bylaw 80D2026**
3. **Approved** Outline Plan Conditions of Approval
4. Applicant Submission
5. **Approved** Outline Plan
6. Proposed Land Use Amendment Map
7. **Approved** Outline Plan Data Sheet
8. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

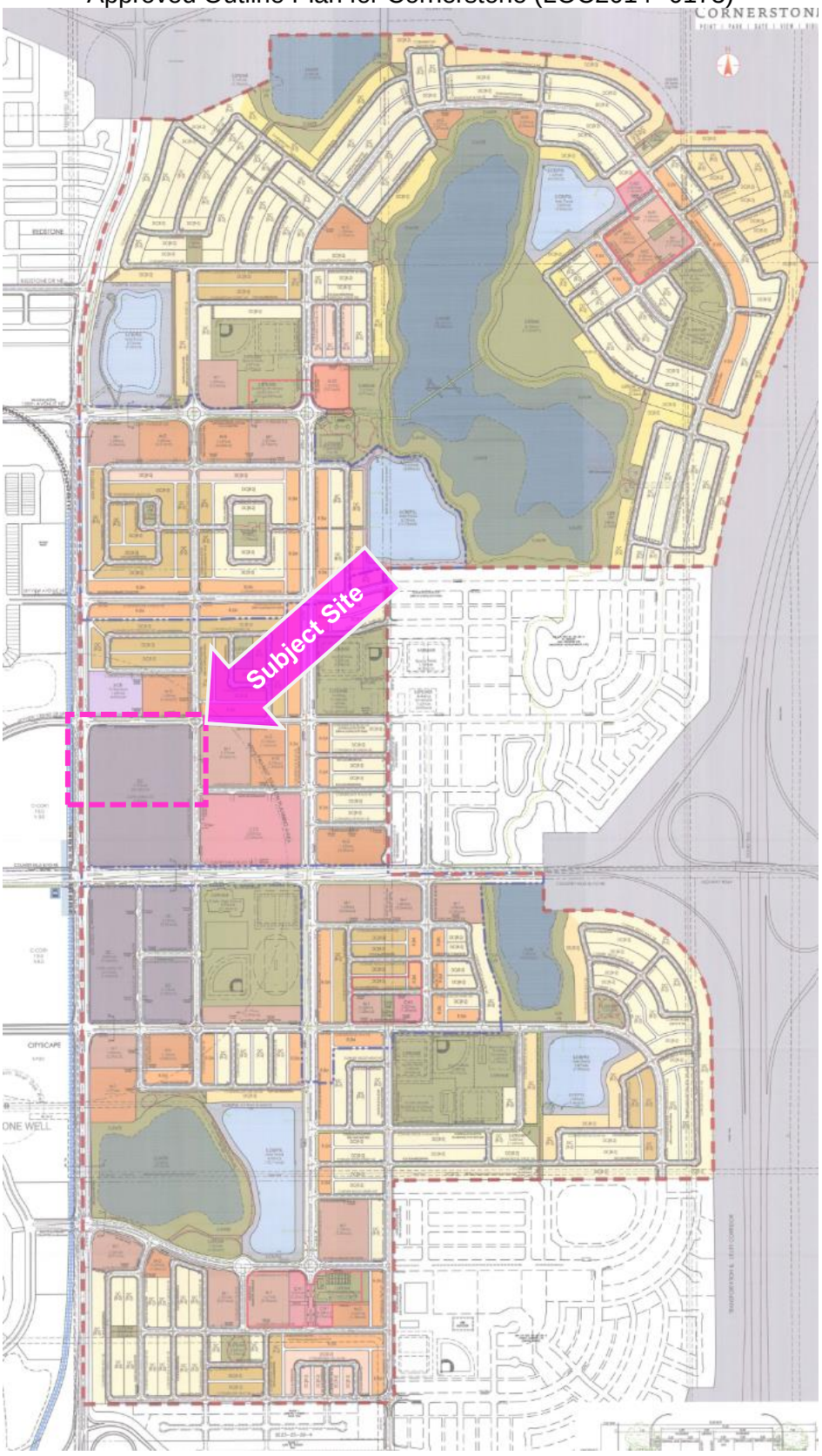
The subject site is located in the northeast community of Cornerstone, south of Cornerstone Heights NE and east of 60 Street NE. The approximately 4.54 hectares (11.23 acres) site is the north half of an undeveloped parcel situated at the northeast corner of two arterial streets, Country Hills Boulevard NE and 60 Street NE, and is approximately 280 metres wide by 180 metres deep. The subject site is identified as being adjacent to a Major Activity Centre (MAC) and within a Transit Station Planning Area (TSPA) within the *Municipal Development Plan* (MDP) and the *Cornerstone Area Structure Plan* (ASP). The site is located approximately 180 metres (three-minute walk) from a future Blue Line LRT station planned at the intersection of Country Hills Boulevard NE and 60 Street NE.

The subject site was included within a previously approved outline plan (LOC2014‑0173) for the broader Cornerstone community; however, the subject parcel did not receive an urban land use designation as part of this process. The prior approval also did not provide reserve dedication for the site and identified that municipal reserve (MR) dedication would be required subsequently at the subdivision stage.

Surrounding development is characterized by a range of residential and commercial land uses. Lands to the north are designated Commercial – Community 1 (C-C1) and Multi‑Residential – At‑Grade Housing (M‑G) District, accommodating large-format commercial development and grade‑oriented multi‑residential forms. Immediately north of the site, on the M-G District parcel, is the Cornerstone fire station. To the west, across 60 Street NE, parcels are designated Multi‑Residential – High Density Low Rise (M‑H1) District, intended to accommodate higher‑density low‑rise multi‑residential development. Lands to the east consist of a mix of commercial and grade‑oriented residential development. The parcel immediately south of the site is designated Special Purpose – Future Urban Development (S‑FUD) District, which is intended to accommodate lands awaiting urban development and the extension of municipal servicing. A future high school site is located approximately 200 metres (a three‑minute walk) to the southeast, across Country Hills Boulevard NE.

Since the approval of the initial outline plan, several subsequent outline plan and land use amendment applications have been approved within this area of Cornerstone. The proposed application would advance development that supports a transit‑oriented land use framework, facilitating the integration of residential, institutional, cultural, and commercial uses in proximity to the transit station area.

Approved Outline Plan for Cornerstone (LOC2014‑0173)



Community Peak Population Table

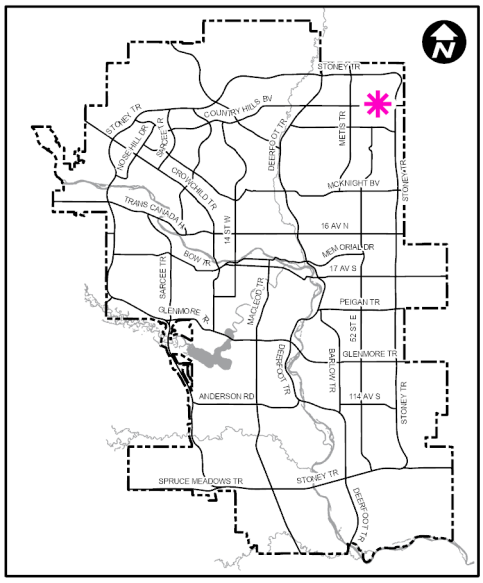
As identified below, the community of Cornerstone reached its peak population in 2019.

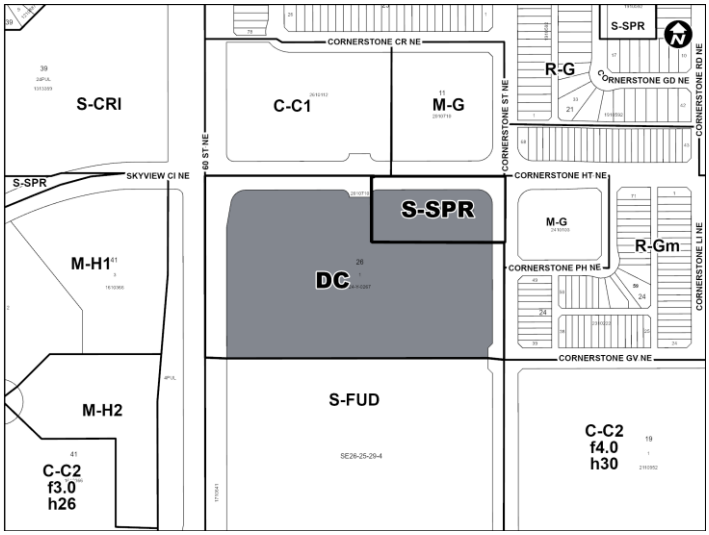
Cornerstone	
Peak Population Year	2019
Peak Population	2,648
2019 Current Population	2,648
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

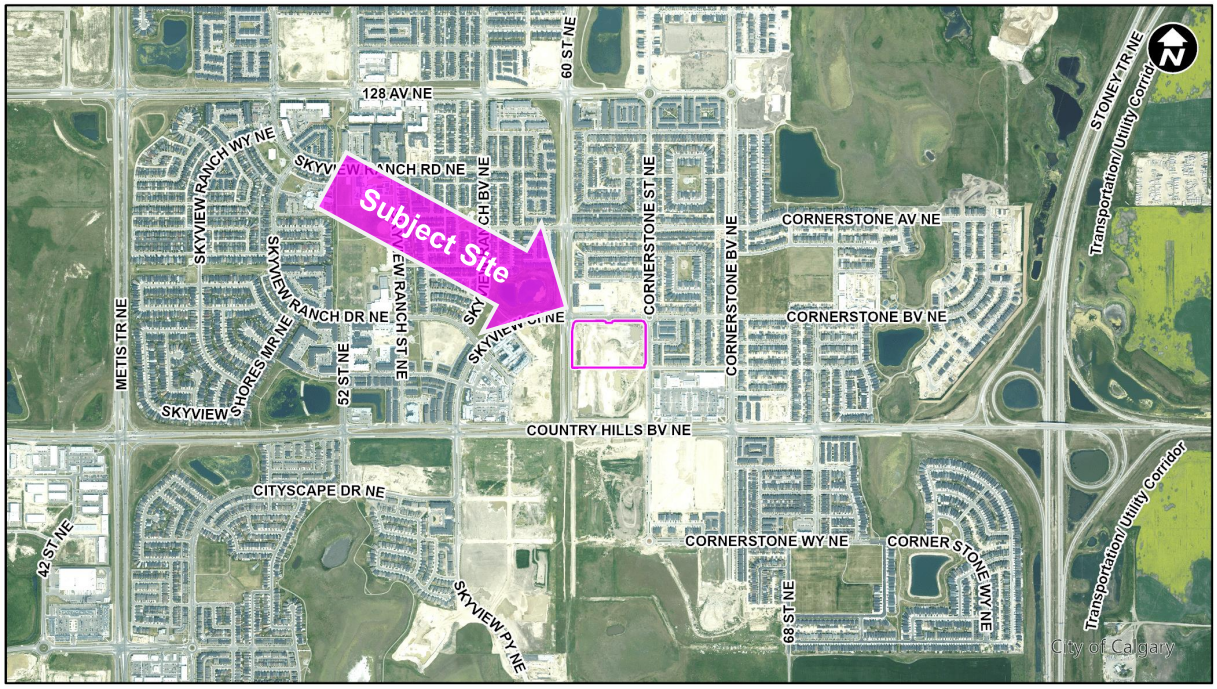
Source: *The City of Calgary 2019 Civic Census*

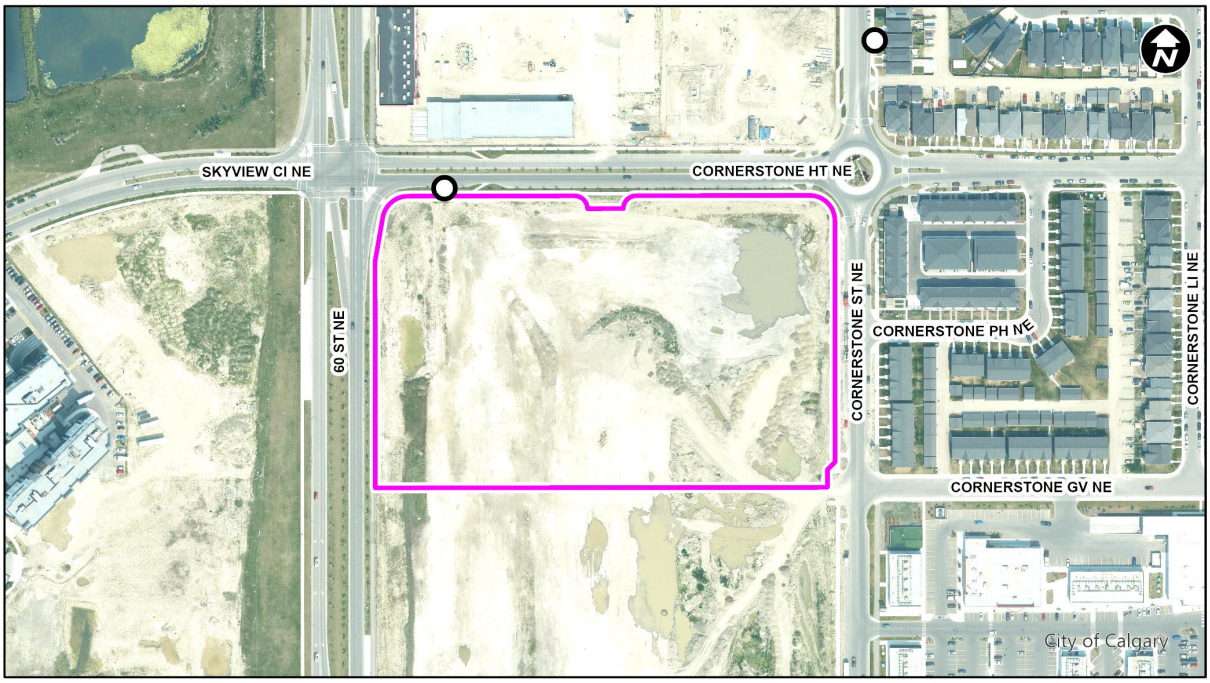
Additional demographic and socio-economic information may be obtained online through the Cornerstone Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing land use for the subject parcel is Special Purpose – Future Urban Development (S-FUD) District, which is intended for lands awaiting urban development and utility servicing.

The proposed Direct Control (DC) District is based on the Mixed Use – General (MU-1) District, which is intended to accommodate a range of commercial and residential uses either within the same building or across multiple buildings within an area, and is typically applied along commercial streets. Given the site's location near a MAC and within a TSPA, the MU-1 District will provide an appropriate framework for achieving a vibrant and transit-supportive mix of uses. A DC District is proposed to provide an innovative and site-specific approach that enables certain institutional and commercial uses to be accommodated within proximity to a future LRT station, while securing a minimum level of residential development to support intensity and transit ridership. The proposed DC District introduces the discretionary uses of a Conference and Event Facility, Place of Worship – Large, and School – Private, and establishes a maximum floor area ratio (FAR) of 1.5.

The maximum building height within the DC District is 20.0 metres. To ensure the delivery of residential use as part of future development, the proposed DC District requires a minimum of 65 dwelling units to be provided as part of the first development permit on the site. This requirement was established following multiple discussions with the applicant and reflects the minimum intensity envisioned by the MDP for a TSPA and to complement the institutional uses proposed on the site.

Pursuant to Section 20 of the Land Use Bylaw 1P2007 (LUB), DC Districts must only be used for the purpose of providing for developments that due to their unique characteristics, innovative ideas or unusual site constraints that cannot be accommodated in an existing district. Furthermore, DC Districts must not be used in substitution of any other land use district in the LUB that could be used to achieve the same result either with or without relaxations. The use of a DC District is necessary to deliver an innovative development proposal that locates institutional and cultural uses in proximity to a transit station, while requiring a minimum number of dwelling units to align with planning policy while providing flexibility to develop a range of commercial uses on the site. There is no standard land use district within the LUB that provides for all the uses contemplated by this application.

The applicant had initially proposed a DC District based on the Special Purpose – Community Institution (S-CI) District, which was determined to not be well suited for a MAC or TSPA location. Many of the uses allowed under the S-CI designation are oriented toward auto‑dependent development patterns that conflict with the transit‑oriented vision for the area. In contrast, the DC District based on the MU‑1 District eliminates the possibility of certain uses being developed in the future that do not align with policy goals (such as a crematorium or a hospital, which are allowed in the S-CI District). The proposed DC District only allows for select institutional and cultural uses that are more likely to generate consistent activity and can contribute positively to transit ridership.

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 specific regulations. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. The DC District also allows potential relaxations to sections 7 through 10, including the floor area ratio and building height, with the exception of minimum number of units. This is to ensure maximum flexibility as this site develops.

The proposed Special Purpose – School, Park, and Community Reserve (S-SPR) District is intended to provide for schools, parks, open spaces and recreational facilities. This District is applied to lands that will be dedicated as municipal school reserve or municipal reserve (MR) pursuant to the *Municipal Government Act* (MGA). The required MR dedication of 0.62 hectares (1.53 acres) is provided in the northeast portion of the outline plan area. This location was deemed appropriate for a park location as it provides the best opportunity to act as a community gathering space near residential areas while being in close proximity to a Neighborhood Activity Center (NAC) on the northeast corner of the subject site, as identified in the ASP.

Development and Site Design
If approved by Council, the rules of the proposed DC 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 will include but are not limited to:

- ensuring an appropriate mix of uses are provided across the site area;
- providing strong pedestrian connectivity within the site;
- ensuring strong pedestrian connections are provided to key infrastructure and amenities, including the future park, the regional pathway, and the future transit station; and
- establishing a well‑designed public realm within the large site and along 60 Street NE.

Subdivision Design
The proposed outline plan establishes a grid-based street network on the subject site, integrating with existing adjacent roadways of Cornerstone Street NE in the east and Cornerstone Heights NE in the north, and allows for future connections to be provided to the southern portion of the parcel.

Access to the subject site will be provided by Cornerstone Street NE to the east through a new public road and by Cornerstone Heights NE to the north through a new, private, north-south street. No direct vehicular connection to 60 Street Avenue NE is permitted. The site configuration also provides for the extension of Cornerstone Grove NE from the east further west into the parcel to create a new public street, enabling additional north–south pedestrian and vehicular connections. This approach supports efficient use of land while avoiding cul‑de‑sac roadway patterns. The proposed street network allows for access to future development on the southern portion of the subject parcel and facilitating convenient connections to the planned park space to the north.

Other features of the proposal include:

- establishment of a development block that will allow for an array of mixed-use development, including institutional uses;
- development of park space to meet the needs of existing and future residents and visitors;
- a logical and connected street pattern that aligns with adjacent existing roadways and planned development, supporting long-term mobility and access;
- provision of pedestrian pathways in the area, including an east-west internal pedestrian connection that originates from Cornerstone Grove NE in the west, and will allow users to have a direct connection with the pathway on 60 Street NE, and also provide connectivity to the site from the future LRT station.

Open Space
The MGA provides the legislative authority for municipalities to require up to 10 percent land dedication of MR for park space and other related uses. The previous outline plan approval for the Cornerstone community (LOC2014-0173) identified that an MR dedication of 0.62 hectares (1.53 acres) is required for the subject lands, and a deferred reserve caveat is registered on title to reflect this requirement.

The proposed outline plan strategically locates the 0.62 hectares of park space at the northeast corner of the subject site to use the opportunity to better integrate with the residential developments in the north and east and provide a park space within the NAC.
The park space will be designed in accordance with City parks design standards and is proposed to include a playground area, an outdoor exercise area, a covered canopy with seating, and picnic tables and benches. Pathways within the park will lead to entry points along the perimeter, providing strong connections to future development to the south, as well as access from the public sidewalks to the north and east.

Density and Intensity
The outline plan area is anticipated to have a total of 65 dwelling units, which equates to a density of 14 units per hectare (5.67 units per acre). The anticipated intensity of the proposed development is 114 people and jobs per gross developable hectare. The proposed temple use will provide employment opportunities as well as hundreds of volunteer positions, while attracting an estimated 1,500 to 1,600 daily visitors. For the purposes of the intensity calculation, only one‑third of the volunteer positions were included; however, the realistic

impact of the temple on overall area activity is expected to be substantially higher. When combined with additional event‑based visits to the temple, the minimum number of housing units, the proposed private school - which is anticipated to accommodate approximately 500 students - and the community centre, the site is expected to significantly increase activity levels within the area.

The MDP does not set out minimum density targets for the site area but sets out minimum intensity targets for TSPAs at 100 people and/or jobs per gross developable hectare. The Cornerstone ASP sets out the same intensity targets as the MDP. The proposed development meets the targets of both the MDP and ASP.

Transportation

Site Access and Traffic
Vehicular access to the subject site will be provided from Cornerstone Street NE to the east through a new public road, and from Cornerstone Heights NE to the north through the private north–south street. The private north-south connection will be secured through a public access easement to ensure continued accessibility, with the access easement agreement and easement plan to be formally registered at the subdivision stage. Detailed design of the private street will be reviewed and finalized through the development permit process.

The proposed east-west public street aligns with existing Cornerstone Grove NE to the east of the subject site. Cornerstone Grove NE will connect with the private north-south 21.0 metre street. This private street is intended to extend further south to support future development on the southern portion of the parcel which will be evaluated and finalized through a subsequent outline plan and land use application for that site. The proposed east-west public street, currently labelled Cornerstone Grove NE within the parcel, will at a minimum have a 2.50 metre sidewalk, with the boulevard programming to be finalized at the development permit stage.

The outline plan also includes a 2.50 metre wide east-west pedestrian connection, linking Cornerstone Grove NE to 60 Street NE. This connection will provide strong pedestrian connectivity between the site and the future transit station, and will be secured through a public access easement, with the easement registered at the subdivision or development permit stage.

A Transportation Impact Assessment (TIA) was prepared in support of this application. The TIA has been reviewed by Administration and will be finalized at the subdivision or development permit stage.

Active modes
Pedestrian access to the site is provided via the existing sidewalk along Cornerstone Heights NE and Cornerstone Street NE. The site is served by the Always Available for All Ages and Abilities (5A) Network, with existing three‑metre wide regional pathways located along 60 Street NE and Country Hills Boulevard NE.

Transit
There are currently transit stops for Route 136 (Corner Meadows / Cornerbrook) located on Country Hills Boulevard NE approximately 200 metres (a three-minute walk) south of the subject site. Stops for Route 128 (East Skyview Ranch / Redstone) are located on Cornerstone Heights NE, immediately north of the subject site. This site is also located approximately 200 metres (a three-minute walk) from a future Blue Line LRT station at the intersection of 60 Street NE and Country Hills Boulevard NE.

Environmental Site Considerations
The site topography is relatively flat with no environmentally significant areas. A Phase One Environmental Site Assessment was reviewed and accepted with the previously approved outline plan application (LOC2014-0173). Further investigation is not required at this time.

Utilities and Servicing
This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Sanitary, water, and storm servicing will be available through developer funded extensions of existing infrastructure surrounding the site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
Administration's recommendation aligns with the policy direction of the *South Saskatchewan Regional Plan*, which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)
The subject parcel is identified as being adjacent to a Major Activity Centre (MAC) as per Map 1: Urban Structure, in the *Municipal Development Plan* (MDP) and adjacent to the Primary Transit Network. The site is within a Primary Transit Hub as a future Blue Line LRT Station is planned at the intersection of 60 Street NE and Country Hills Boulevard NE. Policy in the MDP notes that MACs should provide opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs.

The MDP recognizes that Area Structure Plans (ASPs) are appropriate policies to provide specific direction for development of local communities in these areas. The Cornerstone ASP is the relevant ASP for the subject site.

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, including high performance buildings, accommodating solar energy systems and electrical system designs that can accommodate electric vehicle charging.

Cornerstone Area Structure Plan (Statutory – 2007)
The subject site is located within the *Cornerstone Area Structure Plan* (ASP). The ASP identifies the site to be within the Transit Station Planning Area (TSPA) which consists of lands within 600 metres of the future LRT station and adjacent to the MAC. The intent of the TSPA is to ensure development within walking distance to the LRT station is transit supportive by ensuring a minimum intensity of development, providing a mix of land uses and ensuring convenient connections to the LRT station. The TSPA may include cultural, institutional and other uses as deemed appropriate and complementary uses should be mixed within buildings.

The TSPA requires a minimum intensity of 100 people and jobs per hectare. The proposal meets this requirement by providing an anticipated minimum intensity of 114 people and jobs per hectare. The proposed temple use will provide employment opportunities as well as hundreds of volunteer positions, while attracting a high volume of daily visitors. The realistic impact of the temple on activity levels is expected to be higher with increased event-based visits, and when combined with the additional anticipated ancillary uses, is expected to contribute to achieving the intensity targets of the TSPA.

The proposal meets the ASP policy direction by providing transit-supportive development intensity within the TSPA with a mix of commercial, institutional and residential uses. The proposed land use also provides the option for further development opportunities to be realized on the subject site, enabling the inclusion of new facilities, services, or functions that align with the evolving needs of the area.

PROPOSED

CPC2026-0408
ATTACHMENT 2

BYLAW NUMBER 80D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0003/CPC2026-0408)

* *

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 _____

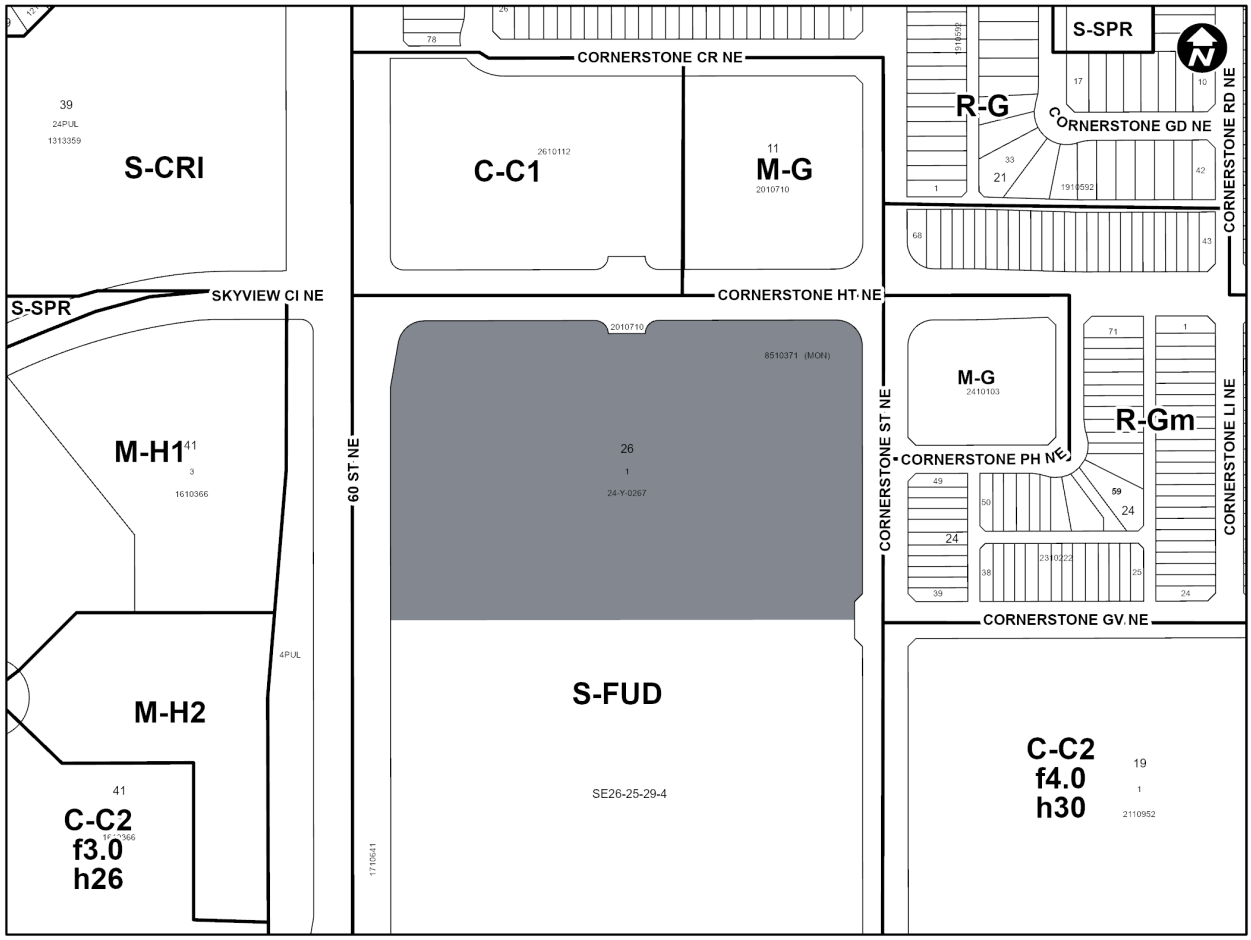
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0003/CPC2026-0408
BYLAW NUMBER 80D2026

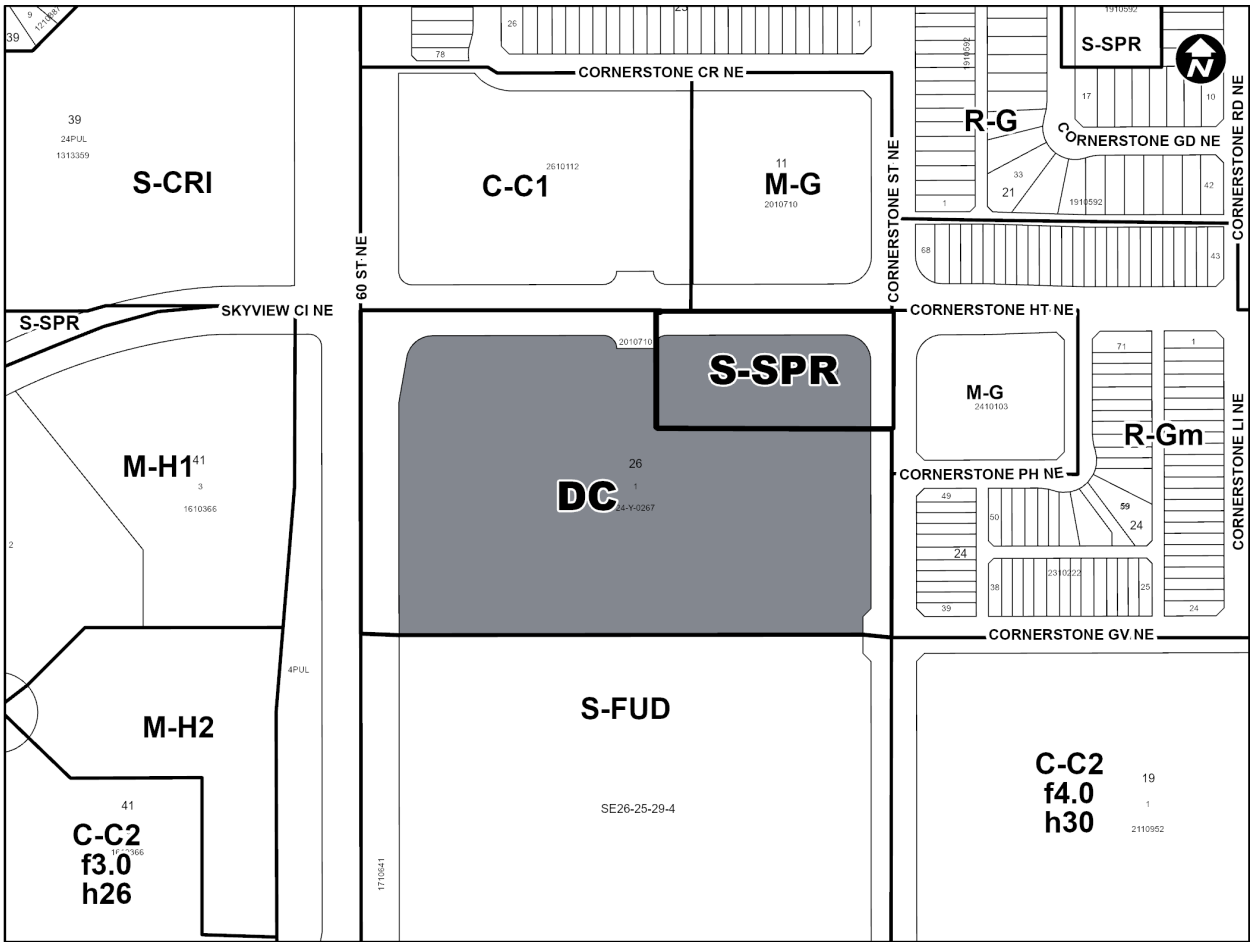
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0003/CPC2026-0408
BYLAW NUMBER 80D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

(a) allow for additional institutional and large-scale commercial uses; and

(b) establish a minimum number of units.

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 Mixed Use – General (MU-1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 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) **Conference and Event Facility**;
(b) **Place of Worship – Large**; and
(c) **School – Private**.

Bylaw 1P2007 District Rules

6 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

7 The maximum ***floor area ratio*** is 1.5.

Building Height

8 **(1)** Unless otherwise referenced in subsections (2), (3) and (4), the maximum ***building height*** is 20.0 metres.

(2) Where the ***parcel*** shares a ***side property line*** with a ***parcel*** designated as a ***low density residential district***, H-GO or M-G District the maximum ***building height***:

(a) is 11.0 metres measured from ***grade*** at the shared ***property line***;

(b) increases at a 45 degree angle to a depth of 5.0 metres from the shared ***property line***; and

(c) increases to 20.0 metres measured from ***grade*** at a distance greater than 5.0 metres from the shared ***property line***.

(3) Where the ***parcel*** shares a ***rear property line*** with a ***parcel*** designated as a ***low density residential district***, H-GO or M-G District the maximum ***building height***:

(a) is 7.5 metres measured from ***grade*** at the shared ***property line***;

(b) increases at a 45 degree angle to a depth of 15.0 metres from the shared ***property line****;* and

(c) increases to 20.0 metres measured from ***grade*** at a distance greater than 15.0 metres from the shared ***property line***.

(4) Where the ***parcel*** shares a ***property line*** with a ***lane*** that separates the ***parcel*** from a ***parcel*** designated as a ***low density residential district***, H-GO or M-G District the maximum ***building height***:

(a) is 7.5 metres measured from ***grade*** at the ***property line*** that the ***parcel*** designated as a ***low density residential district***, H-GO or M-G District shares with the ***lane***;

(b) increases at a 45 degree angle to a depth of 11.0 metres from the ***property line*** shared with the ***lane***; and

(c) increases 20.0 metres measured from ***grade*** at a distance greater than 11.0 metres from the ***property line*** shared with the ***lane***.

Façade Width for Uses Facing a Street

9 **(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) Subsection (1) does not apply to the following ***uses*** in this Direct Control District:

(a) **Conference and Event Facility**;
(b) **Place of Worship – Large**; and
(c) **School – Private**.

(3) For an individual **Drinking Establishment — Small**, **Restaurant: Food Service Only**, **Restaurant: Licensed**, **Retail and Consumer Service** or **Supermarket** ***use*** located on the floor closest to ***grade***, the length of the ***building*** façade that faces a ***street*** may be increased to 30.0 metres where all of the other ***uses*** that share the same façade, except those uses listed in subsection (2), meet the requirements of subsection (1).

(4) The length of the ***building*** façade that faces a ***street*** containing an individual **Health Care Service**, **Financial Institution**, or **Office** ***use*** on the floor closest to ***grade*** is a maximum of 9.0 metres.

Landscaping for Large Parking Areas

10 **(1)** Landscaping is required in a parking area when the total surface area containing the required drive aisles, ***motor vehicle parking stalls*** and vehicular access for a ***development*** is equal to or greater than 5000.0 square metres.

(2) ***Landscaped areas*** in the parking area:

(a) must be provided at a ratio of 0.15 square metres for every 1.0 square metres of the total surface area referenced in subsection (1); and

(b) must be provided as a combination of ***hard surfaced landscaped area*** and ***soft surfaced landscaped area*** in the form of islands and strips.

(3) Islands provided in the parking area must:

(a) be provided at the beginning and end of every row of ***motor vehicle parking stalls***;

(b) be provided for every 20 ***motor vehicle parking stalls*** in a row with no more than 20 stalls between islands;

(c) be a minimum area of 12.0 square metres with at least one side of the island being a minimum length of 2.0 metres;

(d) provide a minimum of 1.0 trees and 2.0 shrubs; and

(e) be surrounded by a concrete curb.

(4) Strips provided in the parking area must:

(a) be provided for every four (4) rows of ***motor vehicle parking stalls*** with no more than four (4) rows between strips;

(b) be perpendicular to the ***motor vehicle parking stalls*** for the full length of the parking stall row;

(c) be a minimum depth of 2.0 metres;

(d) provide a minimum of 1.0 trees every 15.0 metres of the length of the strip; and

(e) be surrounded by a concrete curb.

(5) If the application of these rules results in an island or a strip being contiguous with a ***setback area***, that island or strip is not required at that location on the ***parcel***.

(6) Sidewalks connecting the ***public entrance*** to a public sidewalk and sidewalks connecting the parking area to the ***public entrance*** may be included in determining whether the ***development*** satisfies the requirement of this section.

Minimum Number of Units

11 **(1)** Unless otherwise referenced in subsection (2), a minimum of 65 **Dwelling Units** must be provided with the first ***development permit*** in this Direct Control District.

(2) Subsection (1) does not apply if the first ***development permit*** is for excavation, stripping and grading.

Relaxations

12 The ***Development Authority*** may relax the rules contained in Sections 6 through 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

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. Compensation for dedication of reserves in excess of 10 per cent is deemed to be $1.00.

2. Prior to approval of the affected tentative plan of subdivision, if there are changes to the proposed street names, they shall be submitted to the City for review and approval by City Council.

3. No trees are to be planted within the required fall zone of the playground equipment for reasons including, but not limited to: potential safety conflicts, ongoing maintenance issues related to planting debris, and allowing trees to have adequate space to be planted and grow properly over their life span.

4. 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 of Parks Development.

5. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.

6. **Prior to approval** of the tentative plan of subdivision, Municipal Reserve concept plans prepared at the outline plan stage shall be finalized to:
   a) Ensure appropriate storm water management on site is acceptable to Administration and may include involvement of stormwater engineering expertise.
   b) Ensure no trees are planted within the designated play area.
   c) Better reflect appropriate levels of seating as per the Calgary Parks & Open Spaces 2026 DGSSLC: 1.1.2 Minimum & Maximum Landscape Development Activities.

7. **Prior to endorsement** of the tentative 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 the Landscape Construction Approvals (parksapprovals@calgary.ca) for review and approval prior to construction.

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8. 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).

9. Calgary Parks and Open Spaces does not support point source drainage directed towards Municipal Reserve (MR), Municipal School Reserve (MSR) or Environmental Reserve (ER) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.

10. 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 & Open Spaces DGSSLC (current version).

Utility Engineering

11. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Based on the Watershed Management Plan stormwater average annual runoff volume is limited to 108.3 mm. Low Impact Development and stormwater source control is recommended.

12. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.

13. Execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-224-0054 or email mathew.lanz@calgary.ca.

14. 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 off-site/on-site sanitary sewers, storm sewers and water mains and construct the off-site 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 off-site improvements.

    b) Construct the underground utilities and surface improvements within and along the boundaries of the plan area.

    c) Construct the onsite and off-site 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.

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d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.

e) Construct the Municipal Reserve within the plan area.

f) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

15. Off-site levies, charges and fees are applicable.

16. Make satisfactory cost sharing arrangements with LA CAILLE GROUP INC. for part cost of the existing storm pond installed/constructed in Lot 4PUL in Block 43 that was paid for and/or constructed by LA CAILLE GROUP INC. under Skyview Ranch, Phase 1, DA2015-0018.

Mobility Engineering

17. In conjunction with the initial tentative plan of subdivision, the developer shall construct all necessary off-site network connections to support the subdivision, to the satisfaction of the Manager, Development Engineering.

18. The applicant is responsible for the dedication of road right-of-way, as well as the design and construction of all internal roadways and intersections at the tentative plan or development permit stages. Road plan registration must be in conjunction with a tentative plan of subdivision or a Development Permit using a Miscellaneous Plan.

19. Public Access Easement - Future East-West 2.5 metre Pathway

In conjunction with the applicable tentative plan of subdivision or at development permit stage, a Pathways Access Easement Agreement and easement plan shall be executed and registered on title concurrent with the registration of the legal plan of subdivision. This Pathways Access Easement shall be for the 2.5 metre Pathway connection from Cornerstone Grove NE, west of north-south private road, to 60 Street NE.

20. Public Access Easement - North-South Private Road

In conjunction with the applicable tentative plan of subdivision, a Mutual Access Easement Agreement and Public Access Easement Agreement, with associated right-of-way plans shall be executed and registered on title concurrent with the registration of the legal plan of subdivision. This Mutual Access Easement shall be for the North-South Private Road.

21. Temporary Public Access Easement - Temporary turn around

In conjunction with the applicable tentative plan of subdivision, a Temporary Public Access Easement Agreement and right-of-way plan shall be executed and

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registered on title concurrent with the registration of the legal plan of subdivision. This Temporary Public Access Easement shall be for the Temporary Turnaround south of the t-intersection at the west end of Cornerstone Grove NE.

22. In conjunction with the applicable tentative plan of subdivision, collector standard roads (and below) shall be built to their full width to the satisfaction of the Manager, Development Engineering.

23. In conjunction with the applicable tentative plan of subdivision, all roads (including pathways), intersections and driveways within the plan area shall be located, designed, and constructed at the developer's sole expense to the satisfaction of the Manager, Development Engineering.

24. All crosswalks where Regional Pathways or Multi-use pathways intersect with the street shall be designed to the satisfaction of the Manager, Development Engineering.

25. In conjunction with the applicable tentative plan of subdivision, no direct vehicular access shall be permitted to or from 60 Street NE. A **restrictive covenant** shall be registered on all applicable titles concurrent with the registration of the legal plan of subdivision to that effect.

26. In conjunction with the applicable tentative plan of subdivision, Construction Drawings and turning templates shall be submitted and approved to the satisfaction of the Manager, Development Engineering for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way or property lines to meet the approved design.

27. Prior to approval of construction drawings and permission 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.

28. 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.

29. In conjunction with each tentative plan of subdivision, temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the developer is required to provide an interim transit route replacement, to the satisfaction of the Director of Transit and the Manager of Development Engineering.

30. 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),

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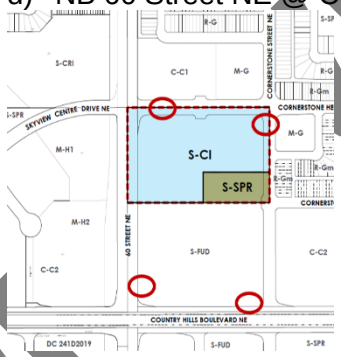
they must obtain a valid load ban permit before using that road. For more details, please refer to https://www.calgary.ca/roads/permits/overweight-load-bans.html

31. In conjunction with the applicable tentative plan of subdivision or development permit, a noise attenuation study is required for any residential development adjacent to Arterial roadways (60 Street NE). It is to be completed by certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, and submitted to Mobility Engineering for approval.

    Note that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence shall be provided, in accordance with the 2020 Design Guidelines for Subdivision Servicing.

32. All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road rights-of-way. Noise attenuation features and screening fences shall be at the developer's sole expense.

33. Please ensure to **register a restrictive covenant** to prohibit access across the bus zones at the following locations:
    a) EB Cornerstone Heights NE @ 60 Street NE, farside
    b) SB Cornerstone Street NE @ Cornerstone Heights NE, farside
    c) WB Country Hills Boulevard NE @ Cornerstone Street NE, farside
    d) NB 60 Street NE @ Country Hills Boulevard NE, farside



APPROVED BY CPC

Applicant Submission

Company Name (if applicable): Stantec

LOC Number (office use only): LOC2025-0003

Applicant's Name: Ellie Abootorabi

Date: May 14, 2026

Stantec, on behalf of Anthem, has submitted an Outline Plan Amendment and Land Use Redesignation application for 4.54 ha (11.23 ac) of land within the Cornerstone community to accommodate a Gurdwara Sahib Temple and its ancillary uses. The subject site is municipally addressed as 6660 Country Hills Boulevard NE and is legally described as a portion of the SE ¼ Sec 26 Twp 25 Reg 29 W4M.€

The site is situated within a Transited Oriented Development (TOD) area. The site is bounded by 60 St to the west, which is identified as a future corridor for the Blue Line LRT extension, offering long-term transit accessibility. Lands to the east are developed with a mix of low-density row housing and medium-density at-grade residential uses. To the north, the site is adjacent to an Emergency Response Station, with additional commercial uses located in the surrounding area.€

The subject lands are currently designated as Special Purpose – Future Urban Development (S-FUD) District. Following extensive consultation with Administration and consideration, this application proposes to redesignate 3.76 ha (9.30 ac) of the site to a Direct Control (DC) District based on the Mixed Use – General (MU-1) District. The proposed DC District is intended to facilitate the development of the Temple and its ancillary uses, along with a private school, while retaining the flexibility for potential future development changes over time.

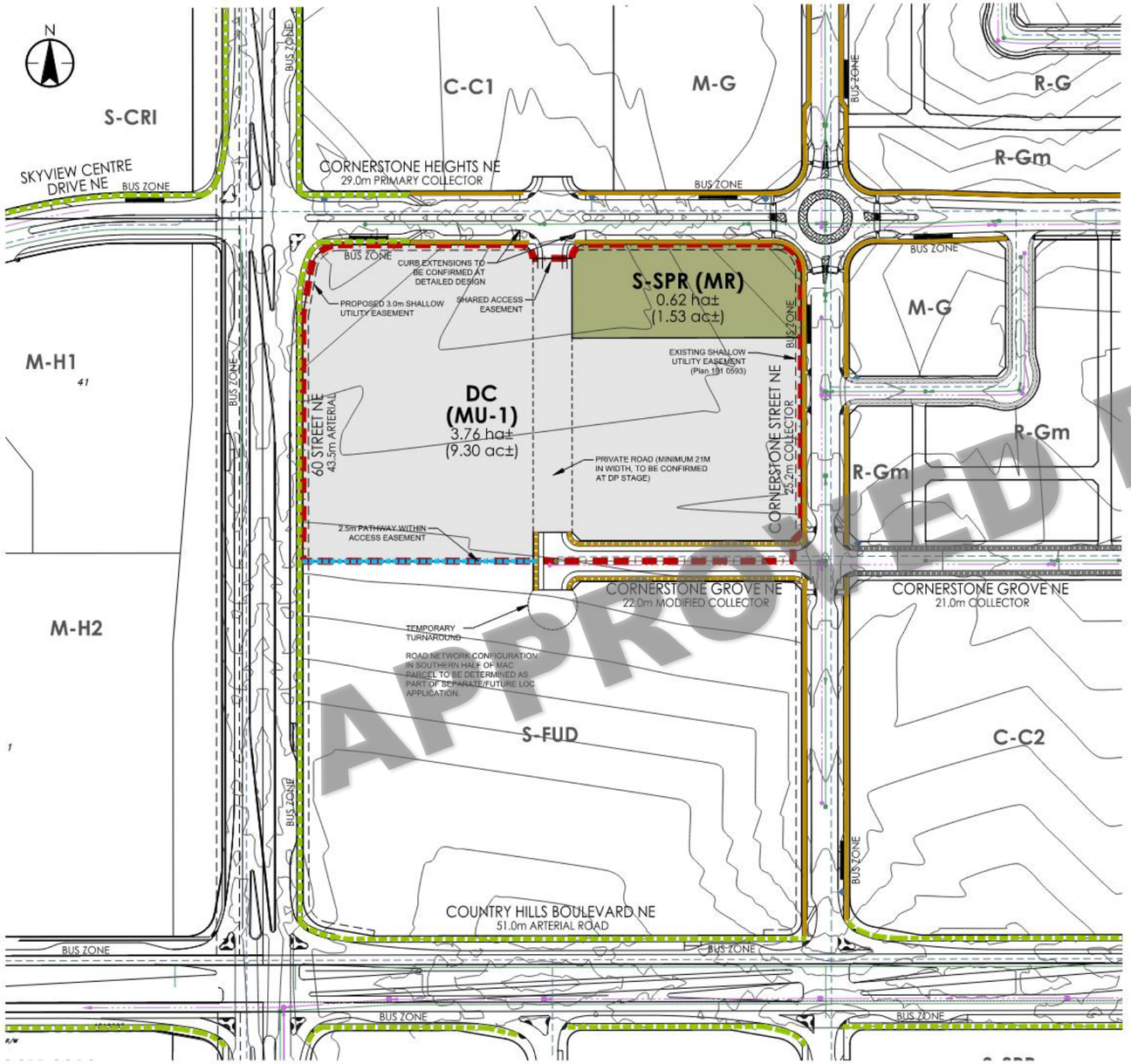
To satisfy the Municipal Reserve (MR) requirement, 1.53 ac of land will be dedicated as MR and redesignated to Special Purpose – School, Park, and Community Reserve (S-SPR) District. The proposed MR parcel is strategically located to create a highly visible and accessible public open space that will serve both community residents and visitors, contributing meaningfully to the public realm.

The proposed development represents a unique opportunity for the Cornerstone community and is anticipated to generate significant cultural and social benefits. The Temple will serve as a cultural anchor, while the associated community centre will support a wide range of social gatherings. In addition, the proposed private school will provide educational opportunities within the broader community.€

This proposal provides a flexible, community-oriented planning approach that supports the cultural objectives while allowing for future adaptation. Its proximity to the planned LRT station, transit routes, and regional pathways promotes sustainable transportation and aligns with th City's environmental goals.

Approved Outline Plan

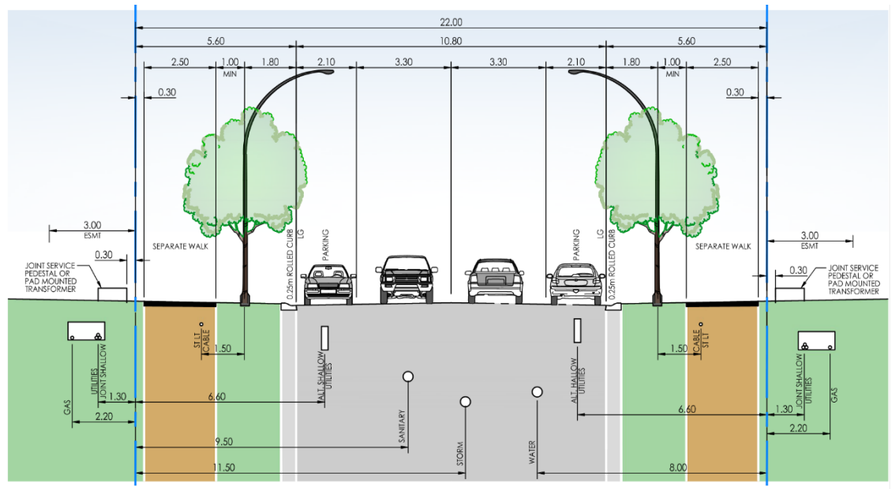
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



Legend

- Outline Plan Boundary
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 2.5m Separate Sidewalk
- 2.5m Multi-Use Pathway
- 3.0m Regional Pathway
- Potential Access Locations
- Sanitary Sewer/Manhole
- Storm Sewer/Manhole
- Water Main

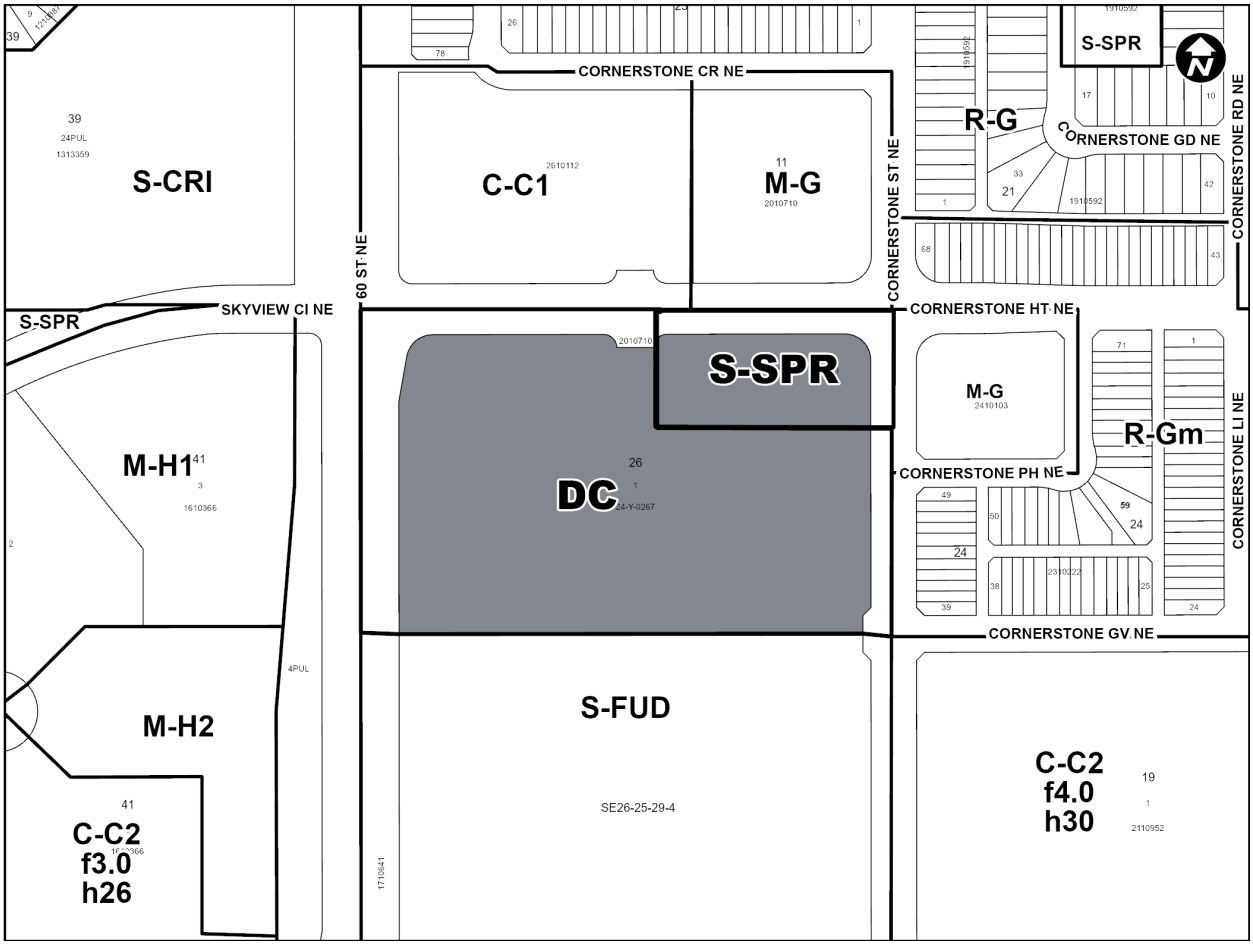
OUTLINE PLAN STATISTICS			
TOTAL AREA OUTLINED	4.54 ha	11.23 ac	
less ENVIRONMENTAL RESERVE (S-UN)	0.00 ha	0.00 ac	
GROSS DEVELOPABLE AREA (GDA)	4.54 ha	11.23 ac	100.0%
OPEN SPACE	0.62 ha	1.53 ac	13.6%
S-SPR - Credit Open Space	0.62 ha	1.53 ac	
DIRECT CONTROL	3.76 ha	9.30 ac	82.8%
DC (MU-1)	3.76 ha	9.30 ac	
PUBLIC DEDICATION	0.16 ac	0.40 ac	3.6%
Roads and Lanes	0.16 ha	0.40 ac	



22.0m MODIFIED COLLECTOR

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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	4.54	11.23
NET DEVELOPABLE AREA	4.54	11.23

LAND USE	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS
DC (MU-1 base district)	3.76	9.30		65

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	0.16	0.40	3.6

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	0.62	1.53	13.6

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	65		
ANTICIPATED DENSITY		14	6
ANTICIPATED INTENSITY		114	46

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Note:

Intensity calculation assumes the following:

- *High-Density Residential Uses= 1.7 people/unit*
- *Temple= 175 jobs (122 jobs/hectare)*
- *Private School and Community Centre= 165 jobs (111 jobs/hectare)*

Applicant Outreach Summary

2026 February 26

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Cornerstone MAC Outline Plan

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

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

Outreach Strategy

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

A notice sign has been installed on the site as part of the city's requirement to provide initial awareness of the application.

In addition, an information sheet has been prepared and distributed to neighbouring residents on July 31, 2025. A copy of the information sheet along with a map identifying the outreach area have been attached for your reference.

The information sheet outlines the proposed Outline Plan and Land Use Redesignation application, and provides clear guidance on how to contact the City File Manager or applicant to submit feedback or ask questions about the review and approval process.

Affected Parties

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

As per the attached map, the neighboring residents were informed about the application.

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 project team did not receive any comments, concerns or feedback from the adjacent residents.

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 project team did not receive any comments, concerns or feedback from the adjacent residents.

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)

Contact details for the application File Manager and the applicant are provided to residents for any follow-up needed after the initial outreach.

calgary.ca/planningoutreach

Outline Plan Amendment & Land Use Redesignation to enable development of

GURUDWARA & PARK

Cornerstone

Background

Stantec, on behalf of Anthem, has submitted an Outline Plan Amendment and Land Use Redesignation application for 4.54 hectares (11.23 acres) of land within the Cornerstone community addressed as 6660 Country Hills Boulevard NE to accommodate a GURDAWARA SAHIB Temple and its ancillary uses.

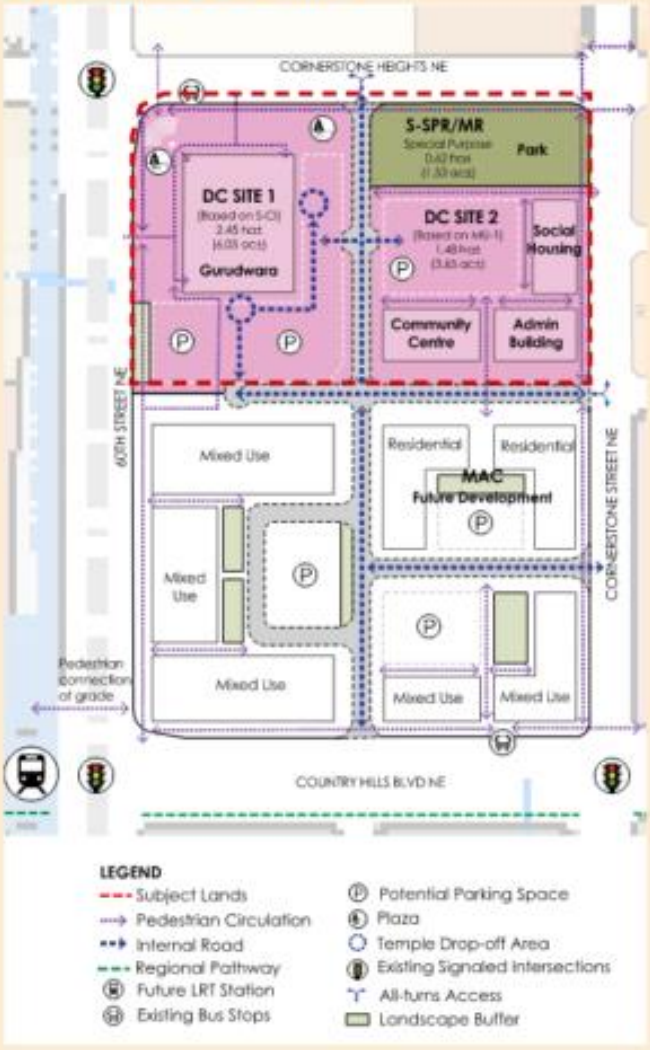
This temple will be developed and operated by Dashmesh Culture Centre (DCC). DCC is dedicated to promoting cultural, spiritual, and social well-being. With a mission to serve the community, DCC offers a range of services, including:

- Spiritual Services: Daily prayers, ceremonies, and community meals (Langar) provided to all
- Educational Programs: Classes on Punjabi language, Sikh history, and other educational initiatives
- Community Support: Food security programs, youth mentorship, and senior assistance
- Sports and Recreation: Organizing sports programs and promoting healthy lifestyles among children and adults

Location Map



Conceptual Diagram



This application proposes the following components:

- A 60,000 sqft **gurudwara** located on DC Site 1
- A 30,000 sqft **community centre** located on DC Site 2
- 36 **social housing** units for traveling preachers and transitional housing for socially and economically vulnerable groups within DC Site 2
- A 0.62 hectares of **public open space (park)** located NE of the site

This application proposes the following land use redesignation:

From:
Special Purpose - Future Urban Development (S-FUD) District

To:
Special Purpose – School, Park, and Community Reserve (S-SPR) District

&

Direct Control (DC) District:

- Site 1: based on Special Purpose – Community Institution (S-CI) District
- Site 2: based on Mixed Use - General (MU-1) District

You're invited to share your comments on this application through the City of Calgary's online Development Map:
dmap.calgary.ca/?p=LOC2025-0003

Should you have any questions, please reach out to the contacts below prior to August 15, 2025.

CITY APPLICATION NO.:
LOC2025-0003

FILE MANAGER, City of Calgary
Nikita Kheterpal
P: 587.227.0025
E: Nikita.Kheterpal@calgary.ca

PROJECT PLANNER, Stantec
Ellie Abootorabi
P: 403.716.8018
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Land Use Amendment in Skyview Ranch (Ward 5) at 120 Skyview Ranch Drive NE, LOC2025-0228

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0508) to the 2026 June 23 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 0.80 hectares ± (1.98 acres ±) at 120 Skyview Ranch Drive NE (Condominium Plan 1811695, Unit 2) from Multi-Residential – Low Profile (M-1) District to Direct Control (DC) District to accommodate the additional use of Health Care Service, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 28:

That Council give three readings to **Proposed Bylaw 81D226** for the redesignation of 0.80 hectares ± (1.98 acres ±) at 120 Skyview Ranch Drive NE (Condominium Plan 1811695, Unit 2) from Multi-Residential – Low Profile (M-1) District to Direct Control (DC) District to accommodate the additional use of Health Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for the additional use of Health Care Service in an existing building, in addition to the uses already listed in the existing district.
- The proposal allows the addition of an appropriate use to complement community needs and is in keeping with the provisions of the *Municipal Development Plan* (MDP) and *Northeast Community 'A' Area Structure Plan* (ASP).
- What does this mean to Calgarians? This application would allow for an existing building to accommodate a Health Care Service use that may provide local services to the community.
- Why does this matter? The proposed Direct Control (DC) District would allow for more flexible use of the existing building and infrastructure, increasing the services available to nearby residents in a manner that would not detract from the surrounding context.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment in the northeast community of Skyview Ranch was submitted by Arup Datta Architect on behalf of the landowners, Multi Generational Housing and Community Centre, on 2025 November 25. As indicated in the Applicant Submission (Attachment 2), this proposal seeks to redesignate the subject site to a DC District, specifically to enable the

inclusion of Health Care Service as a discretionary use. At this time, no development permit application has been submitted in relation to this additional use.

The 0.80 hectares (1.98 acre) site is located on the east of Skyview Ranch Drive NE. The site is approximately 350 metres (a six-minute) walk from the future 128 Avenue NE Blue Line LRT station. 128 Avenue NE is also identified as part of the Primary Transit Network in the MDP.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response the applicant notice posted a project information board on the site, notified the Skyview Community Association (CA), and engaged with the community neighbours and users of the facility. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practice, 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 no comments from the public.

The CA did not provide comments on this application. Administration has contacted the community association to follow up and no response was received.

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

IMPLICATIONS

Social

The proposed land use district would allow for an additional commercial use that may provide services for Calgarian and contributes to the range of community amenities.

Land Use Amendment in Skyview Ranch (Ward 5) at 120 Skyview Ranch Drive NE, LOC2025-0228

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

Economic
Additional commercial uses could further support the local economy by offering a wider range of amenities and services, while providing employment opportunities in close proximity to existing residential development and the Primary Transit Network.

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 81D2026**
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 a mid-block parcel located in the community of Skyview Ranch, east of Skyview Ranch Drive NE. The approximately 0.80 hectares (1.98 acre) site is about 77 metres wide by 108 metres deep. The site is part of a condominium plan with parking as a common property. The site is currently developed with an Assisted Living facility with additional use of Child Care Service on the ground floor. The access to the site is from Skyview Ranch Drive NE.

The surrounding development is characterized by a mix of uses including a school site to the east, playgrounds to the northwest and southeast, multi-residential development to the east and residential developments predominantly in the form of single detached and semi-detached dwellings to the north, south and west.

The site is located approximately 350 metres (a six-minute walk) south of 128 Avenue NE, which the *Municipal Development Plan* (MDP) lists as a Blue Line LRT Alignment. 128 Avenue NE is also identified as part of the Primary Transit Network in the MDP.

Community Peak Population Table

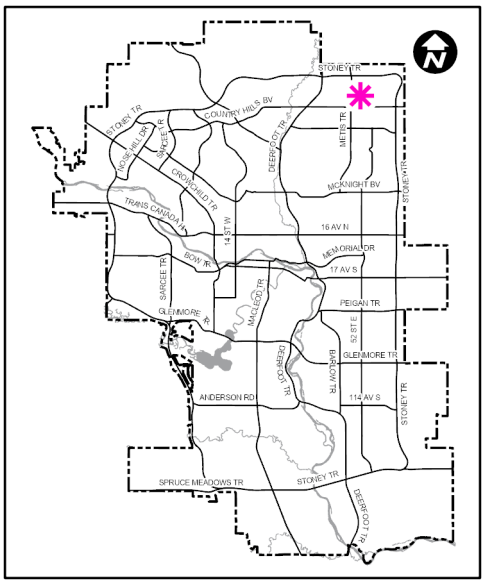
As identified below, the community of Skyview Ranch reached its peak population in 2019.

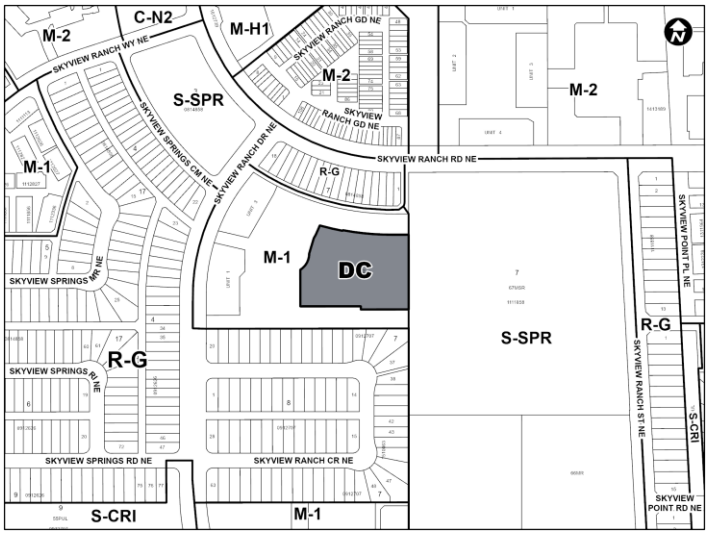
Skyview Ranch	
Peak Population Year	2019
Peak Population	11,707
2019 Current Population	11,707
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

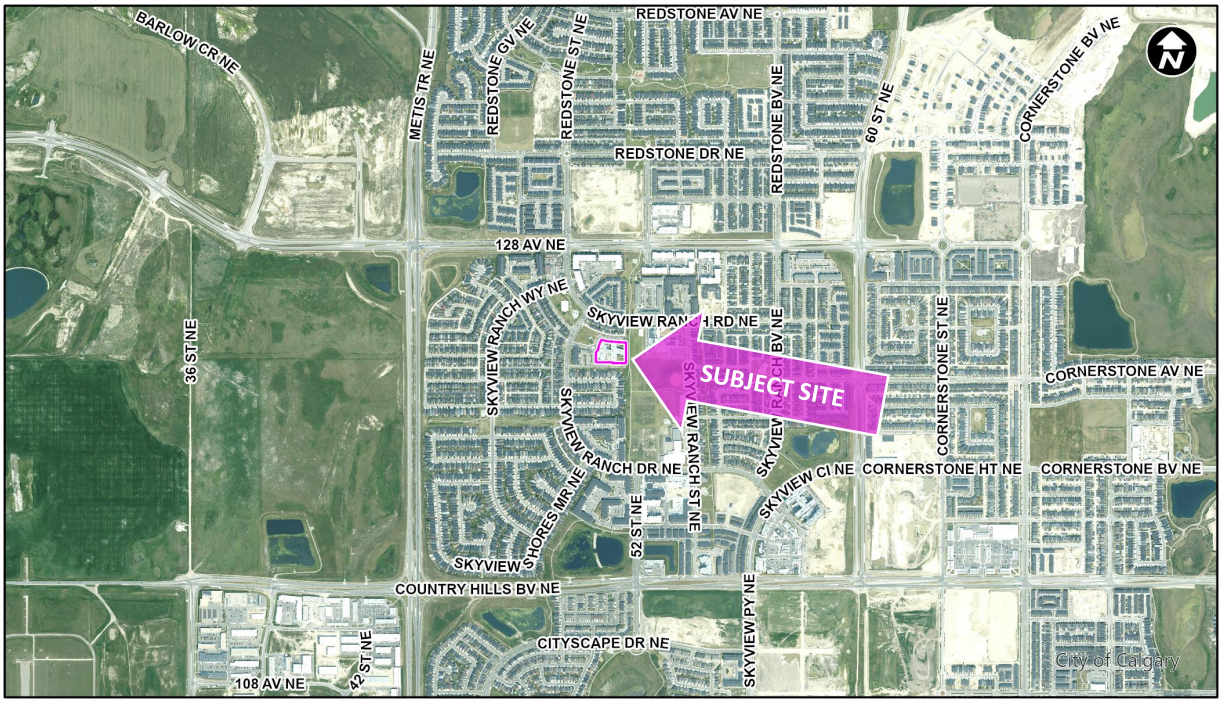
Source: *The City of Calgary 2019 Civic Census*

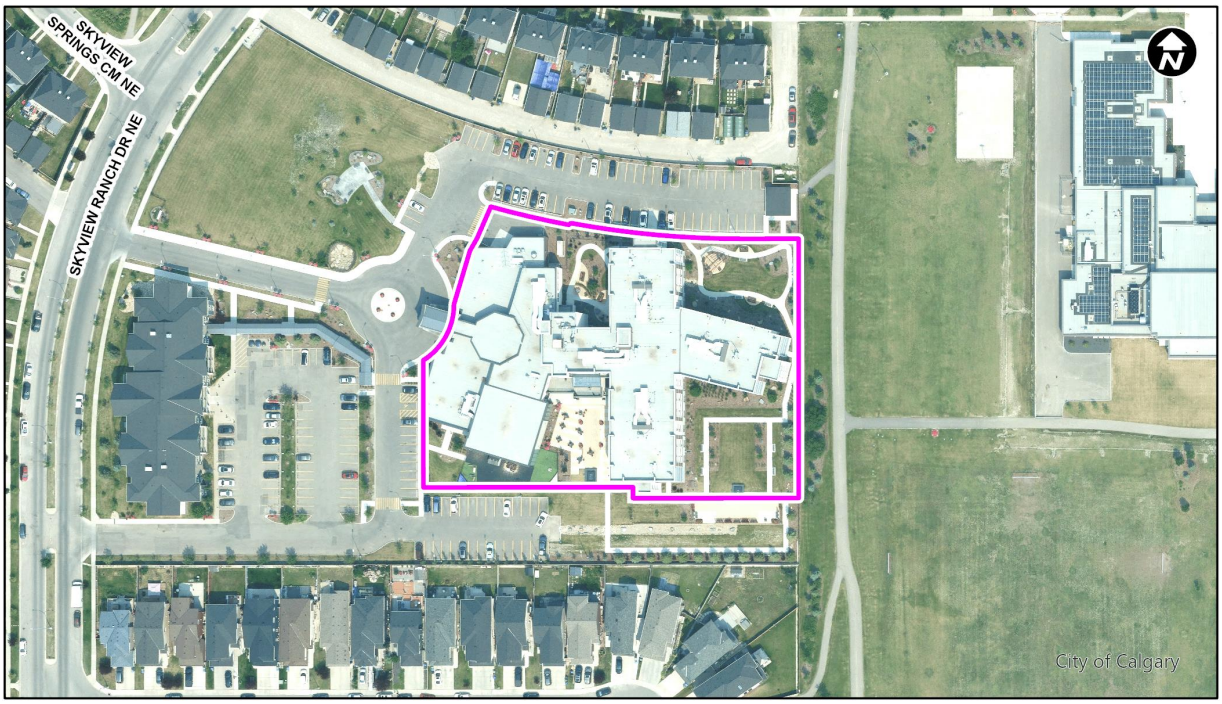
Additional demographic and socio-economic information may be obtained online through the Skyview Ranch Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Multi-Residential – Low Profile (M-1) District is intended to provide for multi-residential buildings in a variety of forms and is intended to be in close proximity or adjacent to low density development. There is a requirement for a minimum density of 50 units per hectare and a maximum density of 148 units per hectare. The maximum height allowed in the district is 14 metres. The applicant intends to use the existing space in the building and convert it into a Health Care Service for both the residents of the facility and the public. While the existing M-1 District allows for Child Care Service and Assisted Living, it does not allow for Health Care Service as a listed use.

The proposed Direct Control (DC) District is based on the existing M-1 District with the additional discretionary use of Health Care Service. All existing rules and regulations in the M-1 District would be maintained, including height and maximum density allowable for any new buildings. The DC District is intended to allow for the additional use of Health Care Service within the existing building.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary due to unique characteristics of an outpatient health care use being proposed within an existing Assisted Living facility while maintaining the M-1 District base. Administration reviewed other standard multi-residential districts to determine their suitability for the proposed use. While these districts

include the Health Care Service use, the scope of that use is limited under Section 204(b) of Land Use Bylaw 1P2007. Specifically, the bylaw restricts Health Care Service in these districts to Counselling services only. As a result, the range of services that can be offered does not fully accommodate the operational requirements of the proposed development. Given this limitation, the same result could not be achieved with a standard land use district in the Land Use Bylaw

The proposed DC District also 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 specific regulations. In a standard district many of these rules can be relaxed if they meet the test of relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in standard district.

Development and Site Design
If approved by Council, the rules of the proposed DC District would provide guidance for the future development of the site including appropriate uses and orientation, pedestrian and vehicular access, landscaping and parking. The proposed DC District is intended to facilitate adaptive re-purposing of part of the existing building in a manner that is complementary to surrounding land uses.

As the site falls within 600 metres of a future Blue Line LRT Station, it is considered a Transit Oriented Development (TOD) area. As such, TOD principles would apply to the review of any development permit application, including consideration of high-quality pedestrian connections, and limiting auto-oriented uses.

Transportation
Pedestrian access to the site is provided via the existing sidewalk along Skyview Ranch Drive NE. An on-street bikeway is located to the north along Skyview Ranch Road NE and to the east along Skyview Ranch Drive NE. Access to The Always Available for All Ages and Abilities (5A) Network is available via pathway located within the greenspace associated with the Prairie Sky School east of the site, which extends from 128 Avenue NE south to Skyview Ranch Drive/52 Street NE and pathway located in greenspace south of Skyview Springs Road NE, from Skyview Ranch Drive NE west to Métis Trail NE.

On street parking is allowed on either side of Skyview Ranch Drive NE.

The subject site is well served by Calgary Transit, with the nearest bus stops located approximately 100 metres (a two-minute walk) to the north along Skyview Ranch Road NE. From this location, residents have access to Route 823 (Bishop McNally/Redstone/Skyview), Route 128 (East Skyview Ranch/Redstone), Route 752 (Fowler/Redstone), Route 755 (James Fowler/Skyview/Redstone) and Route 145 (West Skyview Ranch/Redstone). Vehicular access to the site for future development is anticipated to be from the Skyview Ranch Drive NE.

A Transportation Impact Assessment (TIA) was not required as part of this land use amendment 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 will be 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 the efficient use of land.

Municipal Development Plan (Statutory – 2009)
The subject site is located within the Planned Greenfield with Area Structure Plan (ASP) Area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The MDP identifies the subject parcel as part of the Policy 3.6.1(a) of the MDP which directs that Area Structure Plans in existence prior to the adoption of the MDP are recognized as appropriate policies to provide specific direction for development of the local community. Thus, the policies of the Northeast Community 'A' Area Structure Plan (ASP) provide direction.

The application aligns with Section 2.1.2 Creating a City attractive to Business by supporting and promoting the location of new healthcare served by the existing Primary Transit Network. MDP also encourages development densities near the Primary Transit Network by targeting residential and employment intensities within 400 metres of transit stations and stops (Section 2.2.2).

The proposed DC District supports a compact, and transit-oriented development pattern, consistent with the MDP's direction to concentrate higher intensity uses near the transit services. The application is in alignment with the MDP's vision for complete communities.

Transit Oriented Development Policy Guidelines (2004)
The *Transit Oriented Development Policy Guidelines* (Guidelines) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit users alike. The proposed land use meets the key policy objectives of the Guidelines including providing for additional transit supportive land uses and high-quality pedestrian connections.

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 would be explored and encouraged through the development permit review.

Northeast Community 'A' Area Structure Plan (Statutory – 2007)
The *Northeast Community 'A' Area Structure Plan* (ASP) indicates that the subject site is within a predominantly residential area and Transit Planning Area. (Map 3: Land Use Concept). The Transit Planning Area applies to a 600 metre radius from each station. The intent of the Transit

Planning Area is to provide for vibrant, higher density residential and mixed-use development, as per the Transit Oriented Design Guidelines, with pedestrian connections to the surrounding community (Section 6.10). In addition, the policies in composition of the transit planning area includes that these areas should include medical services, child care facilities and retail, service and commercial employment use (Section 6.10.1).

The proposal is in alignment with the applicable ASP policies as it provides flexibility with the addition of a support commercial use to meet the changing needs of the community.

PROPOSED

CPC2026-0508
ATTACHMENT 2

BYLAW NUMBER 81D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0228/CPC2026-0508)

* *

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 _____

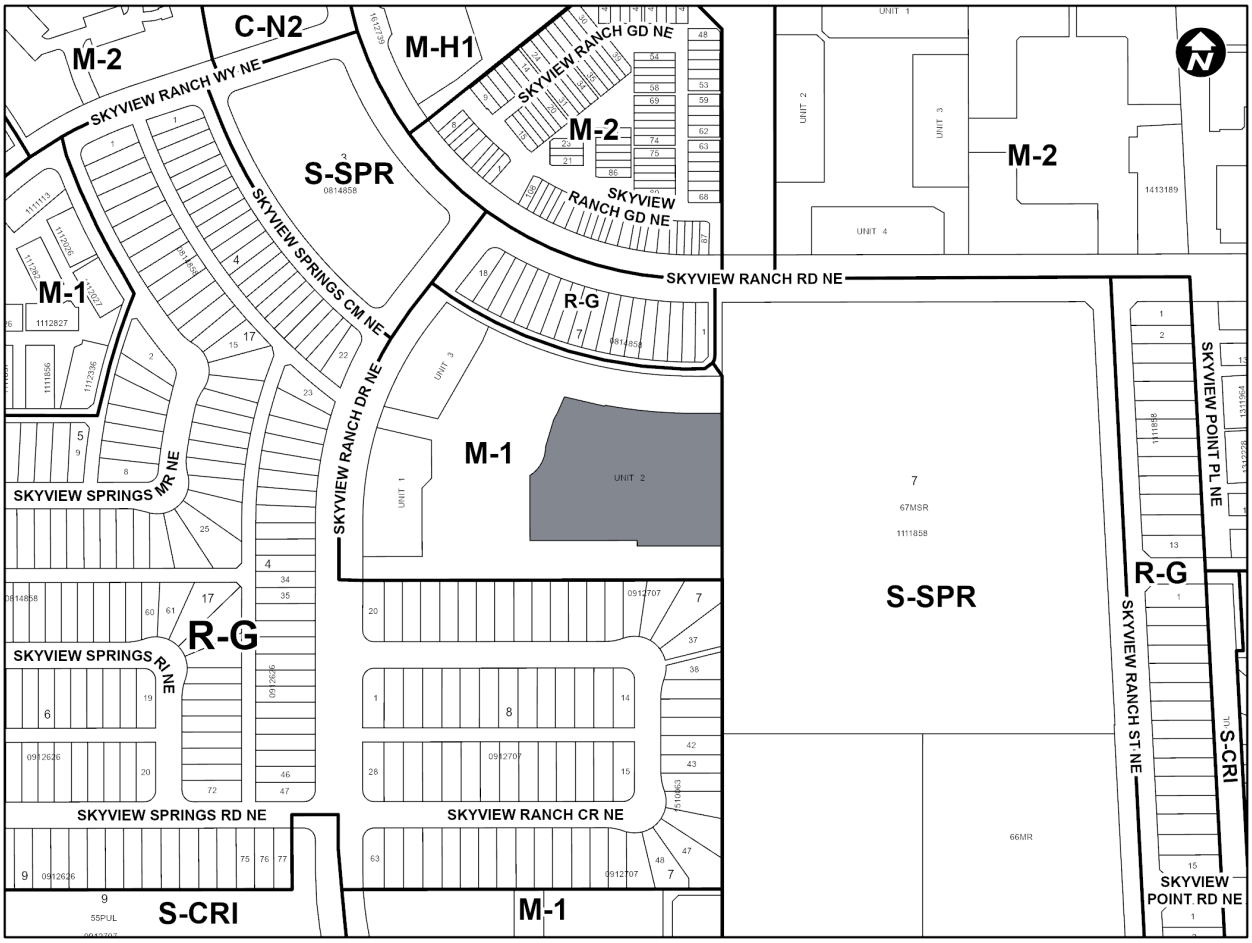
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0228/CPC2026-0508
BYLAW NUMBER 81D2026

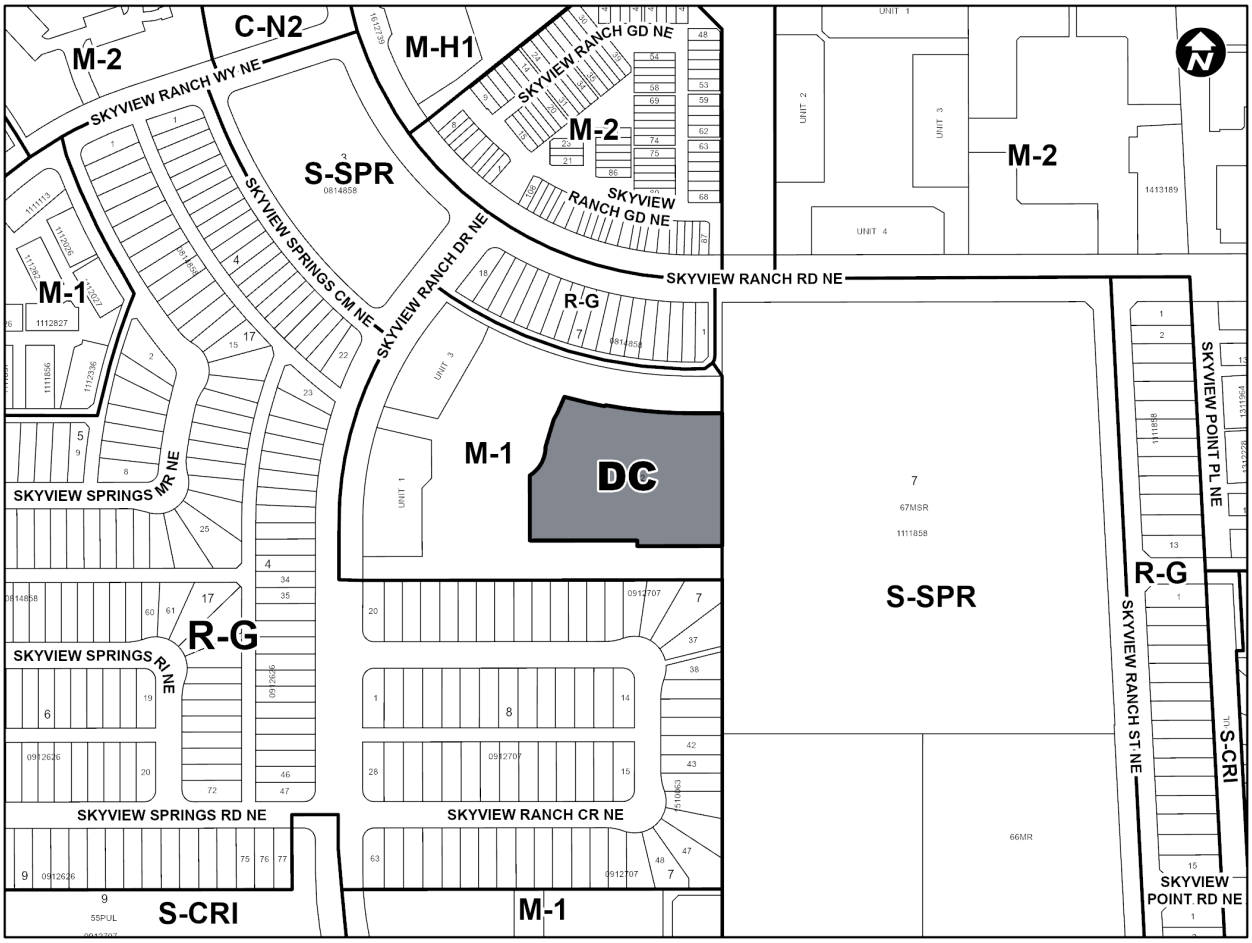
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0228/CPC2026-0508
BYLAW NUMBER 81D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to allow for the additional use of health care service.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

4 The ***permitted uses*** of the Multi-Residential – Low Profile (M-1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Multi-Residential – Low Profile (M-1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Health Care Service**.

Bylaw 1P2007 District Rules

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

Density

7 The maximum ***density*** is 148 ***units*** per hectare.

Relaxations

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

Applicant Submission)

2026 May 15

Planning Rationale – 120 Skyview Ranch Drive NE

Applicant's Submission – Planning Rationale
Project: Land Use Redesignation: M-1 to M-1 (DC)
Site: 120 Skyview Ranch Dr NE – Generations Calgary

1. Introduction

This Planning Rationale has been prepared in support of an application to redesignate the subject lands (Generations Calgary) from M-1 (Multi-Residential – Low Profile District) to M-1 (Multi-Residential – Low Profile Direct Control District).

The amendment will allow a Health Care Service Clinic within the existing seniors' building. The clinic will be located entirely inside the main-floor footprint and does not require any exterior modifications to the building or site.

Under the current M-1 district, a Health Care Service is not listed and cannot be approved if it serves the public. Redesignation is therefore required, and M-1(DC) provides the most appropriate and minimal change needed to enable the use.

Generations Calgary operates an established multi-generational housing and community campus that provides assisted living, childcare, seniors' housing, and community programming under one integrated model. The facility serves a diverse and rapidly growing population in Skyview Ranch, including many multi-generational households and newcomer families. The introduction of a small, neighbourhood-serving primary care clinic supports Generations Calgary's operations by strengthening on-site services for residents while improving local access to essential health care in an area with limited physician availability.

2. Site and Existing Conditions

The site is fully developed with a multi-storey seniors' residence containing:

- Assisted Living units
- A licensed Child Care Service
- Multi-Residential units
- Ground-floor amenity and dining spaces

The clinic will replace a portion of the existing community/dining area. There is no change to site density, and all existing access, parking, setbacks, and building mass remain the same.

The existing dining room is larger than current operational needs and is underutilized, making the internal reconfiguration a practical and efficient use of space with no impact on building form. The campus also contains a 3,000 sq. ft. multi-purpose hall that continues to serve both residents and the broader Skyview Ranch community and will remain unaffected by the proposed clinic.

The surrounding area includes low-density and multi-residential development, neighbourhood commercial uses, and community amenities. The site forms part of an established care-oriented node serving both residents of the building and the broader Skyview Ranch community.

3. Suitability of the M-1 (Direct Control) District

The M-1 Direct Control (DC) District is well suited to the existing seniors' and residential buildings and the introduction of a small clinic. The site is already developed in a low-profile, multi-residential form that fits comfortably within the scale and intent of the M-1 (DC) district. The redesignation does not involve any changes to the building's exterior, height, setbacks, or the number of residential units.

The M-1 (DC) district also allows small, neighbourhood-serving commercial uses at grade, including Health Care Service, which is the only new use being introduced.

The density M-1 (DC) District standard density is 50 (minimum) and 148 (maximum) reflects the total number of units potentially on the site. Maintaining the density within the new district reinforces this use-based amendment, and the character and intensity of the development remain unchanged.

The ability to introduce a ground-floor community clinic in a fully built-out setting is consistent with the purpose of the M-1 (DC) district, which encourages local-serving amenities that reduce travel demands and support nearby residential populations.

Overall, M-1(DC) district represents the most appropriate and minimal district to recognize the existing building while enabling the clinic in a compatible and policy-supported manner.

4. Rationale for the Client Use

- **Enables the Required Use with No Physical Changes:** This is a strictly use-based amendment. Building massing, height, setbacks, access, parking, and the number of units remain unchanged.
- **Aligns with ASP Transit Planning Area Policy:** A ground-floor clinic supports the ASP's direction for mixed-use, transit-supportive development, particularly services that benefit seniors, families, and residents.
- **Supports the Existing Seniors' Facility:** The clinic complements the Assisted Living and Child Care functions already on-site and improves access to health services for both residents and the neighbourhood.
- **A Community Hub:** The community centre hosts CA meetings, multi-faith gatherings, and seniors' programming. A new clinic at this location strengthens this hub and community by enabling seniors access to primary care within their own housing.
- **Maintains Compatibility with Surrounding Development:** With no exterior changes, the redesignation does not introduce new impacts such as traffic or parking issues, privacy concerns, or shadowing. The site continues to function as it does today.
- **Represents the Minimum Amendment Necessary:** Higher-intensity districts (M-H1, M-H2, M-X2) were reviewed but are unnecessary for this built form. M-1(DC) provides what is required to allow a Health Care Service without implying redevelopment or added density.

5. Applicant-Led Engagement Summary

Because the application does not change density, height, massing, or exterior conditions—and no new impacts to traffic, parking, privacy, or servicing are anticipated, an Inform level of engagement, as defined under the IAP2 spectrum, is appropriate.

City-led circulation to adjacent owners and stakeholders, along with the required Public Hearing, provides sufficient notification and opportunity for comment. No additional applicant-led engagement was undertaken. Any operational details related to the clinic can be addressed at the Development Permit stage, if required.

6. Conclusion

The proposed redesignation from **M-1 District** to **M-1 (DC) District** is an amendment that enables a community serving medical clinic within the existing seniors' building while preserving all current site characteristics.

The M-1 (DC) district appropriately accommodates the existing development and the proposed clinic, supports community needs, and aligns with local planning policy. Approval of the redesignation application is warranted.

Prepared by:

Alan Boucher RPP, MCIP
Principal
BLV Development Management

Respectfully submitted:

ARUP DATTA ARCHITECT LTD.

Arup Datta, FRAIC, MAAA, MSAA, MAIBC, FIIA
Principal

Applicant Outreach Summary

2026 March 6

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: LOC2025-0228

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)

Applicant-led outreach was conducted through a series of verbal consultations and information-sharing discussions with key stakeholder groups connected to the Generations Calgary campus. Outreach focused on those most directly affected by the proposed rezoning and leveraged existing governance structures, regular meetings, and on-site engagement to ensure awareness and opportunity for feedback.

Consultations have been ongoing since November 2025 and were conducted in a manner appropriate to the scale and nature of the proposal.

Outreach Tactics, Timing, and Locations

Resident & Family Council Meetings

November 2025

February 2026

On-site at Generations Calgary

Independent Living Residents

February 2026

On-site discussions with seniors living independently on the campus

Skyview Community Association

Discussions held with the President and Vice President

November 2025–February 2026

calgary.ca/planningoutreach

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Alberta Health Services (AHS)

Discussed during monthly meetings as part of ongoing system and partnership discussions

Staff Engagement

Four (4) staff meetings held throughout February 2026

Included care staff, operational staff, and leadership

Early Learning & Child Care Staff (on site)

February 2026

Community Neighbours & Campus Users

Informal discussions with community members who regularly use the Generations campus as a community hub

Additional Information Sharing Methods

Verbal explanations during meetings and conversations

A project information board displayed outside the site to inform campus users and visitors

Affected Parties

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

The following groups were engaged as part of the outreach program:

Residents of Generations Calgary (Care Home and Independent Living)

Resident & Family Council

Family members and substitute decision-makers

Staff and leadership teams

Early Learning & Child Care staff located on the campus

Skyview Community Association

Alberta Health Services

Community neighbours and users of the Generations campus and community centre

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.

The main questions and feedback raised included:

Parking and accessibility, including how clinic visitors would access the site

Interest in understanding how the clinic would operate within the existing campus

Strong enthusiasm for having primary care services available on site

Particular interest in:

Improved access to family physicians

The availability of a female physician

Staff expressed interest in whether they could be rostered with the clinic

Overall, participants expressed excitement and support for the proposed clinic and viewed it as a valuable addition to the campus and surrounding community.

How did input influence decisions?

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

Feedback directly informed project planning in the following ways:

Parking & Accessibility

Parking considerations were reviewed, and appropriate spaces were identified to support clinic operations.

A separate exterior entrance for the clinic was incorporated to minimize impacts on residents, families, and existing services.

Clinic Design & Operations

The clinic was planned as a small-scale, community-based family practice consistent with the campus context.

Clear communication was provided to confirm that the clinic would not displace resident services or programs.

Clarification of Access

Staff and community questions regarding rostering and access were acknowledged and addressed through ongoing discussions.

calgary.ca/planningoutreach

Community Outreach on Planning & Development
Applicant-led Outreach Summary

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)

Outreach outcomes and responses to feedback were shared through:

Follow-up discussions at Resident & Family Council meetings

Updates during staff meetings and leadership forums

Ongoing verbal communication with community partners and campus users

Continued availability of site leadership to respond to questions

Visibility of project information through on-site signage

Participants were informed that the rezoning application would proceed and that further updates would be shared as the City review process advances.

Land Use Amendment in Glendale (Ward 6) at 4524 Grove Hill Road SW, LOC2025-0187

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.19 acres ±) located at 4524 Grove Hill Road SW (Plan 626GV, Block 25, Lot 6) from Housing – Grade Oriented (H-GO) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 14:

That Council give three readings to **Proposed Bylaw 69D2026** for the redesignation of 0.07 hectares ± (0.19 acres ±) located at 4524 Grove Hill Road SW (Plan 626GV, Block 25, Lot 6) from Housing – Grade Oriented (H-GO) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Residential – Grade-Oriented Infill (R-CG) District to allow for future consolidation with the adjacent R-CG parcel to facilitate infill redevelopment.
- The proposal allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would simplify the development of the site with the adjacent parcel, while establishing land use rules that are more sensitive to neighbouring residential development.
- The proposal would enable development of an underutilized property and provide additional housing within an inner-city neighbourhood.
- A development permit (DP2025-04606) for one Rowhouse Building, one Townhouse, one Semi-detached Dwelling, two Secondary Suites and two Accessory Residential Buildings (garages) has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the community of Glendale, was submitted by VM Designs Ltd. (Vaughn Makey) on behalf of landowner, Ermir Spahiu, on 2025 September 23. As noted in the Applicant Submission (Attachment 2), the purpose of the application is to match the land use designation of the adjacent parcel to the east to facilitate site consolidation and future comprehensive redevelopment. The subject site is approximately 0.07 hectares (0.19 acres) in area and is located on the northeast corner of 45 Street SW and Grove Hill Road SW, with vehicular access from a rear lane.

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

Land Use Amendment in Glendale (Ward 6) at 4524 Grove Hill Road SW, LOC2025-0187

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 postcards to 40 neighbouring homes around the site and contacted the Glendale/Glendale Meadows Community Association (CA). The Applicant Outreach Summary can be found in Attachment 3.

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

Administration received one letter of support and six letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic, congestion and parking issues;
- decreased pedestrian safety at the intersection;
- impacts related to erosion and soil stability;
- incompatibility with neighbouring low-density residential uses;
- rowhouses do not fit the character of the community; and
- public infrastructure may not be able to accommodate an increase in users.

The Glendale/Glendale Meadows CA provided a letter in support of the proposed redesignation from H-GO to R-CG on 2026 January 26 along with suggestions for increasing safety at the intersection (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed R-CG District supports opportunities for contextually appropriate low-density residential development that is consistent with the surrounding development. The site's proximity to the 45 Street LRT Station further supports objectives to concentrate additional housing and pedestrian-oriented development near transit, promote active transportation choices, and improve access to amenities and services.

The building and site design, number of units and parking are being reviewed through the development permit application.

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

Land Use Amendment in Glendale (Ward 6) at 4524 Grove Hill Road SW, LOC2025-0187

IMPLICATIONS

Social
The proposed R-CG District would support consolidation with the adjacent parcel and facilitate redevelopment, while allowing for a range of housing types that could respond to the needs of diverse 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*.

Economic
The proposed land use amendment 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 application.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 69D2026**

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 Glendale at the northeast corner of 45 Street SW and Grove Hill Road SW. The site is approximately 0.07 hectares (0.19 acres) in size and is approximately 31 metres in depth, with a variable width of about 17 metres at the front and 34 metres at the rear. It is currently developed with a single detached dwelling and a garage with a vehicular access from the rear lane.

The surrounding residential area is characterized primarily by single detached dwellings. The site is well served by nearby amenities including transit, schools, community facilities and parks within walking distance. St. Thomas Aquinas and Glenmeadows School are located within 450 metres (a five-minute walk) of the parcel. The Glendale/Glendale Meadows Community Centre is situated 250 metres (a three-minute walk) from the site, which includes an outdoor rink and tennis courts. Transit service is available nearby, with the closest bus stop located approximately 160 metres (a two-minute walk) south on 45 Street SW and the nearest C-Train station located 400 metres (a four-minute walk) north of the site on 45 Street SW.

The subject site is a desirable location for moderate densification due to proximity to schools, parks and existing primary transit stops.

Community Peak Population Table

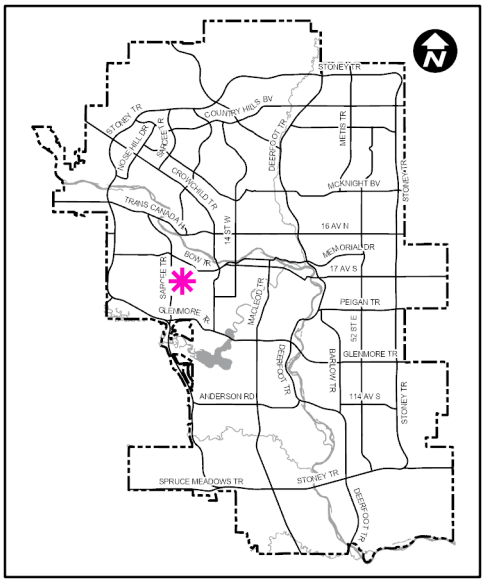
As identified below, the community of Glendale reached its peak population in 1969.

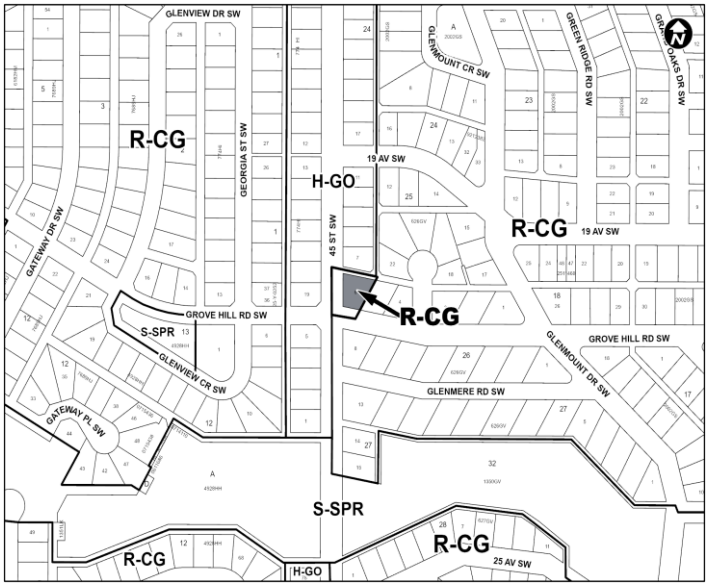
Glendale	
Peak Population Year	1969
Peak Population	3,950
2019 Current Population	2,765
Difference in Population (Number)	-1,185
Difference in Population (Percent)	-30%

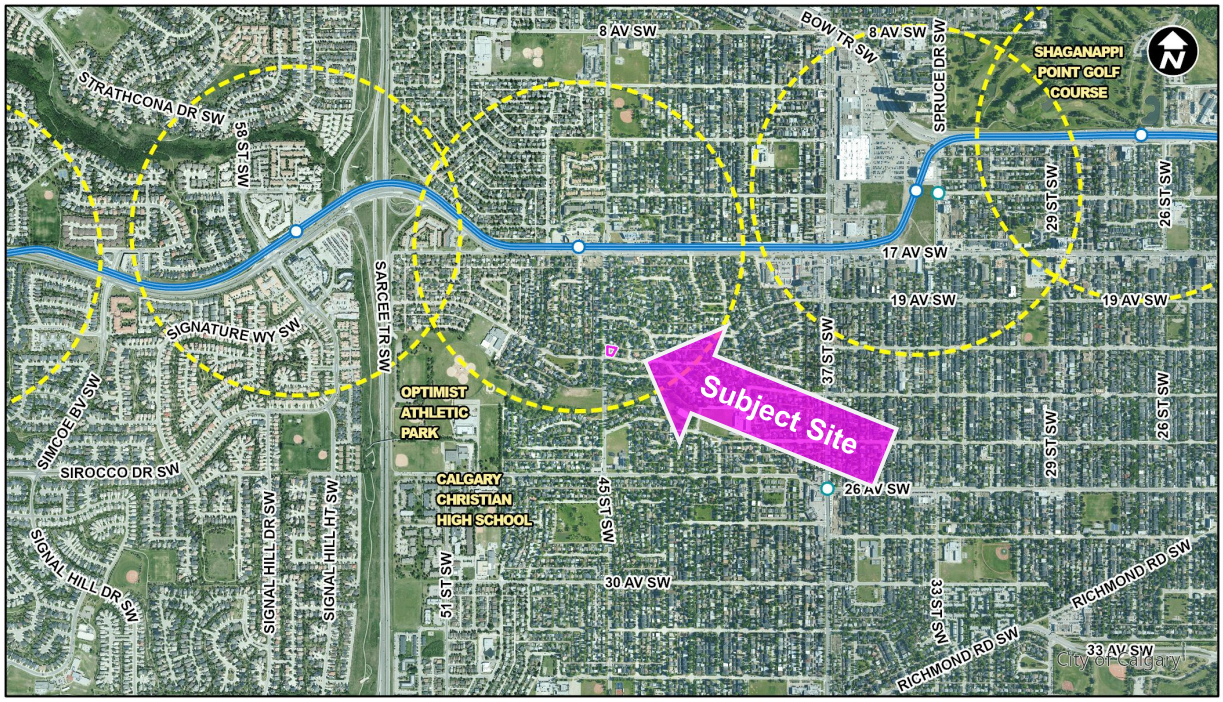
Source: *The City of Calgary 2019 Civic Census*

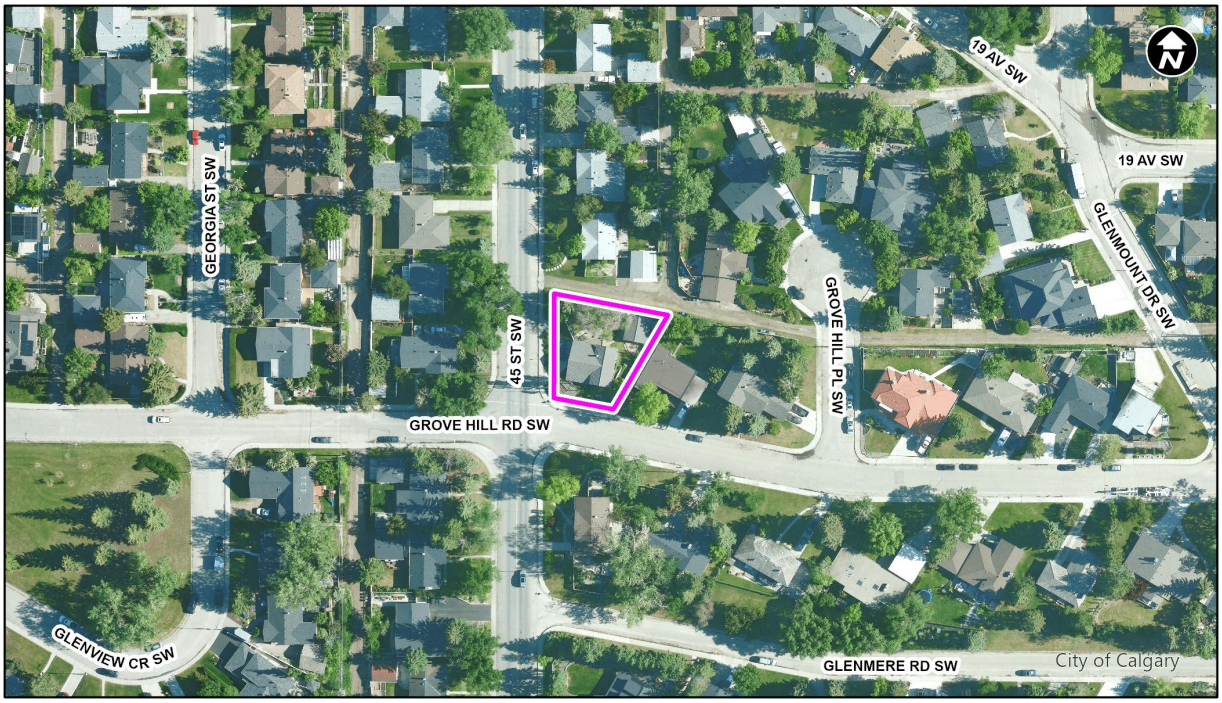
Additional demographic and socio-economic information may be obtained online through the Glendale Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Housing – Grade Oriented (H-GO) District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings, in a form and scale that is consistent with adjacent low density residential districts.

The proposed 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 parcel area of the subject site, this would allow for up to five dwelling units and five secondary suites.

The intent is to consolidate the subject site with the adjacent R-CG District parcel (4520 Grove Hill Road SW). Collectively, the proposed development would provide 10 dwelling units and 2 secondary suites. The R-CG District requires 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design
Through the active development permit application, the regulations of the R-CG District, along with the policies of the *Westbrook Communities Local Area Plan*, provide guidance for site

development, including appropriate land uses, building massing, height, landscaping, parcel coverage and parking.

Transportation
The subject site is a corner lot with lane access and two site accesses on 45 Street SW. Both accesses from 45 Street SW are required to be closed and rehabilitated at the developer's expense through the development permit application. Forty-fifth Street SW is a Collector class road, while Grove Hill Road SW is a Residential class road. Both roads have less than 5,000 vehicle trips per day.

The subject site is approximately 170 metres (a two-minute walk) from northbound and southbound Calgary Transit Route 93 (Coach Hill / Westbrook) bus stops. The northbound route provides service through Glendale to the 45 Street LRT Station, located approximately 380 metres north of the site. The route continues through Westgate and Spruce Cliff, providing access to the Westbrook LRT station and other transit routes. The southbound route provides service through Glenbrook, Glamorgan and Signal Hill to the 69 Street LRT Station.

The subject site is within the Residential Parking Zone "GDL" with a two-hour parking restrictions in effect from 7 a.m. to 5 p.m., Monday to Friday, along both adjacent streets.

Through the active development permit, all sidewalks are required to be upgraded to meet the current *Design Guidelines for Subdivision Servicing*. Also, all required vehicle parking and bike parking is to be provided on site and vehicular site access is to be from the lane.

A 2.134-metre public realm enhancement setback applies along 45 Street SW. At the time of redevelopment, this area must be free and clear of all development, and a Public Access Easement must be registered over it.

Environmental Site Considerations
At this time, there are no know outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing
Water, and sanitary utilities exist adjacent to the site within public road rights-of-way. No storm utilities are immediately available adjacent to the site. Servicing requirements are being determined 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 site is located within the 'Established' area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and thereby representing an

incremental benefit to climate resilience and providing opportunities to support the changing demographic needs of communities. The proposal is in keeping with the 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*.

Westbrook Communities Local Area Plan (2023)
The subject site is located within the 'Neighbourhood Connector' urban form category on Map 3: Urban Form with a 'Low-Modified' building scale typology on Map 4: Building Scale of the *Westbrook Communities Local Area Plan* (LAP). Neighbourhood Connector areas with Low-Modified building scales are characterized by a broad range of housing types along higher activity and predominantly residential streets, up to four storeys in height.

Applicant Submission

VM DESIGNS

Land Use Redesignation – 4524 Grove Hill Road SW

November 3, 2025

To Whom this may concern,

VM Designs is the applicant on behalf of Armstrong Home Renos for a Land Use Redesignation for the 4524 Grove Hill Road SW parcel. This parcel was changed to H-GO during the blanket rezoning in August 2024. This application is to downgrade the zoning to R-CG.

My clients have purchased 4524 Grove Hill Road SW(H-GO) and 4520 Grove Hill SW(R-CG) and plan to do a rowhouse, townhouse and semi-detached development. I initially submitted a DP application encompassing both lots, but it was rejected because the permitted and discretionary uses for the two different zonings don't align. This is caused by the proposed townhouse building placed on the existing shared property line between these two parcels and with that the zoning for each lot needs to be the same to be approved by the city. After speaking to various people and considering all potential options, the clients and I decided to propose a land use change to move forward with our proposed design.

The main reason why we have chosen to downzone the 4524 lot instead of upzoning the 4520 lot is because we aren't planning to use the full potential of an H-GO zoning. Downgrading the lot to R-CG does limit the potential height of future development on this parcel which doesn't affect our proposed design. The proposed rowhouse and townhouse are bungalows while the semi-detached is a 2 story development.

Changing the land use doesn't alter the city's intentions with the blanket rezoning to add density in developed areas. R-CG allows for multi family development similar to a H-GO land use. This application is a matter of zoning continuity between the two parcels to allow for a proposed townhouse to be developed on the existing shared property line. After the land use redesignation these two parcels will be consolidated. I believe this should be an application with limited pushback due to the downgrading of zoning and not altering the city's intentions with the blanket rezoning.

Vaughn Makey
Owner
VM Designs LTD.

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 4524 Grove Hill Road SW - Land Use Redesignation

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

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

Outreach Strategy

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

- I reached out directly to the community association. I requested their feedback on the land use change and the proposed development.

-On September 18, I dropped off postcards to 40 adjacent houses around the subject property. The postcards stated there will be a Land Use Redesignation on this parcel from H-GO and R-CG. Also contact information for questions and concerns.

Affected Parties

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

-Community Association

-Dropped off 40 postcards to adjacent neighbors.

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.

-September 12, Community Association is neither for or against the land use redesignation. I sent the design plans for the rowhouses and they appreciated 2 of 3 buildings are bungalows.

-No comments from the postcards.

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.

At the moment, no comments have influenced the project. The zoning change is to downgrade the lot to R-CG. I don't expect much negative feedback.

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 Community Association had a couple questions in regards to outreach to adjacent neighbors and if the development will be rentals. I replied with yes I dropped off postcards and at the moment the development will be rentals.

calgary.ca/planningoutreach

VM Designs

4524 Grove Hill Road SW – Community Outreach

September 3 – on going

VM Designs - I sent an email to the community association requesting to speak with someone regarding planning and development.

Please see file 'Email – VM Designs and Glendale CA'.

September 19

Tom – Called requesting the differences between R-CG and H-GO. Also requested exterior renders of proposed project.

VM Designs - I emailed some images to him and explained the differences between H-GO and R-CG.

September 20

George Alvarez – Emailed requesting what will be the proposed development.

VM Designs – I sent him some exterior renders and an explanation of the different building types being proposed and the amount of units and suites.

September 21

Julia Duncan – Emailed me in opposition. She states it's an inappropriate use of land that threatens the character and integrity of the neighborhood. Location isn't suitable. This will set a precedent for future development.

VM Designs - I explained this was rezoned to H-GO last year with the blanket rezoning. I'm proposing a downgrade for the zoning, and we are proposing bungalow units instead of potentially doing a 3-story development.

VM Designs

September 22

Angela Cox – Emailed in opposition. She states 45 Street is far too congested already, doesn't want a 2 or 3 story development, schools are already full and the LRT station doesn't have parking.

VM Designs - I explained the city wants added density along busier roads instead of being well within a neighborhood on a quiet street. The proposed development will be bungalows.

October 06

Janice Kennedy – Phone call, requesting more information on what will be built on this lot.

VM Designs - I explained the design will be a bungalow rowhouse and townhouse and a 2 story semi detached. She was pleased to know most of it will be bungalows.

Community Association Response

Modak, Asawari

From: Development GGMCA <development@myglendale.ca>
Sent: Monday, January 26, 2026 1:35 PM
To: Modak, Asawari
Subject: [External] Re: LOC2025-0187

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 Asawari,
This developer has reached out to us directly for feedback so I will commend their engagement approach. As for the project itself, some neighbours have shared concerns about the size and density and associated parking and safety concerns. On the surface, however, we understand 45 street is a feeder street and subject to larger developments.
We do think the safety concerns are valid; this intersection needs a crosswalk and flashing lights installed because the street leads straight to an elementary school to the west and visibility isn't great because the intersection is at the crest of a hill. There are concerns that adding building height, parked cars, and additional traffic, could make this intersection at higher risk for incidents.
As far as the downgrade from HGO to R-CG, we don't have any concerns.

Myles, on behalf of GGMCA.

PROPOSED

CPC2026-0358
ATTACHMENT 5

BYLAW NUMBER 69D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0187/CPC2026-0358)

* *

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 _____

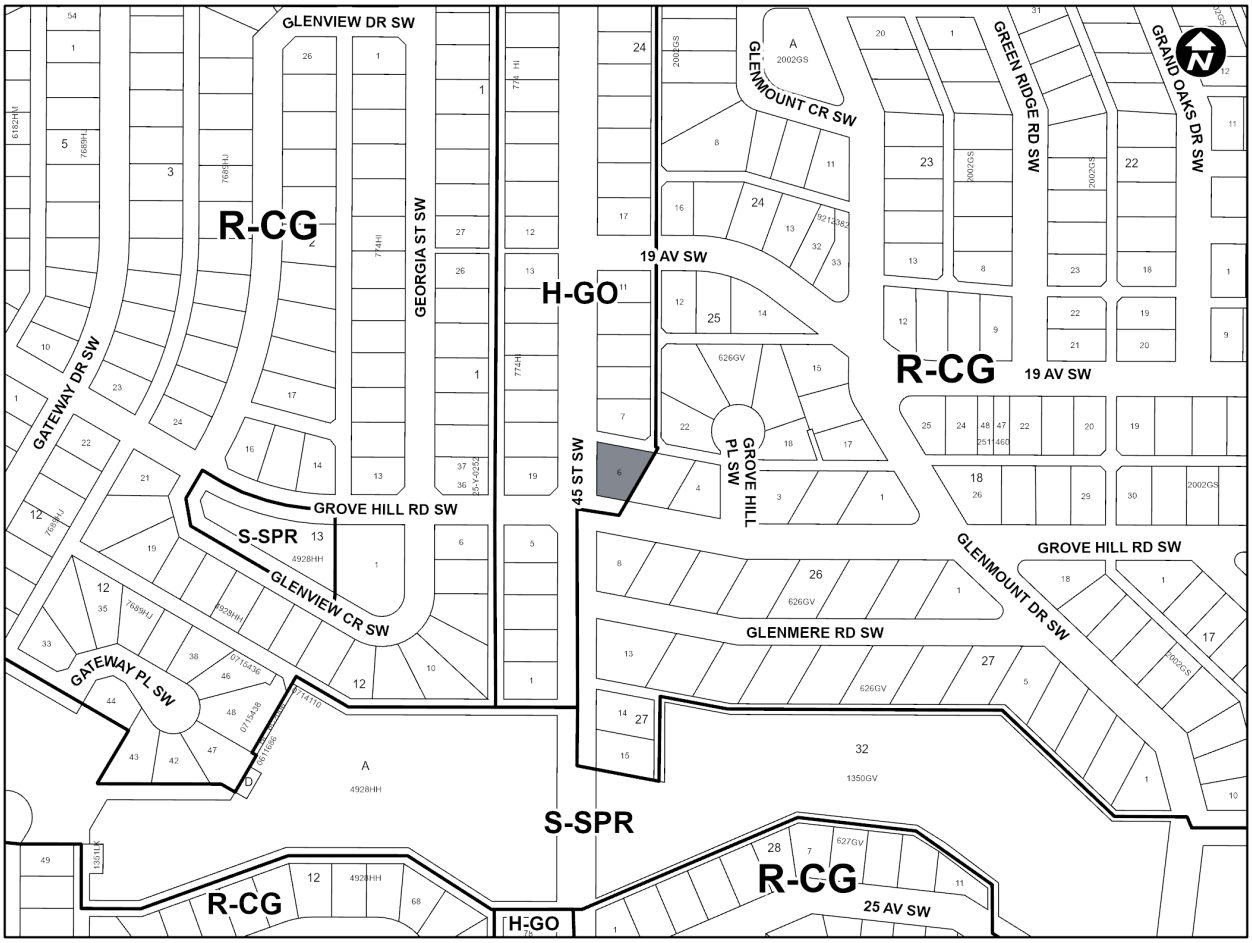
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0187/CPC2026-0358
BYLAW NUMBER 69D2026

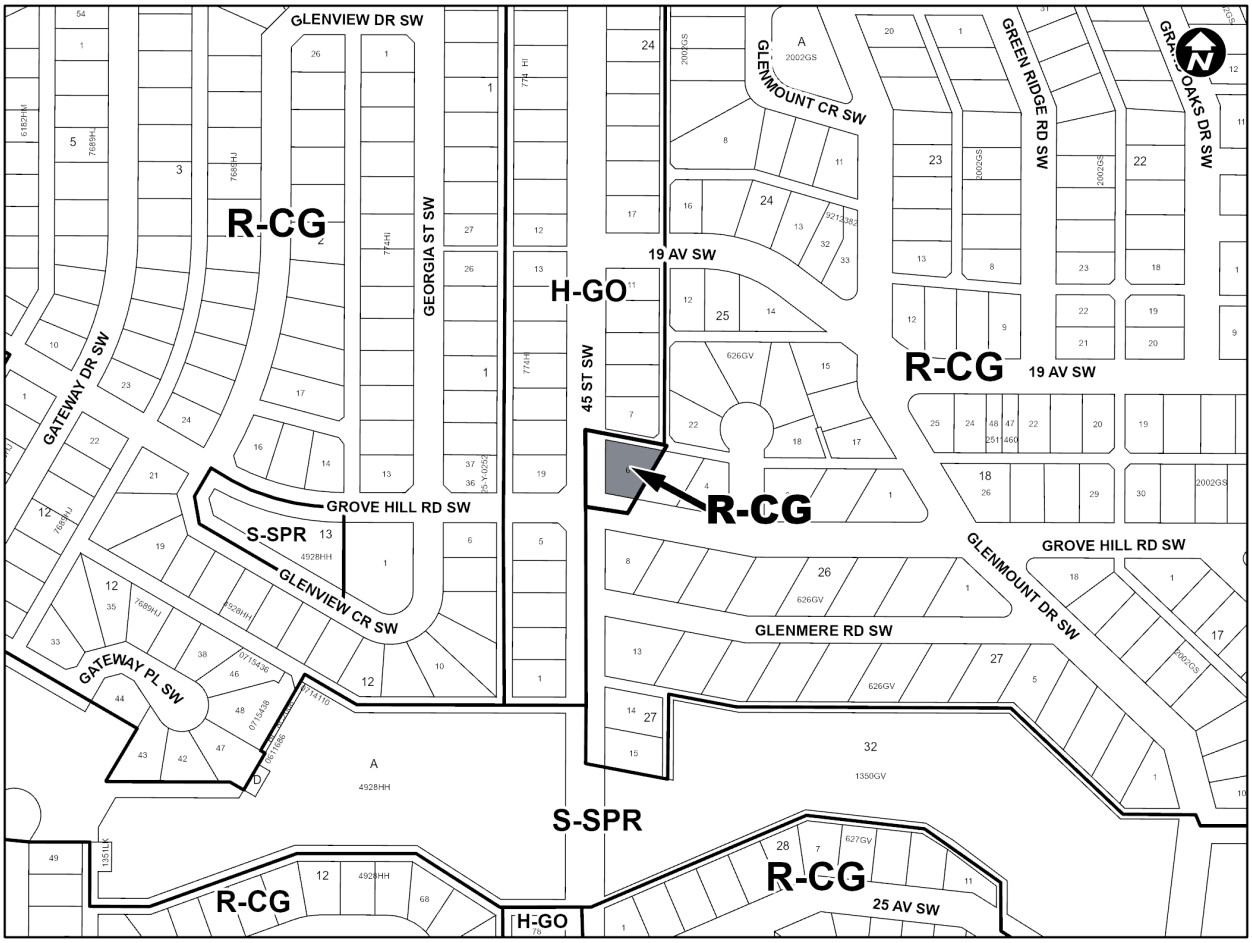
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0187/CPC2026-0358
BYLAW NUMBER 69D2026

SCHEDULE B



Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2025-0245

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.18 hectares ± (2.92 acres ±) located at 2227R Banff Trail NW and 2310 – 16 Avenue NW (Plan 9310554, Block 5, Lot 4; Plan 2511765, Block 5, Lot 6) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h26) District and Mixed Use – General (MU-1f9.1h100) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 14:

That Council give three readings to **Proposed Bylaw 78D2026** for the redesignation of 1.18 hectares ± (2.92 acres ±) located at 2227R Banff Trail NW and 2310 – 16 Avenue NW (Plan 9310554, Block 5, Lot 4; Plan 2511765, Block 5, Lot 6) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h26) District and Mixed Use – General (MU-1f9.1h100) District.

HIGHLIGHTS

- This application proposes an amendment that would modernize the existing commercially focused land use district with a more contemporary district. The new district would better accommodate residential development with its evolving mixed-scale urban context and recently updated policy direction.
- The proposal contributes to the potential for a mix of pedestrian and transit-oriented residential and commercial development that is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *South Shaganappi Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposal would allow for the redevelopment of a site in close proximity to an inner-city LRT station, providing high-density residential development with the ability for commercial at grade.
- Why does this matter? This application will provide the ability to accommodate new transit-oriented residential and commercial uses on the currently vacant site, contributing to renewed investment, employment opportunities and ultimately a more appropriate contextual built form in close proximity to major institutions and employment areas.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northwest community of Banff Trail was submitted on 2025 December 18 by Civicworks on behalf of the landowner Dal Holdings LTD. The approximately 1.18 hectare (2.92 acre) subject site is situated in Motel Village at the northwest corner of the intersection of 16 Avenue NW and Banff Trail NW and is surrounded by roads on all four sides. The parcel is developed with a restaurant fronting onto 16 Avenue NW.

Surrounding development consists of The Hub, a 27-storey mixed-use tower with commercial at grade and underground parking to the west of the site. Other development in Motel Village

consists of several hotels and office buildings, as well as restaurants and retail/commercial uses. The area is bounded by the LRT (Blue) line to the northeast, Crowchild Trail NW to the west and 16 Avenue NW to the south. No development permit application has been submitted at this time; however, as noted in the Applicant's Submission (Attachment 2), the proposal is to redesignate the subject site from a primarily commercially focussed land use district to a mixed-use district in keeping with the LAP.

The existing land use district is a Direct Control (DC) District based on a primarily commercial focused land use district, the Commercial – Corridor 2 (C-COR2) District, with density bonus provisions originating from the now repealed Banff Trail Area Redevelopment Plan (ARP). This land use amendment application proposes to modernize the land use district to a mixed-use district that allows for primarily residential development at mixed building scales and the option for commercial at grade. The application proposes the Mixed Use – General (MU-1) District with two separate height and floor area ratio modifiers to allow for site specific responses to the context.

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 provided multiple opportunities across various platforms to inform interest holders and members of the public about the development vision and to invite comments and share their thoughts on this land use amendment application. The Applicant Outreach Summary can be found in Attachment 3 and provides detailed information and materials on the outreach strategies applied, such as custom on-site signage, a neighbourhood project mailer within a 200-metre radius of the subject site and a dedicated project website. The Applicant also contacted the Banff Trail and the Hounsfield Heights-Briar Hill Community Associations with detailed information on the project and requested comments, questions or concerns.

City-Led Outreach

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

Administration received one letter of support and one neutral letter, as well as comments from the Banff Trail and Hounsfield Heights-Briar Hill Community Associations. The letter of support is in favour of the redevelopment of an underutilized area between major institutional uses and a

light railway train station. The letter suggests even higher maximum building heights on the site. The neutral letter supports the higher density but suggests that public transit be improved to accommodate the additional residential density.

The Hounsfield Heights-Briar Hill Community Association provided a letter of support (Attachment 4) stating that the current proposal contains an improvement over the existing Direct Control District and supports the setback of the highest building from 16 Avenue NW and the community. The Banff Trail Community Association did not provide direct comments but had no further questions or concerns about the proposal.

Administration considered the relevant planning issues related to the application and determined the proposal to be appropriate. The application is consistent with the LAP and provides increased intensity and building heights near an existing LRT station. Issues such as parking, site development, landscaping and building design 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, Planning Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social
The proposal would enable the development of these vacant lands in a Major Activity Centre for mixed-use development, providing additional housing opportunities and supporting Calgarians' housing needs in a major employment node.

Environmental
This land use amendment application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. At the development permit stage, actions will be explored and encouraged to implement Calgary's climate strategy.

Economic
The proposed land use amendment would enable the development of high density multi-residential buildings with the ability for commercial space at grade in an established mixed-use community. The ability to develop a 25 to 30 storey residential tower may increase ridership and help contribute to the creation of a transit-oriented node in Motel Village close to the existing Banff Trail LRT Station. The proposed development will also make more efficient use of existing area infrastructure while maximizing the existing LRT investment.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2025-0245

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 78D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site, approximately 1.18 hectares (2.47 acres) in size, is located within the established inner-city community of Banff Trail in the northwest of Calgary. The site is further situated in the southwest of the community, an area commonly referred to as Motel Village and identified as a mixed-use area between the LRT tracks, Crowchild Trail NW to the west and 16 Avenue NW to the south. Surrounding uses include low-density residential development east of the LRT tracks with numerous large institutional, post-secondary institutions as well as recreational and sports facilities to the west of Crowchild Trail NW. Some of the institutional uses include the University of Calgary, Foothills Medical Centre and the McMahon Stadium. Banff Trail and Motel Village have evolved over time through incremental redevelopment and intensification due to its unique location between major transportation corridors and employment centers. The immediate area surrounding the subject site contains a concentration of hotel uses, a drive-through restaurant and The Hub, a 27-storey mixed-use development with retail and health care services at grade. The subject site contains one building operating as a restaurant with surface parking.

Community Peak Population Table

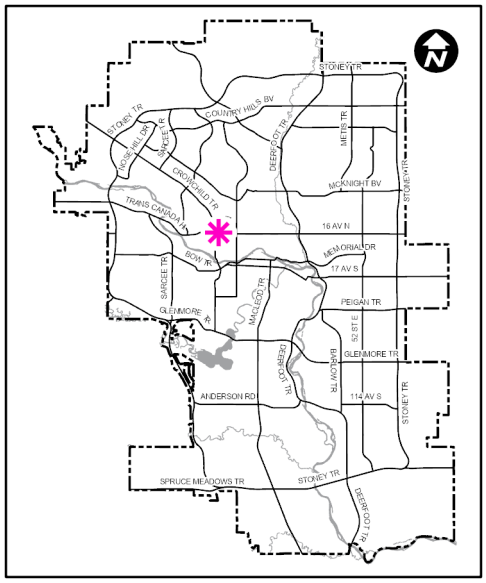
As identified below, the community of Banff Trail reached its peak population in 1968.

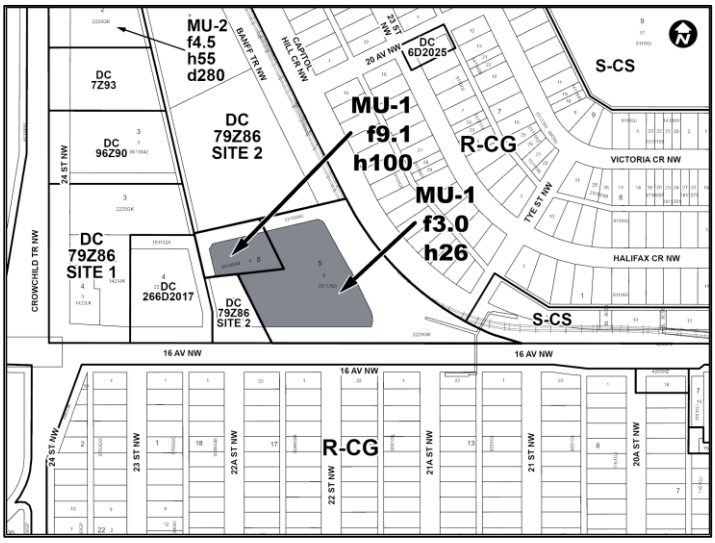
Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	- 730
Difference in Population (Percent)	- 14.9%

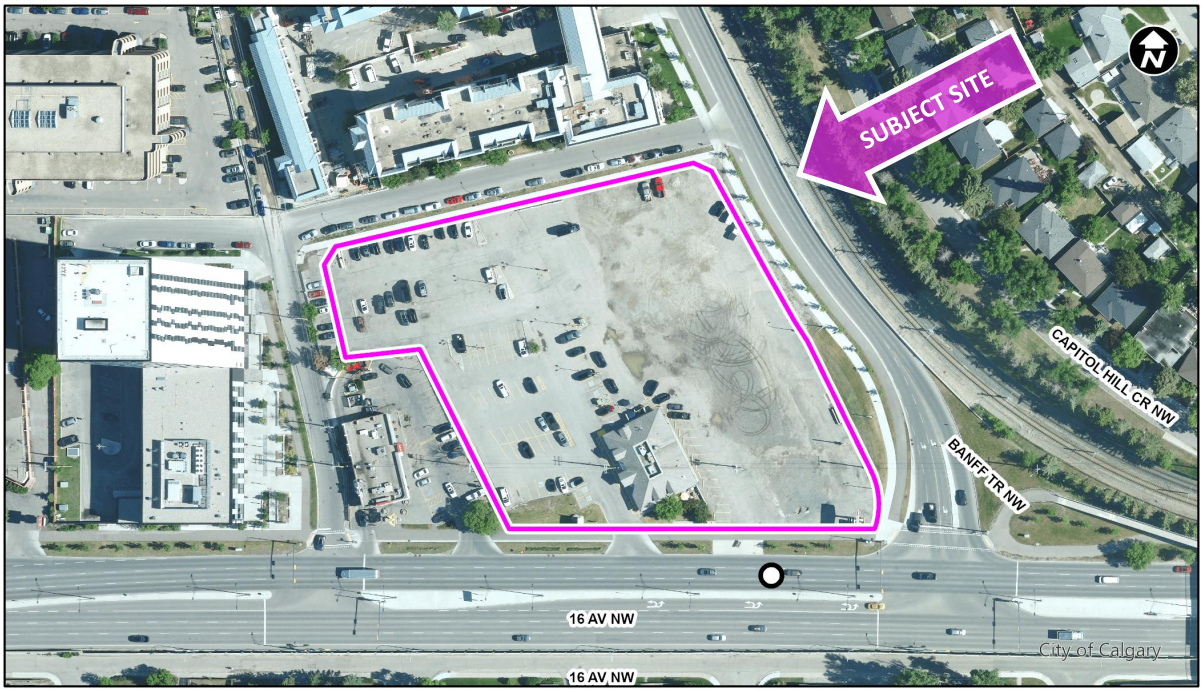
Source: *The City of Calgary 2019 Civic Census*

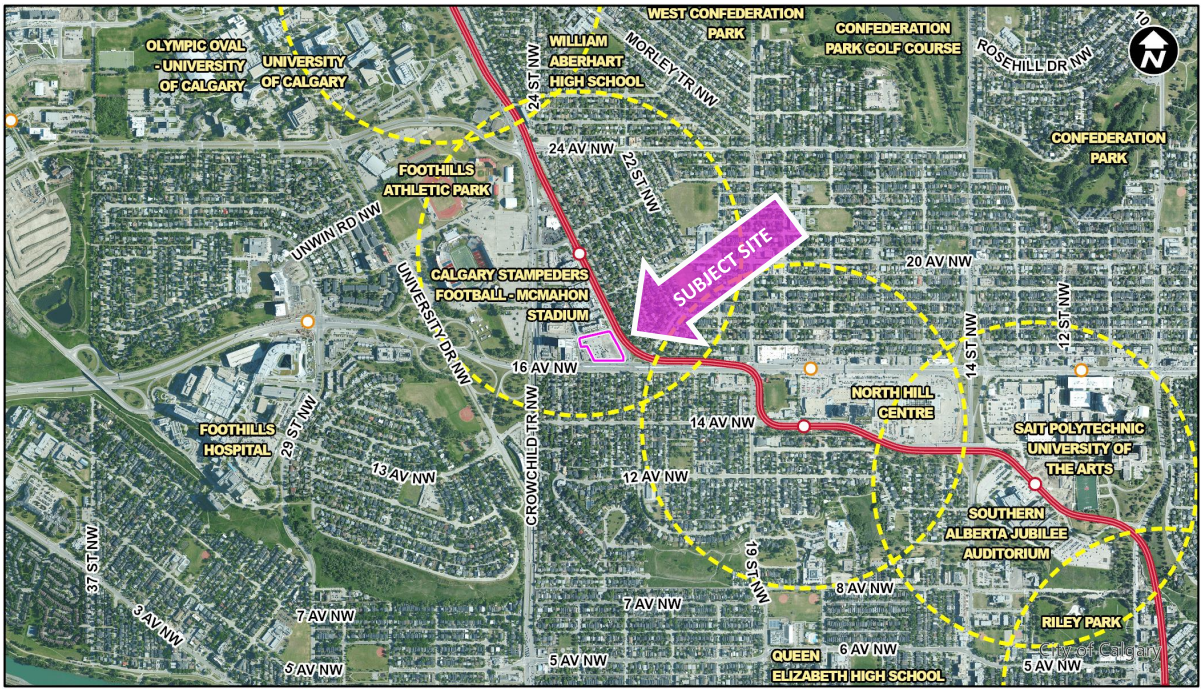
Additional demographic and socio-economic information may be obtained online through the *Banff Trail Community Profile*.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing land use district is a Direct Control (DC) District (Bylaw 136D2015) based on the Commercial – Corridor 2 (C-COR2) District with a maximum building height of 90 metres across the site. The maximum floor area ratio (FAR) in the DC District is determined by density bonus provisions through policies in the Banff Trail Station Area Redevelopment Plan (ARP), which is has been repealed. The area is now part of the *South Shaganappi Communities Local Area Plan* (LAP), which does not include density bonusing policies. The existing DC District allows for a maximum FAR of 1.5 to a maximum of 6.0 subject to the density bonus provisions of the DC District. The base C-COR2 District focuses on commercial development on both sides of a street with opportunities for both residential and office uses. The purpose statements of the existing DC District allow for mixed-use development in compliance with the policies and provisions of the density bonus system of the repealed ARP.

This application proposes a land use amendment to replace the existing DC District with the Mixed Use – General (MU-1) District with floor area ratio and height modifiers to provide for a mixed-scale development in context with the surrounding area. The proposal consists of two areas with different modifiers.

The northwest corner is proposing the MU-1f9.1h100 District, which would allow a maximum FAR of 9.1 and height of 100 metres. This portion of the site is approximately 0.23 hectares (0.57 acres). This land use would facilitate a high-rise built form, with approximately 20,700.0 square metres of floor area accommodated within a tall, slender building approximately 27 to 30 storeys (100 metres) in height. Often this results in a tower-and-podium configuration, which will ultimately be determined and reviewed at the future development permit stage.

The remainder of the site is proposing the MU-1f3.0h26 District, which would allow a maximum FAR of 3.0 and maximum height of 26 metres (5-8 storeys). This portion of the site is larger at approximately 0.95 hectares (2.35 acres). Given the comparatively larger site area and FAR, the allowable floor area of approximately 28,500 square metres could be distributed across the site through more than one mid-rise building. Mid-rise buildings could support a street-oriented built form with consistent building frontage and massing that provides a lower-scale transition to surrounding areas. Overall, the combination of site size, density, and height would result in a moderate-density urban form, emphasizing site coverage, walkable streets, and a cohesive streetscape rather than vertical prominence.

Development and Site Design
If approved by Council, the rules of the proposed MU-1f3.0h26 and MU-1f9.1h100 Districts will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Given the specific context of this 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 the Banff Trail NW and 16 Avenue NW frontages to promote a walkable environment through active ground‑oriented uses, building articulation, and a strong relationship between the building and the public realm;
- improving pedestrian connections to the Banff Trail LRT Station and to commercial locations along 16 Avenue NW via the pedestrian overpass;
- ensuring principal vehicle access to the site is off Banff Passage NW; and
- mitigation of shadowing, privacy concerns and overlooking of adjacent properties.

Transportation
Vehicular access to the subject site currently exists only from 16 Avenue NW and provides access to the existing restaurant and surface parking area. Future vehicular access will be determined at the development permit stage.

The subject site is well-connected via a pedestrian and bicycle network across Motel Village and beyond. Both Banff Trail NW and Banff Passage NW are developed with sidewalks along the site's northern and eastern property lines, while a regional pathway exists along the southern property line on 16 Avenue NW. The Regional Pathway provides an east-west connection route along 16 Avenue NW linking the major institutions, recreational facilities and retail commercial areas within the area via the two pedestrian bridges providing safe and convenient crossings of 16 Avenue NW and Crowchild Trail NW. An on-street raised cycle track runs along Banff Trail NW adjacent to the site with connections to the Regional Pathway. The pedestrian and bike connections provide continuous, safe, and convenient active-mode access and offer seamless connections to the nearby Banff Trail LRT station and connecting to the greater Always Available for All Ages and Abilities (5A) network.

The subject site is well served with public transit with the Banff Trail LRT Station 350 metres (a six-minute walk) to the north. The nearest bus stop is directly adjacent (less than a one-minute walk) to the subject site on 16 Avenue NW and serves three bus routes in opposite directions. The three routes are Route 19 – Dalhousie to Lions Park, Route 40 – Crowfoot Station to North Hill and Route 91 – Foothills Medical Centre to Lions Park LRT Station. The bus station for the east bound routes is situated approximately 200 metres (a three-minute walk) to the west of the subject site on 16 Avenue NW. Route 303 - MAX Orange (Brentwood – Saddletowne) operates along 16 Avenue NW and the closest station is approximately 830 metres (a 12-minute walk) to the east of the subject site.

Administration reviewed and accepted a Transportation Impact Assessment (TIA) confirming that the proposed land use district can be supported. Additional transportation review will be conducted during the future development permit applications particularly site access, on-site parking and pedestrian circulation.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Sanitary sewer, storm sewer and water infrastructure are available and provided service to previous development on the site as well as the current restaurant. The Sanitary Servicing Study and Fire Flow Letter were reviewed and accepted by Administration. Details of the site servicing and stormwater management will be further 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.

Municipal Development Plan (Statutory – 2009)
The subject site is located within a Major Activity Centre (MAC) as identified on Map 1 – Urban Structure of the *Municipal Development Plan* (MDP). MACs are intended to provide for high concentrations of jobs and population in strategic areas central to larger residential catchment areas and are linked by city-wide Primary Transit Network. MACs must meet a minimum intensity of 200 people and jobs per hectare.

The proposed Mixed Use – General (MU-1) District and associated modifiers are supported by MDP policy, as they facilitate a mixed-use built form and intensity consistent with the role of a MAC. The MDP further identifies MACs as locations for a broad range of medium- and high-density development, supported by built forms that accommodate taller buildings while transitioning to lower-scale development to complement surrounding neighbourhoods.

Calgary Climate Strategy (2022)
The *Calgary Climate Strategy - Pathways to 2050* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions at the land use amendment stage that specifically meet objectives of this plan; however, it does include a major mixed use redevelopment opportunity on a currently underutilized site, within close proximity to an existing LRT station. Additional opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

South Shaganappi Communities Local Area Plan (2025)
The *South Shaganappi Communities Local Area Plan* (LAP) designates the subject site as part of the Neighbourhood Flex urban form category as indicated on Map 3: Urban Form. Neighbourhood Flex areas are characterized by a mix of uses with either commercial or residential uses on the ground floor oriented towards the street. The LAP provides guidance on built form to ensure new development contributes to a high-quality urban environment. The policies encourage active street frontages, building massing that reinforces a pedestrian-oriented public realm, and appropriate transitions in height and scale to adjacent development. The proposed land use district and

modifiers are consistent with these policies. Additionally, as shown on Map 4: Building Scale, the site falls within the highest building scale designation which permits development over 26 storeys. Policies in this building scale are intended to support efficient use of land and infrastructure, contribute to a compact urban form, and advance the Plan's growth and mobility objectives.

Future development permit applications will be reviewed against the policies of the Local Area Plan to ensure consistency with the Plan's vision and design intent.

Applicant Submission

2025 December 17

460 – 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
E info@civicworks.ca

Proposed Land Use Change Applicant Summary

Project Location: 2227 Banff TR NW, 2304 - 2316 16 AV NW (Plan 349HU Block 5 Lots 2-3; Plan 9310554 Block 5 Lots 4-5

Existing Land Use: Direct Control District (DC136D2015) based on the Commercial - Corridor 2 (C-COR2) District

Proposed Land Use:

- Site 1 (DAL Holdings): Mixed Use - General (MU-1f9.1h100) District
- Site 2 (WestCliff Developments): Mixed Use - General (MU-1f3.0h26) District

APPLICATION SUMMARY

On behalf of DAL Holdings and WestCliff Developments, CivicWorks has submitted a comprehensive Land Use Redesignation (rezoning) application for 2227 Banff TR NW and 2304-2316 16 AV NW (±2.90 ac / ±1.18 ha). The application proposes to redesignate the lands from the existing Direct Control District (DC136D2015) based on the Commercial – Corridor 2 (C-COR2) District to the Mixed Use – General (MU-1) District, with custom building height and Floor Area Ratio (FAR) modifiers for Site 1 (DAL Holdings) and Site 2 (WestCliff Developments). These modifiers would limit the FAR to a maximum of 9.1 and 3.0, and the building height to a maximum of 100 metres and 26 metres, respectively.

The proposed land use change is intended to modernize the applicable land use regulations for the site and is fully aligned with the contemporary *South Shaganappi Communities Local Area Plan (SSCLAP)*. The proposed change will enable a high quality, transit oriented development vision that will deliver much needed new housing options to the Banff Trail community. The proposed development vision anticipates phased, mixed scale residential development, with opportunities for ground floor commercial uses to be explored based on market conditions through future Development Permit stages.

WHAT IS PROPOSED?

Site 1: DAL Holdings (±0.57ac / 0.232ha)

- Maximum Building Height: 100m (one 28-storey building)
- Maximum Floor Area Ratio: 9.1 (±21,100 sq.m. buildable floor area)
- Anticipated New Homes: ±264 units (unit count / mix to be confirmed through future Development Permit application and based on market conditions)
- Commercial Uses: To be determined based on market conditions through a future Development Permit application
- Vehicle Parking Stalls: ±245 stalls (Residential and Visitor)
- Bicycle Stalls: ±131 Class-1 Bicycle Stalls & ±27 Class-2 Bicycle Stalls

Site 2: WestCliff Developments (±2.33ac / 0.944ha)

- Maximum Building Height: 26m (three 6-storey buildings)
- Maximum Floor Area Ratio: 3.0 (±28,300 sq.m. buildable floor area)
- Anticipated New Homes: ±277 units (unit count / mix to be confirmed through future Development Permit application and based on market conditions)
- Commercial Uses: To be determined based on market conditions through a future Development Permit application
- Vehicle Parking Stalls: ±278 stalls (±261 Residential and ±26 Visitor)
- Bicycle Stalls: ±140 Class-1 Bicycle Stalls & 28 Class-2 Bicycle Stalls

NOTE: All supporting figures and plans provided by the Applicant team are conceptual in nature and intended to provide an informed planning framework for the phased development vision. Final unit counts, parking provision, site layout, access, and building designs will be determined through future Development Permit applications which will be reviewed for completeness by The City of Calgary and available to surrounding area residents and the broader public for additional review and comment.

PROJECT SITE CHARACTERISTICS

The proposed development vision is well-suited to the project site given its characteristics, strategic location, relevant local area policy, and the character and scale of surrounding area development:

Block Corner: The proposed development vision orients buildings to the surrounding streets.

Higher Activity Street: The project site has frontage to 16 AV NW (Urban Boulevard) and Banff TR NW (Collector), higher order roads that connect surrounding area communities and generally see higher levels of vehicle, cyclist and pedestrian activity.

Transit-Oriented Development: The project site is immediately adjacent to the Primary Transit Network with a stop for routes 19, 40, and 91 along the site's south edge along 16 AV NW. The Banff Trail Red Line LRT station is within ±330m (5-6 minute walk) to the north of the subject site. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations. An enhanced transit shelter at the site's southern boundary with 16 AV NW will be explored through the Development Permit stage.

Activity Centre & Main Street Adjacency: The project site is located within the Motel Village and University of Calgary Major Activity Centre, and nearby to the 16 AV N Urban Main Street, municipally-identified nodes and corridors that supports the highest levels of activity and development intensity while providing local area residents with easy access to local goods and services.

Nearby Open Spaces & Community Amenities: The project site is within walking distance of a variety of local area destinations and amenities, including the University of Calgary Campus, Foothills Athletic Park, McMahon Stadium, Motel Village, North Hill Mall, and numerous parks, employment opportunities, and every day amenities. Nearby cycling infrastructure along Banff TR NW and off-street pathways connect the site to several regional park pathways allowing for even easier access to some of these destinations.

Recent Infrastructure Improvements: The project site benefits from City-initiated infrastructure upgrades in the Banff Trail area, including multi-use pathways along 16 AV NW and Banff TR NW, improved pedestrian bridge connections, new internal roadways, a signalized intersection at Banff TR NW, and relocated bus stops. Together, these improvements enhance vehicle, transit, and active mode access to and from the site and strengthen connections to the surrounding community and broader road, transit, and cycling networks.

The phased development vision aligns with the surrounding area's scale and supports the intended intensity envisioned for the Banff Trail Station Area Core Zone of the *South Shaganappi Communities Local Area Plan* (SSCLAP, 2025), where a range of multi-residential and mixed-use forms are encouraged.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

Through contemporary city-wide plans, The City of Calgary has placed policy priority on building complete and resilient communities that make sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal funding capital. These contemporary realities and their implications are directly reflected in the city-wide policies of the *Municipal Development Plan (MDP)*, the *Calgary Transportation Plan (CTP)* and associated implementation plans like the non-statutory *Guide for Local Area Planning*. This proposed change is consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

ALIGNMENT WITH LOCAL AREA PLANS

The recently approved SSCLAP replaced the *Banff Trail/Motel Village Area Redevelopment Plan* that directly informed the purpose and rules of the existing DC District. Today, the subject lands fall within the SSCLAPs 'Neighbourhood Flex' Urban Form and 'Highest (over 26 storeys)' Building Scale category, with both residential and commercial uses envisioned within mixed use or standalone buildings, along with the highest overall intensities in the Plan Area. The subject lands are also within the Core Zone of the Banff Trail Station Area, which provides additional policy and design guidelines for redevelopment. The proposed land use change and development vision are aligned with the LAP and no amendments are anticipated.

APPLICANT-LED OUTREACH

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

This application is supported by a dedicated phone line and email inbox for public questions and comments, along with custom on-site signage and detailed project information brochures hand delivered to residents living within 200m of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office and Community Associations, with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City, and any member of the public who requests it. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.

Applicant Outreach Summary

460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2
P 403 201 5305
F 403 201 5344

2026.04.01

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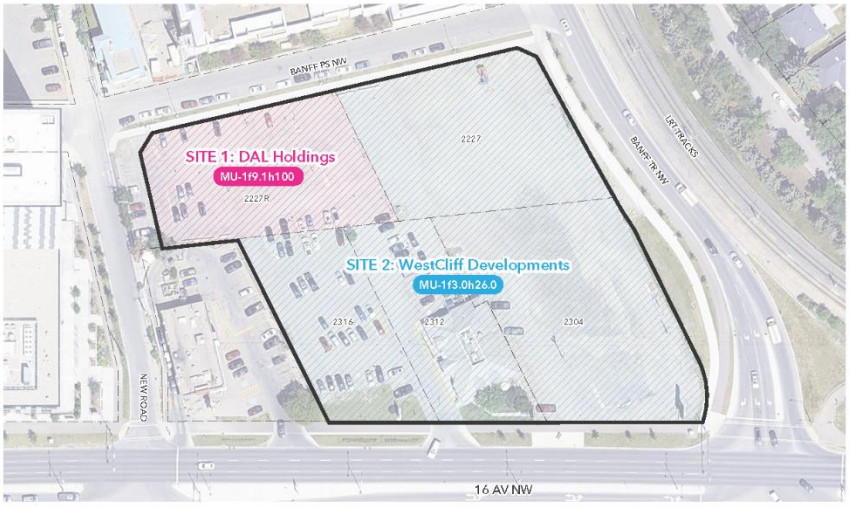
The City of Calgary
Planning & Development
800 Macleod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

ATTN: Giyan Brenkman | Senior Planner, Development Planning - North

RE: Detailed Review (DR1) LOC2025-0245 (2227 Banff TR NW, 2304 - 2316 16 AV NW)
Direct Control District (DC136D2015) based on the Commercial - Corridor 2 (C-COR2) District to MU-1f9.1h100 (Site 1) & MU-1f3.0h26 (Site 2)

APPLICANT-LED OUTREACH SUMMARY

On behalf of DAL Holdings and WestCliff Developments, CivicWorks submitted a comprehensive Land Use Redesignation (rezoning) application for 2227 Banff TR NW and 2304–2316 16 AV NW (±2.90 ac / ±1.18 ha) in late December 2025. The application proposes to redesignate the lands from the existing Direct Control District (DC136D2015) based on the Commercial – Corridor 2 (C-COR2) District to the Mixed Use – General (MU-1) District, with custom building height and Floor Area Ratio (FAR) modifiers for Site 1 (DAL Holdings) and Site 2 (WestCliff Developments). These modifiers would limit the FAR to a maximum of 9.1 and 3.0, and the building height to a maximum of 100 metres and 26 metres, respectively.



Site 1 (DAL Holdings) and Site 2 (WestCliff Developments) as proposed

OUR APPROACH

We are committed to working with neighbours to build strong and complete communities through thoughtful planning, great design, and robust public outreach. Our outreach approach provides multiple opportunities across a variety of platforms for interest holders and members of the public to learn about a proposed development vision and share their thoughts – all with the intent of maintaining a respectful and transparent dialogue. The Applicant team would like to thank all those who shared their thoughts and participated in our process.

OUTREACH STRATEGIES

Direct Community Association & Ward Office Communications / Meeting Opportunities: *Initiated at application submission,with updates at outreach closure*
As part of our process, we contacted the Ward 7 Councillor's Office, the Banff Trail Community Association and the Hounsfield Heights-Briar Hill Community Association at the outset of the application process to share detailed application information and encourage them to share any comments, questions or concerns, inclusive of an opportunity to meet with the project team in a format most convenient for each party.

Custom On-site Signage: *Installed at application submission, updated at outreach closure*
To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change (installed January 26, 2026). The signage outlined the proposed change and directed interested citizens to get in touch with the project team directly via a dedicated email inbox and phone line. The signage will be updated to notify residents of outreach closure and that this Outreach Summary is available by request.

Neighbour Project Mailer: *Delivered to surrounding area residents within a minimum 200m radius at application submission and at outreach closure*
Paired with on-site signage, information-rich neighbour project mailers were hand delivered to local area residents (delivered January 26, 2026) to outline the proposed change and ultimate development vision for the subject site and direct interested parties to a comprehensive project website or to get in touch with the project team directly via a dedicated phone line and email inbox. As part of our outreach process, all inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner. A second round of mailers will be hand delivered to the same radius to notify citizens of outreach closure and that this Outreach Summary is available for anyone requesting a copy.

Dedicated Project Website: *Launched at application submission and maintained throughout application process*
In addition to on site signage and neighbour brochures, a dedicated project website was launched at application submission to provide residents and interested community members with accessible, up to date information about the proposed land use change. The website outlined the proposed change, shared information on the subject site and proposed development vision, and provided clear contact information for the project team, including a feedback form. The website also served as a central location for sharing outreach materials and project updates throughout the process. At outreach closure, the website will be updated to note that outreach has concluded and provide a downloadable copy of this Outreach Summary.

WHAT WE HEARD

Community Feedback

The Applicant team did not receive any direct feedback from community members throughout the Applicant-led outreach process.

Hounsfield Heights Briar Hill Community Association

The Hounsfield Heights Briar Hill Community Association expressed support for the application, noting that the proposed land use and scale are appropriate for the site and represent an improvement over the existing Direct Control District. The response also emphasized the importance of confirming appropriate parking and carefully considering safe pathway crossings along 16 Avenue through a future Development Permit process. No further comments or requests for a meeting were received.

Banff Trail Community Association

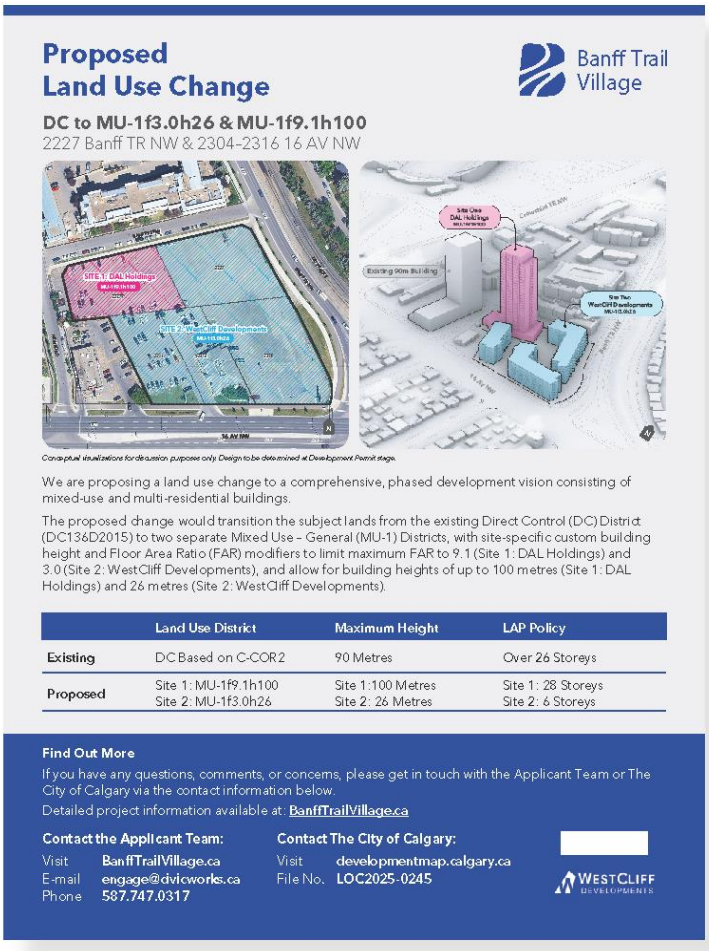
The Banff Trail Community Association advised that it does not currently have an active Planning and Development Committee, but noted that the application would be brought to the Board's attention and that they would follow up if any questions or concerns arose through the application process. No further comments or requests for a meeting were received.

Ward 7 & Ward 8 Councillor's Offices

Following initial outreach, the Ward 7 Councillor's Office advised that Councillor Atkinson would not be participating in the review or consideration of the application, including any comment or participation in Public Hearing due to a pecuniary interest. The Ward 7 Office recommended that project information be shared with the Ward 8 Councillor's Office if further Councillor level discussion was needed. Project information was shared with the Ward 8 Councillor's Office, and an opportunity to meet and discuss the application offered. No further comments or requests for a meeting were received from the Ward 8 Office.

APPLICANT-LED OUTREACH MATERIALS

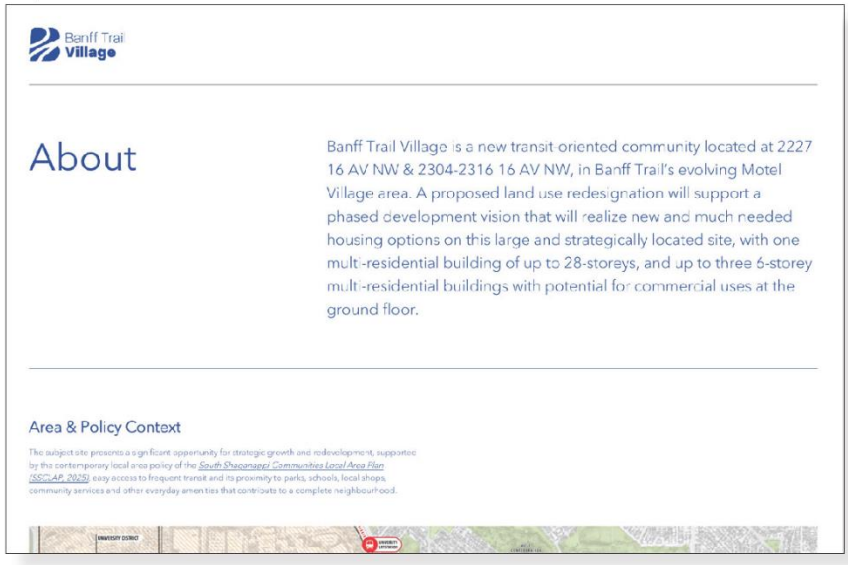
Custom Applicant Large Format Signage



Neighbour Project Mailer



Project Website



Community Association Comments

[External] Hounsfield Heights - Briar Hill Community Association - comment on LOC2025-0245 Land Use change in Banff Trail Motel Village

From Elizabeth Atkinson [redacted]
Date Mon 16/02/2026 10:43 PM
To Brenkman, Giyan B. <Giyan.Brenkman@calgary.ca>
Cc Jeff Marsh <president@hh-bh.ca>; Gunter Sammet <vp@hh-bh.ca>; boris <boris@civicworks.ca>; Beth Atkinson <land.use@hh-bh.ca>

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

Hello,
Hounsfield Heights - Briar Hill Community Association thanks the city for circulating this Land Use change proposal, for a 28 storey tower and 3 six storey towers.
HH-BH CA is finds this level of development appropriate for the site, and we appreciate the high-rise building being set back from 16th Avenue and our community, to lessen any issues with over-looking. We find that the proposed land use is an improvement on the envelope specified in the existing Direct Control district.
We are particularly pleased to see a reasonable amount of parking in this proposal, and we look forward to this parking being confirmed in the Development Permit. Parking is the most significant potential impact on our community – if an appropriate amount of parking were not provided, residents may look elsewhere for street parking.
There is a multi-use pathway along 16th Avenue, so the safe crossing of this pathway should be carefully planned – the current right turn into and out of the site at Phil's Restaurant is functional, but more crossings could be a concern.
We are very pleased with the effort of the developer to reach out to us and the residents of our community to keep us informed on this proposal. We look forward to hearing more about it at the Development Permit stage.
Sincerely, Beth Atkinson, Director – Land Use, Hounsfield Heights - Briar Hill Community Association

PROPOSED

CPC2026-0410
ATTACHMENT 5

BYLAW NUMBER 78D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0245/CPC2026-0410)

* *

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 _____

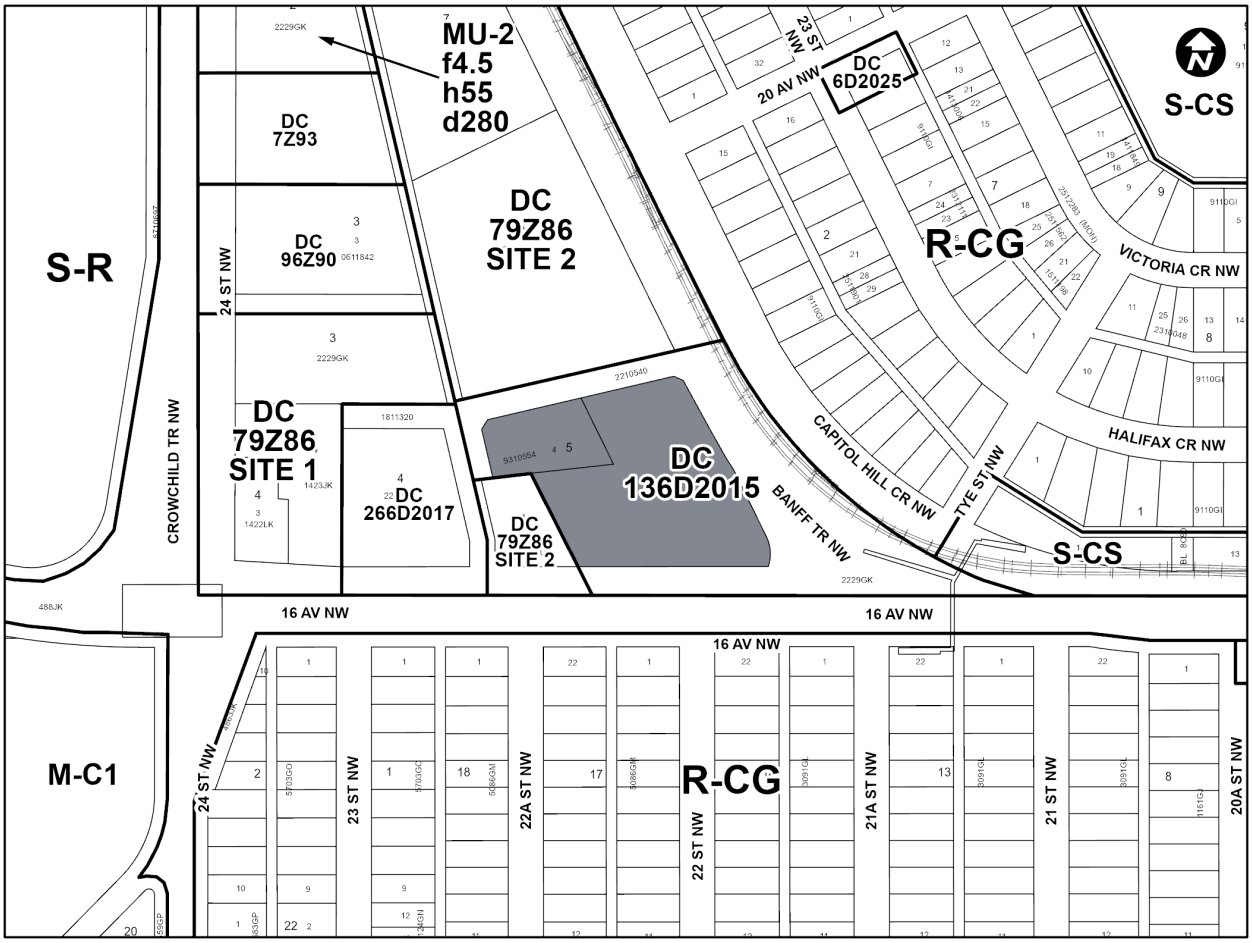
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0245/CPC2026-0410
BYLAW NUMBER 78D2026

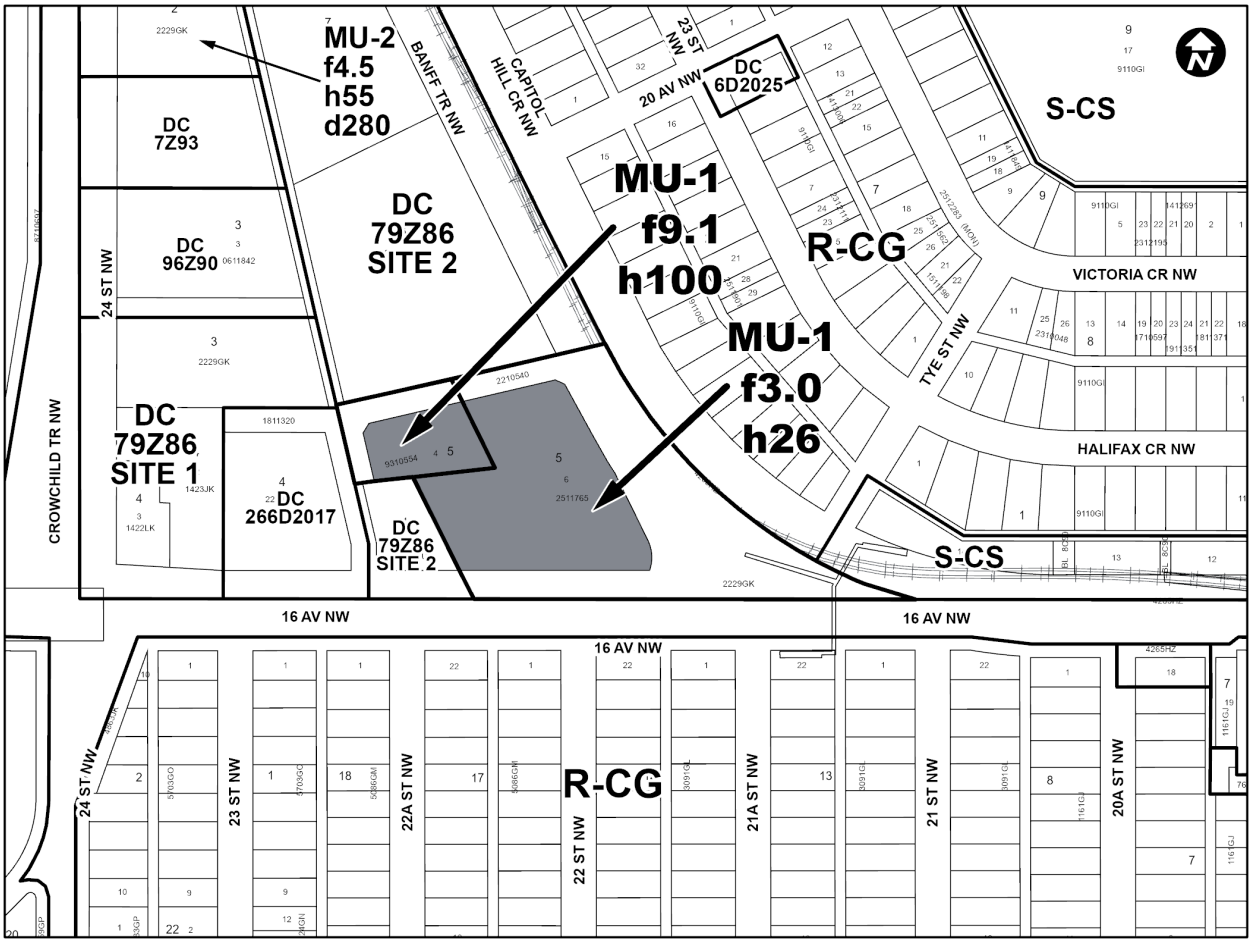
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0245/CPC2026-0410
BYLAW NUMBER 78D2026

SCHEDULE B



Road Closure and Land Use Amendment in Crescent Heights (Ward 7) at 320 – 11 Avenue NE, LOC2025-0095

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.02 hectares ± (0.05 acres ±) of road (Plan 2610342, Area 'A') adjacent to 320 – 11 Avenue NE, with conditions (Attachment 2); and

2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares ± (0.05 acres ±) the closed road (Plan 2610342, Area 'A') from Undesignated Road Right-of-Way to Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 14:

That Council:

1. Give three readings to **Proposed Bylaw 3C2026 for the** closure of 0.02 hectares ± (0.05 acres ±) of road (Plan 2610342, Area 'A') adjacent to 320 – 11 Avenue NE, with conditions (Attachment 2); and

2. Give three readings to **Proposed Bylaw 71D2026** for the redesignation of 0.02 hectares ± (0.05 acres ±) the closed road (Plan 2610342, Area 'A') from Undesignated Road Right-of-Way to Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2026 May 14:

"Revised Attachment 1 was distributed with respect to Report CPC2026-0433."

HIGHLIGHTS

- This application seeks to close a portion of undesignated road right-of-way located adjacent to 320 – 11 Avenue NE and designate it as the Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District to allow for consolidation with the parcel adjacent to the road closure area.
- The proposal would marginally extend the developable area of the adjacent site, allow for development that is compatible with the existing area and aligns with policies in the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This road closure and land use amendment would allow for more efficient use of land.
- Why does this matter? The proposed C-COR2 f1.0h10 District would allow for compatibility with the adjacent parcel to allow for future consolidation and expansion of commercial opportunities.
- No development permit has been submitted at this time.

Road Closure and Land Use Amendment in Crescent Heights (Ward 7) at 320 – 11 Avenue NE, LOC2025-0095

- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northeast community of Crescent Heights, was submitted by Global Raymac Surveying and Engineering on behalf of the landowners, Kaleidoscope Holdings Corporation, on 2025 May 2. The application proposes the closure of the undeveloped road right-of-way and designation of that land to the same C-COR2 f1.0h10 District as the adjacent parcel to the east. The Applicant Submission (Attachment 3) indicates the closed right-of-way would be consolidated with the adjacent parcel directly to the east. The Registered Road Closure Plan can be found in Attachment 4.

The approximately 0.02 hectares (0.05 acres) site is located between Edmonton Trail NE and 2 Street NE, adjacent to 320 – 11 Avenue NE. The road closure area is currently being used as a lane running parallel to Edmonton Trail NE. The site is surrounded by commercial developments along the northern and eastern boundaries and next to low density residential development on the southern and western boundaries.

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 road closure and land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant visited 27 homes within a 100-metre radius to discuss the application with residents. 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 one letter in opposition from the public. The letter in opposition noted a concern with the reduction in setback to three metres between the future consolidated lot and the adjacent residential parcel.

The Crescent Heights Community Association (CA) did not provide a response to the circulation. Administration followed up with the CA and did not receive a response.

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

Road Closure and Land Use Amendment in Crescent Heights (Ward 7) at 320 – 11 Avenue NE, LOC2025-0095

Following Calgary Planning Commission, notifications for a Public Hearing for Council for the road closure 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
The proposed road closure and land use amendment would allow for the minor expansion of developable commercial areas in 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 would be explored and encouraged at subsequent development permit stages.

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

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 Road Closure Conditions
3. Applicant Submission
4. Registered Road Closure Plan
5. Applicant Outreach Summary
6. **Proposed Bylaw 3C2026**
7. **Proposed Bylaw 71D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Crescent Heights, located on the north side of 11 Avenue NE between 2 Street NE and Edmonton Trail NE. The site is approximately 37 metres long by 6 metres wide and 0.02 hectares ± (0.05 acres ±) in size.

The site is currently an undesignated road right-of-way that is not required for the operation of the adjacent lane or street and is considered surplus. As such, it is subject to a purchase agreement between the landowner of 320 – 11 Avenue NE and the City of Calgary, with the intent to consolidate with the adjacent parcel to the east.

The parcels directly surrounding this land to the north and east are designated as Commercial – Neighbourhood 2 (C-N2) District and Commercial – Corridor 2 (C-COR2 f1.0h10) District, respectively. The parcels located directly west and south of the site are designated Multi-Residential – Contextual Grade Oriented (M-CGd72) District. Surrounding development is characterized by a mix of commercial and residential developments including low-rise commercial to the north and east, and low-rise multi-residential development to the south and west.

The site is about 50 metres (a one-minute walk) east of Edmonton Trail NE, a major commercial corridor that is designated as an Urban Main Street and primary transit corridor in the *Municipal Development Plan* (MDP).

Colonel Macleod School and baseball diamond, the Renfrew Aquatic & Recreation Centre and Stew Hendry/Henry Viney Arena and soccer field are located approximately 650 metres (an 11-minute walk) northeast of the subject site. Additionally, the subject site is approximately 650 metres (an 11-minute walk) northwest of Stanley Jones School, the Alice Jamieson Girls' Academy, Renfrew Community Association and Bridgeland Park.

Community Peak Population Table

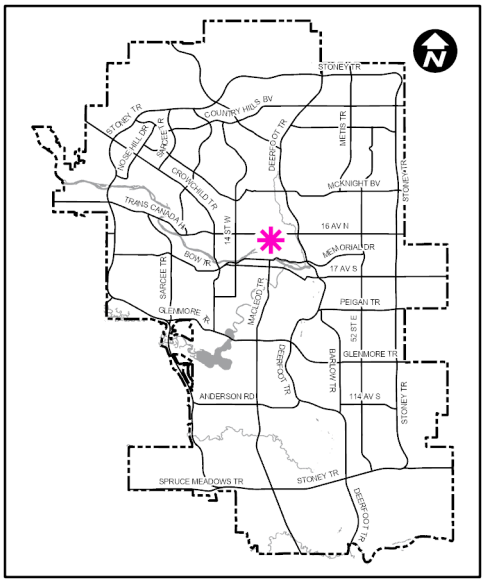
As identified below, the community of Crescent Heights reached its peak population in 2019.

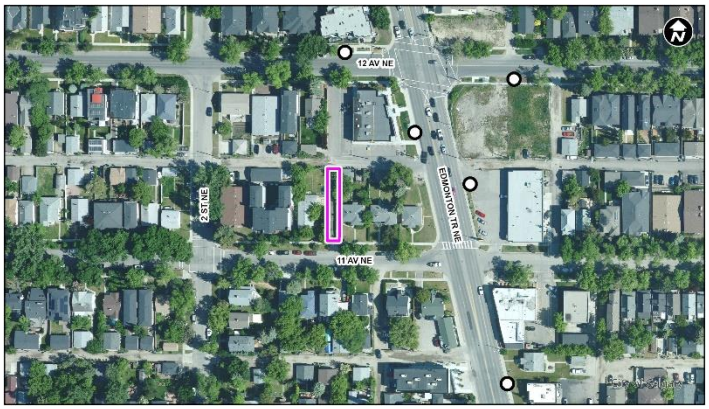
Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps

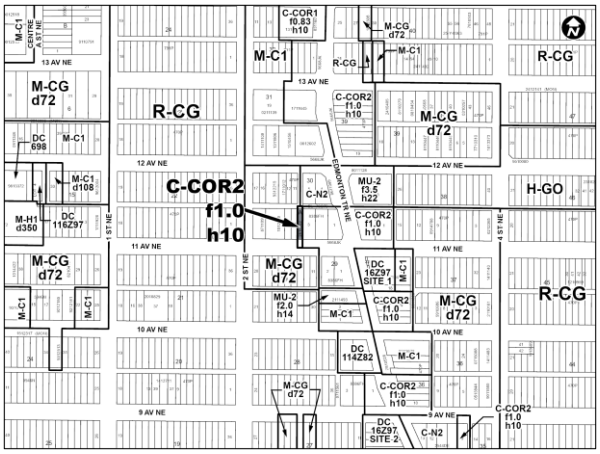


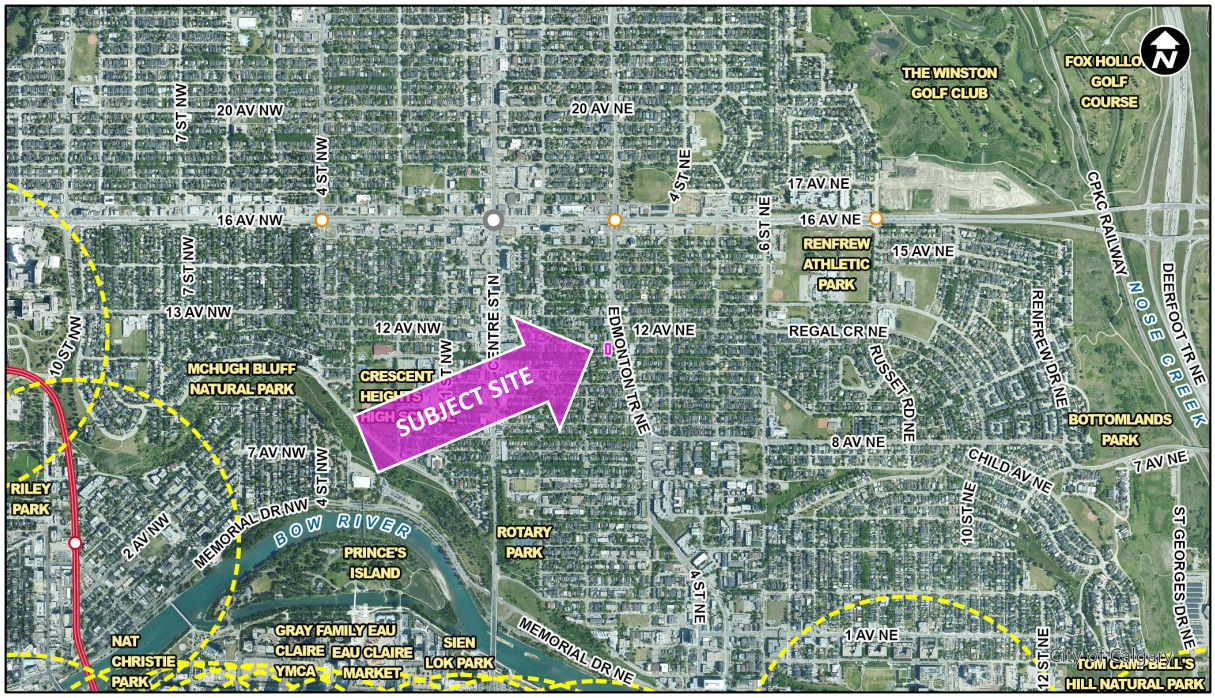


Road Closure Map



Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure
The application proposes the closure of approximately 0.02 hectares ± (0.05 acres ±) of road right-of-way adjacent to 314 (to the west) and 320 (to the east) 11 Avenue NE. This land is currently used as a side lane to access the rear lane for the parcels directly east and west of the subject site, but the land is no longer intended to be maintained separately and would better serve the community as a larger site.

The closed portion of road would be consolidated with the adjacent site to the east, subject to the Proposed Road Closure Conditions of Approval.

Land Use
The proposed C-COR2 f1.0h10 District is intended to accommodate commercial uses located in buildings. This is in alignment with adjacent parcels, which are also designated as C-COR2 f1.0h10 District.

Development and Site Design
The rules of the proposed C-COR2 f1.0h10 District would provide consistency with the designation of the adjacent parcel.

Transportation
Pedestrian access to the site is available from the existing sidewalks along 11 Avenue NE.

The nearest available transit stop is Route 4 (Huntington) located on Edmonton Trail NE approximately 50 metres (a one-minute walk) from the subject site.

A Transportation Impact Assessment (TIA) 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 service the subject site. Details of the site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any 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 site is within an Urban Main Street as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable policies encourage development in these areas.

The proposal is in alignment with relevant MDP policies as the application proposes closure of a road right-of-way and consolidation with the parcels immediately adjacent to the site to achieve a more compact urban form that will optimize infrastructure.

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.

North Hill Communities Local Area Plan (Statutory – 2021)
The North Hill Communities Local Area Plan (LAP) identifies the subject site as being part of the Neighbourhood Commercial category (Map 3: Urban Form) with a building scale modifier of Low (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily commercial uses in the area and encourages a wide range of commercial uses. The Low building scale policies within the Neighbourhood Commercial category note these areas are characterized by a mix of commercial and residential uses on the ground floor.

The site is also identified within the Urban Main Street of Edmonton Trail NE, where the vision is for building on its role as an important corridor with primarily commercial uses south of 16 Avenue NE.

The proposed road closure and land use amendment is in alignment with applicable policy of the LAP by maintaining the site as a greenspace.

Proposed Road Closure Conditions

1. The applicant is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.

2. The closed road right-of-way is to be consolidated with the adjacent land (320 – 11 Avenue NE) through Alberta Land Titles.

3. All existing utilities within the road closure area shall be protected by easement or relocated at the developer’s expense.

Applicant Submission

2025 May 2

Company Name (if applicable):
KALEIDOSCOPE HOLDINGS CORPORATION
Applicant's Name:
VICTOR DIDKOWSKY
Date:

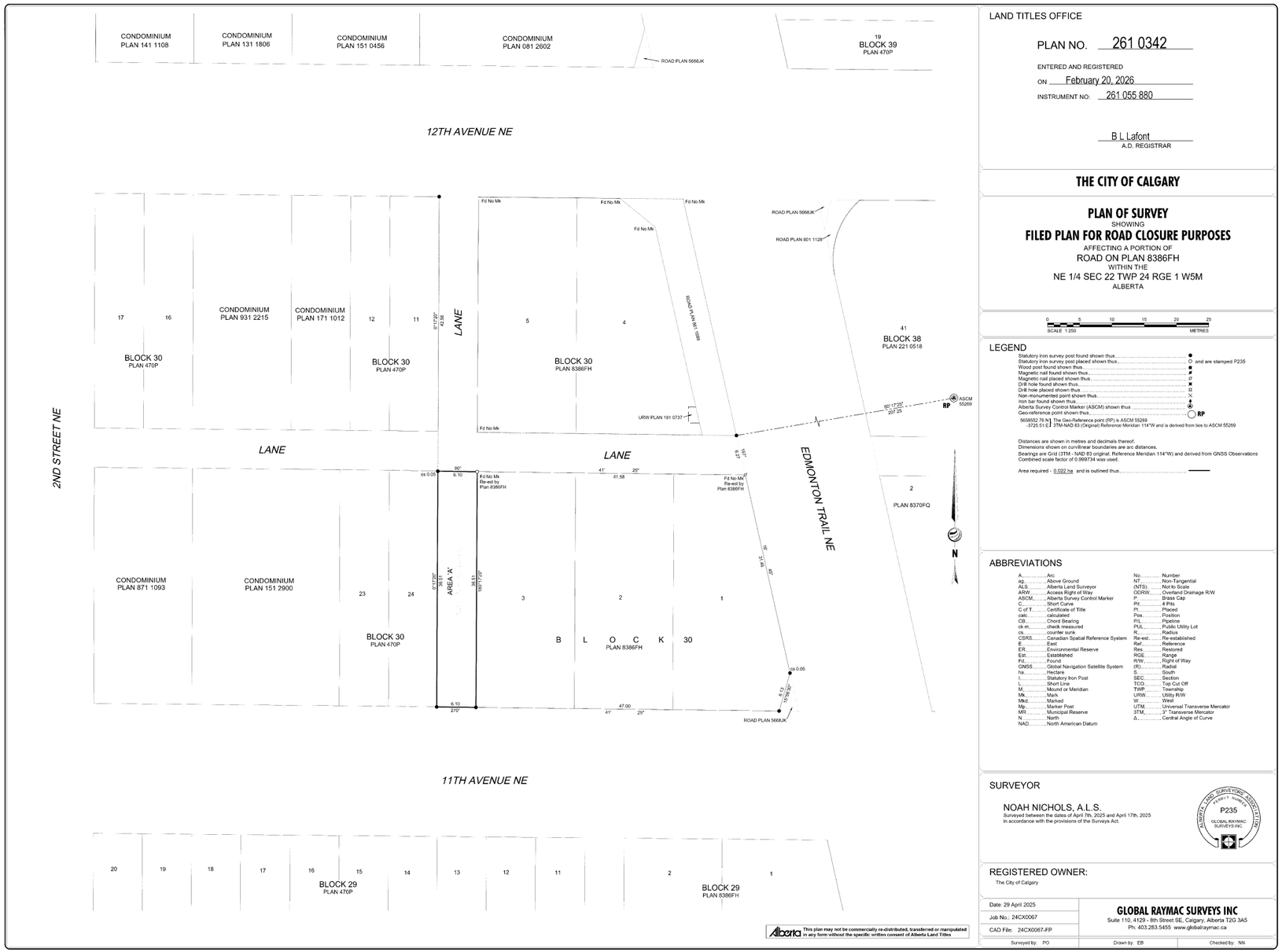
LOC Number (office use only):

The purpose of this application, in conjunction with a relate Road Closure application, is to consolidate and redesignate the portion of the lane located adjacent to the west property line of 320 - 11 Avenue NE. This lane currently runs north-south between the east-west lane and 11 Avenue NE. The closure and redesignation of the subject lane will reduce drive-through traffic onto 11 Avenue (restricting it to the appropriate east-west lane) and will further contribute to the viability of future development by increasing the overall area of a potential redevelopment. It should be noted that the applicant has owned the parcel at 320 - 11 Avenue NE along with the two adjacent parcels to the east for approximately 26 years. With no immediate intent to redevelop, the acquired lane will simply be landscaped with soft landscaping and hedging as an extension of 320 - 11 Avenue NE.

..

Registered Road Closure Plan

2026 April 14



LAND TITLES OFFICE

PLAN NO. 261 0342

ENTERED AND REGISTERED
ON February 20, 2026
INSTRUMENT NO: 261 055 880

B L Lafont
A.D. REGISTRAR

THE CITY OF CALGARY

PLAN OF SURVEY
SHOWING
FILED PLAN FOR ROAD CLOSURE PURPOSES
AFFECTING A PORTION OF
ROAD ON PLAN 8386FH
WITHIN THE
NE 1/4 SEC 22 TWP 24 RGE 1 W5M
ALBERTA

SCALE 1:250 (0, 5, 10, 15, 20, 25 METRES)

LEGEND

Statutory iron survey post found shown thus ●
Statutory iron survey post placed shown thus ○ and are stamped P235
Wood post found shown thus ●
Magnetic nail found shown thus ◢
Magnetic nail placed shown thus ◿
Drill hole found shown thus ⊠
Drill hole placed shown thus ⊡
Non-monumented point shown thus ×
Iron bar found shown thus ↑
Alberta Survey Control Marker (ASCM) shown thus ⊕ ASCM
Geo-reference point shown thus ⊕ RP
5658552.76 N) The Geo-Reference point (RP) is ASCM 55269
-3725.51 E) 3TM-NAD 83 (Original) Reference Meridian 114°W and is derived from ties to ASCM 55269

Distances are shown in metres and decimals thereof.
Dimensions shown on curvilinear boundaries are arc distances.
Bearings are Grid (3TM - NAD 83 original, Reference Meridian 114°W) and derived from GNSS Observations
Combined scale factor of 0.999734 was used.

Area required - 0.022 ha and is outlined thus

ABBREVIATIONS

A	Arc
ag	Above Ground
ALS	Alberta Land Surveyor
ARW	Access Right of Way
ASCM	Alberta Survey Control Marker
C	Short Curve
C of T	Certificate of Title
calc	calculated
CB	Chord Bearing
ck m	check measured
cs	counter sunk
CSRS	Canadian Spatial Reference System
E	East
ER	Environmental Reserve
Est	Established
Fd	Found
GNSS	Global Navigation Satellite System
ha	Hectare
I	Statutory Iron Post
L	Short Line
M	Mound or Meridian
Mk	Mark
Mkd	Marked
Mp	Marker Post
MR	Municipal Reserve
N	North
NAD	North American Datum
No	Number
NT	Non-Tangential
(NTS)	Not to Scale
ODRW	Overland Drainage R/W
P	Brass Cap
Pit	4 Pits
Pl	Placed
Pos	Position
PL	Pipeline
PUL	Public Utility Lot
R	Radius
Re-est	Re-established
Ref	Reference
Res	Restored
RGE	Range
R/W	Right of Way
(R)	Radial
S	South
SEC	Section
TCO	Top Cut Off
TWP	Township
URW	Utility R/W
W	West
UTM	Universal Transverse Mercator
3TM	3° Transverse Mercator
Δ	Central Angle of Curve

SURVEYOR

NOAH NICHOLS, A.L.S.
Surveyed between the dates of April 7th, 2025 and April 17th, 2025
in accordance with the provisions of the Surveys Act.

ALBERTA LAND SURVEYORS' ASSOCIATION — P235 — GLOBAL RAYMAC SURVEYS INC.

REGISTERED OWNER:
The City of Calgary

Date: 29 April 2025	**GLOBAL RAYMAC SURVEYS INC**	
Job No.: 24CX0067	Suite 110, 4129 - 8th Street SE, Calgary, Alberta T2G 3A5	
CAD File: 24CX0067-FP	Ph: 403.283.5455 www.globalraymac.ca	
Surveyed by: PO	Drawn by: EB	Checked by: NN

This plan may not be commercially re-distributed, transferred or manipulated in any form without the specific written consent of Alberta Land Titles

Applicant Outreach Summary

2025 May 2

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 320 - 11 AVENUE NE (ADJ. ROW AT WEST PL) LAND USE/ROAD CL

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)

Door knocking and distribution of project information (see attached for addresses and responses) on October 30, 2024, mid-afternoon.

Affected Parties

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

See attached for complete list of address (11h Avenue NE, 12 Avenue NE, Edmonton Trail)

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.

Of the occupants present, indications were either:

- supportive, or
- would review information further.

To date, no concerns have have been raised to the knowledge of the applicant.

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.

Complete information including photos, a sketch of the affected lane area and a written explanation of intent were provided.

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)

Initial response was supportive, and as no concerns were raised, this concluded the outreach.

Hi Neighbour,

My name is Victor Didkowsky. My wife, Wilma, and I reside at 320 – 11 Avenue N.E.

I would like to let you know about our plans for purchasing the side alley between 320 and 314 – 11 Avenue N.E. and incorporating it into our existing property.

We also own 330 and 332 11 Avenue N.E., which are to the east of 320.

In total, we have owned these properties for twenty-six (26) years with varying purchase dates.

There are no immediate plans to rezone or develop any of these properties.

The reason to acquire the alley is to provide for a larger parcel of land for future development. Currently, it would serve to clean up the alley and reduce drive-through traffic onto 11th Avenue.

Our alley acquisition process with the city has taken four years to date and we are now in the final stages of this long journey.

As a long-time property owner and fellow resident, we wanted to reach out to you and let you know our plans.

We will maintain the alley as we do the other three properties. Our plans are to put up a short fence at both ends of the alley and to potentially extend the hedge with 320 over the closure. The reason to close off both sides is to incorporate the alley land and to minimize any liabilities by people or traffic from using it.

Our plan is to grass the area to provide a better look and maintain the property at the same level as we currently do the other properties.

There are no utilities under or above this section of the side alley. City garbage and recycling vehicles will not be impacted. Delivery vehicles to the commercial strip mall will not be impacted. Full access to the back alley going east and west as well as the side alley going north from the back alley will not be affected.

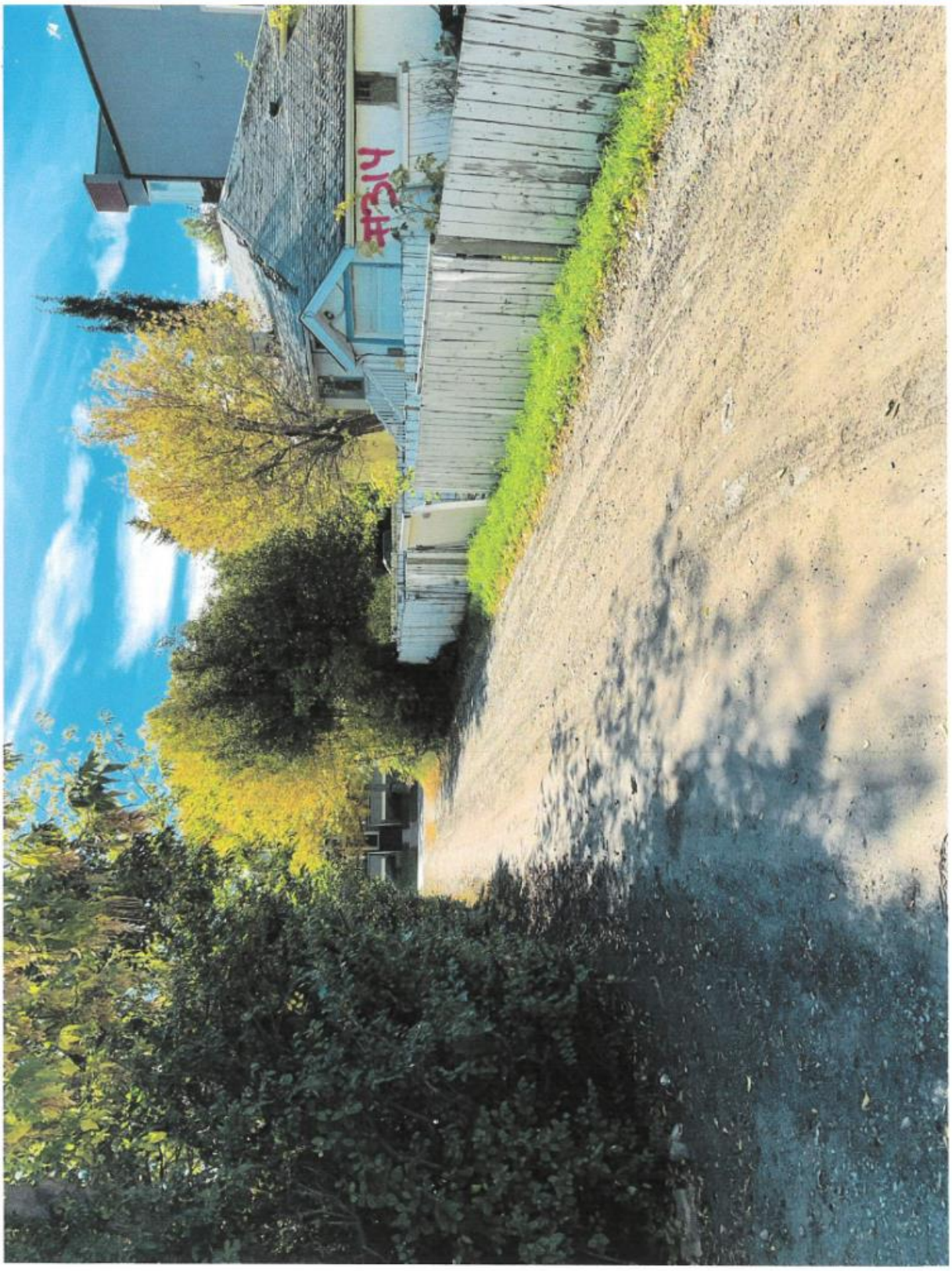
The proposed new 4 suite development at 314 – 11 Avenue N.E. will also not be impacted.

I have attached some photos and drawings of the subject area for your knowledge and to provide clarity.

If you have any questions or would like to have a conversation, please contact me at [redacted] at your convenience.

Regards,

Victor Didkowsky


RIGHT


#320

Community Outreach Report for Purchasing of Alley between 320 and 314 – 11 Ave. NE, Calgary

Door knocking and distribution of attached literature

October 30, 2024 between 2:15 and 3:00 pm

Address	Connected with	Feedback
329 – 11 Ave. NE (Mt. Kushmore)	Spoke with 2 owners	Supportive
323 – 11 Ave. NE (Networth Management)	Spoke with 1 owner	Supportive
319 – 11 Ave. NE	Spoke with owner	Will read over
315 – 11 Ave. NE	No one home	
311 – 11 Ave. NE	No one home	
1120 – 2 St. NE	No one home	
314 – 11 Ave. NE	No one home	
#5, 308 – 11 Ave. NE	No one home	
#4, 308 – 11 Ave. NE	No one home	
#3, 308 – 11 Ave. NE	No one home	
#2, 308 – 11 Ave. NE	No one home	
#1, 308 – 11 Ave. NE	Spoke with 1 person who was home	Supportive
1202 – 2 St. NE 4 apartments	No one home at any suites	
301 – 12 Ave. NE	Spoke with 1 person who was home	Will read over
#1, 305 – 12 Ave. NE	Spoke with 1 person who was home	Will read over
#2, 305 – 12 Ave. NE	No one home	
#3, 305 – 12 Ave. NE	Spoke with 1 person who was home	Supportive
#4, 305 – 12 Ave. NE	Spoke with 1 person who was home	Supportive
#1, 309 – 12 Ave. NE	No one home	
#2, 309 – 12 Ave. NE	No one home	
311 – 12 Ave. NE	No one home	
#130, 1211 Edmonton Trail NE (K Street)	Spoke with 1 person in business	Will read over
#120, 1211 Edmonton Trail NE (Agni)	Spoke with 1 person in business	Supportive
#110, 1211 Edmonton Trail NE (Ace)	Spoke with 2 people in the business. Also asked them to pass info along to the property owner	Will read over

As of November 12, 2024, we have received no inquiries for further information from any neighbours that were either not at home or who indicated that they would read over the package.

PROPOSED

CPC2026-0433
ATTACHMENT 6

BYLAW NUMBER 3C2026

BEING A BYLAW OF THE CITY OF CALGARY FOR A CLOSURE OF A ROAD (PLAN 2610342, AREA 'A') (CLOSURE LOC2025-0095/CPC2026-0433)

* *

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

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

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

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

   PLAN 2610342
   AREA 'A'
   EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

CPC2026-0433
ATTACHMENT 7

BYLAW NUMBER 71D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0095/CPC2026-0433)

* *

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 _____

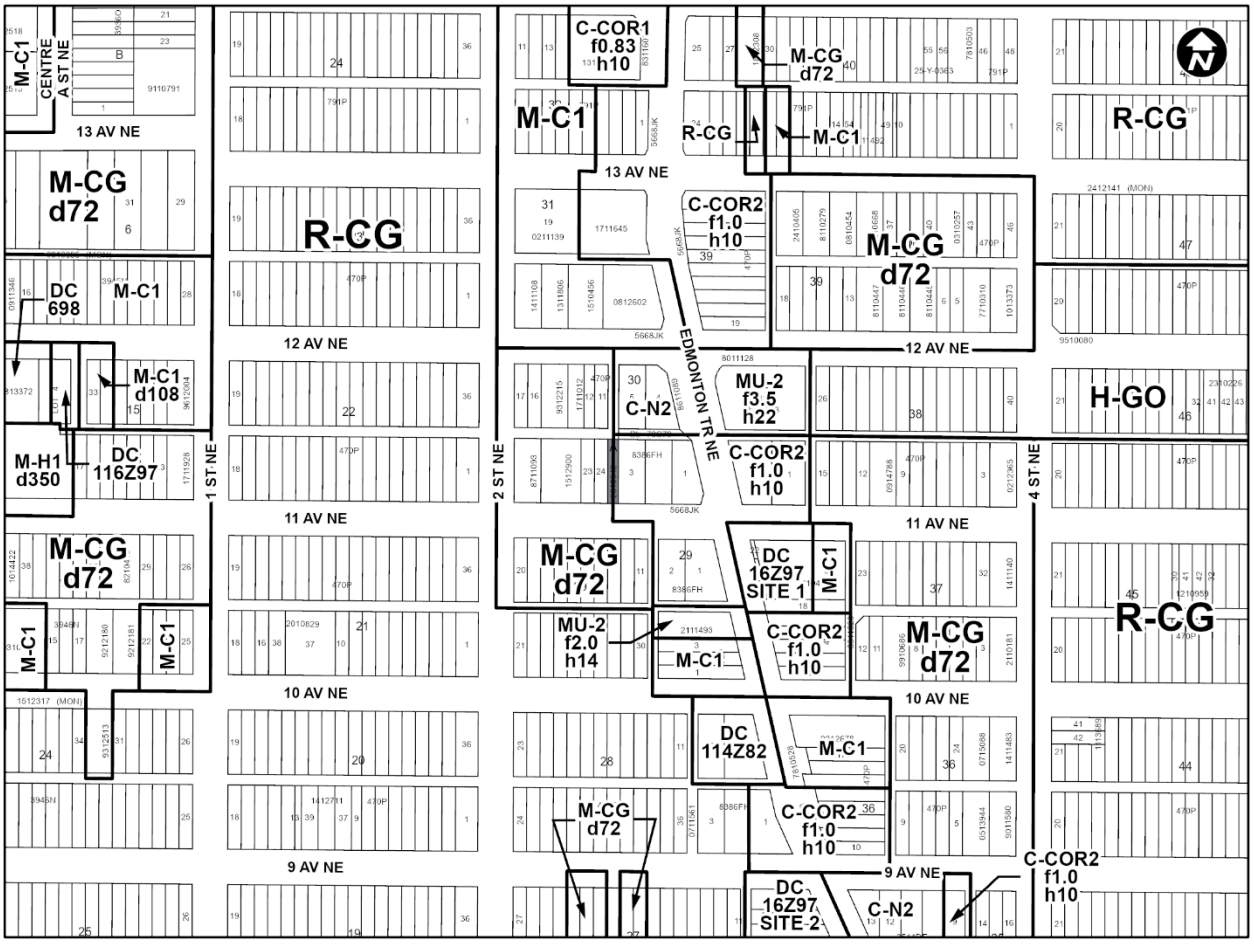
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0095/CPC2026-0433
BYLAW NUMBER 71D2026

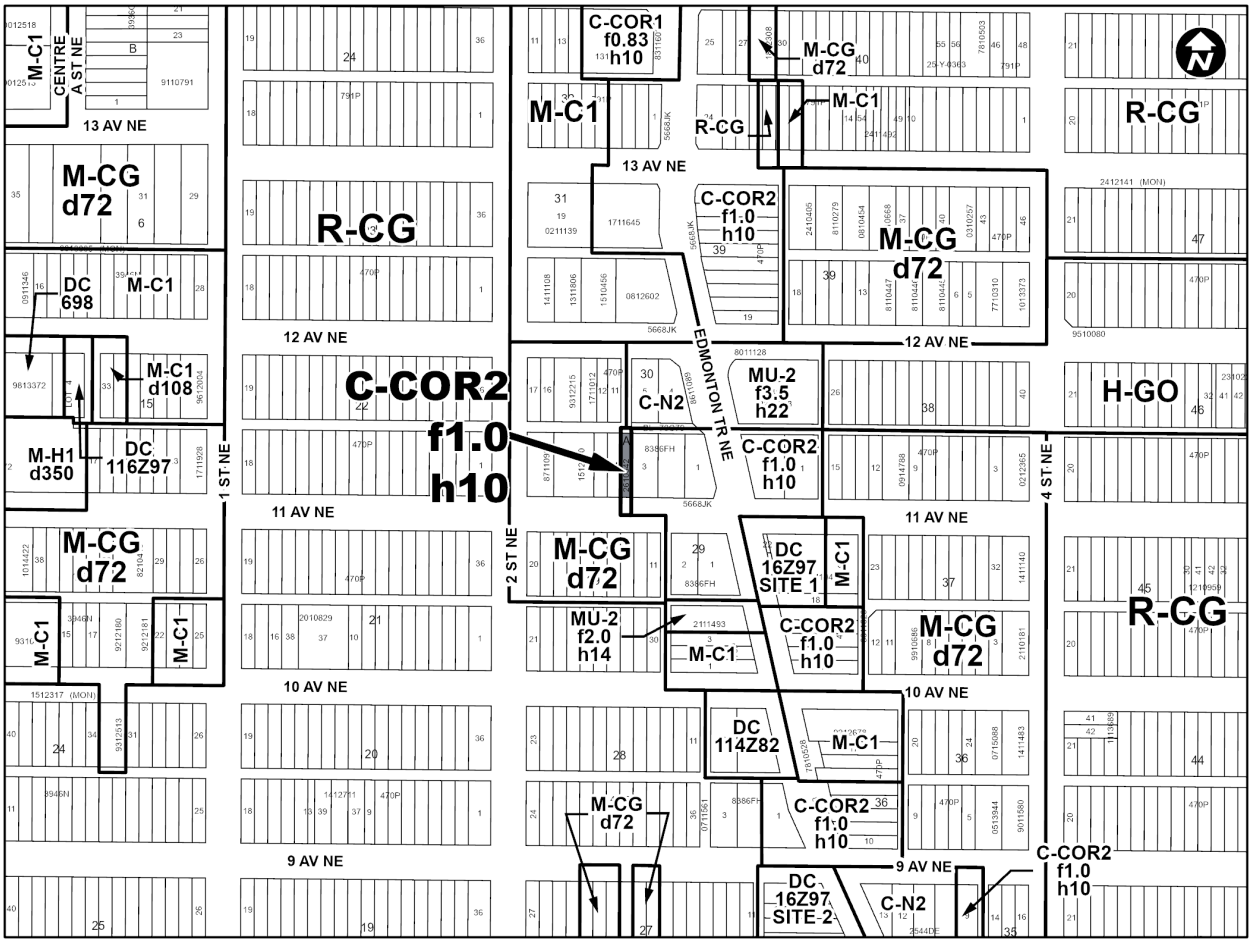
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0095/CPC2026-0433
BYLAW NUMBER 71D2026

SCHEDULE B



Land Use Amendment in Mission (Ward 8) at 111 and 115 - 17 Avenue SW, LOC2025-0209

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.46 hectares ± (1.13 acres ±) located at 111 and 115 – 17 Avenue SW (Plan 0514387, Block 3, Lot 33; Plan 9511724, Block 3, Lot 2) from Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District to Mixed Use – General (MU-1f8.0h58) District and Mixed Use – Active Frontage (MU-2f5.0h24) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 14:

That Council give three readings to **Proposed Bylaw 73D2026** for the redesignation of 0.46 hectares ± (1.13 acres ±) located at 111 and 115 – 17 Avenue SW (Plan 0514387, Block 3, Lot 33; Plan 9511724, Block 3, Lot 2) from Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District to Mixed Use – General (MU-1f8.0h58) District and Mixed Use – Active Frontage (MU-2f5.0h24) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a street-oriented mixed-use development with commercial storefronts facing the 17 Avenue SW Neighbourhood Main Street.
- The proposal enables mid and high-rise mixed-use development with an active pedestrian environment along the 17 Avenue SW Neighbourhood Main Street and within walking distance to the Victoria Park/Stampede LRT Station while respecting the context of adjacent development and open spaces. This is in keeping with the applicable policies of the *West Elbow Communities Local Area Plan* (LAP) and the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal enables additional housing and street-oriented commercial opportunities in the inner city.
- Why does this matter? The proposal allows for more efficient use of existing infrastructure and nearby amenities, aligns with The City's growth direction and infrastructure investments and contributes to a vibrant Main Street.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application located in the southwest community of Mission was submitted by O2 Planning and Design on behalf of the owners, H.M. & P.S. Holdings Ltd. and MRES Calgary Ltd., on 2025 October 16. No development permit has been submitted.

The approximately 0.46 hectare (1.13 acre) site is situated midblock along the south side of the 17 Avenue SW Neighbourhood Main Street, between 1 Street SW and Centre Street S, and fronts both 17 Avenue SE and 18 Avenue SE. The Victoria Park/Stampede LRT Station is within 400 metres of the site (a six-minute walk) and there are bus stops within 100 metres of the site

(a one-minute walk) that provide frequent service to various areas of the city. Nearby amenities within walking distance include Humpy Hollow Park, the Elbow River Pathway, Haultain Park and the MNP Community & Sport Centre.

As per the Applicant Submission (Attachment 2), the intent of the application is to enable higher-density mixed-use development comprising two buildings: a six-storey building containing commercial uses at grade facing 17 Avenue SW, and a 17-storey residential building facing 18 Avenue SW. This proposal optimizes sunlight access to nearby open spaces, including the north side of 17 Avenue SW, Humpy Hollow Park and Rouleauville Square. This aligns with relevant policies of the LAP and MDP.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant met with the Cliff Bungalow-Mission Community Association (CA) and the Ward 8 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

The CA provided a letter of support for the proposal on 2026 March 16 (Attachment 4). The primary noted reason for support is alignment with LAP policies.

Administration received one letter of opposition from the public noting concerns regarding increased traffic, safety, and impact to community character. Administration also received one letter outlining similar concerns regarding traffic and pedestrian safety, although not specifically indicating support or opposition.

Administration considered the concerns raised by the public and has determined the applicant's proposal to be appropriate as the proposed density aligns with the LAP direction. The building and site design will be reviewed and determined at the development permit stage.

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

Land Use Amendment in Mission (Ward 8) at 111 and 115 - 17 Avenue SW, LOC2025-0209

IMPLICATIONS

Social
The proposed application enables the continuation of development along a vibrant Main Street and accommodates housing needs in walking distance to transit and various amenities and attractions.

Environmental
This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic
The increase in density allows additional residential uses which support growth for businesses in the area. Development on this site makes more efficient use of existing infrastructure while increasing density along a Main Street.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this application.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 73D2026**

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 Mission, midblock on the south side of the 17 Avenue SW Neighbourhood Main Street between 1 Street SW and Centre Street S. The site, which fronts both 17 Avenue SE and 18 Avenue SE, is approximately 0.46 hectares (1.13 acres) in area and approximately 70 metres deep by 70 metres wide. The site is currently developed with a five-storey commercial building and a surface parking lot.

Surrounding development along 17 Avenue SW is mainly characterized by low to midrise commercial buildings with land use designations allowing commercial or mixed-use development with maximum building heights ranging from 30 to 70 metres in height. Directly to the west of the site is a one-storey commercial building. Directly north of the site, across 17 Avenue SW, is a four-storey commercial building and Humpy Hollow Park. The site directly to the east of the subject site along 17 Avenue SW is currently developed with a one-storey commercial building, but has been recently redesignated to allow for mixed-use development up to 70 metres in height

Development along 18 Avenue SW is mainly characterized by low and midrise multi-residential developments with varying land use designations that allow maximum heights from 16 metres to 50 metres. Directly adjacent to the site along 18 Avenue SW is a surface parking lot to the west and a four-storey multi-residential building to the east. South of the site, across 18 Avenue SW, are the St. Mary's Cathedral and the St. Mary's Parish Hall/CNR Station historic buildings. St. Mary's High School is also directly across 18 Avenue SW from the site.

The Victoria Park/Stampede LRT Station is within 400 metres of the site (a six-minute walk). There are bus stops within 150 metres of the site (a two-minute walk) that provide frequent service to various areas of the city. Notable nearby amenities include Humpy Hollow Park within 100 metres of the site (a one-minute walk), the Elbow River pathway within 250 metres of the site (a three-minute walk), Haultain Park within 400 metres of the site (a five-minute walk) and the MNP Community & Sport Centre within 600 metres of the site (an eight-minute walk).

Community Peak Population Table

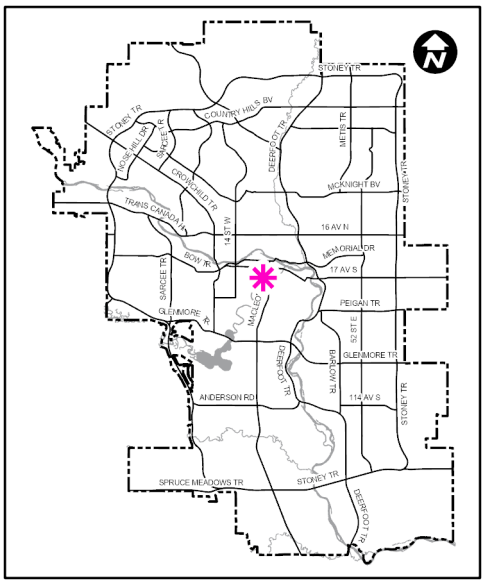
As identified below, the community of Mission reached its peak population in 2018.

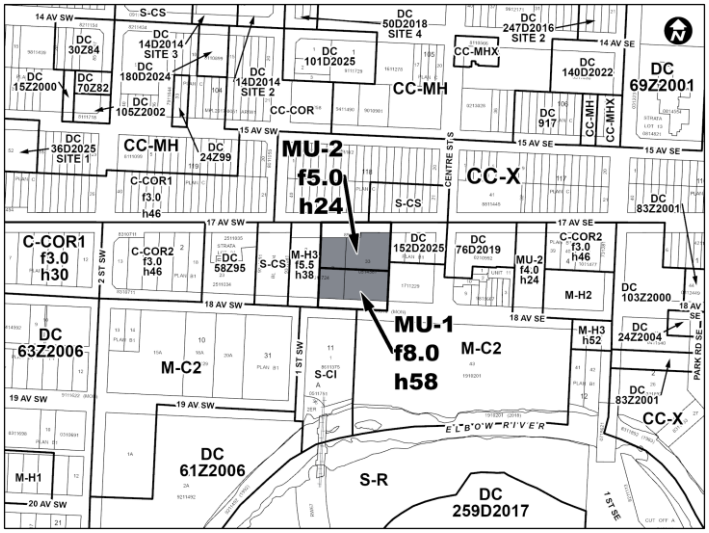
Mission	
Peak Population Year	2018
Peak Population	4,673
2019 Current Population	4,598
Difference in Population (Number)	-75
Difference in Population (Percent)	-1.60%

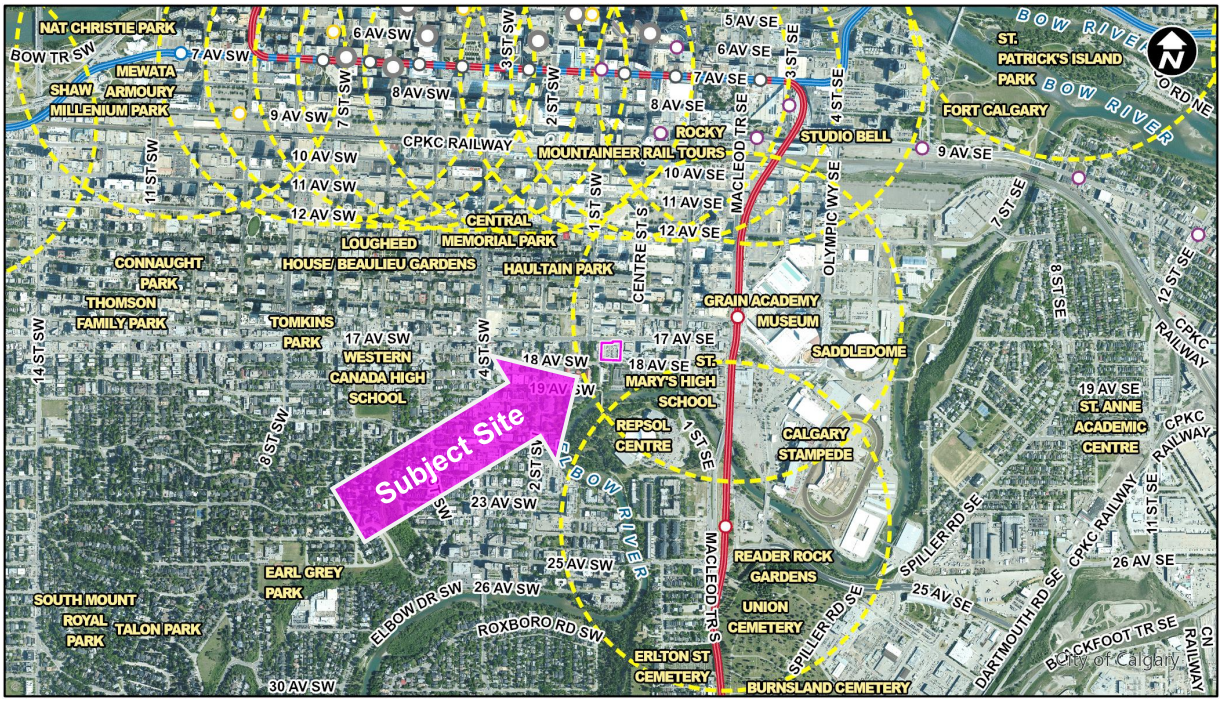
Source: *The City of Calgary 2019 Civic Census*

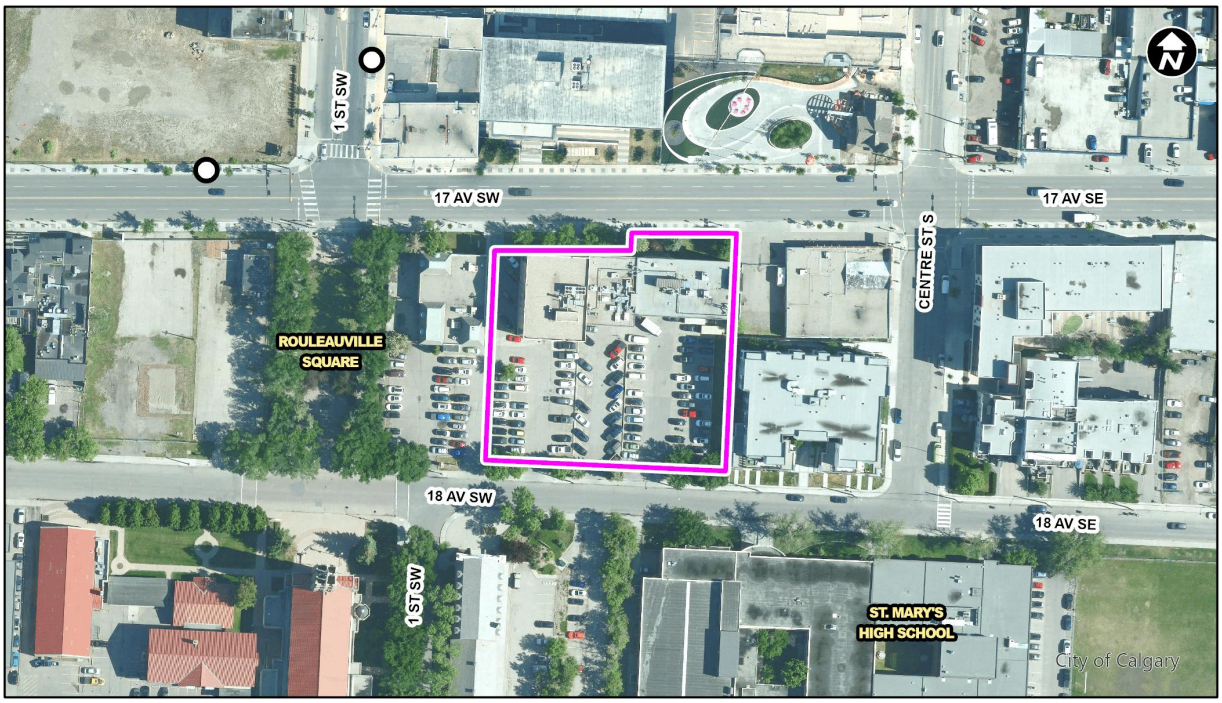
Additional demographic and socio-economic information may be obtained online through the Mission Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Commercial – Corridor 2 (C-COR2f3.0h46) District is intended to provide a wide variety of commercial uses with storefronts along a continuous block face while allowing opportunities for residential and office uses on upper floors. The C-COR2f3.0h46 allows for a maximum floor area ratio (FAR) of 3.0 (approximately 13,700 square metres of gross building floor area) and a maximum building height of 46 metres (approximately 12 storeys).

The proposed Mixed Use – Active Frontage (MU-2f5.0h24) District applies to the north half of the site, accounting for a total of 0.24 hectares (0.59 acres). This would allow for a maximum FAR of 5.0 (approximately 12,100 square metres of gross building floor area) and a maximum building height of 24 metres (approximately six storeys). The MU-2f5.0h24 District would also require active commercial uses at grade facing 17 Avenue SW.

The proposed Mixed Use – General (MU-1f8.0h58) District applies to the remaining 0.22 hectares (0.54 acres) of the southern half of the site and would allow for a maximum FAR of 8.0 (approximately 17,200 square meres of gross building floor area) and a maximum building height of 58 metres (approximately 17 storeys). The MU-1f8.0h58 District does not require commercial uses at grade.

Alternative districts, such as the Multi-Residential – High Density High Rise (M-H3) District and the current Commercial – Corridor 3 (C-COR3) District, were evaluated for their appropriateness

on the site. The MU-2f5.0h24 and MU-1f8.0h58 Districts were selected as they contain rules for commercial uses and built form that are better aligned to the policy guidance and the intended form of development.

The varied heights between the proposed districts ensures optimized sunlight access to nearby open spaces, notably the north side of 17 Avenue SW and Humpy Hollow Park. This is in response to policies within the *West Elbow Communities Local Area Plan* (LAP).

Development and Site Design
The rules of the proposed MU-2f5.0h24 and MU-1f8.0h58 Districts and the policies in the LAP would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, amenity space, parking and site access. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging pedestrian-oriented interface along 17 Avenue SW;
- ensuring building massing along 18 Avenue SW transitions appropriately toward adjacent developments and does not negatively impact the streetscape; and
- allowing sunlight penetration to the north side of 17 Avenue SW and nearby open spaces.

Transportation
The site is bound by 17 Avenue SW and 18 Avenue SW, classified as a Neighbourhood Boulevard and Collector Street, respectively. Vehicle access to the site will occur from the 18 Avenue SW side of the parcel, whereas pedestrian access will occur from the existing sidewalks bounding the site. The parcel is not within a Residential Parking Permit Zone. There is existing on-street parking (time-restricted) along both 17 Avenue SW and 18 Avenue SW frontages, directly adjacent to the site.

The subject site is well served by Calgary Transit with the Victoria Park/Stampede LRT Station located 400 metres (a six-minute walk) away. Bus stops for Route 6 (City Centre) and Route 7 (Marda Loop) are located within 100 metres (a one-minute walk) of the site and provide access in and out of the Downtown Core. The parcel is served by nearby Always Available for All Ages and Abilities (5A) Network cycling infrastructure with existing on-street wheeling lanes along 15 Avenue SW and 2 Street SW.

A preliminary transportation assessment was performed during review of the proposed land use district. Confirmation of off-site improvements necessary to service the development will be provided at the development permit stage.

Environmental Site Considerations
No environmental concerns were noted for this site.

Utilities and Servicing
Water and sanitary mains are available to service the subject site. Storm is not available and a main extension will be required. Details of the site servicing will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
Administration's recommendation aligns with the policy direction of the *South Saskatchewan Regional Plan*, which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)
The subject site is located within a Neighbourhood Main Street as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). Neighbourhood Main Streets are located along primary transit networks and typically support a mix of uses within a pedestrian friendly environment. Neighbourhood Main Streets provide for a broad mix of residential, employment and retail uses with moderate intensification of both jobs and population. The MDP also supports creating a more compact urban form which provides additional local services and sustainable travel choices.

The proposal aligns with the Neighbourhood Main Street policies as the proposed district requires active commercial uses at grade along the 17 Avenue SW Neighbourhood Main Street. The proposal aligns with applicable city-wide policies which promote a more compact urban form that makes efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)
This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Calgary's Greater Downtown Plan (Non-Statutory – 2021)
This application is supported by *Calgary's Greater Downtown Plan*, as it contributes to creating more vibrant mixed-use neighbourhoods. It creates more housing choices and business opportunities that will enable more people to live and work in the area.

West Elbow Communities Local Area Plan (Statutory – 2025)
The *West Elbow Communities Local Area Plan* (LAP) identifies the subject site within the Neighbourhood Commercial Urban Form category along 17 Avenue SW and within the Neighbourhood Connector Urban Form category along 18 Avenue SW. The subject site also falls within the High Scale modifier which generally allows up to 26 storeys. The applicable Urban Form categories support mixed-use intensification with residential uses primarily intended within the Neighbourhood Connector category. The applicable policies also require optimization of sunlight access to nearby streets and open spaces. This application ensures this policy is met through the varied height modifiers in the proposed land use districts. The land use is in alignment with the direction contained in the LAP.

17 Avenue SW Urban Design Strategy (Non-Statutory – 2008)
The *17 Avenue SW Urban Design Strategy* provides direction for built form and design decisions for private development and public realm improvements along 17 Avenue SW. As a non-statutory document, it may be used by Administration or applicants to assist in the design at the development approval stage.

Applicant Submission

2026 March 26

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

Applicant Submission

On behalf of MRES Calgary Ltd., O2 proposes to redesignate 111 and 115 17 Avenue SW from Commercial - Corridor 2 (C-COR2) to Mixed Use – General (MU-1f8.0h58) and Mixed Use – Active Frontage (MU-2f5.0h24). The site is located along the south side of 17 Avenue SW in Mission, west of Macleod Trail, and is currently developed with a 6-storey commercial building and surface parking. The amendment enables a transit-oriented mixed-use development with residential and at-grade retail uses along 17 Avenue SW. The proposal supports Main Street vitality and leverages strong access to transit, employment, and amenities.

Policy Framework

The West Elbow Communities Local Area Plan designates the site as Neighbourhood Commercial and Neighbourhood Connector and identifies a 'High' building scale of up to 26 storeys. The site is within the Core Zone of the Victoria Park-Stampede Station Area, which supports high-density, transit-oriented development with active uses. The site is also located on a Neighbourhood Main Street under the Municipal Development Plan. The proposal aligns with these policies by delivering mixed-use development with active frontages and increased density near transit.

Development Vision

The development vision introduces mixed-use, multi-family buildings arranged to preserve sunlight and strengthen the 17 Avenue SW Main Street. A 6-storey building fronts 17 Avenue SW and includes at-grade commercial uses that support street activity. A 17-storey building is located along 18 Avenue SW to preserve sunlight to Humpy Hollow Park and 17 Avenue's north sidewalk edge. Overall, the proposal advances housing supply while reinforcing a vibrant, transit-oriented Main Street and strengthening the surrounding public realm.

Proposed Land Use Amendment

A land use amendment is required to redesignate the site from the existing Commercial district to Mixed Use - Active Frontage (MU-2f5.0h24) and Mixed Use - General (MU-1f8.0h58). The MU-2 district applies to the north portion of the site and enables a 6-storey mixed-use building with commercial uses at grade along 17 Avenue SW. The MU-1 district applies to the south portion and enables a residential building up to 17 storeys. These districts align with policy direction for a mixed use development with active frontages along a Main Street.

Conclusion

In summary, the proposed land use redesignation will:

- Enable a transit oriented, mixed-use development that delivers a greater diversity of housing options and ground-floor commercial uses along the commercial street.
- Support a vibrant, pedestrian-oriented streetscape along 17th Avenue through active frontage and sensitive building massing.
- Increase density with close access transit, amenities, and employment opportunities.
- Align with the objectives of the West Elbow Communities Local Area Plan and the Municipal Development Plan, supporting a long-term vision for 17th Avenue as a dynamic Neighbourhood Main Street.

Applicant Outreach Summary

2026 March 26

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 111 & 115 17 Avenue 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)

The applicant team met with the Cliff Bungalow Mission Community Association (February 11, 2026) the Ward 8 Councillors Office (December 17, 2026) to present the application and solicit feedback.

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

The applicant team met with the Cliff Bungalow Mission Community Association (February 11, 2026) the Ward 8 Councillors Office (December 17, 2026) to present the application and solicit feedback.

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 primary topics included shadow impacts on Humpy Hollow Park and 17 Avenue SW, building stepbacks, orientation, separation, and sensitivity to parks, heritage assets, and the pedestrian realm.

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.

In response to shadowing concerns, the project team divided the site into two land use districts to support a development that steps down toward 17 Avenue SW. The north portion permits up to 6 storeys with required at-grade commercial uses. The south portion permits up to 17 storeys with the option for commercial or residential uses at grade. This configuration preserves sunlight for Humpy Hollow Park and the north sidewalk of 17 Avenue SW during peak hours.

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 project team received a letter of support from the Cliff Bungalow Mission Community Association.

calgary.ca/planningoutreach

Community Association Response

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee
462, 1811 4 Street SW, Calgary Alberta, T2S 1W2
Community hall and office, 2201 Cliff Street SW
www.cliffbungalowmission.com
cbmca.development@gmail.com



March 16, 2026

City of Calgary
Planning and Development
Third floor, Municipal Building
800 Macleod Trail SE
Calgary, Alberta

Re: **LOC2025-0209 – 111 & 115 17 Avenue SW**
Decision: **Letter of Support**[1]

The Cliff Bungalow-Mission Community Association ("CBMCA") has reviewed the land use change application **LOC2025-0209**. Based on its review, the CBMCA offers three discussion points in outlining its Letter of Support.

1. **Support for land-use application.** The CBMCA supports the LOC Application on the basis of two considerations. First, the proposed land-use district is consistent with both the Urban Form Category and Building Scale Modifier conferred to the parcel by the West Elbow Local Area Plan (WELAP). Second, a variety of development outcomes under the proposed land use district could meet the intent and direction of the statutory policy documents governing this parcel.

[1] The CBMCA issues four types of decision: 1 Opposed, 2 Concerned, 3 No Objection/Comment & 4 Support.

1. **Letters of Opposition** indicate that the Application has serious discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of opposition is issued we will consider filing an appeal with SDAB if remedial actions are not forthcoming in an amended Application.
2. **Letters of Concern** indicate that either we have insufficient information on which to base a decision or that that the Application has some discrepancies with respect to our ARP´s and/or Bylaw 1P2007. When a letter of concern is issued we may consider filing an appeal with SDAB if further clarifications and/or amended plans are not provided.
3. **Letters of No Objection/Comment** are provided for reference. They do not indicate approval or opposition. We would not normally consider filing an appeal with SDAB after providing a letter of No Objection/Comment, unless affected residents requested our support or the DP is issued with relaxations to the relevant bylaws.
4. **Letters of Support** indicate that we consider the Application to be in general accordance with our ARP's. To obtain a letter of support the applicant is strongly encouraged to work the CBMCA and affected residents through a charrette or similar community engagement design-based workshop. We would not consider filing an appeal with SDAB after providing a letter of support

2. **Sensitivity to parks, heritage assets, and the pedestrian realm.** While supportive of the land use redesignation, the CBMCA emphasizes that future development on this site must demonstrate a high standard of built-form quality. Regardless of the zoning district, future development on this parcel must respond to its highly sensitive context. As illustrated in **Exhibit 1**, the subject parcel is adjacent to a major pedestrian high-street (17 Avenue SW) and in close vicinity to two public parks and a significant concentration of historic assets. Any development proposal will be required to demonstrate strong compliance with MDP and WELAP policies related to:

   - Minimizing shadow impacts on the north side of 17 Avenue SW
   - Minimize sky view and consider other public realm impacts along 18 Avenue SW
   - Minimizing shadow impacts on, and protecting sky views from, Humpy Hollow Park and Rouleau Square
   - Respecting the character and scale of nearby heritage resources, including St Mary's Cathedral and the CNR Station
   - Protecting identified landmark views and view corridors

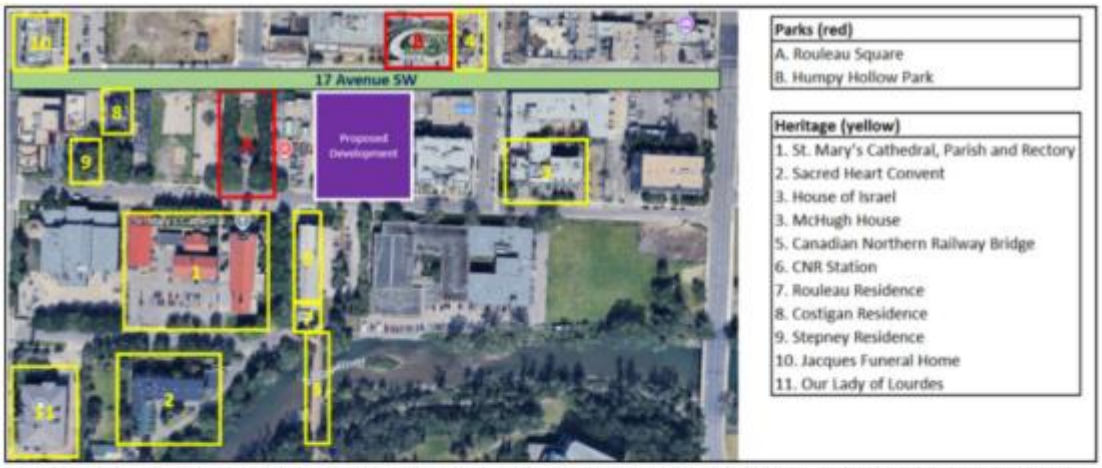


Exhibit 1. Arial photo illustrating the subject parcel in relation to 17 Avenue SW, nearby parks and nearby historic resources

3. **Need for public realm investment along 18 Avenue SW.** The CBMCA encourages the City of Calgary to invest in public-realm improvements along 18 Avenue SW to support the significant influx of new residents that are anticipated over the near term.

   As per **Exhibit 2**, least five major multifamily and mixed-use developments have been recently proposed or are under-construction along the three blocks of 18 Avenue SW between 2 Street SW and Macleod Trail S. Collectively, these projects could introduce ~1,375 new residents, representing an estimated 400% population increase.

Project	Type	Address	Stage	Estimated Suites	Implied Residents
Nest	Residential tower	1801 1 Street SE	Under Construction	76	125
Sovereign	Mixed-use tower	205 17 Avenue SW	Under Construction	155	275
Superior Glass Site	Mixed-use tower	101 17 Avenue SW	LOC Application Approved	132	225
Porte Communities	Mixed-Use low-rise	121 17 Avenue SE	DP Application Approved	126	225
Subject Parcel	Mixed-use tower	111 17 Avenue SW	LOC Application Under Review	300	525
				Total	1,375

Exhibit 2. A substantial number of new residents are set to move these three blocks of Mission

Despite its historical significance, this pocket of Mission has long suffered from an under-invested streetscape, limited pedestrian activity, and a lack of coordinated public and private investment. In response to the significant private capital being invested into the area (including the new event centre and nearby LRT investments), the CBMCA urges the City of Calgary to initiate a comprehensive public-realm study and deliver infrastructure and streetscape improvements commensurate with the scale of growth being accommodated. The CBMCA believes – if properly supported by the City of Calgary - this pocket of Mission has the ingredients to become a destination area as it develops (anchored by assets with significant embedded social capital such as Alberta Ballet, St Mary's Cathedral, Rouleau Square and Lindsay Park).

The CBMCA also expects that future development proposals on this site will meaningfully contribute to resident-serving and public-realm amenities through developer-funded improvements, where appropriate.

Zaakir Karim
Co-Director, Planning and Development Committee
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

Rob Currie-Wood
Co-Director, Planning and Development Committee
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

PROPOSED

CPC2026-0422
ATTACHMENT 5

BYLAW NUMBER 73D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0209/CPC2026-0422)**

* *

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 _____

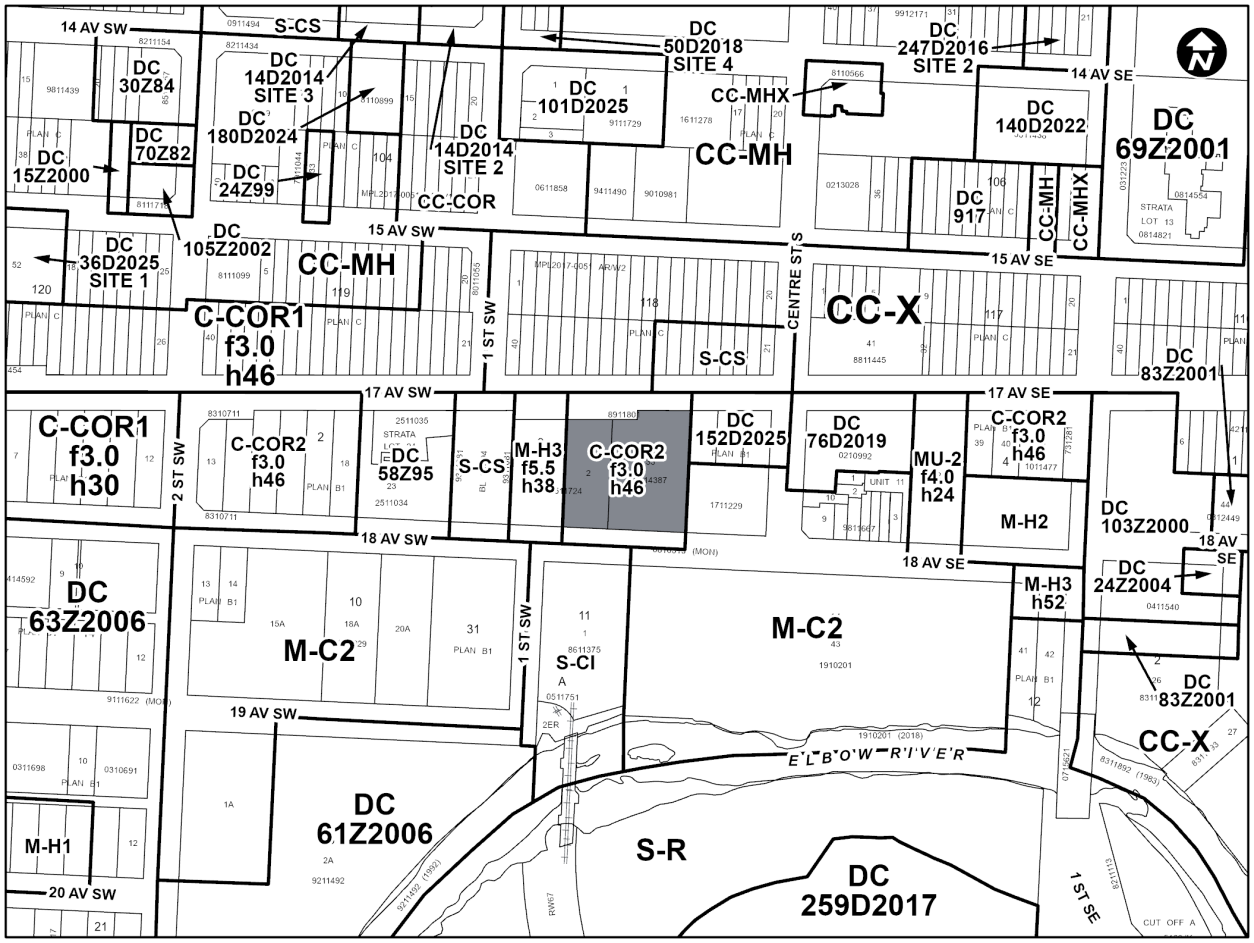
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0209/CPC2026-0422
BYLAW NUMBER 73D2026

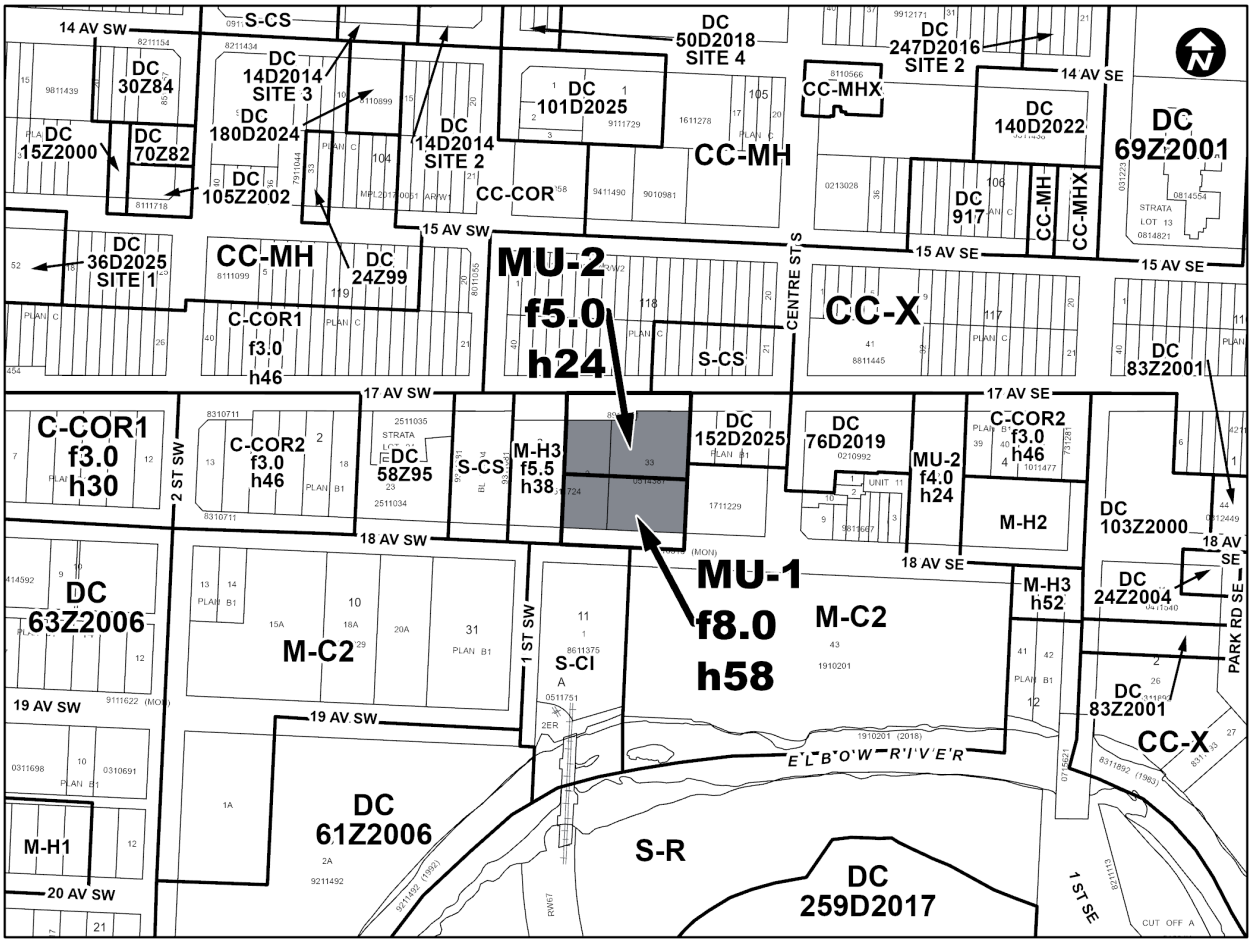
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0209/CPC2026-0422
BYLAW NUMBER 73D2026

SCHEDULE B



Land Use Amendment in Upper Mount Royal (Ward 8) 1911 – 11 Street SW, LOC2025-0151

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1911 – 11 Street SW (Plan 179R, Block 43, Lot 7) from Direct Control (DC) District to Direct Control (DC) District to establish a maximum parcel width and minimum building setback, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 APRIL 16:

That Council refuse and abandon **Proposed Bylaw 67D2026** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1911 – 11 Street SW (Plan 179R, Block 43, Lot 7) from Direct Control (DC) District to Direct Control (DC) District to establish a maximum parcel width and minimum building setback, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site from a Direct Control (DC) District to a DC District to allow for a subdivision and development of two single detached dwellings.
- Administration is recommending refusal of the proposed DC District because it adds residential permitted uses which is not supported by the Heritage Guideline Areas of the *West Elbow Communities Local Area Plan* (LAP). In addition, the subdivision desired by the applicant could be supported through an standard low density district.
- What does this mean to Calgarians? Refusal of this proposal will ensure the land use is consistent with the LAP.
- Why does this matter? The LAP guides future development within the Plan area, helping to manage and direct change in a way that supports the long-term vision for West Elbow communities. Refusal of this land use amendment would ensure the policy in the LAP are able to be implemented.
- Two development permits for two single detached dwellings (DP2025-05363 and DP2025-05364) and an associated subdivision application (SB2025-0380) were submitted in late 2025 and are under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the southwest neighbourhood of Upper Mount Royal was submitted by Horizon Land Surveys on behalf of the landowner, 1317958 Alberta Ltd. (Amir Wasef) on 2025 July 18. Two development permits (DP2025-05363 and DP2025-05364) have been submitted at this time; the intent is for two detached dwellings on the site. A subdivision application (SB2025-0380) has also been submitted in support of this intent and is currently under review.

Land Use Amendment in Upper Mount Royal (Ward 8) 1911 – 11 Street SW, LOC2025-0151

The 0.06 hectare (0.14 acre) site is located on 11 Street SW, south of Cameron Avenue SW, one and a half blocks south of 17 Avenue SW. The surrounding development is single detached dwellings to the south and low-rise residential buildings to the north. The proposed DC District would allow for the subdivision of the site for a single detached dwelling on each future parcel.

As indicated in the Applicant Submission (Attachment 3), the subject parcel is subject to a restrictive covenant (RC) that restricts uses on the property to a maximum of one dwelling unit, a minimum parcel width of 15.0 metres and a setback of 7.6 metres. The proposed DC District adds permitted residential uses, implements a maximum parcel width of 7.5 metres and increases the setback depth. Administration is recommending refusal of this proposal because it is not in alignment with the Heritage Guideline Area policies of the LAP and the subdivision of the lot can be accomplished with a standard land use district.

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. As part of the outreach strategy, the applicant reached out to the Mount Royal Community Association (CA), the Ward 8 Councillor and door-knocked and delivered a post card to residents within a 100 metre radius of the subject parcel. The Applicant Outreach Summary can be found in Attachment 4.

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

Administration received 46 responses from the public. Forty-five responses were in opposition and one was in support. The responses in opposition raised the following areas of concerns:

- land use appropriateness;
- heritage character of the area, design fit;
- landscape context pertaining to width and depth of lot;
- building setbacks contextual to the street;
- increased density on lots traditionally with lower density; and
- restrictive covenants limiting number of dwellings.

Land Use Amendment in Upper Mount Royal (Ward 8) 1911 – 11 Street SW, LOC2025-0151

The CA provided comments on 2025 August 27 after an internal planning and development meeting and after speaking with the applicant (Attachment 5). The CA opposes the application based on a lack of adherence to the LAP heritage policies for additional dwellings on a parcel, reduced front yard setback and reduced parcel width, and utilizing the planning system to circumvent the restrictive covenant on title which limits development of this nature on the parcel.

Administration considered the relevant planning issues to the application and determined the proposal to be inappropriate as the proposal is not in alignment with the Heritage Guideline Area policies of the LAP and the proposed DC District is not required to allow for a future subdivision.

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

IMPLICATIONS

Social
The proposal would allow for a range of housing types that may accommodate the housing 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 development of this site with applicable climate strategies is being explored and encouraged through the review of the development permit.

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

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. **Proposed Bylaw 67D2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Land Use Amendment in Upper Mount Royal (Ward 8) 1911 – 11 Street SW, LOC2025-0151

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a mid-block parcel located in the southwest neighbourhood of Upper Mount Royal at 1911 – 11 Street SW. The site is approximately 15 metres wide by 39 metres deep and 0.06 hectares (0.14 acres) in size. There is currently a single detached dwelling on the site with a garage accessed from the lane located directly north of the property.

Surrounding development is characterized solely by residential development. To the south of the site the parcels are primarily designated as Direct Control (DC) District (Bylaw 1Z99) and are typically developed as single detached dwellings. To the north of the subject site, the lots are designated as the Multi-Residential – Contextual Medium Profile (M-C2) District and developed as low-rise apartment development.

The site is about 200 metres (a three-minute walk) from 17 Avenue SW, which is identified as a Neighbourhood Main Street and part of the Primary Transit Network in the *Municipal Development Plan* (MDP). Bus routes are accessed on 17 Avenue SW to the north and to the west of the site on 14 Avenue SW.

Mount Royal School is located approximately 400 metres (a four-minute walk) west of the site. Thomson Family Park is approximately 500 metres (a seven-minute walk) to the north of the site.

Community Peak Population Table

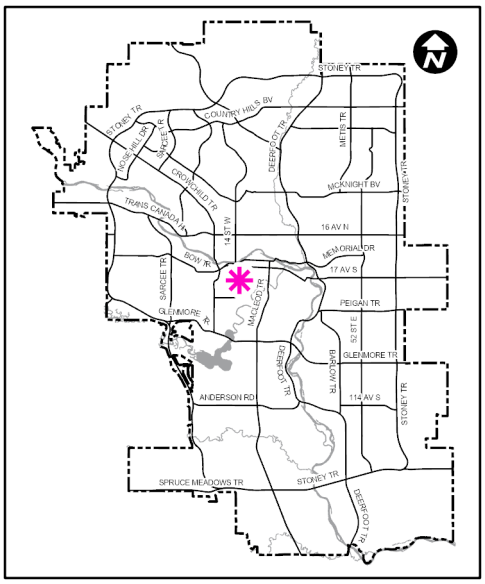
As identified below, the community of Upper Mount Royal reached its peak population in 1969.

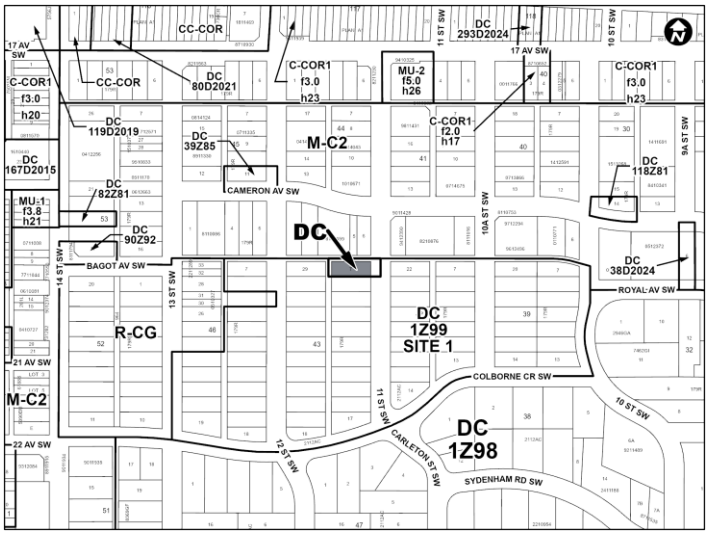
Upper Mount Royal	
Peak Population Year	1969
Peak Population	3,147
2019 Current Population	2,478
Difference in Population (Number)	- 669
Difference in Population (Percent)	-21.3%

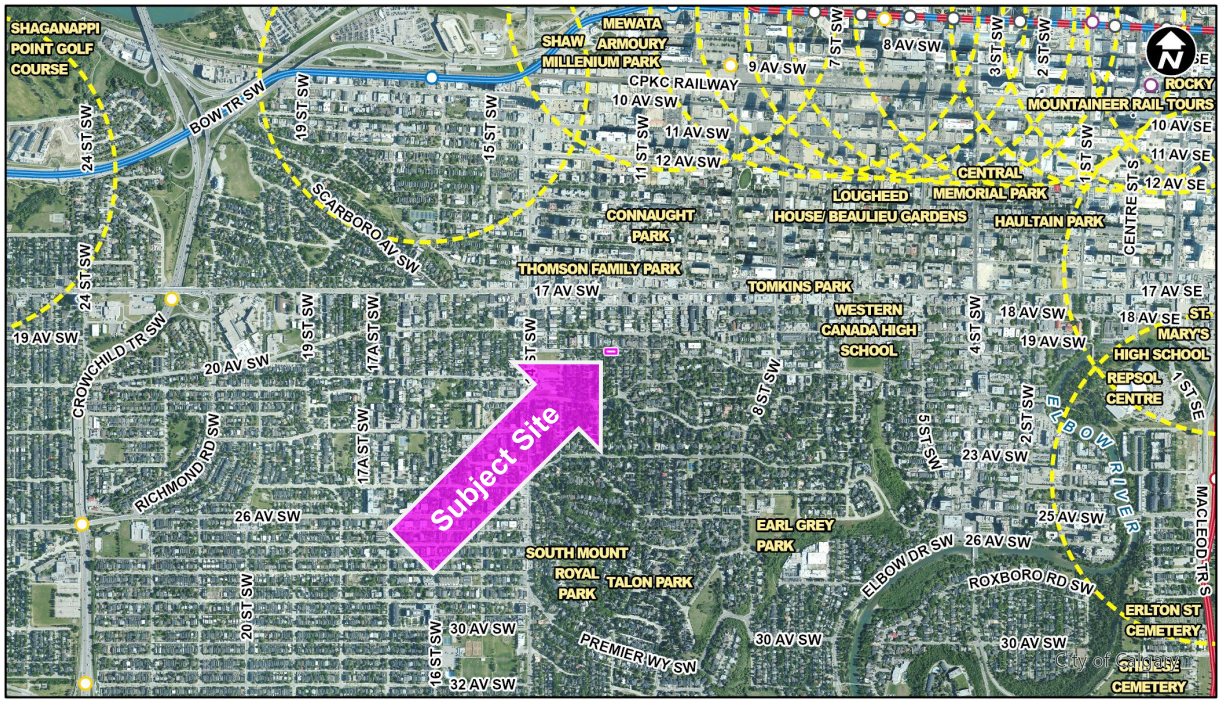
Source: *The City of Calgary 20219 Civic Census*

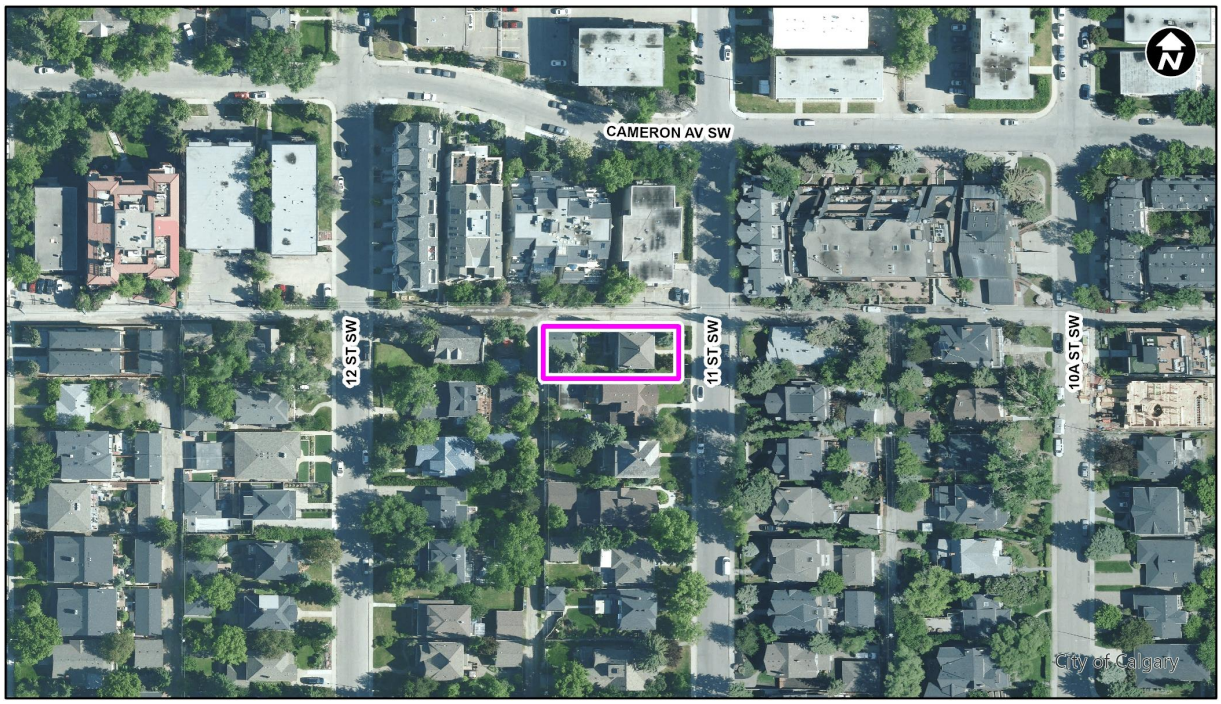
Additional demographic and socio-economic information may be obtained online through the Upper Mount Royal Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The site is currently designated as a DC District (Bylaw 1Z99 Site 2), which is based on the R-2 Residential Low Density District of the previous 2P80 Land Use Bylaw. This DC District allows for duplex dwellings, semi-detached dwellings and single-detached dwellings. with a minimum six metre front yard setback and a minimum 15 metre parcel width. A maximum building height of 10 metres and a minimum area of 600 square metres is also stipulated under the existing DC District.

The proposed DC District is based on the Residential – Grade-Oriented Infill (R-CG) District of the current 1P2007 Land Use Bylaw. It moves residential building forms, such as Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling from discretionary uses to permitted uses. It also includes a maximum parcel width of 7.5 meres and increase the minimum front building setback to 7.5 metres. This increase in setback is a result of a block plan analysis performed by the applicant to determine what the average front setback is along 11 Street SW.

Pursuant to Section 20 of the Land Use Bylaw 1P2007 (LUB), DC 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. Furthermore, DC Districts must not be used in substitution of any other land use district in the LUB that could be used to achieve the same result either with or without relaxations.

As the applicant's intent is to create a district with a maximum parcel width and increased minimum front setback along with an increased list of permitted uses, the proposed DC District does align with Section 20 of the LUB in that there are no low density residential stock districts which accommodate the proposal. However, Administration is not supportive of the use of the DC District as it is not needed to accommodate the intended development. A standard low density district, such as the R-CG District the DC District is based on, already allows for the subdivision of the site, and a single detached dwelling may be considered as a discretionary use on each future parcel.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. The DC District also allows sections 8 and 9, the building setback areas and setback from the front property line to be relaxed as well. This is to ensure that changes to the average front setback can be accommodated over time as homes may be added or removed.

Development and Site Design
The rules of the proposed DC District would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Details regarding siting and massing, parking, site access, landscaping and waste and recycling management are being evaluated through the development permits.

Transportation
The site is about 200 metres (a three-minute walk) from 17 Avenue SW, identified as part of the Primary Transit Network in the MDP. Route 2 (Mount Pleasant/Killarney) has stops along 17 Avenue SW. Routes 7 (Marda Loop) and 22 (Richmond Rd SW) are 400 metres away (a six-minute walk) on 14 Street SW offering further transit connections.

Vehicular access is currently from the rear lane and there is on-street parking along 11 Street SW. Pedestrian access to the site is available from the sidewalks on 11 Street SW.

The nearest on-street bikeway is north of the subject site on 11 Street SW, starting at 16 Avenure SW which is 350 metres (a five-minute walk) away.

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 would be considered as part of the development permit review process.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
Administration's recommendation aligns with the policy direction of the *South Saskatchewan Regional Plan*, which directs population growth in the region to cities and towns, and promotes the efficient use of land.

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). These areas are comprised of residential communities that were primarily subdivided and developed prior to the 1950s.

The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. MDP policies encourage the provision of greater housing choices, covering a mix of built forms and ownership tenures, in locations close to job markets and in areas well served by the Primary Transit Network, and within or near existing residential communities.

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 review of the development permits.

West Elbow Communities Local Area Plan (Statutory – 2025)
The site falls within the Neighbourhood Local urban form area within the *West Elbow Communities Local Area Plan* (LAP), and under the Limited (up to 3 Storeys) building scale. These areas should be primarily residential and consider local built form context. The LAP encourages a wide variety of building forms. There are no policies regarding the parcel width. The area also falls within the Heritage Guideline Areas and is subject to these policies, which state that land use redesignations that allow for permitted use dwelling units should not be supported in Heritage Guideline Areas.

Section 4.2(9) of the LAP also provides specific direction in cases where there is conflict between the policy direction of the LAP and a restrictive covenant affecting this site, noting that: "Some parcels in the Plan Area may have registrations on the certificate of title, called restrictive covenants, which may restrict development. These restrictions may include, but are not limited to, restricting development to one or two-unit dwellings. Where the restrictive covenant is not in alignment with the goals and objectives of this Plan, The City of Calgary supports the direction of this Plan."

The policies in the LAP support a range of housing types and intensification in existing neighbourhoods. However, the proposed DC District is not in alignment with the LAP as the DC District adds permitted uses, which would not allow the Heritage Guideline Area Policies to be implemented.

The application was also circulated to the Heritage Planning Team, who noted that no permitted use dwellings should be allowed, and that front setbacks should be informed by the existing heritage assets on the block.

PROPOSED

CPC2026-0204
ATTACHMENT 2

BYLAW NUMBER 67D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0151/CPC2026-0204)

* *

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 _____

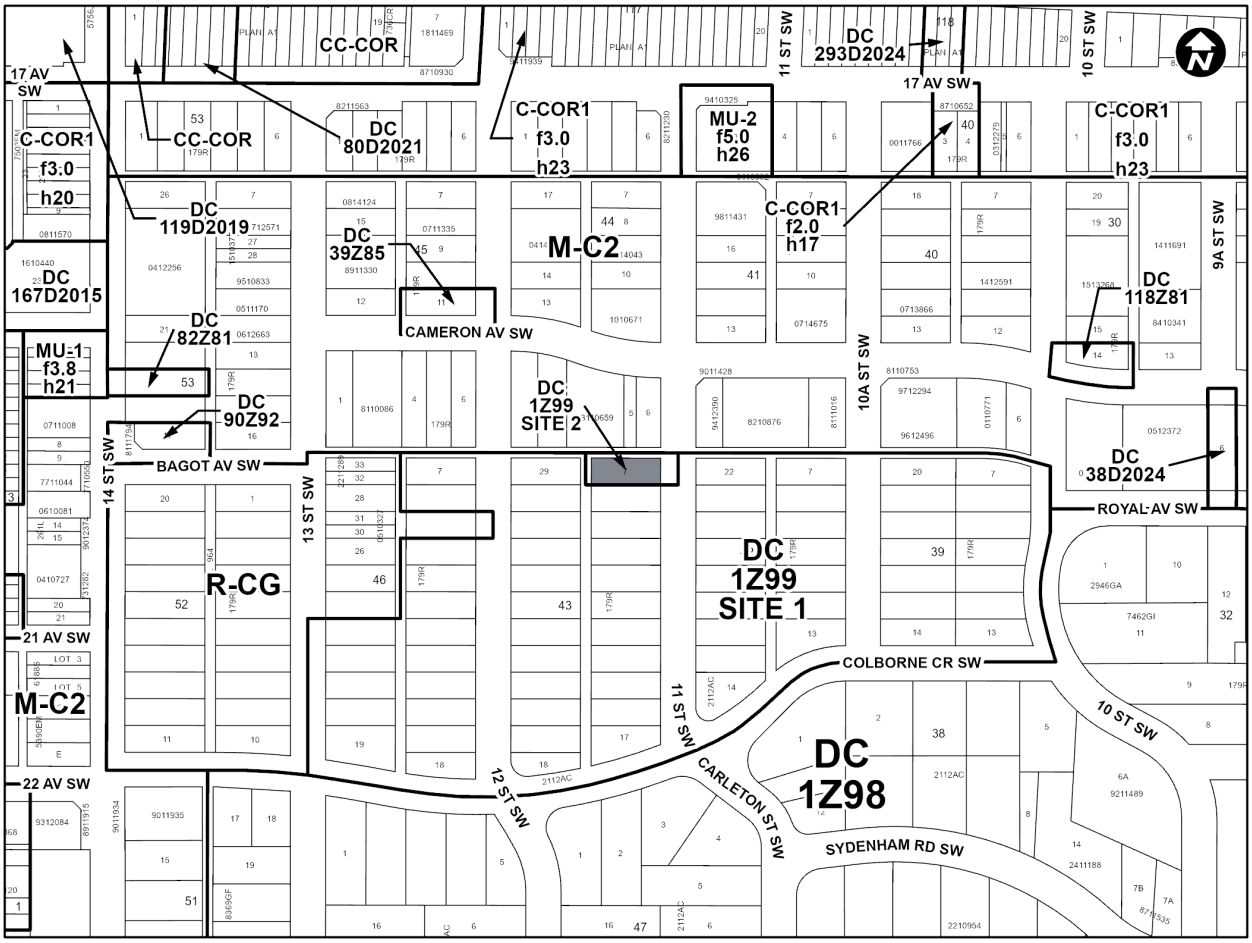
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0151/CPC2026-0204
BYLAW NUMBER 67D2026

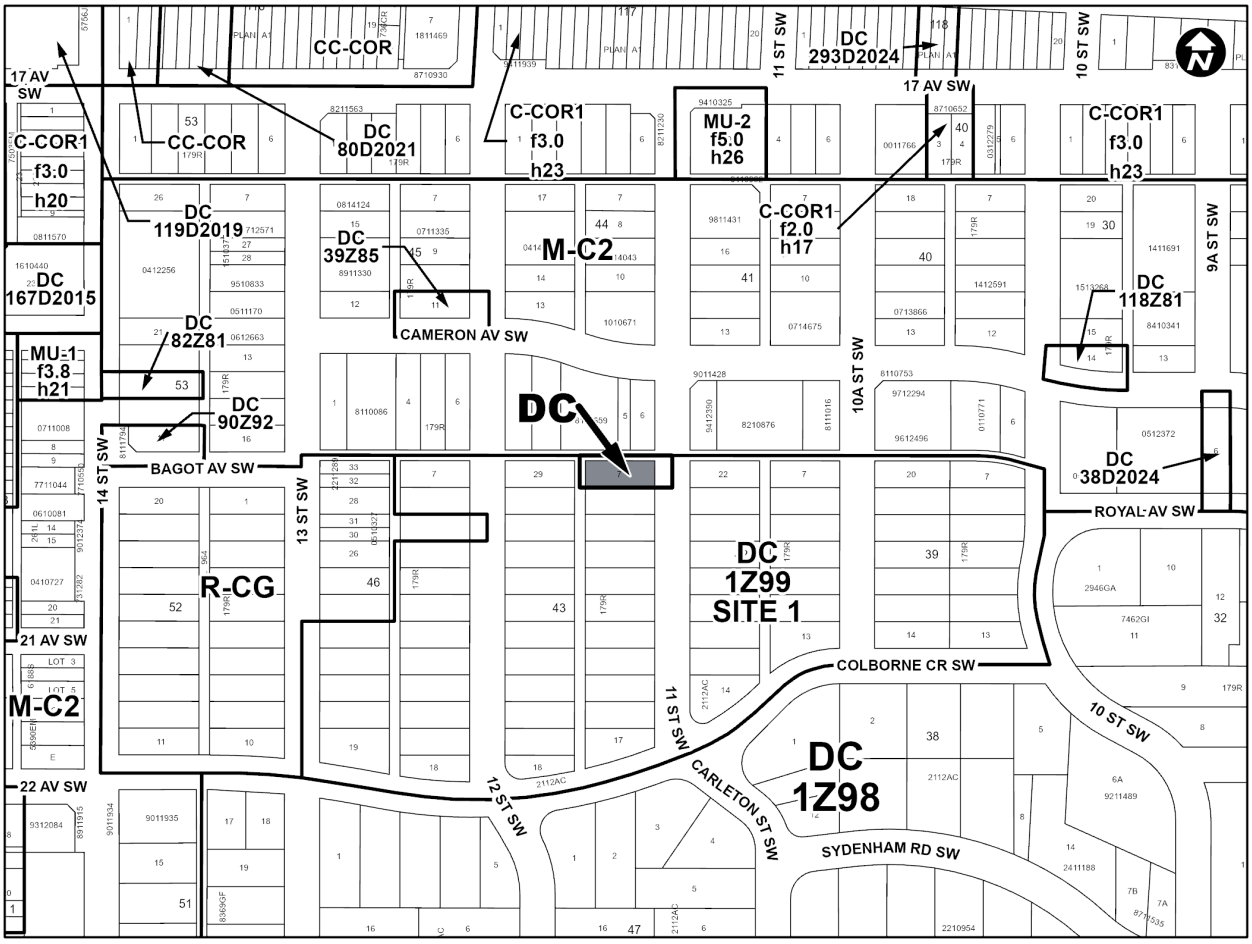
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0151/CPC2026-0204
BYLAW NUMBER 67D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to establish:

(a) a maximum parcel width; and

(b) a minimum building setback to align with adjacent development.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

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

Discretionary Uses

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

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

Bylaw 1P2007 District Rules

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

Maximum Parcel Width

7 The maximum ***parcel width*** is 7.5 metres.

Building Setback Areas

8 The minimum depth of all ***setback areas*** must be equal to the minimum ***building setback*** required in Section 9 of this Direct Control District Bylaw and Sections 535, 538, 539 and 540 of Bylaw 1P2007.

Building Setback from Front Property Line

9 The minimum ***building setback*** from a ***front property line*** is 7.5 metres.

Relaxations

10 The ***Development Authority*** may relax the rules contained in Sections 6, 8 and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

Company Name (if applicable):
Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:
Lei Wang

Date:
July 13th, 2025

On behalf of the landowner, please accept this application to redesignate a +/-0.060 hectare site from Direct Control (1Z99 Site 2) to Direct Control based on R-CG to allow for:

- a maximum building height of 11 metres
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- add minimum density of 40 units per hectare

The subject site, 1911 11 Street SW, is located in the community of Upper Mount Royal along 11 Street SW. The lot is currently developed with a single detached dwelling built in 1915. Immediately to the north of the sites are multi-residential lots in Lower Mount Royal. The lot is surrounded in other directions by single detached dwellings.

The site is approximately 0.060 hectares in size. Lane exists to the north and west of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is within 200 meters of both 14 Street and 17 Ave main street where many commercial, recreational and social facilities are located.

The existing house is built in 1915. Despite many renovations and improvements over the years, the existing house is close to the end of its life. The current owner plans to demo the existing house and build two units on site. However caveat 3286U originally imposed by Canadian Pacific Railway limit the use of the land to one single only. In addition, the caveat also requires the new house to be at a distance of 25 feet from street or avenue in front and rear of the said lot. Thus the proposal is to replace the current direct control bylaw with new direct control based on R-CG by setting up minimum density and also apply R-CG setback rule.

The lot is categorized as "neighbourhood local" under West Elbow Communities Local Area Plan with a building scale of up to 3 storeys. The LAP identifies six goals and

objectives including "housing for all" which encourage provision of non-market housing and mixed market housing that meets the diverse and changing needs, life stages, and financial abilities of individuals and also provide and enable inclusive, diverse and equitable housing options across the plan area. 4.2 (p) of the LAP states that where the restrictive covenant is not in alignment with the goals and objectives of the plan, the City of Calgary supports the direction of the plan.

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

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

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1911 11 Street SW

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

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

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

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.
On June 26th, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.
We have spoke with previous councillor and current councillor with regards to the project. On Aug. 11th, 2025, we attended planning committee meetings held by 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.

additional dwelling units and non-compliance with existing Restrictive Covenant;
community character and heritage guidelines, in particular the setback requirement and landscaping; and
impact of additional density on traffic.
The use of direct control to deal with restrictive covenant

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.

A concurrent DP application has been submitted to clearly show the intention of two singles. The heritage setback rule and landscaping rule can be easily incorporated in DP.

A subdivision for two singles has also been submitted to provide further clarity

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

Continue engage with local residents, Councillor office and community association.

calgary.ca/planningoutreach

Horizon Land Surveys Inc.

#130 Bowness Centre NW
Calgary, AB, T3B 5M5

Phone 403-719-0272
Fax 403-775-4171

www.horizonsurveys.ca
info@horizonsurveys.ca

Dear Homeowners,

Horizon Land Surveys is applying land use amendment at 1911 11 Street SW from the current zoning Direct Control 1Z99 Site 2 to Direct Control based on R-CG to accommodate two singles.



Our client truly would like to build houses with attractive urban design. And we certainly welcome any feedbacks from local residents and listen to your concerns. So if you have any, please call or email us at bernard@horizonsurveys.ca. You can also check city's D-map below for proposed development on site: https://dmap.calgary.ca/?p=DP2025-05364.

Thank You.

Yours truly,

Horizon Land Surveys Team

Community Association Response

To: **Adam Kaddoura**
Adam.Kaddoura@calgary.ca
DP.Circ@calgary.ca
File Manager
City of Calgary Planning Department
Cc: PDC, Cllr. Courtney Walcott

Re: **LOC 2025-0151 (1911 – 11 Street SW)**

August 27, 2025

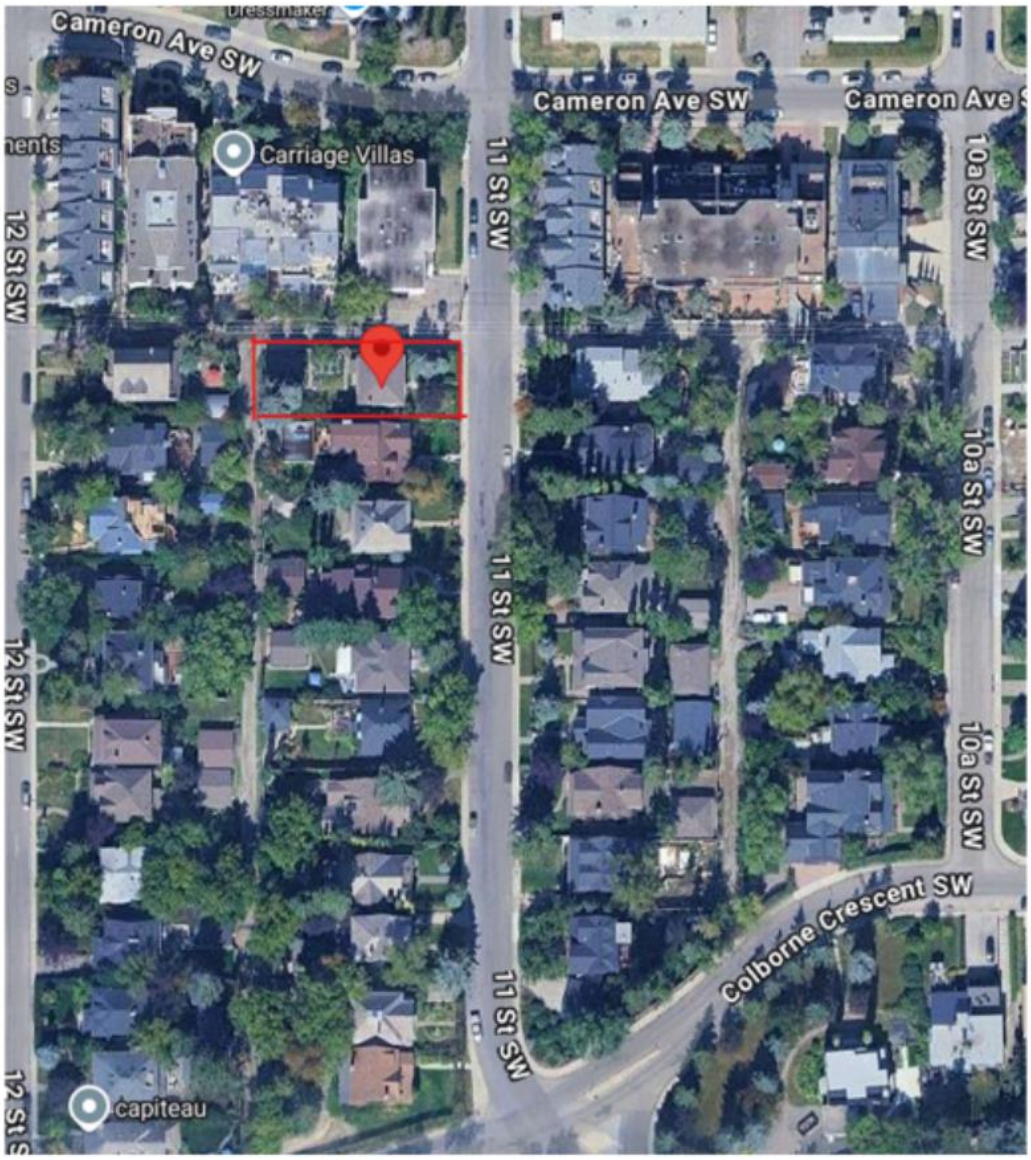
Adam,

I am writing on behalf of the Mount Royal Community Association Planning and Development Committee (PDC) regarding the above-mentioned land use redesignation application. The PDC held a very well attended community meeting on Tuesday, August 11, 2025. An agent for the Owner attended the meeting but he was not clear or forthcoming on what the intent of the proposed land use change was intended to achieve. It did "slip" that they wanted to get around the current restrictive covenant registered on the property.

Background – Existing Land Use

1. The existing land use designation for this property is a DC (Direct Control) District. Direct control districts were previously used by the City of Calgary to define parcels or groups of parcels that had distinct characteristics, including potential for increased density if in a transportation corridor, heritage preservation or unique lot configurations for example. With the blanket upzoning that came into effect recently, direct control districts were not affected or changed to the blanket (R-CG) land use designation and as a result, the direct control districts in Mount Royal were not affected.
2. The existing Direct Control District, Amendment No.98/123, Bylaw No.1Z99 was approved by council in January 1999. The purpose of the district **is to preserve the unique characteristics of a special area of the city**. It is very clear that previous councils agreed that this area of Calgary should be protected. It first adopted the Upper Mount Royal ARP designed to protect the special character of the neighbourhood. More recently, it adopted the West Elbow LAP which also included this area as a special heritage district with very clear guidelines and principles to guide any redevelopment.
3. For this site, referred to as Site 02, The DC District permitted uses include **modest single-detached dwellings, modest duplex dwellings, modest semi-detached dwellings and accessory buildings (garages). Discretionary uses include duplex dwellings, semi-detached dwellings, single detached dwellings, and accessory dwelling units (within principal building)**. Note: the use of modest could now be considered as contextual as outlined in the land use bylaw.

Mount Royal Station | 2317 10th Street SW | Calgary, AB |T2T 3G7
403-437-0520 | info@mrca.ca | mrca.ca

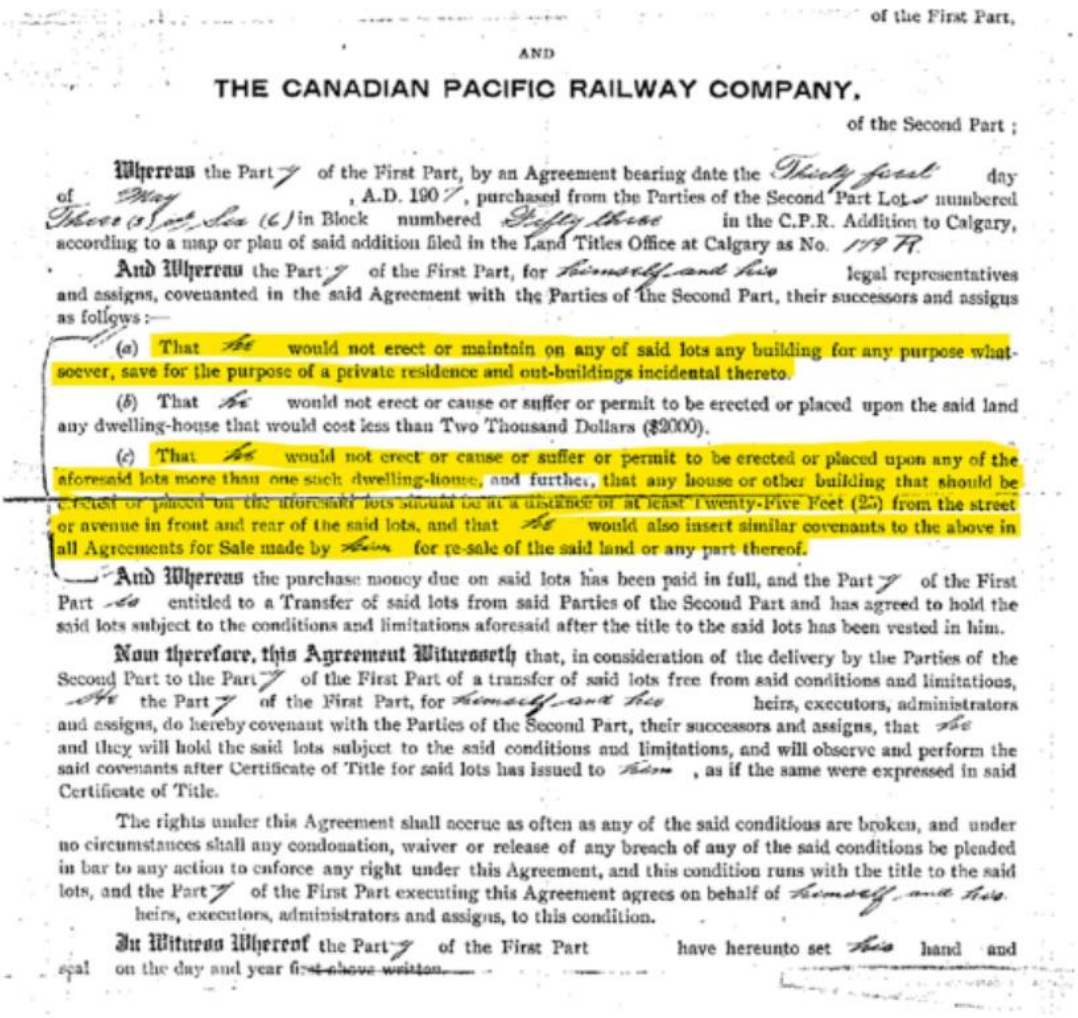


Background – Existing Restrictive Covenant

1. The existing parcel has a restrictive covenant on the property title. The Document is registered as 3286U. This is the 1907 restrictive covenant placed on the property title. The building covenant notes that only a single dwelling house shall be erected on the property and shall have a setback minimum of 25'-0" (7.62m) from the street or avenue and the rear. Image of a portion of the restrictive covenant below:

Mount Royal Station | 2317 10th Street SW | Calgary, AB |T2T 3G7
403-437-0520 | info@mrca.ca | mrca.ca

mount royal
COMMUNITY ASSOCIATION



of the First Part,

AND

THE CANADIAN PACIFIC RAILWAY COMPANY,

of the Second Part;

Whereas the Part*y* of the First Part, by an Agreement bearing date the Thirty first day of May, A.D. 190*7*, purchased from the Parties of the Second Part Lot*s* numbered Three (3) and Six (6) in Block numbered Fifty three in the C.P.R. Addition to Calgary, according to a map or plan of said addition filed in the Land Titles Office at Calgary as No. 179 R.

And Whereas the Part*y* of the First Part, for himself and his legal representatives and assigns, covenanted in the said Agreement with the Parties of the Second Part, their successors and assigns as follows:—

(*a*) That he would not erect or maintain on any of said lots any building for any purpose whatsoever, save for the purpose of a private residence and out-buildings incidental thereto.

(*b*) That he would not erect or cause or suffer or permit to be erected or placed upon the said land any dwelling-house that would cost less than Two Thousand Dollars ($2000).

(*c*) That he would not erect or cause or suffer or permit to be erected or placed upon any of the aforesaid lots more than one such dwelling-house, and further, that any house or other building that should be erected or placed on the aforesaid lots should be at a distance of at least Twenty-Five Feet (25') from the street or avenue in front and rear of the said lots, and that he would also insert similar covenants to the above in all Agreements for Sale made by him for re-sale of the said land or any part thereof.

And Whereas the purchase money due on said lots has been paid in full, and the Part*y* of the First Part is entitled to a Transfer of said lots from said Parties of the Second Part and has agreed to hold the said lots subject to the conditions and limitations aforesaid after the title to the said lots has been vested in him.

Now therefore, this Agreement Witnesseth that, in consideration of the delivery by the Parties of the Second Part to the Part*y* of the First Part of a transfer of said lots free from said conditions and limitations, the Part*y* of the First Part, for himself and his heirs, executors, administrators and assigns, do hereby covenant with the Parties of the Second Part, their successors and assigns, that he and they will hold the said lots subject to the said conditions and limitations, and will observe and perform the said covenants after Certificate of Title for said lots has issued to him, as if the same were expressed in said Certificate of Title.

The rights under this Agreement shall accrue as often as any of the said conditions are broken, and under no circumstances shall any condonation, waiver or release of any breach of any of the said conditions be pleaded in bar to any action to enforce any right under this Agreement, and this condition runs with the title to the said lots, and the Part*y* of the First Part executing this Agreement agrees on behalf of himself and his heirs, executors, administrators and assigns, to this condition.

In Witness Whereof the Part*y* of the First Part have hereunto set his hand and seal on the day and year first above written.

Proposed Land Use

1. The applicant is proposing a new direct control district to replace the existing direct control district based on the (R-CG) land use that was used for blanket upzoning. The applicant noted at the August 11, 2025, meeting that they only want to build a semi-detached development. The committee found this disingenuous as the RC-G opens the potential for townhouse and row house development. There is no guarantee that the current owner will keep the property or keep their word about their proposed intentions.

2. The link to the land use bylaw section which deals with (R-CG) is noted below:

   https://www.calgary.ca/planning/land-use/online-land-use-bylaw.html?part=5&div=11

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The R-CG land is noted as a low-density residential district and is described as a grade-oriented infill district. Along with single and semi-detached developments, the district allows for a wide variety of low-density multi-family building types including cottage housing cluster, row housing, townhouses, and backyard suites (garage suites) as discretionary uses.

The recently approved West Elbow Local Area Plan designates this part of Mount Royal as a Heritage Guideline Area.

Excerpt from West Elbow Local Area Plan:

"2.6.2 Heritage Guideline Areas To recognize and celebrate the unique history and resulting built form that is seen in parts of the West Elbow Communities, Heritage Guideline Areas with concentrated groupings of residential heritage assets have been identified. These residential heritage assets are privately owned buildings, typically constructed prior to 1945, that significantly retain their original form, scale, massing, window/door pattern, and architectural details or materials. Concentrations of residential heritage assets that help define the Heritage Guideline Areas are identified on Map 5. These guidelines apply to block faces where more than 25% of the buildings have been identified as heritage assets. Buildings that qualify as residential heritage assets may be listed on the Inventory of Evaluated Historic Resources, but it is not a requirement."



Precinct 3, Heritage Guideline Area (West Elbow Local Area Plan)

Summary

The existing restrictive covenant on the parcel would be in conflict with many of the permitted and discretionary uses for the district. In fact, the restrictive covenant is in conflict with the current direct control district in regard to semi-detached and duplex development. The proposed land use redesignation appears to set a minimum density on the parcel which would negate the ability to build a single-detached dwelling on the property.

It appears that the ONLY reason for the land use redesignation is to put this parcel and its land use in conflict with the requirements of the existing Restrictive Covenant registered on this title. It is our opinion that the Developers should not be using City of Calgary

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mount royal
COMMUNITY ASSOCIATION

September 1, 2025

Re: LOC2025-0151 (1911 11th St. SW)

Dear Mr. Kaddoura;

I am writing a follow-up note to our Mount Royal Community Association Planning and Development Committee (PDC) response of August 27 to the above noted proposed land use re-designation.

We had talked on the telephone in August and you then forwarded the draft DC that was written by the applicant, Horizon Surveys. I indicated I would review it and offer up my comments as one of "planner to planner." In addition, I would like to include these comments as an addendum to our earlier PDC comments submitted by my co-chair.

There have been a recent number of similar style re-designations that have gone to Council, including three at the July Public Hearing. Horizon has been party to a number of these applications. While others may have proceeded, I wanted to examine this one with fresh eyes, especially as it needs to match Section 29 of the LUB. In my planner mind, it does not meet those criteria and as a result, I have not attempted to edit or modify the present draft DC.

The LUB states that a DC "…must only be used… due to unique characteristics, innovative ideas or unusual site constraints…unavailable in other land use districts." There has been no identification of such limiting factors, and in fact discards the existing DC that did indeed recognize the unique characteristics of the area. It appears the intent of the draft DC is to skirt a restrictive covenant, which is another legal agreement between private parties. I would suggest that such logic does not withstand planning or legal principles.

The LUB also states that a DC "…must not be used: (a) in substitution of any other land use district in this Bylaw that could be used to achieve the same result…." The draft DC mimics the RCG District and therefore does not require the special DC approach. The City and Council decided to leave the present DC districts untouched during the blanket upzoning in established areas for an especially important reason; those districts did indeed capture the special characteristics of each of the carefully crafted zones.

The recently approved West Elbow LAP also recognized this area of Mount Royal as having special characteristics associated with its heritage nature and crafted policies that aligned with the previous ARP and indeed support the character of 11th St. This draft DC is at best a crass mechanism to skirt both the restrictive covenant and the guidelines of the LAP. The applicant should request a simple land use change to RCG, which of course, the MRCA would also oppose. However, such a process at least attempts to keep the integrity of the LUB in place.

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Lastly, while the applicant indicates it would only build two single detached infills or a semi-detached house, we need to remind ourselves that we are examining a land use change and that all uses allowed in that district could be ultimately applied for, regardless of what the applicant initially "promises".

In closing, the MRCA continues to oppose this application and has held meetings with residents (and exceptionally large numbers) who also unanimously oppose the erosion and eating away of the edge of our heritage district. The MRCA requests that Administration recommends refusal of this application.

Please feel free to call me at 403-607-8486 if you want to chat further.

Yours truly

Roy Wright RPP, MCIP

Co-chair PDC

CC; PDC

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Land Use Amendment in Sunalta (Ward 8) at 1732 – 11 Avenue SW, LOC2026-0015

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares ± (0.07 acres ±) located at 1732 – 11 Avenue SW (Plan 5380V, Block 216, Lot 36) from Direct Control (DC) District to Multi-Residential – High Density Low Rise (M-H1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 14:

That Council give three readings to **Proposed Bylaw 74D2026** for the redesignation of 0.03 hectares ± (0.07 acres ±) located at 1732 – 11 Avenue SW (Plan 5380V, Block 216, Lot 36) from Direct Control (DC) District to Multi-Residential – High Density Low Rise (M-H1) District.

HIGHLIGHTS

- This application seeks to accommodate commercial uses within the existing building while providing a land use compatible with the surrounding area.
- The proposal is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Multi-Residential – High Density Low Rise (M-H1) District would allow for the preservation of the existing building while permitting the existing commercial retail use.
- Why does this matter? The proposed M-H1 District matches the surrounding land uses and may better accommodates the evolving needs of a wide variety of age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Sunalta, was submitted by Invistec Consulting on behalf of the landowner, 1930604 Alberta Ltd (Chris and Melissa Robak) on 2026 February 3. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), this application proposes to redesignate the site from a DC (Bylaw 22Z2004), based on R-M5 Residential Medium Density Multi-Dwelling District of the previous 2P80 Land Use Bylaw, to the M-H1 District of the current Land Use Bylaw 1P2007. Their intent is to provide a land use to allow for discretionary small-scale Retail and Consumer Service and match the surrounding land uses to allow for future development flexibility.

The parcel is approximately 0.03 hectares (0.07 acres) in size and is located on the north side of 11 Avenue SW, 35 metres east of 17 Street SW. The Sunalta Light Rail Transit (LRT) Station is approximately 225 metres northeast (a four-minute walk) from the site.

Land Use Amendment in Sunalta (Ward 8) at 1732 – 11 Avenue SW, LOC2026-0015

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 engaged in email correspondence with the Sunalta Community Association (CA) and the Ward 8 Office. 49 information handouts were also delivered to neighbours within a 100 metre radius of the site. The Applicant Outreach Summary can be found in Attachment 3.

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

Administration received one letter of opposition from the community. The letter noted the potential size and massing in relation to the size of the lot and reduced sunlight for neighbouring lots.

The CA provided a letter of support on 2026 March 25 which can be found in Attachment 4.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed M-H1 District enables multi-residential and discretionary small-scale commercial development and is compatible with the surrounding land uses and developments. The land use is also fitting in terms of transportation as it is proposed near transportation corridors and transit nodes.

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 recommendations and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social
The proposed land use district would allow for a contextually appropriate intensity of housing development. The land use would also allow for discretionary small-scale commercial development, which is not included under the existing land use district. The proposed change better accommodates the day-to-day needs of a wider diversity age groups, lifestyles and demographics.

Land Use Amendment in Sunalta (Ward 8) at 1732 – 11 Avenue SW, LOC2026-0015

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 creates greater opportunity for site development to 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 proposed land use amendment.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Outreach Summary
3. Applicant Submission
4. Community Association Response
5. **Proposed Bylaw 74D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Sunalta on the north side of 11 Avenue SW, 35 metres east of 17 Street SW. The subject site is approximately 0.03 hectares (0.07 acres) in size and are approximately 7.5 metres wide by 40 metres deep. The parcel is currently developed with a two-storey single detached dwelling. The parcel has rear lane access.

Surrounding development is characterized by a mix of low to high-density multi-residential development. The adjacent parcels to the west, south, and east are all designated Multi-Residential – High Density Low Rise (M-H1) District, with multi-residential developments ranging from two to four storeys. The parcel to the north is designated Direct Control (DC) District, which is based on the Centre City Mixed Use District (CC-X). This parcel contains a two storey commercial building.

The site is well served by public transit, a number of parks and a range of commercial and retail amenities. A range of other commercial and retail amenities are located along 10 Avenue SW, approximately 120 metres (a two-minute walk) to the north and at the corner of 11 Avenue and 17 Street approximately 15 metres east (less than a one-minute walk). Sunalta Park is located approximately 135 metres (a two-minute walk) to the east and Sunalta Cottage School Park is located approximately 180 metres (a three-minute walk) to the southeast.

Community Peak Population Table

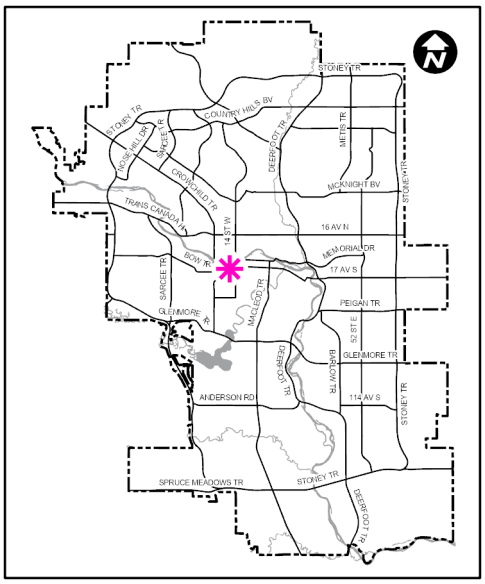
As identified below, the community of Sunalta reached its peak population in 2015.

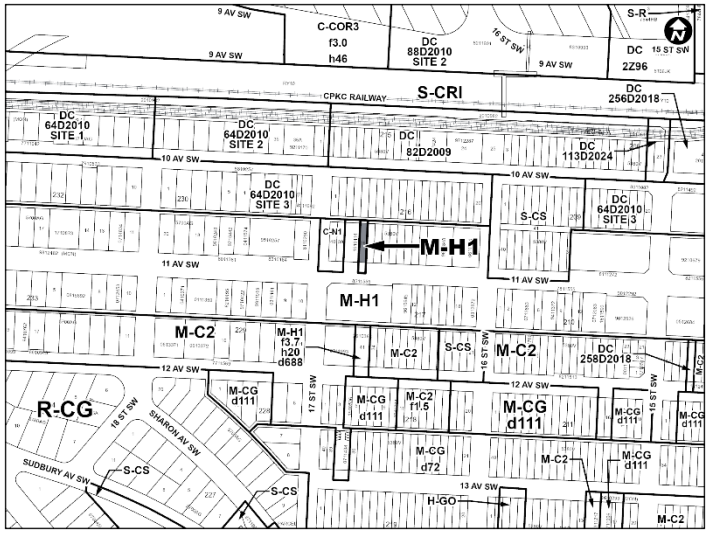
Sunalta	
Peak Population Year	2015
Peak Population	3,454
2019 Current Population	3,239
Difference in Population (Number)	- 215
Difference in Population (Percent)	- 6.22%

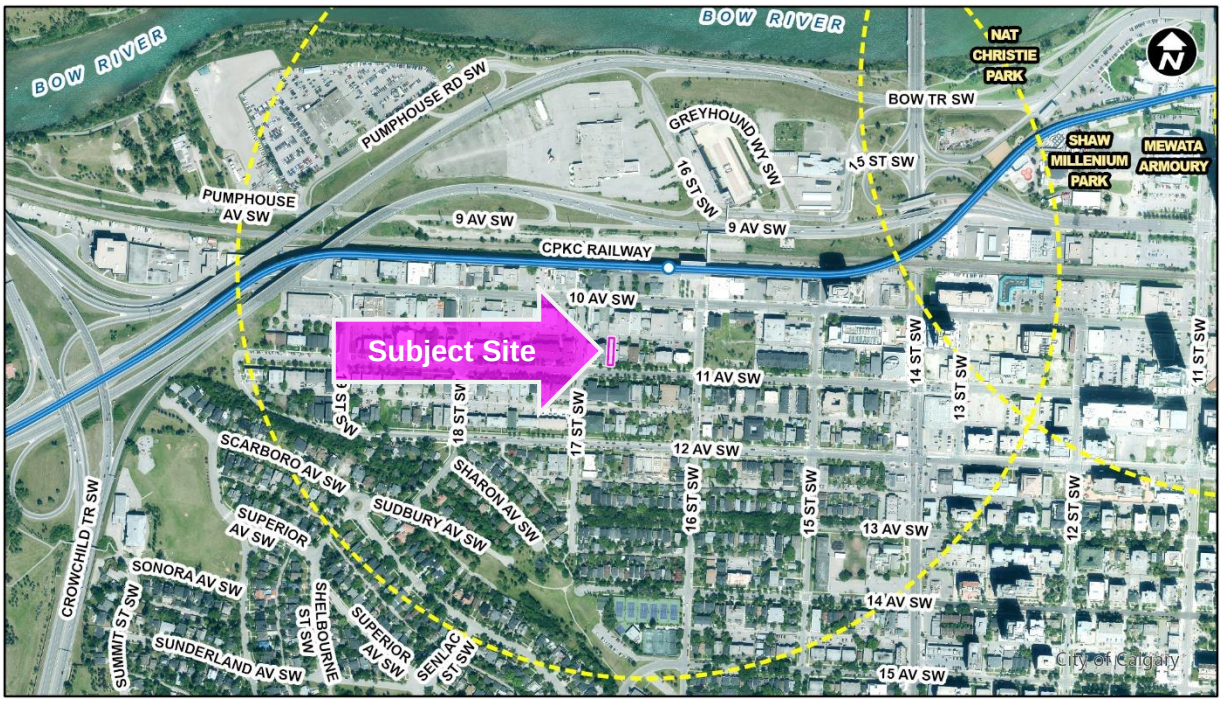
Source: *The City of Calgary 2019 Civic Census*

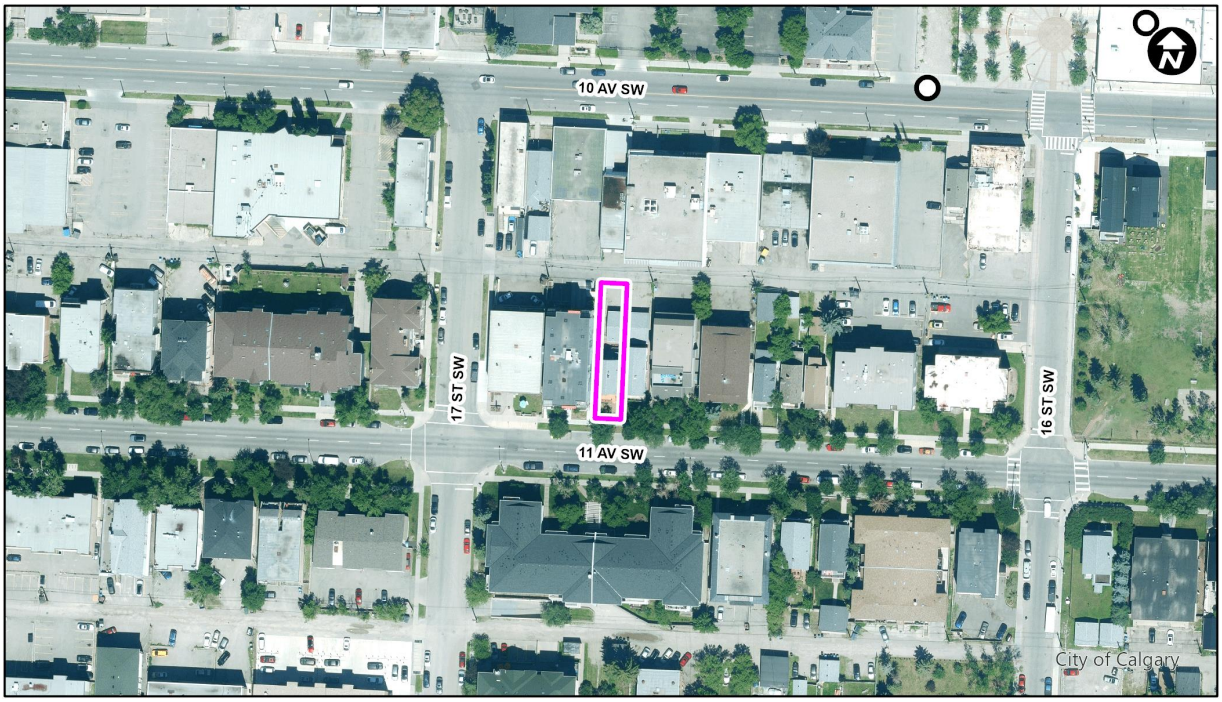
Additional demographic and socio-economic information may be obtained online through the Sunalta Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing DC District (Bylaw 22Z2004) is based on the (R-M5) Residential Medium Density Multi-Dwelling District of the previous Land Use Bylaw 2P80 and is intended to provide for a variety of low profile residential building forms in a medium density range. The DC District allows for a maximum building height of 12 metres and a maximum density of 210 units per hectare. The DC specific regulations relate to office use, signage, and parking. Office uses may be located within the existing building.

The proposed M-H1 District enables low-rise multi-residential and discretionary small-scale commercial development. The M-H1 District is typically located near transportation corridors and nodes. The proposed M-H1 District would allow for a maximum floor area ratio (FAR) of 4.0, a maximum building height of 26.0 metres and a minimum density of 150 units per hectare. Based on the subject site parcel area, this would allow for a minimum of 5 dwelling units. Commercial uses in the district are discretionary and limited to a maximum use area of 325 square metres per commercial multi-residential use. The existing commercial retail use area is well within the maximum use area limit.

Development and Site Design
The rules of the proposed M-H1 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 midblock site, additional items that would be considered through the development permit process include, but are not limited to:

- addressing the interface with the lane; and
- ensuring appropriate access, signage, and interface with the street.

Transportation
The site is currently accessed via an existing sidewalk on 11 Avenue SW, is serviced by a rear lane and is also well served by Calgary Transit. The subject site is approximately 300 metres (a five-minute walk) from a bus stop serving an eastbound Route 90 (Bridgeland / University of Calgary). It connects through the Beltline, and into the downtown core with further access to LRT stations and other transit routes. The Sunalta LRT Station is approximately 225 metres northeast (a four-minute walk) of the site.

There is a 2.134 metre public realm setback required on each side of 11 Avenue SW.

The subject site is within Residential Parking zone "SNA", and there are currently no on-street parking restrictions.

Environmental Site Considerations
No environmental concerns were noted.

Utilities and Servicing
Water, storm and sanitary sewers are available to service this site. Waste and recycling are serviced via the rear lane.

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 within the Neighbourhood Main Street area identified in the *Municipal Development Plan* (Map 1: Urban Structure). The applicable policies encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings with the highest densities occurring in close proximity to transit stops or Activity Centres. An appropriate transition between the Neighbourhood Main Street area and the adjacent residential areas is required to ensure a consistent scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community. The proposal is consistent with the applicable policies in the MDP as it creates higher densities residential close to transit station and encourages public transit ridership.

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 Flex category (Map 3: Urban Form) with a High building scale modifier (Map 4: Building Scale), which allows for up to 26 storeys. The LAP encourages a mix of commercial and residential uses in the area. Buildings should be oriented to the street and units may accommodate commercial or residential uses. The site is also located within the Sunalta LRT Station Area (Sunalta Core Zone). Development within the transit station area should implement recommended Always Available for All Ages and Abilities (5A) Network enhancements and improve connections to the station. The proposal is consistent with the applicable policies in the LAP as it creates multi-residential opportunities close to transit station.

Applicant Submission

Invistec Consulting Ltd.

March 6, 2026

RE: 1732 11 AVE SW LAND USE REDESIGNATION APPLICATION

On behalf of the landowner, Silver Cove Ltd., Invistec Consulting is submitting this application to redesignate 1732 11 Avenue SW, in the community of Sunalta. The property has an existing building, with detached garage, that was previously used as offices for several small businesses. The applicant is seeking to redesignate to Multi-Residential — High Density Low Rise District (M-H1) to expand their small business, a gemstone retail store, into the Calgary market, through the Retail and Consumer Service use.

The application was originally submitted with the intention to redesignate to Commercial – Neighbourhood 1 (C-N1). However, after discussions with Administration and at their recommendation, the application was resubmitted to redesignate to M-H1. This change was made to align with adjacent land uses along 11 Ave SW and within Sunalta to provide future development flexibility on the parcel. Community outreach was initially completed based on redesignation to C-N1 and all parties will be informed of the change to M-H1 following circulation of the application.

Existing and Proposed Land Use Districts

The parcel is currently designated as Direct Control 22Z2004, which is based on the Residential Medium Density Multi-Dwelling District (RM-5) of the City's previous Land Use Bylaw 2P80. The purpose of the RM-5 district is to provide residential building forms in a medium density range, and the DC allows for the additional discretionary use of Offices. Both the existing DC district and RM-5 are no longer viable to support street- oriented commercial uses or align with adjacent land use districts along 11 Ave SW and in Sunalta. A land use redesignation is required to facilitate a retail use and align with City's current Land use Bylaw 1P2007.

The parcel's characteristics align with the purpose and intent of the M-H1 district, and it is being proposed to redesignate the parcel to M-H1 to allow for more contextually appropriate retail uses under Land Use Bylaw 1P2007 (LUB).

West Elbow Local Area Plan

Within the West Elbow Local Area Plan (LAP) the parcel is designated as Neighbourhood Flex, which represents the more commercially oriented areas of the LAP that support frequent pedestrian interaction with the buildings and a moderate to high volume of pedestrian movement. The current DC district does not align with the Neighbourhood Flex purpose and policies, and redesignation is required to allow for a commercial retail business. The table below demonstrates how the M-H1 district aligns with the Neighbourhood Flex policies in the LAP.

LAP Policy	M-H1 & Application Conformity
2.2.1.1 Neighborhood Commercial and Neighbourhood Flex	
Land Use a. Development in Neighbourhood Commercial and Neighbourhood Flex areas may include a range of uses in stand-alone or mixed-use buildings.	The M-H1 district prescribes a variety of commercial uses beyond the existing Offices use the current DC district allows, including Retail and Consumer Service. The proposed retail business will be in an existing stand-alone building.
Land Use b. Vehicle-oriented uses should not be located in any one or more of the following: i. in areas of high pedestrian activity; ii. within transit station areas; or, iii. where the use interferes with access to cycling infrastructure.	The M-H1 district is intended to be typically located near transit and transportation nodes and include a range of support for commercial uses. Since this area has high pedestrian activity and proximity to a transit station, a pedestrian oriented commercial use is being proposed.
Site, Building, Landscape Design c. Development in Neighbourhood Commercial and Neighbourhood Flex areas should: iii. provide access to off-street parking and loading areas form a lane;	The M-H1 district and parcel characteristics further align with this policy by providing access to off-street parking, pedestrian access to the commercial use, and loading areas from the lane. The parcel has lane access for loading and 3+ dedicated parking stalls.
2.2.1.3 Neighborhood Commercial and Neighbourhood Flex	
Land Use a. Development in Neighbourhood Flex areas may include either commercial or residential uses on the ground floor facing the street.	The proposed redesignation to M-H1 allows commercial uses within the existing building on the floor closest to grade. The intent of the district aligns with this policy.

Given the parcel's characteristics and alignment with the West Elbow LAP, combined with the proximity to the Sunalta LRT station and complementary retail amenities, this location is well suited for further commercial / retail development. Furthermore, this redesignation supports the prioritization of expanding retail and mixed-use areas as outlined in the Municipal Development Plan.

Sincerely,

Jackson Kostiuk

Jackson Kostiuk, MBA, MPlan Planner
Invistec Consulting Ltd.

Applicant Outreach Summary

2025 March 6

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1732 11 Ave SW Land Use Redesignation

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)

Using the City of Calgary's Outreach Assessment Tool, the project was evaluated to have an impact score of 1 and a complexity score of A for a total project score of 1A. The direct approach was applied to engaging on the proposed land use redesignation and two tactics were implemented.

Information Handout: a 1-page information handout was delivered to the Sunalta Community association and all addresses within a 100m radius of the subject site (1732 11 Ave SW) on January 14, 2026. In total, 49 information handouts were delivered and no responses were received.

Stakeholder Emails: The information handout was also sent via email to the Sunalta Community Association and Ward 8 office for information on January 16, 2026. A response was received from the CA, who is supportive of the land use redesignation.

Affected Parties

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

- Addresses within a 100m radius of 1732 11 Ave SW
- Sunalta Community Association
- Ward 8 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.

No responses were received from residents / businesses following the delivery of the information handouts.

A response was received from the Sunalta Community Association on January 16, 2026, who are supportive of the proposed land use change from DC 22Z2004 to C-N1. They are further supportive of the list of permitted uses, including Retail and Consumer Service, which is required to support the future gemstone retail business.

A response was also received from the Ward 8 office on February 3, 2026, who are further supportive of the proposed redesignation to C-N1 and that the existing building is being maintained.

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

No issues or opposition input was received and therefore community feedback did not impact the project or proposed land use change. Support for the land use change from the CA confirmed project direction and alignment with the Sunalta CA Planning and Development Committee objectives.

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

No outreach outcomes were communicated back to residents / businesses directly, since no feedback was received.

calgary.ca/planningoutreach

Community Association Response

SUNALTA
Community Association

Attn: Jeff Hanson
RE: **LOC2026-0015**

March 25, 2026

The Sunalta Community Association is providing this letter in response to the Land Use Application LOC2026-0015.

The SCA development committee has reviewed the package delivered via email and was engaged by the applicant via email several times before submission to better understand the intent of the project when it was intending to move from a DC to C-N1 and share our concerns around possible signage. The additional flexibility in the future should this site redevelop with M-H1 is in alignment with the West Elbow Local Area Plan, and would help encourage some mixed use or neighbourhood flex in the future.

The SCA supports the new intended land use change and recommends approval of the application.

Thank you for your consideration of our input to the proposal,

Micheal Jones
President and Director of Planning and Development Committee

1627, 10 Avenue SW
Calgary, Alberta
T3C 0J8
(403) 244-2608
www.sunalta.net

PROPOSED

CPC2026-0415
ATTACHMENT 5

BYLAW NUMBER 74D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0015/CPC2026-0415)

* *

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 _____

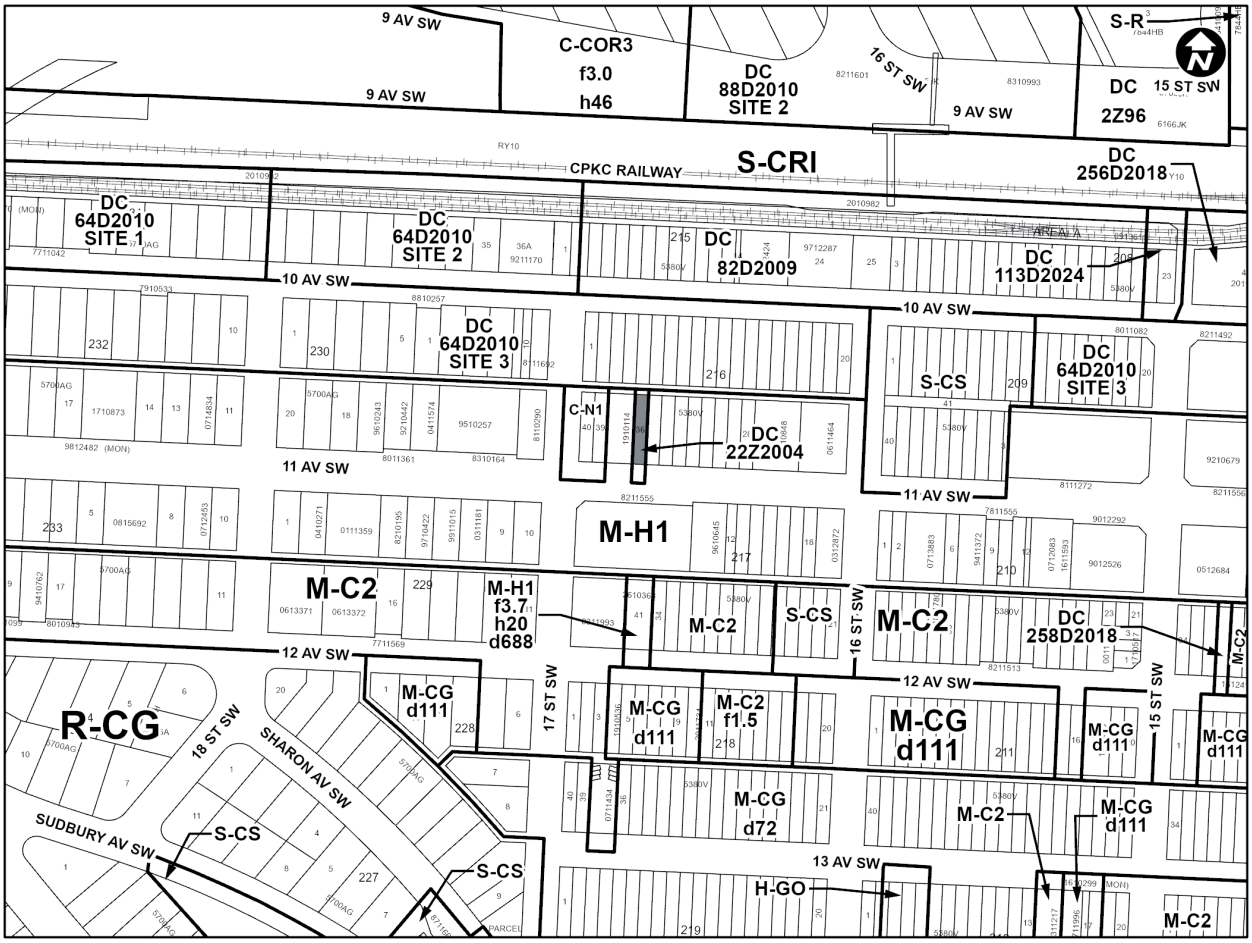
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0015/CPC2026-0415
BYLAW NUMBER 74D2026

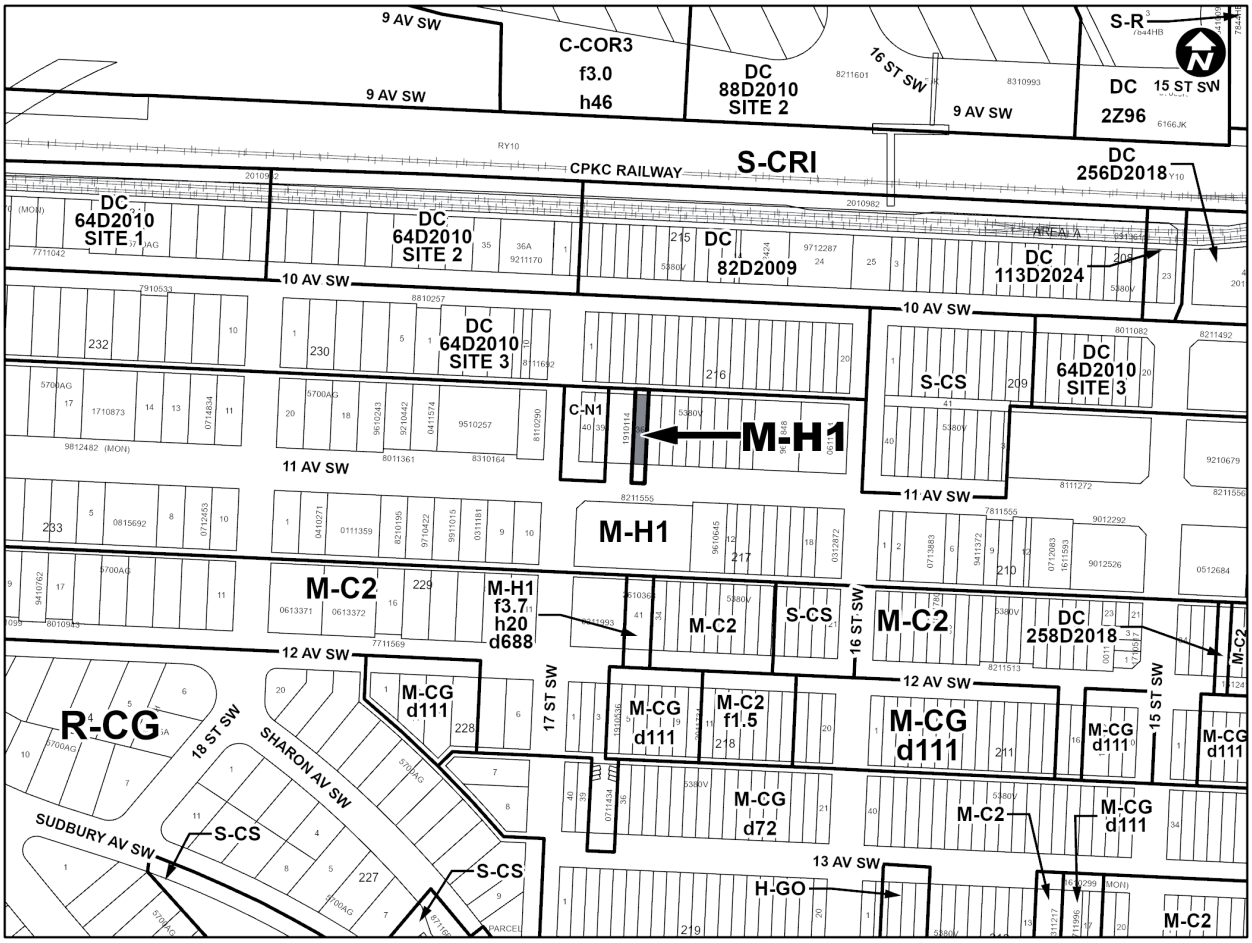
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0015/CPC2026-0415
BYLAW NUMBER 74D2026

SCHEDULE B



Land Use Amendment in South Calgary (Ward 8) at 1516 – 29 Avenue SW, LOC2025-0224

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1516 – 29 Avenue SW (Plan 4479P, Block 27, Lots 7 and 8) from Multi-Residential – Contextual Low Profile (M-C1d75) District to Commercial – Corridor 1 f1.0h12 (C-COR1f1.0h12) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 14:

That Council give three readings to **Proposed Bylaw 75D2026** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1516 – 29 Avenue SW (Plan 4479P, Block 27, Lots 7 and 8) from Multi-Residential – Contextual Low Profile (M-C1d75) District to Commercial – Corridor 1 f1.0h12 (C-COR1f1.0h12) District.

Excerpt from the Minutes of the 2026 May 14 Regular Meeting of the Calgary Planning Commission:

"Revised Attachment 4 was distributed with respect to Report CPC2026-0381."

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for commercial development in an existing building, with the opportunity for future redevelopment of the site to include commercial or mixed-use buildings up to 12 metres (three to four storeys).
- The proposal represents an appropriate land use change to facilitate incremental growth of a developing commercial and mixed-use node along 14 Street SW and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *West Elbow Communities Local Area Plan* (LAP).
- What does it mean to Calgarians? The proposed Commercial – Corridor 1 f1.0h12 (C-COR1f1.0h12) District would allow for a variety of commercial and retail uses in a location that has a growing concentration of neighbourhood-scale commercial.
- Why does it matter? The proposed redesignation would facilitate the development of additional commercial uses to serve the surrounding community in a contextually appropriate location and building form.
- Two development permit applications (DP2026-01493 for interior changes and DP2026-01478 for exterior changes) have been submitted and are under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of South Calgary, was submitted by the owner, Certus Developments, on 2025 November 12. As outlined in the Applicant Submission (Attachment 2), the purpose of this land use amendment is to facilitate the development of commercial uses and renovation of the existing building in a form similar to

development directly to the east. The applicant has also indicated that this land use aligns with their longer-term vision for the site, as they intend to comprehensively redevelop the site together with adjacent parcels to the east, which are also owned by Certus and designated as the C-COR1 District. A development permit application for exterior renovations (DP2026-01478) was submitted on 2026 March 17 and is under review. Another development permit application for a restaurant, outdoor café and office (DP2026-01493) was submitted on 2026 March 18 and is also under review.

The 0.06 hectare (0.14 acre) midblock site is located on the north side of 29 Avenue SW and is currently developed with a single storey dwelling and a parking area accessed from the rear lane to the north. Surrounding development is characterized by a variety of housing types to the north and west, with offices and community-scale retail including restaurants and consumer service businesses to the south and east. Nearby amenities include commercial development along 14 Street SW, Calgary Public Library's Guiffre Family Library, the Marda Loop Communities Association, the South Calgary outdoor pool and splashpad and the South Calgary Park and Marda Loop pump track.

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 delivered letters about the proposed land use amendment to 219 homes and businesses within a two-block radius. 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 response from the Marda Loop Communities Association (CA) but they did not state whether they are in favour or in opposition of the application (Attachment 4). The CA indicated that they had been in touch with the applicant and noted concerns with the intersection at 14 Street SW and 29 Avenue SW, stating that existing businesses within the block generate substantial traffic and parking demand. No comments were received from the public.

Land Use Amendment in South Calgary (Ward 8) at 1516 – 29 Avenue SW, LOC2025-0224

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The concerns identified by the CA were addressed outside of the application, with Administration providing information directly to the CA. The details of the proposed site development including building design, parking, and offsite impacts are being reviewed and determined through 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 application would enable the existing node of commercial and mixed-use developments in this location to grow incrementally, continuing to provide services and commercial amenities 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 are being explored and encouraged through the development permit review.

Economic
This application enables a more efficient use of land as well as existing infrastructure, services, and amenities in the surrounding community.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this project.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Revised** Communities Association Response
5. **Proposed Bylaw 75D2026**

Land Use Amendment in South Calgary (Ward 8) at 1516 – 29 Avenue SW, LOC2025-0224

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of South Calgary on the north side of 29 Avenue SW. The midblock site is approximately 0.06 hectares (0.14 acres) in area and measures approximately 15 metres wide and 38 metres deep. It is currently developed with a single storey building containing multiple dwelling units and an uncovered parking area accessed from the rear lane to the north.

Surrounding development is characterized by a variety of housing types, community-scale retail, restaurants, offices and consumer service businesses, including some of these uses in mixed use buildings. Nearby amenities include Calgary Public Library's Guiffre Family Library within 300 metres (a five-minute walk), the Marda Loop Communities Association within 300 metres (a five-minute walk), the South Calgary outdoor pool and splashpad within 350 metres (a six-minute walk) and the South Calgary Park and Marda Loop pump track within 250 metres (a four-minute walk).

The site is in close proximity to transit routes on 14 Street SW, which is a Neighbourhood Main Street. Specifically, the subject site is approximately 85 metres (a one-minute walk) away from both northbound and southbound Route 7 (Marda Loop) and Route 22 (Richmond Road) bus stops.

Community Peak Population Table

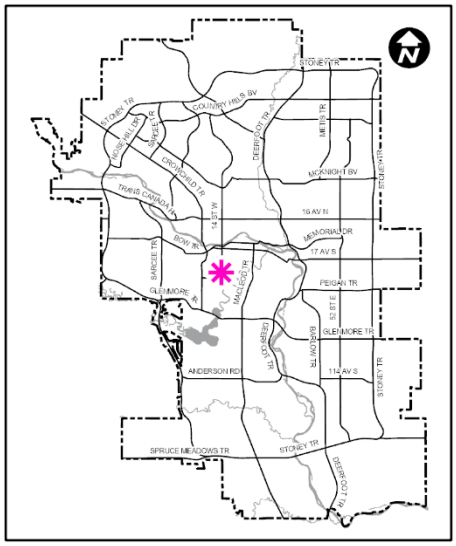
As identified below, the community of South Calgary reached its peak population in 2019.

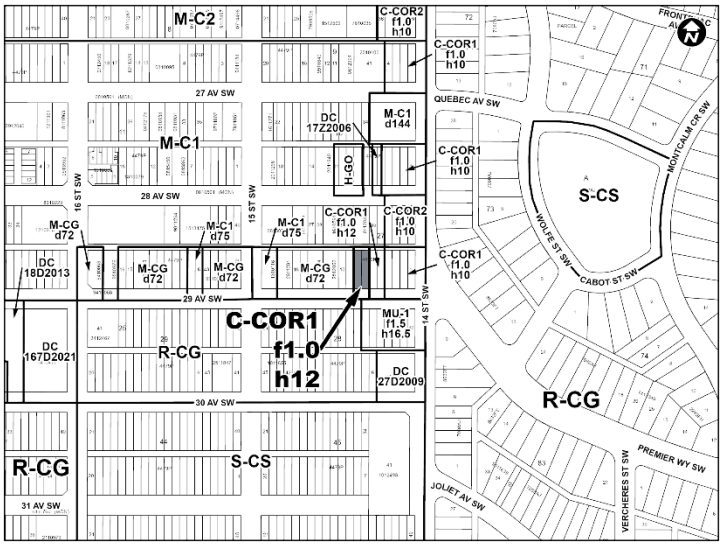
South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

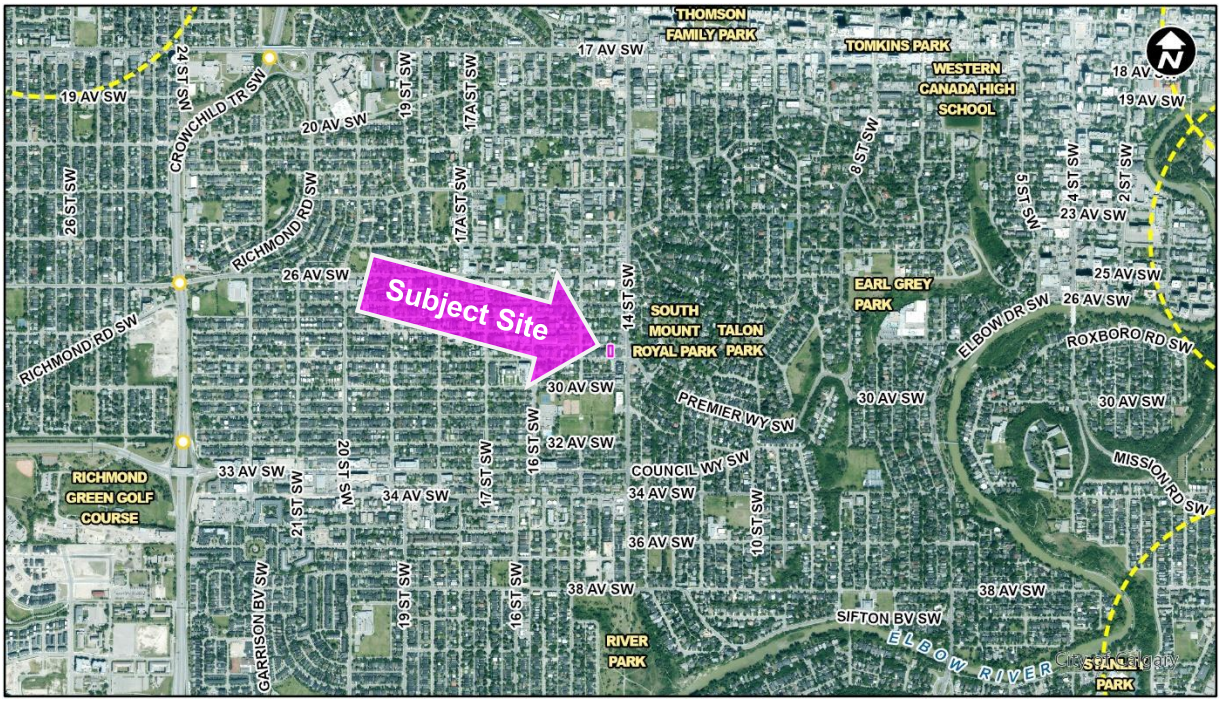
Source: *The City of Calgary 2019 Civic Census*

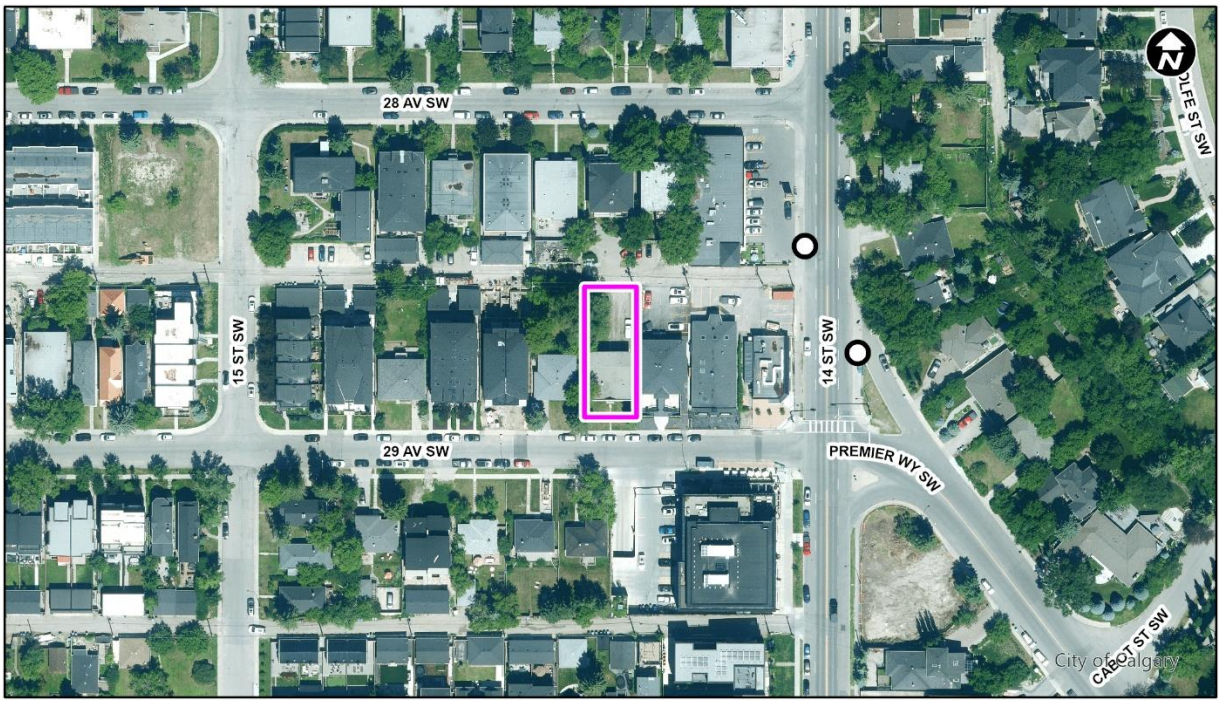
Additional demographic and socio-economic information may be obtained online through the South Calgary Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Multi-Residential – Contextual Low Profile (M-C1d75) District accommodates primarily apartment buildings and townhouses. The existing building on the site was built prior to the designation of the parcel as the M-C1d75 District, however the Single Detached Dwelling use is discretionary within the district. The M-C1d75 District establishes a maximum building height of 14 metres (three to four storeys) and a maximum density of 75 units per hectare (four units on this parcel).

The proposed Commercial – Corridor 1 f.10h12 (C-COR1f1.0h12) District allows for primarily commercial or mixed-use development that must include commercial storefronts and may include residential units on upper floors of buildings. The proposed district would enable a maximum floor area ratio (FAR) of 1.0, which would allow for approximately 580 square metres of development and a maximum building height of 12 metres (three to four storeys). The proposed C-COR1 District would enable development that continues to provide commercial amenities for the community in a location and building form that provides a gradual transition of uses and intensity between the Neighbouhood Main Street corridor along 14 Street SW and the residential areas to the west of the site. The parcels directly to the east of the site are also designated C-COR1, which would allow for coordinated redevelopment of the parcels in the future, as intended by the applicant and owner. Such redevelopment could complement the buildings to the south of the parcel and continue to provide commercial and mixed uses in the growing community node at this intersection.

Development and Site Design
The rules of the proposed C-COR1 District would provide guidance for the future redevelopment of the site including building height and design, landscaping, street façade, and parking. Given the location and context of this site, the development permit process will also consider how to sensitively integrate the building with adjacent residential uses to the west and north, and how to activate the street interface with 29 Avenue SW.

Transportation
Pedestrian access to the site is available from 29 Avenue SW, connecting to the 14 Street SW corridor. Additionally, the network of sidewalks throughout the neighbourhood provides multiple routing options for pedestrians and is readily available adjacent to the property.

The subject site is also within proximity to the City's existing bicycle and pathway network with the existing multi-use pathway along 20 Street SW, connecting to the greater 5A Network.

The area is well-served by Calgary Transit. The stops for the northbound and southbound transit Route 7 (Marda Loop) and Route 22 (Richmond Road) are all approximately 85 metres (a one-minute walk) away from the site on 14 Street SW. Additionally, the parcel is within 900 metres (a 15-minute walk) of the Route 6 (Killarney / 26 Avenue) stop on 17A Street SW.

Vehicle access to the site is currently available from the lane with access in a redevelopment scenario also anticipated to be from the adjacent lane to the north.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water, storm and sanitary mains are available to service the subject site. Details of the site servicing will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
Administration's recommendation aligns with the policy direction of the *South Saskatchewan Regional Plan*, which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)
The subject site is located in the Developed Residential – Inner City area on Map 1: Urban Structure of the *Municipal Development Plan* (MDP) and is within a Neighbourhood Main Street area located along 14 Street SW. The applicable MDP policies encourage the development of neighbourhood-scale commercial along Neighbourhood Main Streets and in strategic locations of inner-city communities to provide commercial amenities and consumer services to residents. The policies also encourage a transition within the Main Street area from higher-intensity development fronting onto the Main Street, to lower-intensity development moving into residential areas. The proposal to redesignate the site to the C-COR1 District would allow for this transition and enable commercial and mixed-use development that aligns with the applicable policies of the MDP.

Calgary Climate Strategy (2022)
This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit review.

West Elbow Communities Local Area Plan (Statutory – 2025)
The subject site is identified as being within a 'Neighbourhood Connector' area on Map 3: Urban Form of the *West Elbow Communities Local Area Plan* (LAP), with a 'Limited - Modified' building scale modifier on Map 4: Building Scale, which allows for development up to four storeys. While Neighbourhood Connector areas are intended to be primarily residentially focused, the applicable LAP policies enable some neighbourhood-scale commercial and mixed-uses, particularly along commercial-residential transition areas. This parcel is close to Neighbourhood Commercial areas along 14 Street SW, and the C-COR1 District does allow for residential development that can sensitively interface with adjoining residential districts. Policies within the LAP also direct that the boundaries of Urban Form categories should not be measured exactly or interpreted at the parcel level, but interpreted within the context of the proposed development. Administration has determined this to be an appropriate location for commercial and mixed-uses given the proximity to the 14 Street SW corridor and the Neighbourhood Commercial areas, the intent to mirror the western extent of commercial mixed-use development directly across 29 Avenue SW, and the opportunity for this to enable a transition from the current and planned commercial intensity along the 14 Street SW Neighbourhood Main Street to primarily residential areas to the west.

Applicant Submission

certus Developments Inc.

February 27, 2026

RE: Land Use Redesignation Application for 1516 29 Avenue SW

The enclosed application is for a land use redesignation for the parcel located at 1516 29 Avenue SW. Certus Developments has built a reputation of delivering best in class projects across the city and the redesignation requested in this application will help to facilitate the delivery of another such project in one of Calgary's most vibrant established neighbourhoods.

Land Use Redesignation

Our vision at 1516 29 Avenue is to expand on the boutique commercial experience we have created on the eastern corner of the block. Our intent is for this node to be similar to what has been developing in some of the former residential structures along 34th Avenue SW. Our current intent is to retain the existing building structure but significantly renovate the building to make the exterior more visually appealing and to facilitate commercial uses.

In order to support this vision, we are requesting to change the land use from the current M-C1 zoning to C-COR1. The current M-C1 zoning is primarily focused on 3-4 storey residential multifamily buildings (max 14.0m height) and would not allow for the type of uses we envision on the property. The proposed C-COR1 land use would allow for a number of possible commercial uses in the future. We are requesting that the C-COR1 land use have a maximum floor area ratio of 1.0, and a maximum allowable height of 12.0m (2.0m less than what is currently permitted) resulting in a finalized land use of C-COR1f1.0h12. This district would also allow for the mixing of residential and commercial uses in the future. The three properties immediately to the east of the subject site (1512 29 Ave SW, 1508 29 Ave SW and 2915 14 Street SW) are all currently zoned C-COR1 so we are simply looking to match that land use in an immediately adjacent context. This will also result in the continuity of base land use districts across the 4 adjacent sites currently owned by Certus.

We believe that this redesignation can be easily supported by the following factors:

- The site is located immediately adjacent to parcels already zoned C-COR1. This would allow for continuity of form and uses directly adjacent to a City identified main street (14th Street SW).
- The site is located directly across the street from an existing commercial building (zoned M-U1). While this application does seek to extend commercial uses one additional parcel west of the main street, it is contextually congruent with the extent of the commercial uses directly across the street.
- The proposed small format commercial uses that this redesignation would facilitate are compatible with the surrounding residential properties and will add both amenity and employment/small business opportunities to an already vibrant, established community.

We believe that this contextually sensitive land use redesignation application will help to support the adaptive re-use and modernization of an existing building, while adding to the vibrancy of the adjacent neighbourhood.

Please do not hesitate to contact me if you have any questions about the enclosed application.
Yours truly,

Joel Tiedemann
Director of Development
CERTUS DEVELOPMENTS INC.

Applicant Outreach Summary

Updated -April 2, 2026

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1516 29 Avenue SW land use application

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)

Between October 29 and October 31, 2025, members of Certus staff hand delivered letters to all homes and businesses within a 2 block radius of the parcel. The letter outlined our plan to redesignate the parcel, and also discussed our future development plans. These letters were delivered to 219 individual locations. Certus staff had a number of conversations with neighbours we encountered while delivering the letters.

A copy of the letter distributed to the neighbouring properties is attached at the end of this form for reference.

April 2, 2026 update:
A large format notice posting sign was installed on the site on March 11. During the advertising period, we received one additional phone call from a property owner on the north side of the alley. She was curious about what our plans were but had no concerns.

Stakeholders

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

All neighbours within a 2 block radius (homes and businesses), the MLCA, the Marda Loop BIA.

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.

Many of the neighbours we spoke to or who responded to the letter expressed appreciation for the proposed revitalization of a nuisance property. The main concern we heard was around parking in the area and several respondents asked if we could maximize parking at the rear of the property. We also had some suggestions for local businesses neighbours would like to see occupy the space.

April 2, 2026 Update:

We received one additional phone call from a neighbour on the north side of the lane following the installation of the large format notice posting. She was curious about what our plans were for the parcel and was happy to hear about additional investment in the area. No concerns about the proposed application were raised.

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.

Prior to Certus purchasing the property, the area adjacent to the alley was just a flat section of unmarked pavement. While we await an over site design and DP submission, Certus has taken the initiative to paint parking lines on the existing asphalt surface which conform to all City of Calgary parking stall standards. Certus also owns the 3 adjacent properties to the east, and when we revitalized each of those properties, we added paved parking sections adjacent to the rear lane. Our overall intent is to create a shared parking pool behind the 4 properties that can be shared by the various tenants in order to reduce pressure on the street parking in the area.

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)

Certus staff responded to each email and phone call response we received individually to address the specific feedback from each respondent.

calgary.ca/planningoutreach

certus Developments Inc.

October 30, 2025

RE: Proposed Land Use Redesignation at 1516 29 Avenue SW

Hello Neighbour!

Certus Developments has recently purchased the building located at 1516 29th Avenue SW and we hope to renovate and reinvigorate the building, so it becomes an asset to the vibrancy of the surrounding community. Certus has a history of completing successful commercial projects throughout the city and specifically in the local area. This includes the Spider Building on 14th Street and 29th Avenue, the 14th Street Market on 14th Street and 25th Avenue, the former hair salon building on the corner of 14th Street and 29th Avenue (soon to be an exciting new restaurant!), and the completely remodeled building at 1512 29th Avenue.

Our vision at 1516 29th Avenue is to continue growing the boutique commercial node we are building around the 29th Avenue and 14th Street intersection. Our current intent is to retain the existing building structure but significantly renovate the building to make the exterior more visually appealing and to facilitate vibrant commercial uses.

In order to support this vision, we will be required to change the land use from the current M-C1 zoning to C-Cor1. The current M-C1 zoning is primarily focused on 3-4 storey (max 14.0m height) residential multifamily buildings and would not allow for the type of uses we envision on the property. The proposed C-Cor1 land use would allow for a number of possible commercial uses in the future. We are anticipating that the eventual C-Cor1 land use will have a maximum floor area ratio of 1.0, and the same maximum allowable height that is currently permitted. This zone would also allow for the mixing of residential and commercial uses in the future. The three properties immediately to the east of the subject site (1512 29 Ave SW, 1508 29 Ave SW and 2915 14 Street SW) are all currently zoned C-Cor1 so we are simply looking to match that land use in an immediately adjacent context. Our current plan for the building is only to upgrade/update the look of the building and add in commercial uses.

Current view of the subject property, zoned M-C1:



Rendered image of the updated building with commercial uses under the C-Cor1 land use :



Prior to making a formal land use redesignation application to the city, we wanted to reach out to our neighbours to see if there is any feedback on our proposal. Should you have any comments, questions, or concerns, about what has been outlined above, please do not hesitate to contact me directly.

Yours truly,

Joel Tiedemann
Director of Development
e: certusjt@icloud.com
CERTUS DEVELOPMENTS INC.

#401, 3007 - 14th Street SW
Calgary, Alberta T2T 3V6

Communities Association Response

2026 May 7

[External] Re: LOC2025-0224- Circulation to Marda Loop CA Summarize this email

MD MLCA Development<development@mardaloop.com>
To: Nielsen, Sarah M.

Reply Reply all Forward ...
Thu 5/7/2026 6:41 PM

Flagged

[redacted] View conversation

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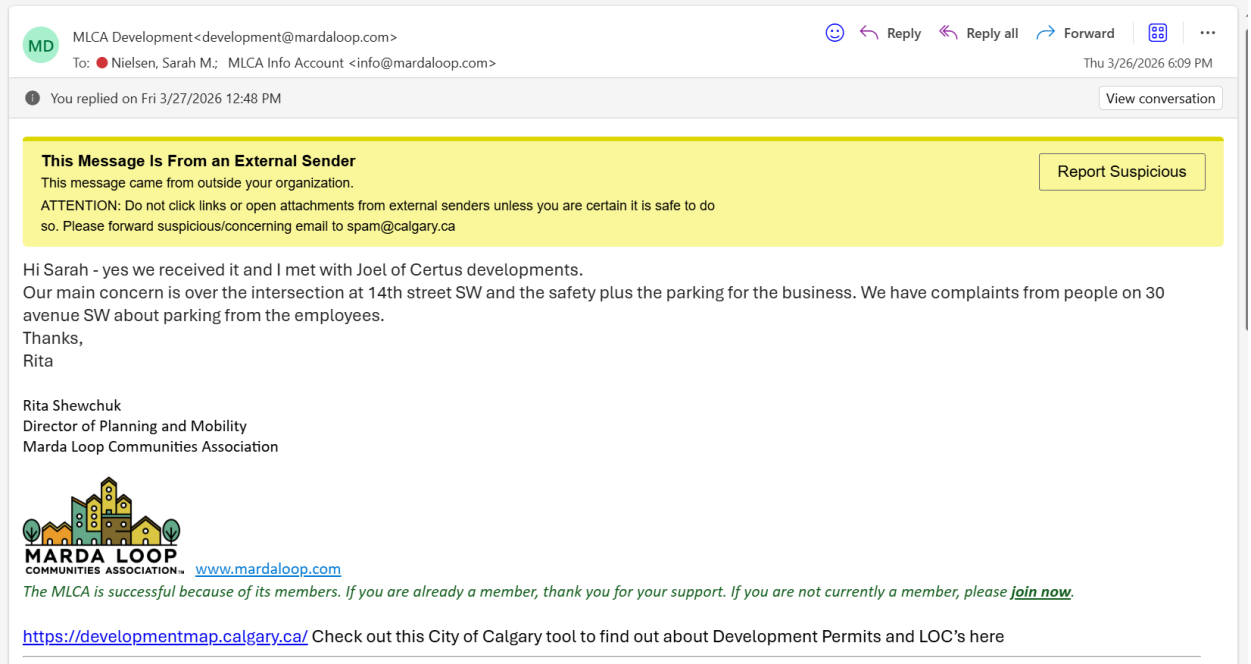
Report Suspicious

Hi Sarah,
Thank you very much for keeping me up to date. If not too late, I will add that we aren't for or against this DP which I realize isn't the response that you require.
I am getting mobility complaints from people on 30th avenue SW upset with the parking situation from restaurant and retail shopping plus the employees that work there. Our position at Marda Loop Communities is to remain neutral as much as we can. This does fit within the West Elbow Local Area Plan as it is on a Neighbourhood Connector street and it is a low modified building. I urge the City to consider that this proposed business will not just be serving the Marda Loop area but rather the entire City so some thought as to parking and transit access would help.
Thanks,
Rita

Thanks,

Rita Shewchuk
Director - Planning and Mobility MLCA
Email: development@mardaloop.com

2026 March 26



MD

MLCA Development<development@mardaloop.com>

To: Nielsen, Sarah M.; MLCA Info Account <info@mardaloop.com>

Reply Reply all Forward

Thu 3/26/2026 6:09 PM

You replied on Fri 3/27/2026 12:48 PM

View conversation

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 Sarah - yes we received it and I met with Joel of Certus developments.
Our main concern is over the intersection at 14th street SW and the safety plus the parking for the business. We have complaints from people on 30 avenue SW about parking from the employees.
Thanks,
Rita

Rita Shewchuk
Director of Planning and Mobility
Marda Loop Communities Association

MARDA LOOP COMMUNITIES ASSOCIATION

www.mardaloop.com

*The MLCA is successful because of its members. If you are already a member, thank you for your support. If you are not currently a member, please **join now**.*

https://developmentmap.calgary.ca/ Check out this City of Calgary tool to find out about Development Permits and LOC's here

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.

Many of the neighbours we spoke to or who responded to the letter expressed appreciation for the proposed revitalization of a nuisance property. The main concern we heard was around parking in the area and several respondents asked if we could maximize parking at the rear of the property. We also had some suggestions for local businesses neighbours would like to see occupy the space.

April 2, 2026 Update:

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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.

Prior to Certus purchasing the property, the area adjacent to the alley was just a flat section of unmarked pavement. While we await an over site design and DP submission, Certus has taken the initiative to paint parking lines on the existing asphalt surface which conform to all City of Calgary parking stall standards. Certus also owns the 3 adjacent properties to the east, and when we revitalized each of those properties, we added paved parking sections adjacent to the rear lane. Our overall intent is to create a shared parking pool behind the 4 properties that can be shared by the various tenants in order to reduce pressure on the street parking in the area.

How did you close the loop with stakeholders?
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calgary.ca/planningoutreach

certus Developments Inc.

October 30, 2025

RE: Proposed Land Use Redesignation at 1516 29 Avenue SW

Hello Neighbour!

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Our vision at 1516 29th Avenue is to continue growing the boutique commercial node we are building around the 29th Avenue and 14th Street intersection. Our current intent is to retain the existing building structure but significantly renovate the building to make the exterior more visually appealing and to facilitate vibrant commercial uses.

In order to support this vision, we will be required to change the land use from the current M-C1 zoning to C-Cor1. The current M-C1 zoning is primarily focused on 3-4 storey (max 14.0m height) residential multifamily buildings and would not allow for the type of uses we envision on the property. The proposed C-Cor1 land use would allow for a number of possible commercial uses in the future. We are anticipating that the eventual C-Cor1 land use will have a maximum floor area ratio of 1.0, and the same maximum allowable height that is currently permitted. This zone would also allow for the mixing of residential and commercial uses in the future. The three properties immediately to the east of the subject site (1512 29 Ave SW, 1508 29 Ave SW and 2915 14 Street SW) are all currently zoned C-Cor1 so we are simply looking to match that land use in an immediately adjacent context. Our current plan for the building is only to upgrade/update the look of the building and add in commercial uses.

Current view of the subject property, zoned M-C1:



Rendered image of the updated building with commercial uses under the C-Cor1 land use :



Prior to making a formal land use redesignation application to the city, we wanted to reach out to our neighbours to see if there is any feedback on our proposal. Should you have any comments, questions, or concerns, about what has been outlined above, please do not hesitate to contact me directly.

Yours truly,

Joel Tiedemann
Director of Development
e: certusjt@icloud.com
CERTUS DEVELOPMENTS INC.

#401, 3007 - 14th Street SW
Calgary, Alberta T2T 3V6

PROPOSED

CPC2026-0381
ATTACHMENT 5

BYLAW NUMBER 75D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0224/CPC2026-0381)

* *

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 _____

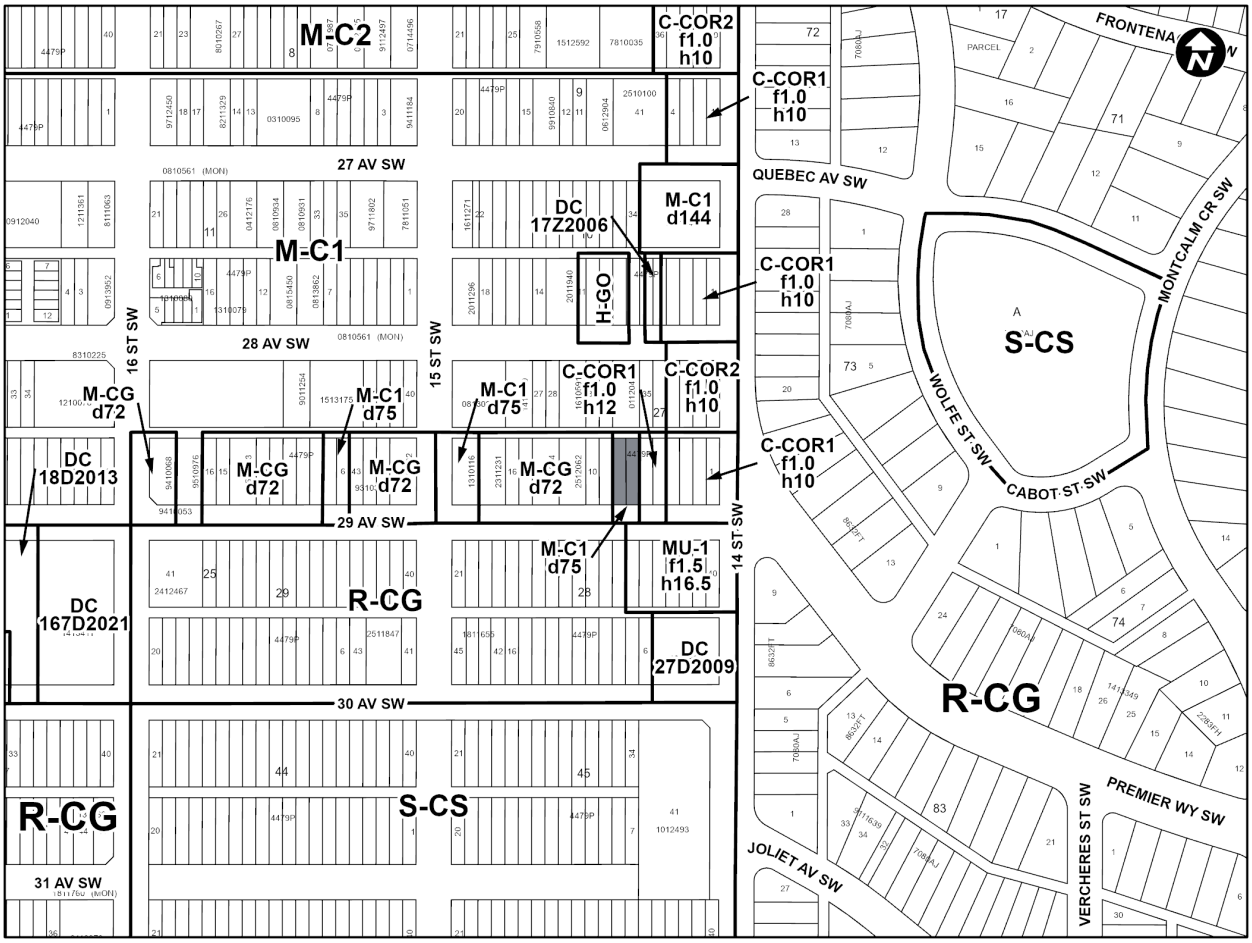
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0224/CPC2026-0381
BYLAW NUMBER 75D2026

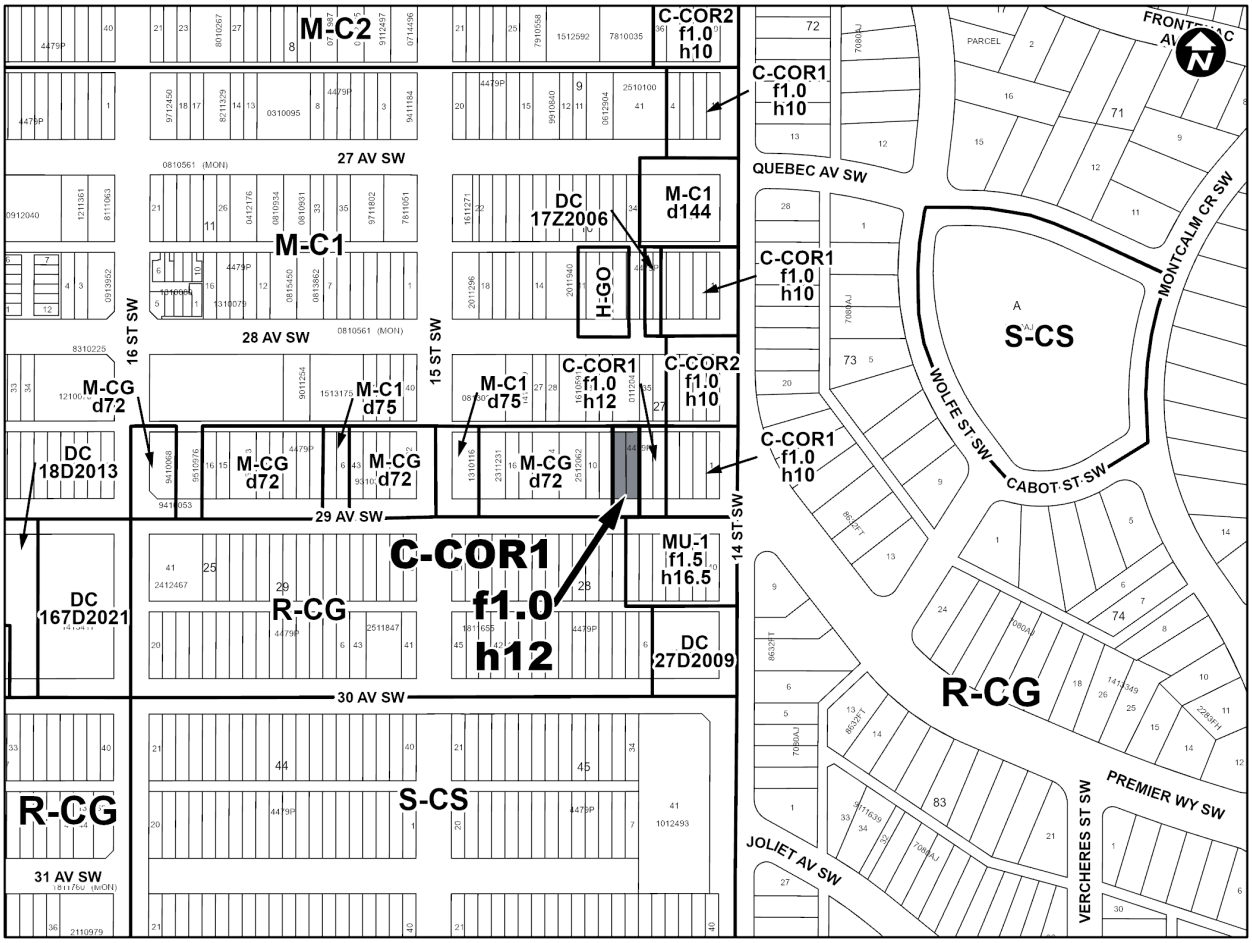
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0224/CPC2026-0381
BYLAW NUMBER 75D2026

SCHEDULE B



Land Use Amendment in Killarney/Glengarry (Ward 8) at 3627 Kildare Crescent SW, LOC2026-0016

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 3627 Kildare Crescent SW (Plan 732GN, Block 4, Lot 35) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 APRIL 16:

That Council give three readings to **Proposed Bylaw 65D2026** for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 3627 Kildare Crescent SW (Plan 732GN, Block 4, Lot 35) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a subdivision and redevelopment with Single Detached Dwellings, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached and duplex dwellings).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does it mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Two development permit applications (DP2025-07355 and DP2025-07356) proposing Single Detached Dwellings with detached garages, and one subdivision application (SB2026-0029) have been submitted and are under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Killarney/Glengarry, was submitted by Horizon Land Surveys on behalf of the property owner, 2781718 Alberta Ltd. (Dave Aurora), on 2026 February 5. As outlined in the Applicant Submission (Attachment 2), the purpose of this land use amendment is to facilitate development of two Single Detached Dwellings with garages accessed from the rear lane. The existing Direct Control (DC) District is based on the R-2 Residential Low Density District of the previous Land Use Bylaw 2P80 and requires a minimum lot width of 11 metres for single detached dwellings, which would preclude this form of development on the subject parcel, which is approximately 17 metres wide. A subdivision application and two development permit applications have been submitted and are

under review. The subdivision application (SB2026-0029) proposes to divide the existing 17.06 metre-wide lot into two 8.53 metre-wide lots, each intended to accommodate a Single Detached Dwelling (DP2025-07355 and DP2025-07356).

The 0.06 hectare (0.15 acre) midblock site is located on the south side of Kildare Crescent SW and is currently developed with a single detached dwelling and garage that is accessed from Kildare Crescent SW. Surrounding development is characterized by a mix of single detached dwellings, semi-detached dwellings, rowhouse buildings and multi-residential developments along 37 Street SW. Nearby amenities include Holy Name School, Killarney School, A. E. Cross School and neighbourhood-scale commercial developments on 26 Avenue SW and 37 Street SW.

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 delivered postcards to neighbours within a 100-metre radius of the site. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration did not receive any comments from the Killarney/Glengarry Community Association. Administration followed up on 2026 March 10 but did not receive a response. One comment was received from the public with concerns regarding the number of units and potential impacts on parking.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The number of units and potential impacts on parking are being reviewed and determined through the submitted development permits.

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.

Land Use Amendment in Killarney/Glengarry (Ward 8) at 3627 Kildare Crescent SW, LOC2026-0016

IMPLICATIONS

Social
The proposed land use application enables the continuation of development in the community of Killarney/Glengarry while providing additional housing types to support Calgary's growing population.

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 review.

Economic
This application enables a more efficient use of land as well as existing infrastructure, services, and amenities in the surrounding community.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this project.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 65D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry on the south side of Kildare Crescent SW. The midblock site is approximately 0.06 hectares (0.15 acres) in area and measures approximately 17 metres wide and 37 metres deep. It is currently developed with a single detached dwelling and detached garage accessed from Kildare Crescent SW.

Surrounding development is characterized by a mix of low density residential uses including single detached dwellings, semi-detached dwellings and rowhouse buildings. Nearby amenities include Holy Name School (a two-minute walk), Killarney School (a seven-minute walk), A. E. Cross School (an eight-minute walk) and neighbourhood-scale commercial developments on 26 Avenue SW (an eight-minute walk) and 37 Street SW (a five-minute walk).

The site is in close proximity to transit routes on 26 Avenue SW, 33 Avenue SW/ Richmond Road SW and 37 Street SW. Richmond Road SW and 37 Street SW are both part of the Primary Transit Network. Specifically, the subject site is approximately 220 metres (a four-minute walk) away from both southbound and northbound Route 9 (Dalhousie Station/Chinook Station) bus stops.

Community Peak Population Table

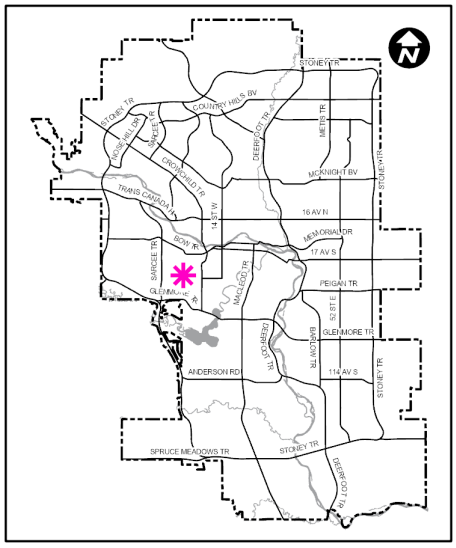
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

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

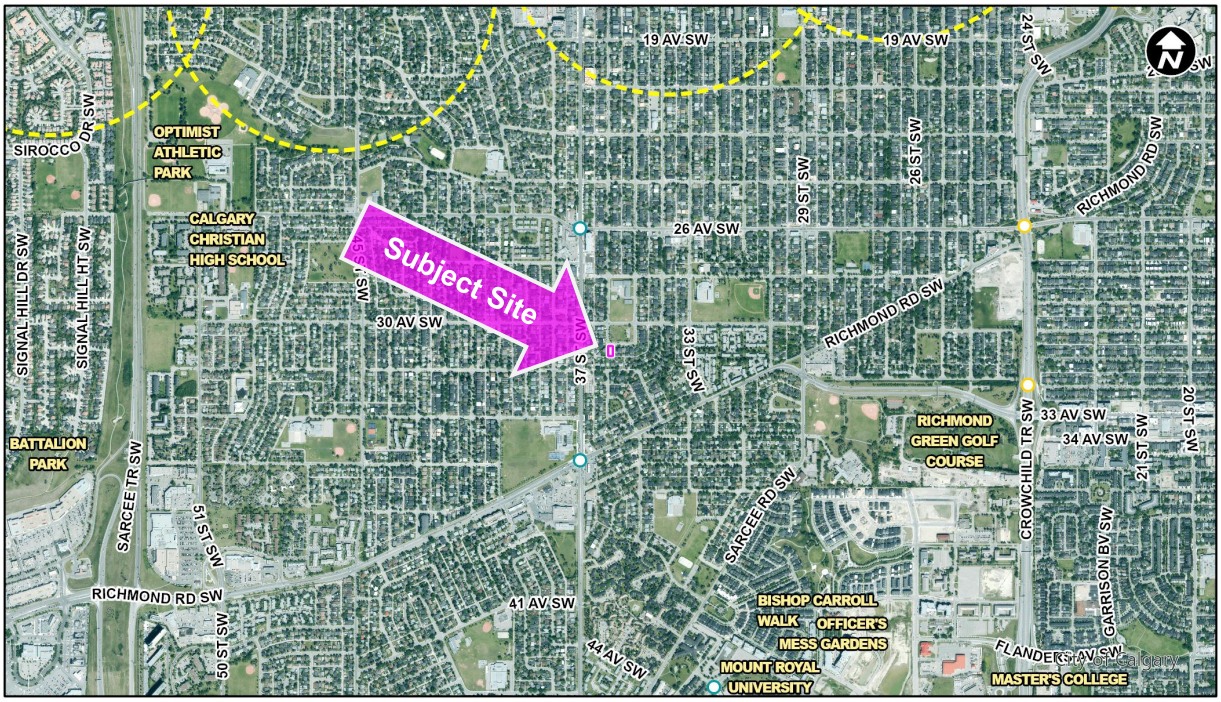
Source: *The City of Calgary 2019 Civic Census*

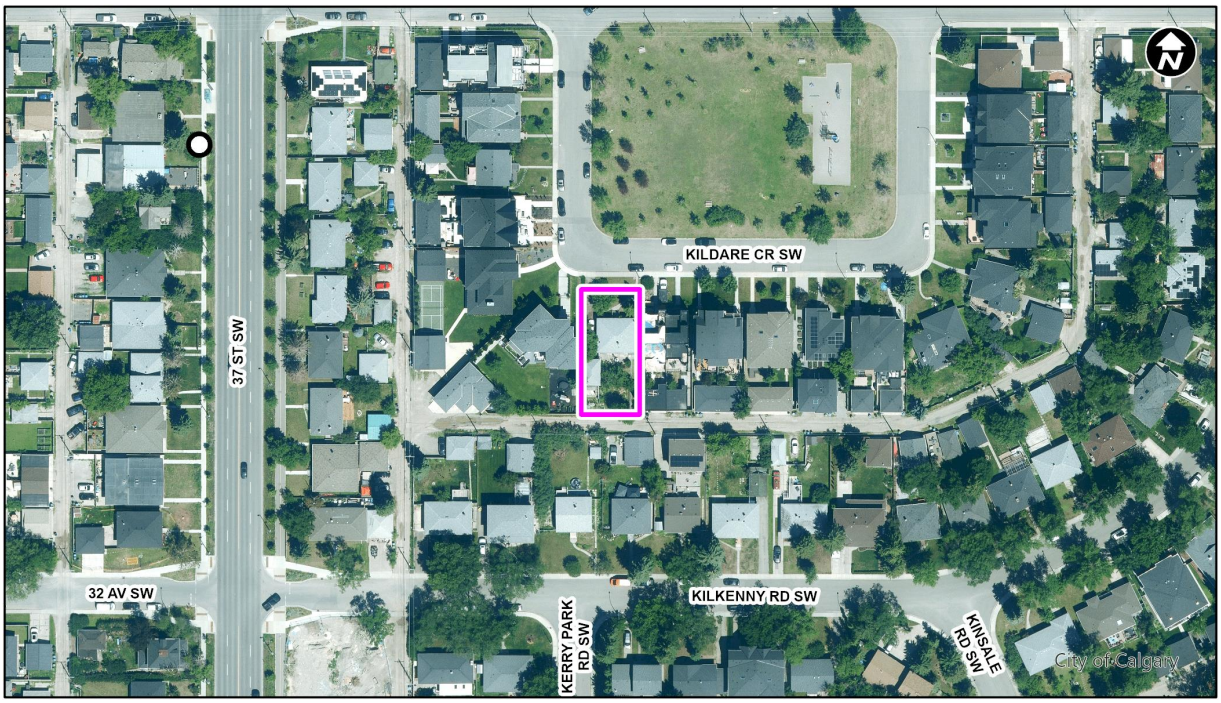
Additional demographic and socio-economic information may be obtained online through the Killarney - Glengarry Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Direct Control (DC) District (Bylaw 28Z91) is based on the R-2 Residential Low Density District of the previous Land Use Bylaw 2P80. The DC District accommodates development in the form of single detached, semi-detached and duplex dwellings. It establishes a minimum lot width of 11 metres for parcels containing single detached dwellings, which would not allow for a subdivision to allow for two single detached dwellings, each on a separate lot. A land use amendment is required to enable this.

The proposed Residential – Grande-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 parcel area, this would allow up to four dwelling units.

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

Development and Site Design
The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including the number of units, building design, landscaping and parking. Given the location and context of this site, the development permit process will also include a review of ways to mitigate shadowing and privacy concerns.

Transportation
Pedestrian and vehicular access to the site is available via Kildare Crescent SW. The subject site is a midblock parcel with lane access. Kildare Crescent SW is classified as a Residential Street and has less than 5,000 vehicle trips per day. The subject site is approximately 220 metres (a four-minute walk) away from both southbound, and northbound Route 9 (Dalhousie Station/Chinook Station) bus stops. The subject parcel is not located in a residential parking zone and there is unrestricted on-street parking on Kildare Crescent SW. Direct vehicular access for any future development is anticipated to be provided from the adjacent lane. A Transportation Impact Analysis was not required in support of this application.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water and sanitary mains are available to service the subject site. Details of the site servicing will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
Administration's recommendation aligns with the policy direction of the *South Saskatchewan Regional Plan*, which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)
The subject site is located in the Developed Residential – Inner City area on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. The proposal to redesignate the site to the R-CG District to accommodate subdivision of the existing parcel to accommodate development of two Singe Detached Dwellings aligns with the applicable policies of the MDP.

Calgary Climate Strategy (2022)
This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit review.

Westbrook Communities Local Area Plan (Statutory – 2022)
The subject site is identified as being within a 'Neighbourhood Local' area on Map 3: Urban Form of the *Westbrook Communities Local Area Plan* (LAP), with a 'Limited' building scale modifier on Map 4: Building Scale, which allows for development up to three storeys. The applicable LAP policies encourage a range of housing types across the plan area while emphasizing that Neighbourhood Local areas, particularly those with a Limited building scale, remain residentially oriented and support privacy and context-sensitive built form. The proposed development of two Single Detached Dwellings generally aligns with the applicable policies of the LAP.

Applicant Submission

Company Name (if applicable):
Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:
Lei Wang

Date:
Feb. 2nd, 2026

On behalf of the landowner, please accept this application to redesignate a +/-0.062 hectare site from Direct Control to R-CG to allow two singles to be built on site. A subdivision for two singles and Development permit will also be submitted to make clear the intention of the application.

The subject site, 3627 Kildare Crescent SW, is a mid-block lot located in the community of Killarney/Glengarry along Kildare Crescent SW. The lot is currently developed with a single detached dwelling built in 1952. Surrounding houses includes single, semi-detached and park space directly to the north of the site.

The site is approximately 0.062 hectares in size. A rear lane exists to the south of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is very close distance to public schools and public transit along 37 Street.

The lot is under Direct Control 28Z91 zoning. The DC bylaw only allows one single or semi-detached to be built on site. The intention is to build two singles with the same maximum height, density, lot coverage, etc. allowed under the current zoning. To make clear of the intention, a subdivision for two singles and development permit will also be filed.

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

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

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 3627 Kildare Crescent SW

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

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

Outreach Strategy

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

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

On October 7th, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff spoke with residents at home.

We have also contacted community association and councilor's office for comments.

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.

Since the proposal is not increasing density, but just to seek for two singles, most residents are quite understandable. Some express concerns asking for assurance that only two singles are being proposed.

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.

File subdivision application for two singles.

File Development Permit application for two singles.

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

Continue engage with local residents, Councillor office and community association.

calgary.ca/planningoutreach

PROPOSED

CPC2026-0302
ATTACHMENT 4

BYLAW NUMBER 65D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0016/CPC2026-0302)

* *

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 LOC2026-0016/CPC2026-0302
BYLAW NUMBER 65D2026

SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0016/CPC2026-0302
BYLAW NUMBER 65D2026

SCHEDULE B



Land Use Amendment in Killarney/Glengarry (Ward 8) at 2823 – 30 Street SW, LOC2026-0009

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 2823 – 30 Street SW (Plan 732GN, Block 9, Lot 54 and portion of Lot 53) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 APRIL 16:

That Council Give three readings to **Proposed Bylaw 66D2026** for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 2823 – 30 Street SW (Plan 732GN, Block 9, Lot 54 and portion of Lot 53) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a subdivision and redevelopment with Single Detached Dwellings, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached and duplex dwellings).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does it mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Two development permit applications (DP2026-00867 and DP2026-00868) proposing Single Detached Dwellings with detached garages, and one subdivision application (SB2026-0041) have been submitted and are under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Killarney/Glengarry, was submitted by Horizon Land Surveys on behalf of the property owner, Ian Lau Scott, on 2026 January 27. As outlined in the Applicant Submission (Attachment 2), the purpose of this land use amendment is to facilitate development of two Single Detached Dwellings with detached garages accessed from the rear lane. The existing Direct Control (DC) District is based on the R-2 Residential Low Density District of the previous Land Use Bylaw 2P80 and requires a minimum lot width of 11 metres for Single Detached Dwellings, which would preclude this form of development on the subject parcel, which is approximately 17 metres wide. A subdivision

application and two development permit applications have been submitted and are under review. The subdivision application (SB2026-0041) proposes to divide the existing 17.08 metre-wide lot into two 8.54 metre-wide lots, each intended to accommodate a Single Detached Dwelling (DP2026-00867 and DP2026-00868).

The 0.06 hectare (0.15 acre) midblock site is located on the west side of 30 Street SW and is currently developed with a single detached dwelling with driveway access from 30 Street SW and a garage that is accessed from the rear lane. Surrounding development is characterized by a mix of single detached dwellings, semi-detached dwellings and rowhouse buildings. Nearby amenities include Killarney School, neighbourhood-scale commercial developments on 26 Avenue SW and Richmond Road SW, the Killarney/Glengarry Community Association and Richmond Green Park.

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 delivered postcards to neighbours within a 100-metre radius of the site. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration did not receive any comments from the Killarney/Glengarry Community Association (CA). Administration followed up with the CA on 2026 February 27 but did not receive a response. One comment was received from the public with concerns regarding the number of units, building design, parking, privacy and offsite impacts.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The number of units, building design, parking, privacy and offsite impacts are being reviewed and determined through the submitted development permits.

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.

Land Use Amendment in Killarney/Glengarry (Ward 8) at 2823 – 30 Street SW, LOC2026-0009

IMPLICATIONS

Social
The proposed land use application enables the continuation of development in the community of Killarney/Glengarry while providing additional housing types to support Calgary's growing population.

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 review.

Economic
This application enables a more efficient use of land as well as existing infrastructure, services, and amenities in the surrounding community.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this project.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 66D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry on the west side of 30 Street SW. The midblock site is approximately 0.06 hectares (0.15 acres) in area and measures approximately 17 metres wide and 37 metres deep. It is currently developed with a single detached dwelling with driveway access from 30 Street SW and a detached garage accessed from the rear lane to the west of the site.

Surrounding development is characterized by a mix of low density residential uses including single detached dwellings, semi-detached dwellings and rowhouse buildings. Nearby amenities include Killarney School (a four-minute walk), neighbourhood-scale commercial developments on 26 Avenue SW (a six-minute walk) and Richmond Road SW (a seven-minute walk), the Killarney/Glengarry Community Association (a four-minute walk) and Richmond Green Park (an eight-minute walk).

The site is in close proximity to transit routes on both 33 Avenue SW/ Richmond Road SW (which is part of the Primary Transit Network) and 26 Avenue SW. Specifically, the subject site is approximately 190 metres (a three-minute walk) away from both eastbound and westbound Route 6 (Killarney/26 Ave SW) bus stops.

Community Peak Population Table

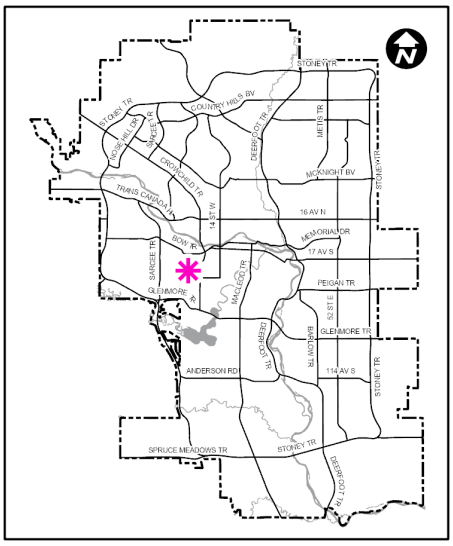
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

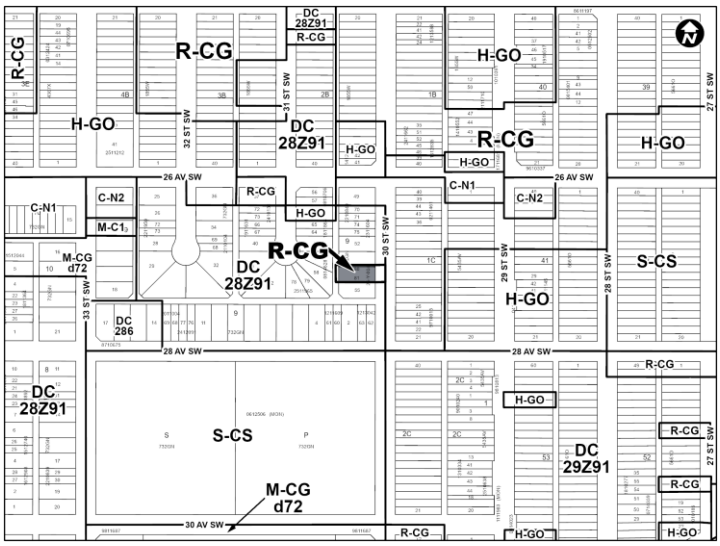
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

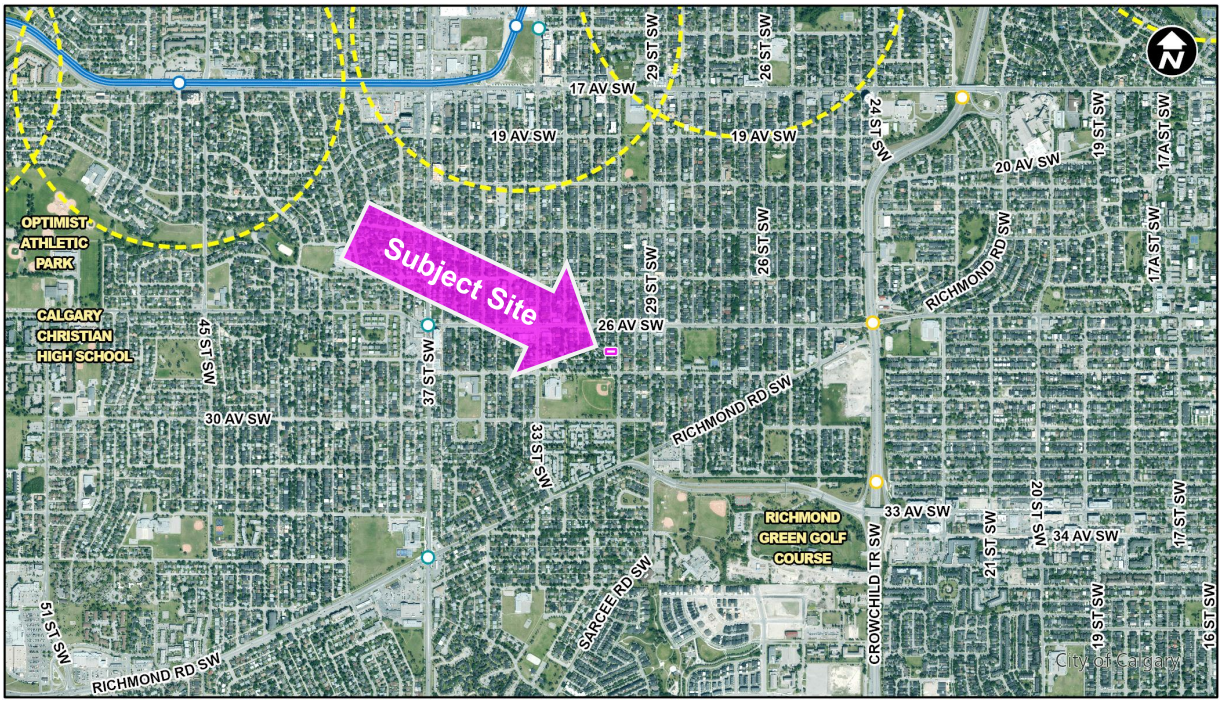
Source: *The City of Calgary 2019 Civic Census*

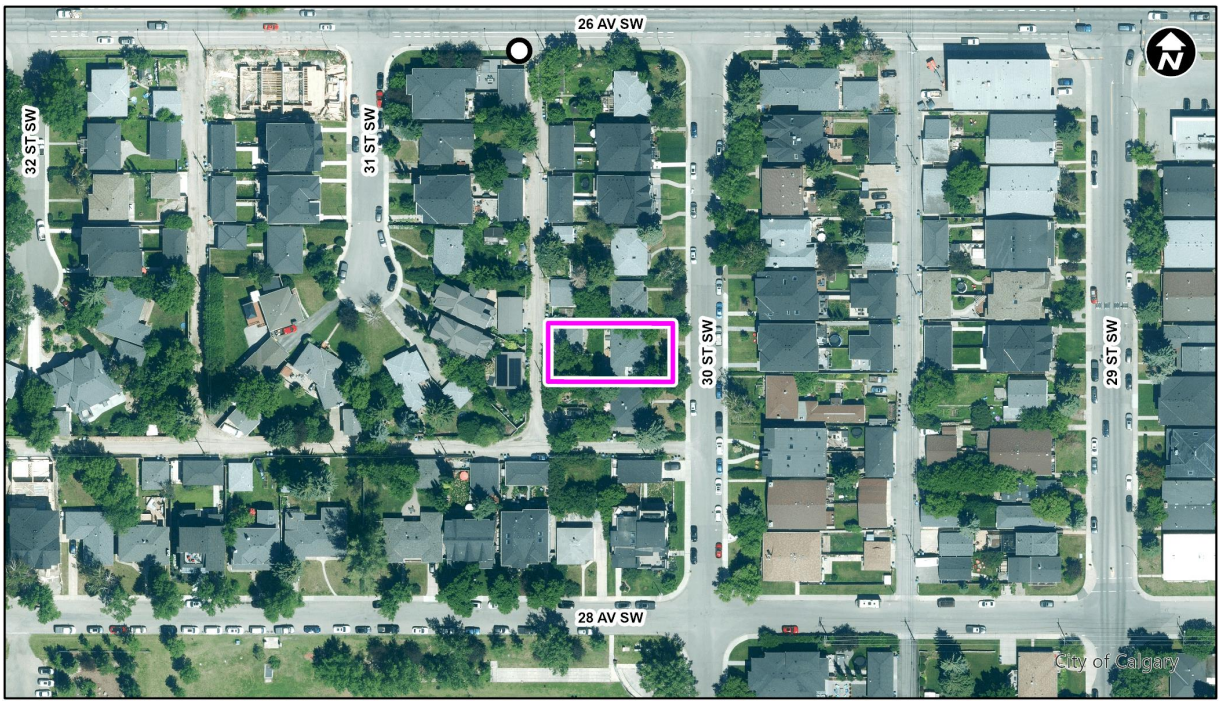
Additional demographic and socio-economic information may be obtained online through the Killarney - Glengarry Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Direct Control (DC) District (Bylaw 28Z91) is based on the R-2 Residential Low Density District of the previous Land Use Bylaw 2P80. The DC District accommodates development in the form of single detached, semi-detached and duplex dwellings. It establishes a minimum lot width of 11 metres for parcels containing single detached dwellings, which would not allow for a subdivision to allow for two single detached dwellings, each on a separate lot. A land use amendment is required to enable this.

The proposed 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 parcel area, this would allow up to four dwelling units.

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

Development and Site Design
The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including the number of units, building design, landscaping and parking. Given the location and context of this site, the development permit process will also include a review of ways to mitigate shadowing and privacy concerns.

Transportation
Pedestrian and vehicular access to the site is available via 30 Street SW. The subject site is a mid block parcel with lane access. 30 Street SW is classified as a Residential Street and has less than 5,000 vehicle trips per day. The subject site is approximately 190 metres (a three-minute walk) away from both eastbound, and westbound Route 6 (Killarney/26 Ave SW) bus stops The subject parcel is not located in a residential parking zone, and there is unrestricted on-street parking on 30 Street SW. Direct vehicular access for any future development is anticipated to be provided from the adjacent lane. A Transportation Impact Analysis was not required in support of the land use re-designation application.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water and sanitary utilities exist adjacent to the site within public road rights-of-way, no storm utilities are immediately available adjacent to the site. Servicing requirements will be determined at the time of 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 in the Developed Residential – Inner City area on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. The proposal to redesignate the site to the R-CG district to accommodate subdivision of the existing parcel to accommodate development of two Singe Detached Dwellings aligns with the applicable policies of the MDP.

Calgary Climate Strategy (2022)
This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit review.

Westbrook Communities Local Area Plan (Statutory – 2022)
The subject site is identified as being within a 'Neighbourhood Local' area on Map 3: Urban Form of the *Westbrook Communities Local Area Plan* (LAP), with a 'Limited' building scale modifier on Map 4: Building Scale, which allows for development up to three storeys. The applicable LAP policies encourage a range of housing types across the plan area while emphasizing that Neighbourhood Local areas, particularly those with a Limited building scale, remain residentially oriented and support privacy and context-sensitive built form. The proposed development of two Single Detached Dwellings generally aligns with the applicable policies of the LAP.

Applicant Submission

Company Name (if applicable):
Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:
Lei Wang

Date:
Jan. 23rd, 2026

On behalf of the landowner, please accept this application to redesignate a +/-0.062 hectare site from Direct Control to R-CG to allow two singles to be built on site. A subdivision for two singles and Development permit will also be submitted to make clear the intention of the application.

The subject site, 2823 30 Street SW, is along 30 Street SW in the community of Killarney/Glengarry. The site is currently built with a single detached dwelling built in 1953. Surrounding houses are mostly single detached although there are many R-CG, H-GO or commercial zoning lots along 26 Ave.

The site is approximately 0.062 hectares in size. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is very close distance to public transit along 26 Ave. Killarney School and Killarney Glengarry Community Association is also in close proximity.

The lot is under Direct Control 28Z91 zoning. The DC bylaw only allows one single or semi-detached to be built on site. The intention is to build two singles with the same maximum height, density, lot coverage, etc. allowed under the current zoning. To make clear of the intention, a subdivision for two singles and development permit will also be filed.

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

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

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2823 30 Street SW

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

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

Outreach Strategy

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

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

On Jan.14th, 2026, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff spoke with residents at home.

On Jan. 23rd, 2026, we contacted community Association through email with regards to the project. A follow up email was send on Feb. 2nd.

On Jan. 23rd, we contacted Councillor office for the project. During online meeting with councillor on March 2nd, we briefly discussed the project with Councillor.

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.

Since the proposal is not increasing density, but just to seek for two singles, most residents are quite understandable. Some express concerns asking for assurance that only two singles are being proposed.

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.

File subdivision application for two singles.

File Development Permit application for two singles.

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

Continue engage with local residents, Councillor office and community association.

calgary.ca/planningoutreach

PROPOSED

CPC2026-0290
ATTACHMENT 4

BYLAW NUMBER 66D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0009/CPC2026-0290)

* *

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 _____

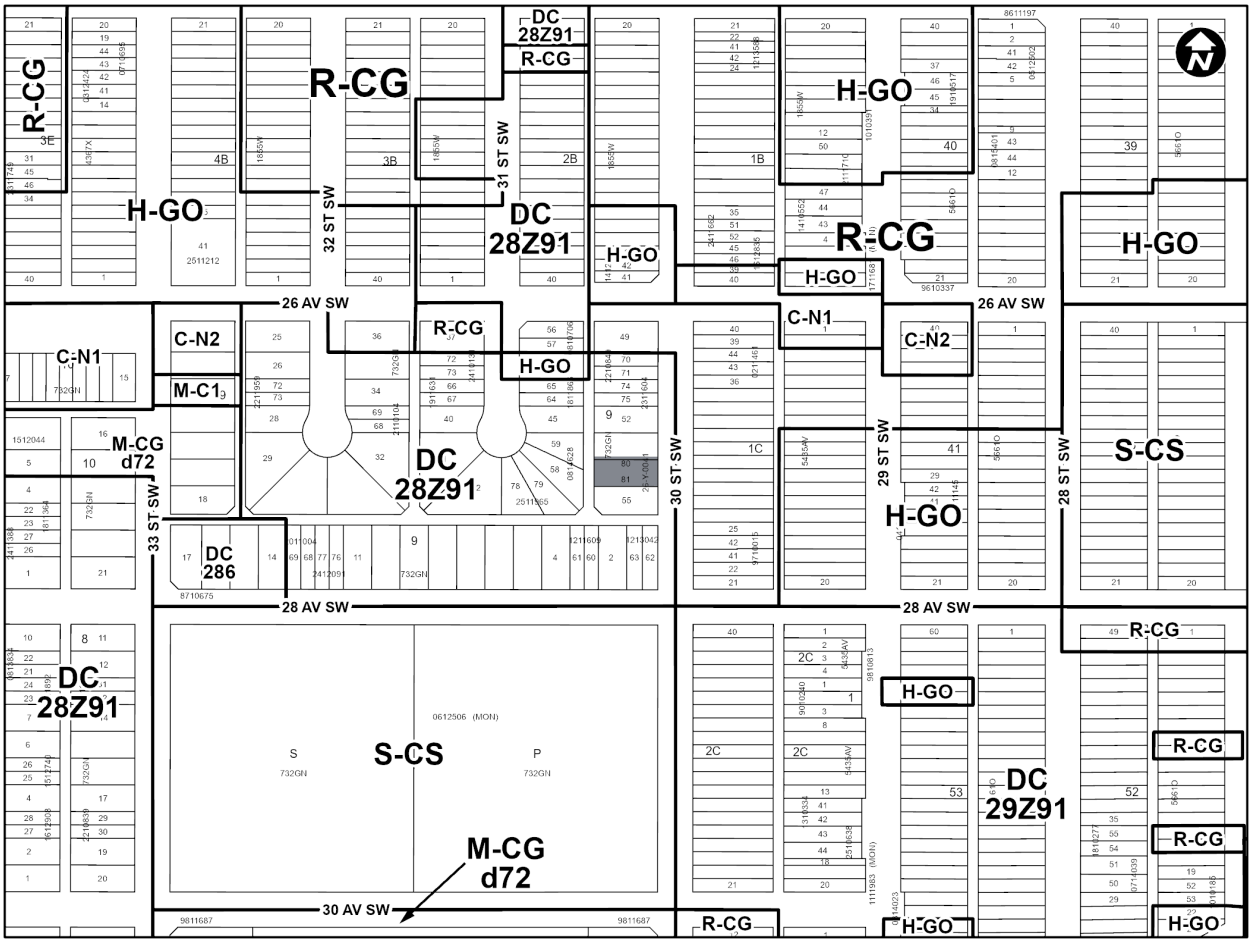
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0009/CPC2026-0290
BYLAW NUMBER 66D2026

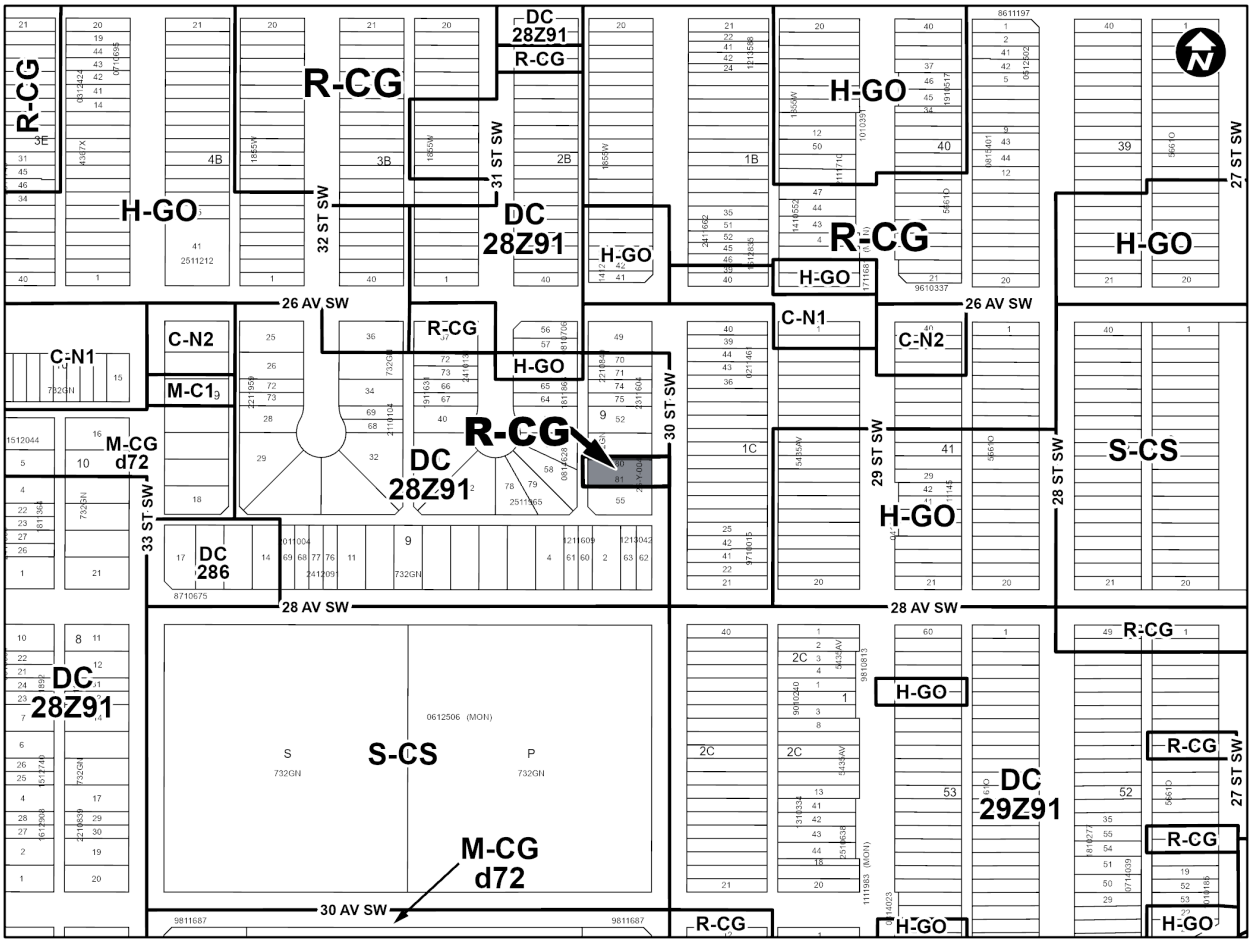
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0009/CPC2026-0290
BYLAW NUMBER 66D2026

SCHEDULE B



Policy Amendment in Ogden (Ward 9) at 2108 – 66 Avenue SE, LOC2025-0216

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 APRIL 30:

That Council give three readings to **Proposed Bylaw 17P2026** 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, held 2026 April 30:

"The following documents were distributed with respect to Report CPC2026-0341:

- Revised Cover Report; and
- Revised Attachment 5."

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 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 (DP2025-04127) for a new 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 on 2025 October 29 by Nines Design & Visualization on behalf of the landowner, Millican Residences Ltd. (Yang Wang). The subject parcel is approximately 0.07 hectares (0.16 acres) in size and is located at the northwest corner of 66 Avenue SE and 20A Street SE. The site is currently developed with a single-detached dwelling. The subject site is designated 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 (DP2025-04127) for a new four-unit townhouse with four secondary suites.

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 10 neighbouring properties to discuss the application with residents and deliver flyers. The applicant also discussed the application with the Ogden Community Association (CA) and the Ward 9 Councillor's office. A summary of the applicant's outreach initiatives 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.

Nine letters of opposition were received from the public regarding this application. The letters of opposition highlight the following concerns:

- increase in street parking and traffic in the area;
- negative impact on pedestrian safety, cleanliness and privacy of adjacent properties;
- future development may not be consistent with community character and negatively impact streetscape character.
- the policy amendment, if approved, would allow overdevelopment of the site.

This application was circulated to the Millican-Ogden Community Association (CA). The CA provided a letter in **support** 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, 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.

Policy Amendment in Ogden (Ward 9) at 2108 – 66 Avenue SE, LOC2025-0216

IMPLICATIONS

Social
The proposed policy amendment would allow for additional housing types and accommodate site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

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

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. Background and Planning Evaluation
2. **Proposed Bylaw 17P2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Revised** 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 at the northwest corner of 66 Avenue SE and 20A Street SE. The site is approximately 0.07 hectares (0.16 acres) in size and is approximately 18 metres in width by 37 metres in depth. It is currently developed with a single detached dwelling with an existing vehicular access from 66 Avenue SE and a rear lane.

The site and surrounding lands to the west, north and south are designated as the Residential – Grade-Oriented Infill (R-CG), which allows for a variety of infill housing forms. Parcels to the south of the subject site are designated as Special Purpose – Community Service (S-CS) District and Commercial – Neighbourhood 2 (C-N2) District. The surrounding residential area is characterized primarily by single detached dwellings.

The site is well served by nearby amenities and transit, including schools, community facilities, parks, and commercial uses within walking distance. Sherwood School and commercial uses south of 66 Avenue SE are located approximately 90 metres from the site (a one-minute walk), while Banting and Best School is within 200 metres (three-minute walk). Additional facilities within a 500‑metre radius (a six-minute walk) include the Jack Setters Arena, Pop Davies Athletic Park, St. Bernadette School, and the Millican/Ogden Community Association Centre. The Bow River and adjacent regional pathway system are located approximately 750 metres (a 10-minute walk) west of the site. Transit service is available nearby, with the closest bus stop located approximately 50 metres (a one minute walk) south on 20A Street SE. The planned Lynnwood/Millican Green Line LRT Station is also proposed at the intersection of Millican Road SE and Ogden Road SE, approximately 600 metres north of the site.

A development permit application (DP2025-04127) for a rowhouse and four secondary suites with a density of 61 units per hectare 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 housing form and density permitted by the R‑CG District. The subject site is a desirable location for moderate densification due to proximity to commercially zoned land, schools, parks, existing primary transit stops and the proximity to the future Green Line station.

Community Peak Population Table

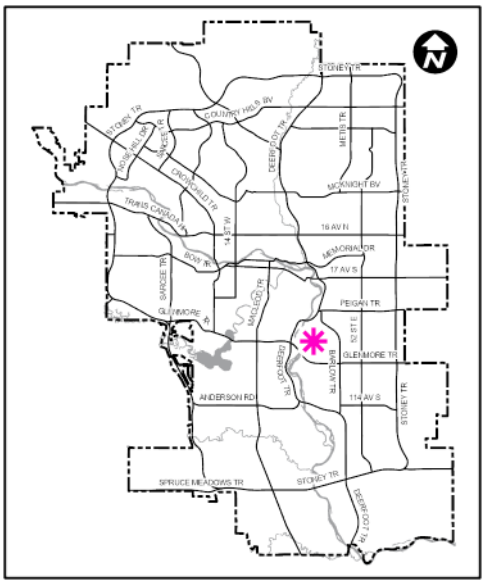
As identified below, the community of Ogden reached its peak population in 1982.

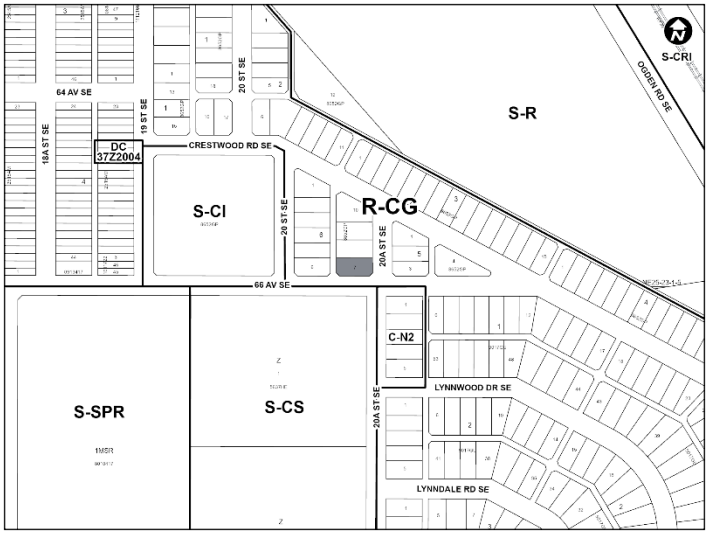
Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	-2,972
Difference in Population (Percent)	-25.7%

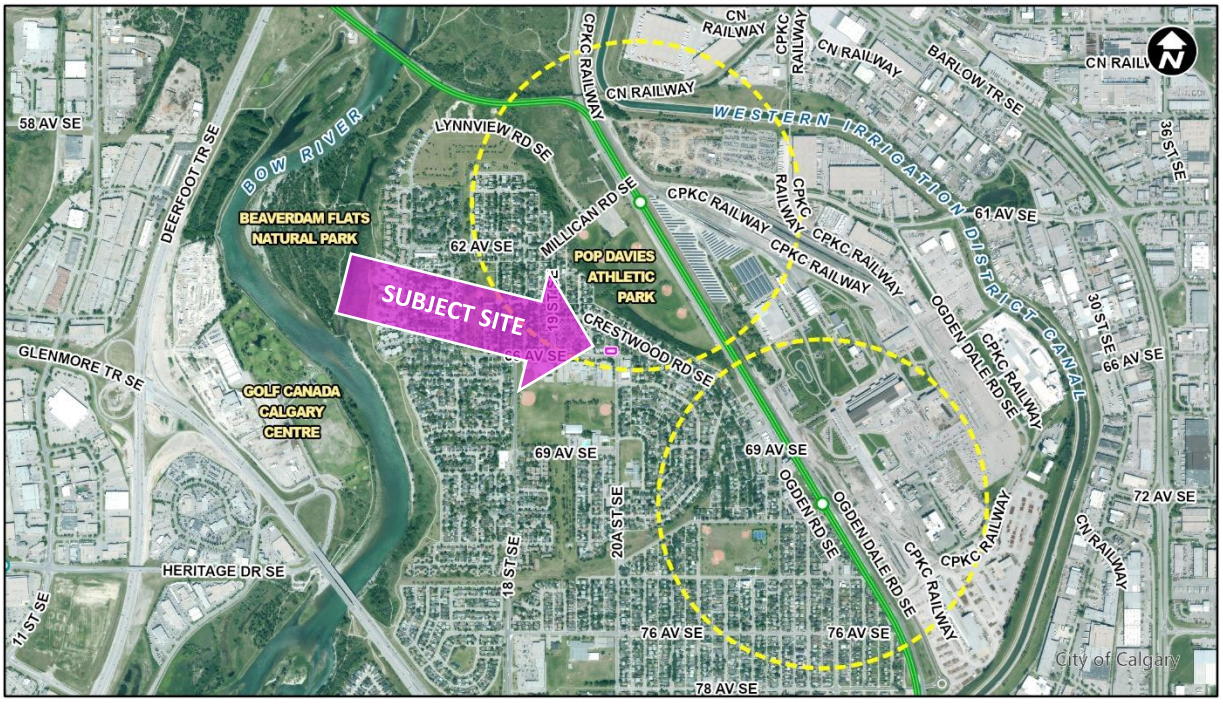
Source: *The City of Calgary 2021 Civic Census*

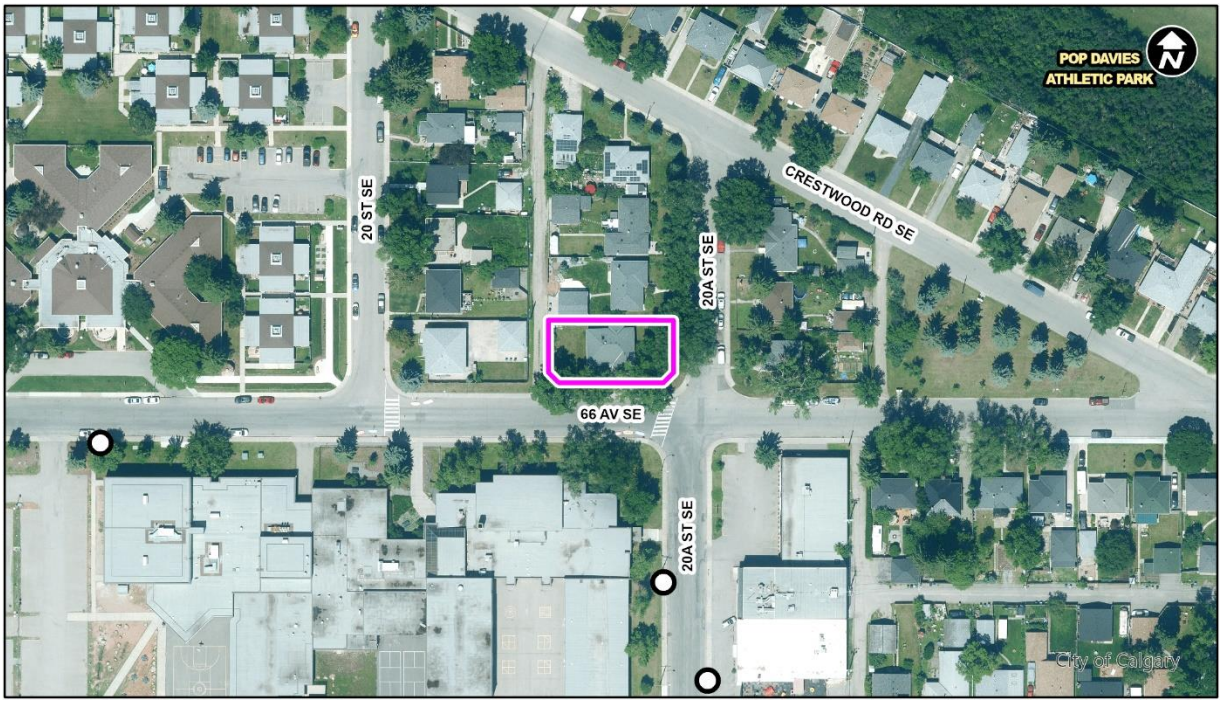
Additional demographic and socio-economic information may be obtained online through the Ogden Community Profile.

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 parcel area of the subject site, 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 requires 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 66 Avenue SE, 20A Street SE, and the adjacent lane. Current vehicular access to the site is available via 66 Avenue SE. Both 66 Avenue SE and 20A Street SE are classified as Collector Streets. At the development permit stage, all existing access to the parcel from 66 Avenue SE will be removed and rehabilitated. Future vehicle access will be from the adjacent lane. Public realm upgrades including sidewalks and corner wheelchair ramps will be required upon redevelopment.

The area is served by Calgary Transit through Route 36 (Riverbend) and Route 41 (Lynnwood), with a bus stop on 20A Street SE, approximately 50 metres south of the parcel, and on 66 Avenue SE, approximately 100 metres west from the parcel. Routes 36 and 41 provide transit service every 30 minutes during peak hours.

Future plans for the Green Line - Lynnwood/Millican LRT Station are projected to be built at the corner of Millican Road SE and Ogden Road SE approximately 600 metres north of the parcel. The site is in close proximity to the existing 5A Network, with pathways 750 metres west of the site which connects to the Bow River pathway system. On-street parking is available on 66 Avenue SE and 20A Street SE, adjacent to the site. No Transportation Impact Analysis was required.

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 Developed Residential - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and thereby representing an incremental benefit to climate resilience and providing opportunities to support the changing demographic needs of communities. The proposal is in keeping with the 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*.

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 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 schools, 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 ARP.

PROPOSED

CPC2026-0341
ATTACHMENT 2

BYLAW NUMBER 17P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MILLICAN-OGDEN AREA REDEVELOPMENT PLAN BYLAW 8P99 (LOC2025-0216/CPC2026-0341)

* *

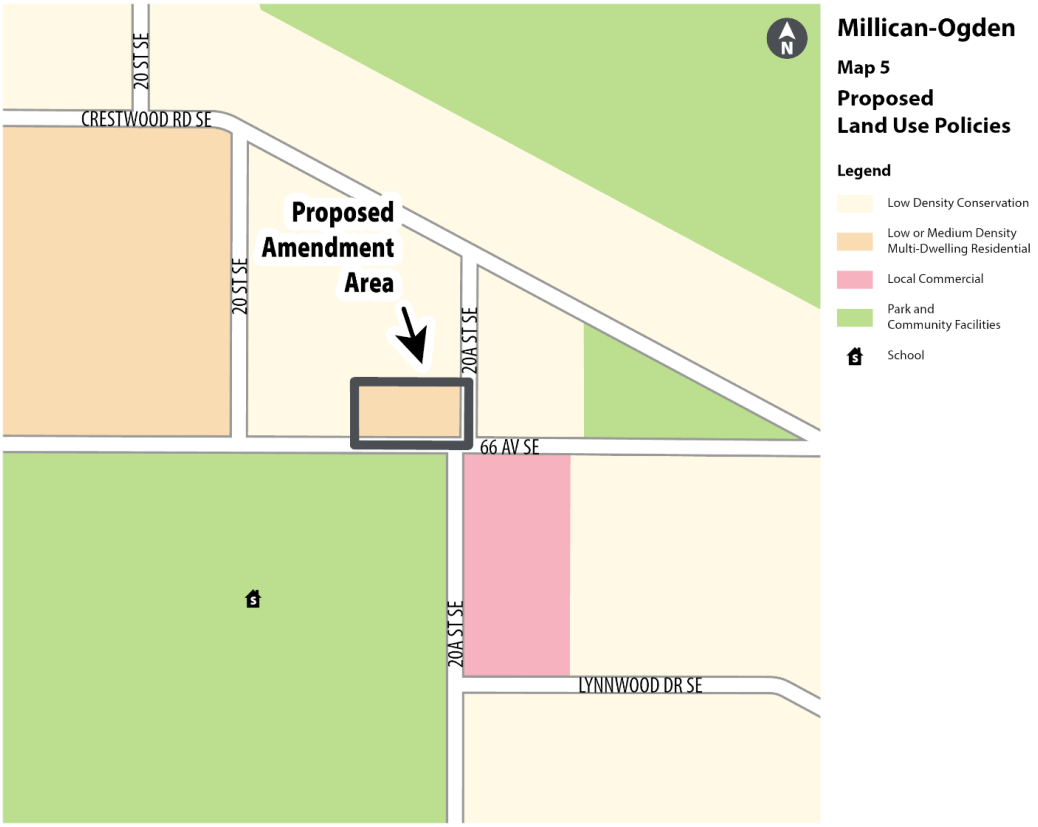
WHEREAS it is desirable to amend the Millican-Ogden Area Redevelopment Plan Bylaw 8P99, as amended;

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 0.07 hectares ± (0.16 acres ±) located at 2108 – 66 Avenue SE (Plan 8652GP, Block 6, Lot 7) 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 2108 – 66 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):
Nines Design & Visualization Ltd.

LOC Number (office use only):

Applicant's Name:
Tubo Borjigin

Date:
Oct 29

To enable the proposed development of a four-unit rowhouse at 2108 66 Avenue SW, we are seeking a policy amendment to change the current land use policy from Low Density Conservation to Low or Medium Density Multi-Dwelling Residential with a density of 75 units per hectare. This amendment would support a modest increase in density that is compatible with the surrounding context and aligns with the City's objectives for providing more diverse and attainable housing options.

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2018 66 Ave SE – Ogden 4-Plex DP and ARP 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.

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)

Between October 10–20, 2025, our team conducted door-to-door and mail-drop outreach within the immediate neighbourhood surrounding 2108 66 Ave SE.
- Delivered printed project information flyers to approximately 10 adjacent properties.
- Spoke directly with several residents and nearby business owners (including Lynwood Drugs).
- Followed up by email with residents who requested more information.

The flyer included project description, proposed density change (ARP Amendment from Low Density Conservation to Low Density Multi-Residential 61 u/ha), and community considerations regarding parking, privacy, green space, and construction management.

Affected Parties

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

- Immediate residential neighbours along 66 Ave SE and 21 St SE.
- Ogden Community Association.
- Local businesses within the nearby commercial strip (e.g., Lynwood Drugs).
- Ward 9 Councillor Office (information package shared).

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.

Feedback collected through direct conversations and flyer drop-offs included:
- Some residents expressed general opposition to any new development, preferring to maintain existing character.
- Parking and traffic concerns were common.
- One neighbour showed strong support and expressed interest in site supervision.
- Local business representatives (e.g., Lynwood Drugs) stated the project would be a positive addition to the area and agreed to share information.
- A few residents declined discussion or accepted only written material.

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 project team reviewed on-street parking layout and confirmed compliance with the City's 0.5 stall per unit requirement.
- Landscape plan adjusted to add additional tree screening along property edges to improve privacy.
- Construction management plan to include restricted working hours and noise control commitments.
- Overall building massing kept within 2 storeys with no relaxation requests to maintain neighbourhood compatibility.

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)

- Prepared a "What We Heard" Summary Report consolidating all feedback (attached).
- Shared the summary and updated design considerations with interested neighbours and the Ogden Community Association via email.
- All materials have been included in the submission package for transparency.
-

calgary.ca/planningoutreach

Community Association Response

From: MOCA President
To: Alex Wang
Cc: Modak, Asawari; CPC; EAWARD9 - Colleen Krueger; Planning Advisory & Coordination
Subject: [External] Re: Thanks — 2108 66 Ave SE follow-up
Date: Monday, April 27, 2026 7:01:35 PM
Attachments: Outlook-xn2qox1w.png

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 Alex and Asawari,

Please replace the previous comments sent in with these:

The Millican Ogden Community Association has the following comments for DP2025-04127/LOC2025-0216:

- we appreciate Alex Wang from Shine homes reaching out to us and meeting with us to answer questions we had about the proposed development.
- the oversized corner lot near amenities and transportation is an appropriate site for development of this scale.
- retaining the mature trees is the proper way to approach a development like this.
- we are interested to see the impact the innovative approach to parking (parking pad with 5+ stalls) will have. We are optimistic that this type of parking will actually be used by the building occupants.

Regards,

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

Land Use Amendment in Inglewood (Ward 9) at 1323 – 10 Avenue SE, LOC2026-0007

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 1323 – 10 Avenue SE (Plan A3, Block 5, Lot 24) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 14:

That Council give three readings to **Proposed Bylaw 70D2026** for the redesignation of 0.04 hectares ± (0.09 acres ±) located at 1323 – 10 Avenue SE (Plan A3, Block 5, Lot 24) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate increase in density of a residential site, allows for development that is compatible with existing development in the community, and aligns with policies in the *Municipal Development Plan* (MDP) and the *Inglewood Area Redevelopment Plan* (ARP).
- 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 Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2026-00917) proposing three dwelling units and a garage was submitted on 2026 February 20 and is under review.

DISCUSSION

This land use amendment application, in the southeast community of Inglewood, was submitted by Patrick Moskwa on behalf of the landowners, Megan Ann Szanik and Scott Hartley, on 2026 January 22. The subject site is a mid-block parcel with an area of approximately 0.04 hectares (0.09 acres), located on the southwest side of 10 Avenue SE between 12 Street SE and 13 Street SE.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district would enable contextually appropriate residential development. The site meets the Land Use Bylaw's locational criteria for the district and supports the development of a greater variety of housing near a Main Street, existing transit service, community amenities, retail and services, and a future Green Line light rail transit (LRT) station. A development permit (DP2026-00917) proposing three dwelling units and a garage has been submitted and is under review.

Land Use Amendment in Inglewood (Ward 9) at 1323 – 10 Avenue SE, LOC2026-0007

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 Inglewood Community Association (CA), the Ward 9 Councillor's office and distributed postcards to 50 nearby properties. 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 two letters of opposition from the public. The letters of opposition included the following areas of concern:

- incompatibility with existing neighbourhood character; and
- increased traffic and parking issues.

The Inglewood CA supports the land use change, provided the associated development permit results in the construction of no more than three units (Attachment 4).

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

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

IMPLICATIONS

Social
The proposed application would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Land Use Amendment in Inglewood (Ward 9) at 1323 – 10 Avenue SE, LOC2026-0007

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

Economic
The proposed land use would allow for 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 proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 70D2026**

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 Inglewood on the southwest side of 10 Avenue SE, mid-block between 12 Street SE and 13 Street SE. The site is approximately 0.04 hectares (0.09 acres) in size and is approximately 10 metres wide by 38 metres deep. It is currently developed with a single detached dwelling and detached garage with vehicular access from the rear lane.

The surrounding land use context consists of low-density residential parcels designated Residential – Grade-Oriented Infill (R-CG) District to the north, east, west and south. One lot to the northeast across 10 Avenue SE is designated as Housing – Grade Oriented (H-GO) District and two lots to the east towards the end of the block are designated as a Direct Control District (Bylaw 298D2017), which is intended to allow for the preservation of the Sevenoaks Court heritage building. Further to the north along 9 Avenue SE, parcels are designated as Commercial – Corridor 1 f4.0h23 (C-COR1f4.0h23) District and a Direct Control District (Bylaw 1Z93), which is intended to accommodate general commercial or mixed-use development.

The site is well served by nearby amenities, including transit, parks, community facilities and a school within walking distance. The Gilbertine Academy, Inglewood Aquatic Centre and the Bow River pathway system are all situated within 450 metres (a six-minute walk) of the site. An established commercial area is also located 100 metres (a one-minute walk) to the north along 9 Avenue SE, accommodating a mix of retail uses, food and drink establishments, general commercial activities and services. Transit service is readily available, with the nearest bus stop located approximately 135 metres (a three-minute walk) from the site. The future Ramsay/Inglewood Green Line LRT (Light Rail Transit) Station will be approximately 220 metres (a five-minute walk) southwest of the site.

The subject site is a desirable location for moderate densification due to proximity to community amenities, parks and existing and future primary transit stops.

Community Peak Population Table

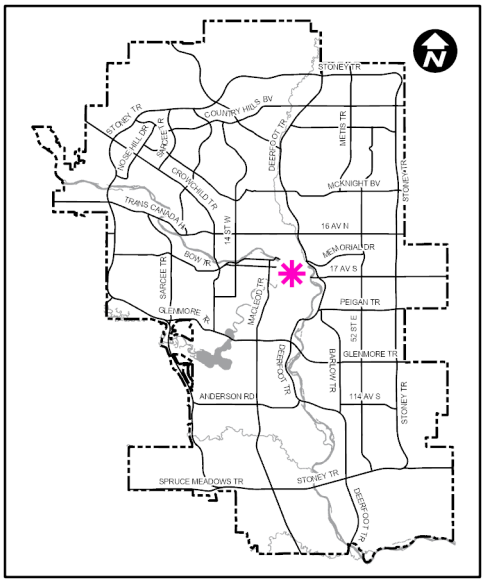
As identified below, the community of Inglewood reached its peak population in 2018.

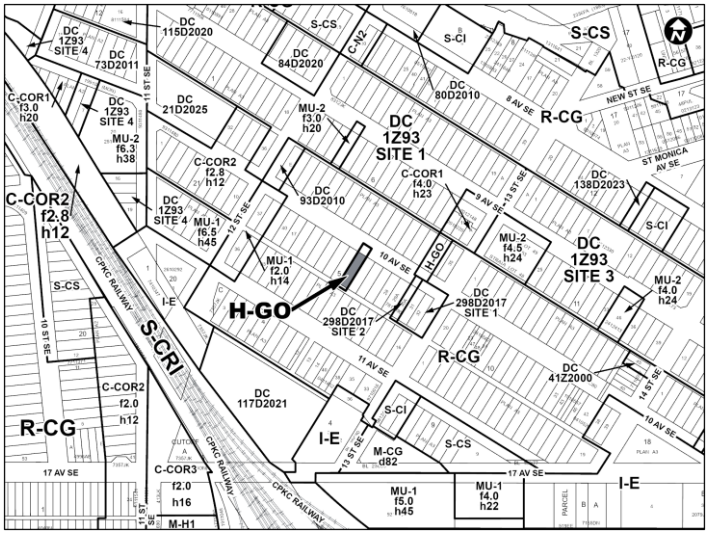
Inglewood	
Peak Population Year	2018
Peak Population	4072
2019 Current Population	4,024
Difference in Population (Number)	-48
Difference in Population (Percent)	-1.18%

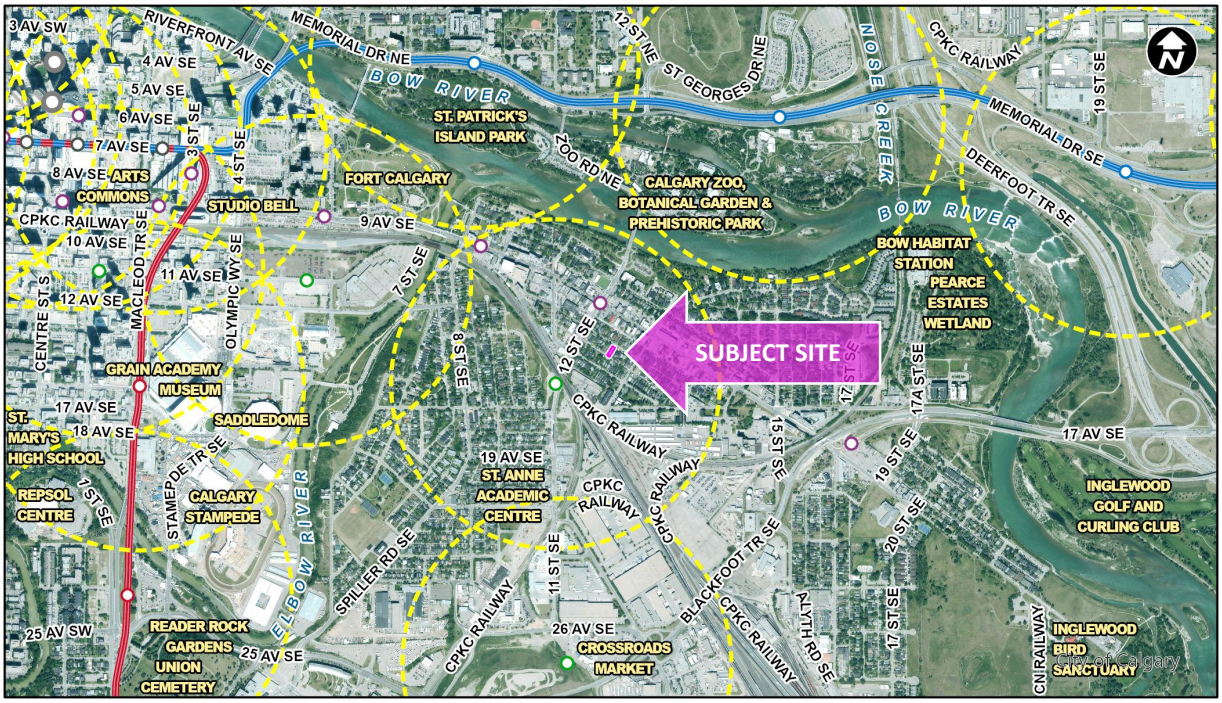
Source: *The City of Calgary 2019 Civic Census*

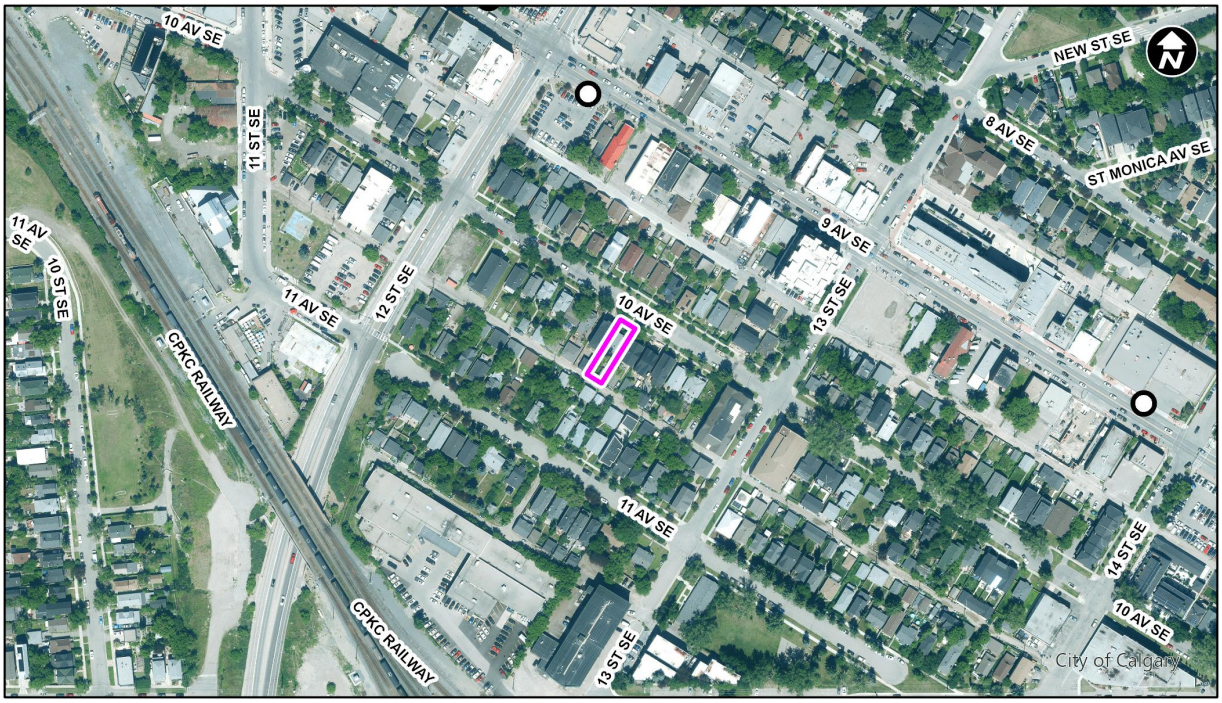
Additional demographic and socio-economic information may be obtained online through the Inglewood Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing 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 (approximately three storeys) and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to two 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.

The proposed Housing – Grade Oriented (H-GO) District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms, including rowhouse, townhouse and stacked townhouse units. As part of the detailed review, Administration assessed whether the existing R-CG District would accommodate the proposed development (DP2026-00917). Based on the parcel area, the R-CG District would limit the site to up to two dwelling units and does not support the proposed stacked townhouse form; therefore, the H-GO District is required as it permits stacked townhouse units and regulates development scale and intensity through built-form rules rather than a maximum density. These built-form rules include the following:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;
- a maximum floor area ratio (FAR) of 1.5 that allows for a total developable area of 565 square metres on this parcel;
- a maximum building height of 12.0 metres (approximately three storeys); and
- a minimum of 0.5 motor vehicle parking stalls per unit and per suite.

This site is appropriate for the proposed H-GO District as it meets the location criteria established in Land Use Bylaw 1P2007 under Section 1386(d)(ii), including:

- located within the Inner-City under the Neighbourhood Main Street area on Map 1: Urban Structure of the *Municipal Development Plan* (MDP); and
- located within 200 metres of a Main Street, 600 metres of a capital-funded LRT platform (Green Line), 400 metres of an existing BRT station and 200 metres of a primary transit service.

Development and Site Design
If approved by Council, the Land Use Bylaw 1P2007 rules for the proposed H-GO District and the policies in the *Inglewood Area Redevelopment Plan* (ARP) would provide guidance for future site development including the overall distribution of buildings, building design, mix, location and size of uses, and site layout details such as parking, landscaping and site access.

A development permit (DP2026-00917) has been submitted and is under review. The proposed development is for a three-storey residential building with three dwelling units and an accessory residential building (garage). As part of the development permit review, the following items are being considered:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along public frontages;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels;
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers;
- appropriate waste management pick-up and storage; and
- ensuring appropriate amenity space for residents.

Transportation
Pedestrian access to the site is provided via 10 Avenue SE, while vehicular access is accommodated from the rear lane. 10 Avenue SE is classified as a Residential Street.

The site is served by Calgary Transit along 9 Avenue SE, approximately 135 metres north of the parcel. Transit routes in the area include Route 1 (Bowness / Forest Lawn) with service every 50 minutes during peak hours, Route 101 (Inglewood) with service every 18 minutes during peak hours, Route 302 (BRT Southeast / City Centre) with service every 15 minutes during peak hours and Route 307 (Max Purple City Centre / East Hills) with service every 20 minutes during peak hours. The future Ramsay/Inglewood Green Line LRT Station will be located 220 metres away from the site.

The site is in close proximity to the existing 5A (Always Available for All Ages and Abilities) Network with an existing on-street bikeway located 50 metres (one-minute walk) away along 11

Avenue SE, 115 metres away along 12 Street SE, and 210 metres away along 8 Avenue SE. The site is also 330 metres away from the existing Bow River Pathway System, and 655 metres away from the existing Elbow River Pathway System. On-street parking (Residential Parking Zone – LL) is available on both sides of 10 Avenue SE on Thursday from 6 p.m. to 10 p.m., Sunday from 9 a.m. to 1 p.m. and 6 p.m. to 10 p.m., and no parking except by Permit LL at all other times.

Environmental Site Considerations
At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing
Existing public water and sanitary mains are available within 10 Avenue SE. No public storm utilities exist within 10 Avenue SE or the adjacent lane right-of-way. At the time of development, the developer may be required to construct a public storm main extension, in order to adequately service the site and/or development. If required, said work shall be at the developer's expense, and subject to the terms and conditions of a long form Indemnification Agreement (IA), to the satisfaction of the City. Servicing and stormwater requirements are 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 Neighbourhood Main Street area within the Inner City as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, as well as deliver small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies as the proposed land use district provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Calgary Climate Strategy (2022)
This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Inglewood Area Redevelopment Plan (Statutory – 1993)
The *Inglewood Area Redevelopment Plan* (ARP) identifies this site as existing and future Residential (Map 5: Generalized Land Use - Current and Map 6: Generalized Land Use Future). Development goals of the ARP include encouraging new residential development to increase the community's population, promoting a healthy physical environment, and protecting and enhancing Inglewood's unique context. Policies in the ARP provide conditions for redesignation to be considered for existing and future residential areas that are currently designated as low-density districts. The proposed redesignation to H-GO complies with these relevant ARP policies.

Applicant Submission

JAN 10 2026, Updated May 04, 2026

Summary -
Address: 1323 10 Current Ave SE
Zoning: R-CG
Proposed Zoning: H-GO

Applicant Submission

This is an applicant's planning overview detailing specific information about this property, the proposed use of the parcel, the intended zoning, and other pertinent information with regards to a land-use amendment proposal at 1323 10 Ave SE.

Patrick Moskwa is submitting this application for a land-use amendment at 1323 10 Ave SE on behalf of the landowners Megan Szanik and Scott Hartley (local business owners). The existing zoning is R-CG and the proposed zoning is H-GO (housing grade-oriented). This new zoning will allow modest densification in a key area within the inner city, following council-approved principles in the Municipal Development Plan (MDP) and the Calgary Climate Strategy - Pathways to 2050.

Subject Parcel

The subject property is located on the 1300 block of 10 Ave SE, just one block from both the 9th Avenue SE and 11 St SE activity corridore in Inglewood. This parcel is consistently sloped in nature, rectangular in shape, with dimensions of 10.05x37.51m (33x123'). Currently existing on the land is a bungalow with some trees (one very large mature tree in the rear of the parcel that is to be saved), fencing, a rear detched single car accessory building facing the rear lane. This is a laned parcel where the majority of neighbours along the block face have parking access along 10 Ave as well as lane access from 12 Street and 13 Street. The majority of homes on this block have small, older accessory buildings in the rear that are unusable as vehicle parking. The neighbor to the East, 1325 have plans to build a new functional garage with backyard suite above, the neighbor to the west, 1321, is a new build not currenlty occupied and has a new double car garage in the rear. There is also a new build at 1327.

Transit Access: 1323 10 Ave is well situated to transit. The MAX Purple bus stop at 12 Street and 9 Ave SE is just 200m away (4 minute walk) offering access to Downtown, 17 Ave East. BRT Route 302 stop at 12 Street is just 150m away with access south to Ramsay and the Cross Roads Farmers Market, and downtown. Within 200m are additional bus stops including routes #1, #24, #101, #117 and #151. Finally, the future LRT Green Line station is within 400M (8min walk).

Road Networks: Centrally located within Calgary's greater downtown area, this site has good access to 9th Ave and 12th Street SE, easy access to Memorial Drive, Blackfoot Trail and Deefoot Trail.

Public Green Spaces: The community of Inglewood and its surrounding communities of Ramsay, and Bridgeland, offer excellent green areas, public use spaces, and activity sites. In a 400m radius, there are approximately 8 green areas with various activity choices, as well as the Bow River parkway pedestrian and cycle path network.

Schools: There are 2 primary school sites within a 1km radius.

Employment Centers: Several employment centers are available by a walk or short bus ride including the business corridors along 12th St and 9th Ave SE, within 200m, and the entirety of downtown is available by bicycle, walking, or bus.

The H-GO District

H-GO was developed by the City to provide development opportunities for more housing choices for Calgarians in an effort to help combat housing shortages city-, province-, and country-wide.

An H-GO zoned property would allow a development with the following characteristics:

- 12m building height maximum (3-storeys) with height chamfer restrictions for adjacent low-density zoned parcels,
- Floor Area Ratio of 1.5,
- 60% parcel coverage maximum,
- Parking requirements of 0.5 per unit and suite, with additional mobility storage for units and suites without parking, and,
- At-grade orientation of all units

An H-GO zoned property can only be permitted within areas either:

- Neighbourhood Connector and Neighbourhood Flex urban form categories through an approved local area plan, or,
- Within 200m of a Main Street, 600m of an LRT platform, 400m of a BRT station, or 200m of a Primary Transit Network

On a 33x123' parcel such as 1323 10 Ave, an H-GO zoning would support a 3 storey development with 3 primary units, and 1 backyard suite, support for 3 car parking stalls, and mobility storage locations. This would translate to an approximate building height of between 10m and 12m, the primary units having a floor area of approximately 1200-1400 square feet with 2 to 3 bedrooms each, making up a total floor area ratio of between approximately 1.1 and 1.4.

This property is also located 90m from the local Main Street on 9th Ave SE.

1323 10 Ave SE meets H-GO eligibility requirements based on proximity within 200m of a Main Street, 600m of a future LRT platform, 400m of a BRT station, and 200m of a Primary Transit Network.

Calgary's City-wide rezoning

This application is being submitted prior to potential repeal of the city-wide rezoning. Should Council repeal city-wide rezoning, this subject property would likely remain to R-CG unless it is reverted to R-C2. R-C2 would support duplex housing with a backyard suite on this parcel which has already been approved in a previous Developement Permit (reverting to R-C2 would also allow for a basement suite). H-GO will allow this parcel to contain the three units within the main building rather than 2 main Units with a backyard suite. H-GO zoning would allow the additional unit within the main building below a stacked duplex as the current bylaw definition of Secondary Suite does not allow for stacked units with a secondary suite. It is preferred to maintain all units within the main building for financial and environmental efficiencies and southern sun exposure to the main building. An additional backyard suite is allowable under the H-GO zoning, however this is not being considered in this application. This propoerty can support the additional backyard suite given the parking requirement of 0.5 stalls per unit. H-GO's modest density improvement will allow the extra unit to be contained within the main building project as well as further densifying the inner city, allowing additional homes and housing for slightly more Calgarians. The subject parcel and proposed building is a prime example of the H-GO zoning and the cities interest in approriate, senstive density along corridores that support business, transit, and community.

Immediate Area's Growth and Housing

Within a 400m radius of 1323 10 Ave SE, there are several developements that support a similar denisty.
1325 will contain a single family with a backyard suite - 2 units total
1327 contains a single family with basment suite - 2 units total
1336 10 Ave SE contains townhouses each with their own backyard suite for a total of 4 units.
1426 contains a single family home with a backyard suite 2 units total.
Of particular interest - 1410, and 1412 10 Ave SE each have a single a family building with a basement suite and backyard suites above the garage, for a total of 3 units per site (similar number of units as the proposal at 1323. while not technically "units" they are similar in density in number of living spaces).
The previous application for 1323 contained a stacked duplex building with backyard suite, for a total of 3 units. This proposal removes the backyard suite above the garage and places that unit in lower level of the stacked residentenial building- essentially a basement suite - for a total of 3 residential units. This proposal is a matter a definition; the current land use bylaw states that a secondary suite can not be below a residential unit that has other units above, or below. This proposal is to accomodate the building as 3 story stacked 3 units, rather than row or townhouse style building. This proposal is more in keeping with the current housing styles along the 10 Ave corridore to fit seemlessly with the surrounding buidings.

Calgary's Growth and Housing

Housing availability and affordability have been increasing challenges that the city is facing in recent years. Modest densification to established areas is one solution to help ease housing supply issues, by replacing older single dwellings on individual parcels of land with multiple dwellings. City-wide plans such as the Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP) are encouraging the development and redevelopment of communities that will make better and more efficient use of existing infrastructure, services, and limited land. Council-approved plans such as the North Hill, Heritage, and Westbrook Communities local area

plans as well as the Guidebook for Great Communities offer urban planning solutions and guidelines for redevelopment in existing communities.

This land-use amendment is proposing only a single building with up to 3 units. It will by no means solve housing shortages, but will add additional support for the missing middle demographic in such a highly desired neighborhood like Inglewood. However, by following council-approved frameworks such as the MDP, CTP, and LAP, this development will be one of many throughout several communities and areas throughout the City which will help contribute to bringing more housing units to the market. With the growing population, more residential units are needed in all areas of the city and in a variety of forms and sizes.

Allowing modest densification within existing communities rich in existing infrastructure means a more efficient use of that existing infrastructure, as opposed to requiring new infrastructure to be built to support housing in new communities. More dense housing in areas such as Inglewood allows future occupants use of existing transit options, existing schools and recreation, shopping, buisiness, and nightlife areas, and existing community services, while allowing more people to live closer to employment centers and downtown.

Conclusion

The approval of this land-use amendment for 1323 10 Ave SE to the H-GO zoning will follow previous council-approved policy with the MDP, CTP, and the local area plans that have been approved. This will lead to modest densification through the development of a new 3-unit development that will aid in bringing housing options for a growing Calgary in an amenity and infrastructure rich community. On behalf of the property owners, we kindly requests support of this land-use amendment.

Applicant Outreach Summary

Community Outreach Summary

January 08 2026

Address: 1323 10 Ave SE
Current Zoning: R-CG
Proposed Zoning: H-GO

Update April 02, 2026 comments in Blue

Did you* conduct *Community Outreach on your application?

Yes.
Yes, see below.

Outreach Strategy

During the LOC application process, our strategy for public outreach is:

- Ongoing discussions with the file manager of the LOC regarding public submissions and any potential conflicts, opposition, or opinions shared
- Conducting a postcard mail-drop to at least 50 of the closest residents within a 90M radius, including information regarding the application, the H-GO zoning, and the LOC process
- Meeting with the Inglewood CA to gauge their opinions on the LOC and seek their advice for any discussions with community members
- Meeting the Ward Councillor, Harrison Clark of Ward 9, to gauge his opinions on the LOC
- Providing direct communication with individuals through email and in person.

Stakeholders

We have met with with Councelor Clark for Ward 9 (Jan 08, 2026), and the Inglewood Community Association (Jan 06, 2026).

What did you hear?

We have met with Harrison Clark on Jan 08, who agrees that this site fits well with the city's H-GO zones. Councelor Clark has offered his full support for both the Landuse change and the Proposed Building. He believes this is an exemplar development that should be an example of how the appropriately and sensitively address the City of Calgary's housing needs.

We have spoken to the direct neighbour at 1325 who has no concerns, and the neighbour at 1321 has no current tenant - it is currently for sale through the developer.

The Inglewood Community Association has no concerns and is in full support of the application, both the the H-GO re-designation and the Development of the 3 story 3 unit stacked main building, 2 car garage and carport. They support the desire to submit the zone change, development permit changes from the current approved Duplex to the 3 units, and the building permit application to proceed concurrently.

Post cards will be distributed to the residential neighbours on the 1300 block of 10 avenue, the north side

1

of 1300 block of 11th ave all whom this change could potentially effect.

How did stakeholder input influence decisions?

As of April 02, I have not received any emails in response to the postcard delivery made to all neighbours on Feb 05, as outlined in the initial submission. I have also not received any phone calls once the sign was placed on the property.
The intention has always been to maintain the charm and character of the single family buildings on the street, so as not to detract from the overall beauty of the street. Central block multifamily buildings can be quite abrupt when flanked by single family homes. The DP application for this property demonstrates a sensitivity to the neighbouring and surrounding buildings to maintain this character.

At the time of submission. We have yet to receive any comments from the postcard campaign but will update the LOC with any further communication received via email. Currently, Councelor Clark and the ICA have no concerns and are in full support.

How did you close the Loop with stakeholders?

Any feedback received via email from the post card campaign and the city's notices that are received by the LOC will be reviewed and addressed as they come in.

I have been in continuous conversation with the Ward 9 Councelor Harrison Clark, whom offers his full support of the proposal. I have not needed to close the loop with any neighbours from the postcard or sign drop, as I have not received any comments directly.

The following comments have been provided by neighbours. Comment on how these have been considered and/or addressed.

Neighbourhood Character: The proposed development is inconsistent with the established fabric of the neighbourhood, which primarily consists of single-family homes.
The proposed future building as seen in the Development Permit Application, retains the single family character of the existing street scape. Every effort will be made to maintain a maximum roof height and design that is in keeping with this Character. The design of the proposed building sits on a single lot, and contains 3 units stacked on top of the other in an effort to promote the single family character. It is not the intention of this proposal to create a building that detracts from the residential charm of 10 ave se in anyway.

Development Trends: All other outstanding development permits in the vicinity are for single-family homes, reinforcing the expectation of maintaining this character.
There are currently several examples of multifamily buildings on this street. That being said, the character of the proposed building maintains the single family charm. See note above.

File: Postcard drop locations

Postcards will dropped at ALL addressed on the 1300 Block of 10 Ave SE,
As well as the Tenants along the north side of the 1300 of 11th Ave.

Copy of the post card was be submitted to the LOC once the application number is provided.

Post card were dropped as per the attached map (that was previously submitted to this application.

Postcards



Landuse Amendment Application R-CG to H-GO

1323 10 Ave SE

This land-use amendment application is currently under review by the City of Calgary planning department with the file reference number.· LOC2026-0007.
To learn more about the land-use amendment process, this particular application, land use zoning in general, or the Local Area Plans currently in planning:
The Calgary Development Map: dmap.calgary.ca
The Land-Use Bylaw: lub.calgary.ca
Housing Choice and H-GO: calgary.ca/housingstrategy
Community Local Area Plans: calgary.co/planning/locol-area

On Behalf of the Property Owners

For Enquires please contact Patrick at:

132310AveSE@gmail.com

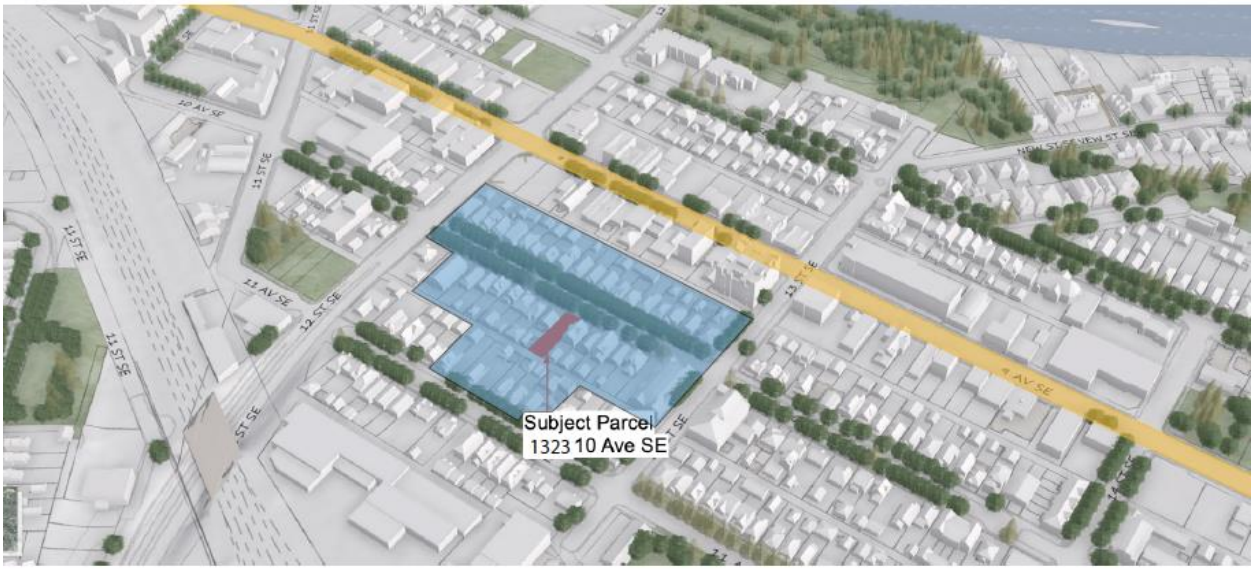
About the Landuse Amendment

RCG (Residential – Grade-Oriented Infill) zoning in Calgary allows for more diverse, low-rise housing like duplexes, semi-detached, and rowhouses (fourplexes), plus secondary/backyard suites, supporting denser, more affordable housing by enabling modest infill without complex rezonings.
The proposed zoning is H-GO /Housing Grade-Oriented/, which would allow residential development with the following characteristics:

- 12m maximum building height /approx. 3-storeys/
- Floor Area Ratio of 1.5
- 60% maximum parcel coverage
- At-grade orientation of all units
- Minimum parking and transportation storage areas
- Waste and recycling storage areas

About the Application

The intended development includes a single 3 storey residential building hosting 3 stacked dwelling units with 3 off-street parking stalls. Current R-CG does not allow for a basement suite below a stacked duplex (which has already been approved in a previous DP). H-GO is a permitted zoning within 600m of LRT transit, 400m of BRT transit, or 200m of primary bus transit and local activit zones such as the main street on 9th Ave SE. This modest densification is supported by recent public investment into nearby BRT, route 302 and Max Purple bus transit, future Green Line LRT Transit, and infrastructure upgrades in the area.



ALL properties along the 1300 block of 10 Ave SE and 1316-1330 11 Ave SE have recieved a postcard outlining the proposed Land Use change, postcard is attached.

No communiction to the Email address provided on the postcard has been recieved to date.

Feb. 05, 2026

1323 10 Ave
LOC2026-007
Land use Ammendment
Community
outreach activity.

Community Association Response

Modak, Asawari

From: ICA Design <design@icacalgary.com>
Sent: Thursday, April 23, 2026 11:35 AM
Cc: Modak, Asawari
Subject: [External] Re: Circulation Package for LOC2026-0007 - 1323 10 AV SE

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 Asawari,

Apologies for missing that reply. I was just transitioning into this role around that time. As an association, we typically haven't supported HGO applications, but after discussing with the applicant we conditionally support LOC2026-0007. Our condition is that the DP must be submitted in parallel with the landuse change, keeping the unit count at 3. We understand that the only reason for the land use change is to modify the unit orientation, not to add additional density which would be allowable under an HGO land use. Please let me know if you have any additional questions.

Thanks,
Nick Tumu
ICA Planning Chair

PROPOSED

CPC2026-0391
ATTACHMENT 5

BYLAW NUMBER 70D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0007/CPC2026-0391)

* *

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 _____

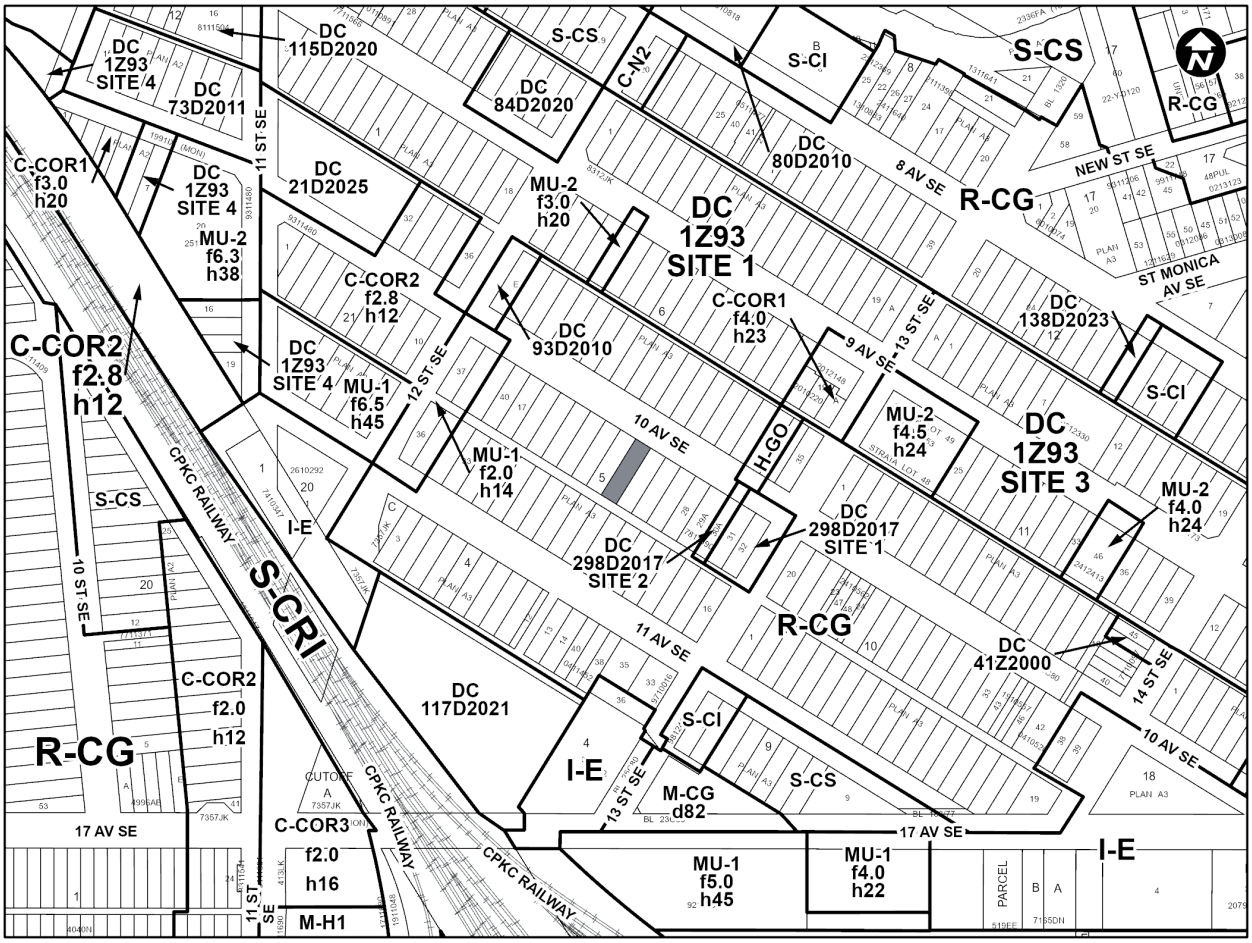
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0007/CPC2026-0391
BYLAW NUMBER 70D2026

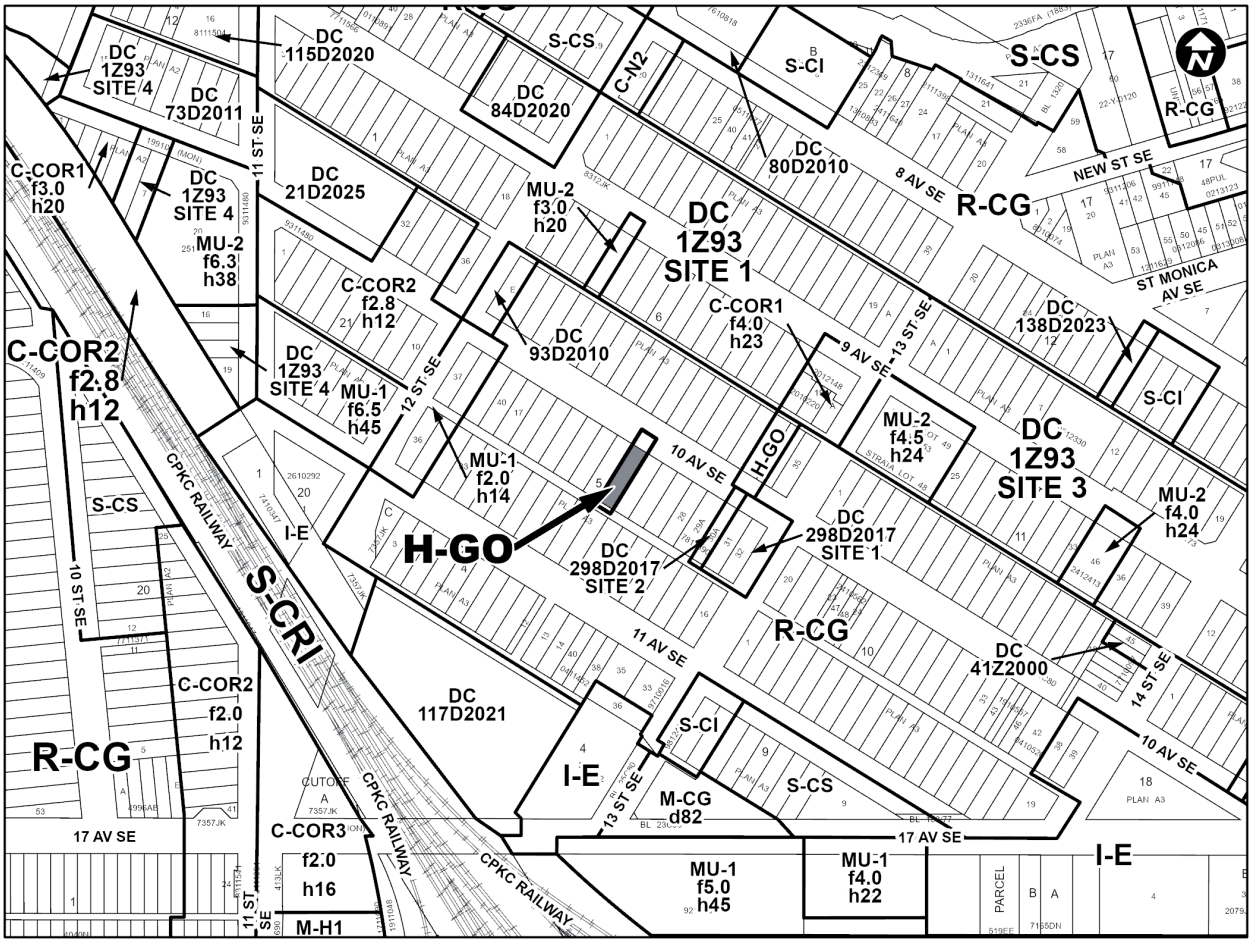
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0007/CPC2026-0391
BYLAW NUMBER 70D2026

SCHEDULE B



Land Use Amendment in Inglewood (Ward 9) at 1336 and 1340 – 9 Avenue SE, LOC2025-0186

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.15 hectares ± (0.37 acres ±) located at 1336 and 1340 – 9 Avenue SE (Plan A3, Block 7, Lots 17 to 19 and Lot A) from Direct Control (DC) District to Direct Control (DC) District to accommodate retention of a heritage building and mixed use redevelopment around it, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 14:

That Council:

Give three readings to **Proposed Bylaw 72D2026** for the redesignation of 0.15 hectares ± (0.37 acres ±) located at 1336 and 1340 – 9 Avenue SE (Plan A3, Block 7, Lots 17 to 19 and Lot A) from Direct Control (DC) District to Direct Control (DC) District to accommodate retention of a heritage building and mixed use redevelopment around it, with guidelines (Attachment 2).

Excerpt from the Minutes of the 2026 May 14 Regular Meeting of the Calgary Planning Commission:

"The following documents were distributed with respect to Report CPC2026-0442:

- A presentation entitled "LOC2025-0186 / CPC2026-0442 Land Use Amendment"; and
- Revised Attachment 2."

HIGHLIGHTS

- This application seeks to redesignate the subject site to provide for the conservation and protection of an existing historic building and enable the opportunity for additional density through redevelopment around that historic building through multi-residential development with at-grade commercial uses.
- Conservation of heritage resources is considered a greater benefit to Calgarians and is supported through policies of the *Municipal Development Plan* (MDP) and the *Inglewood Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This land use redesignation provides incentive for appropriate conservation of a heritage resource along with efficient redevelopment and utilization of infrastructure along a Neighbourhood Main Street (9 Avenue SE).
- Why does this matter? Heritage conservation is part of good city-building and supports community identity, particularly in the historic community of Inglewood.
- A development permit (DP2025-06579) for mixed-use development adjacent to a retained Carson Block has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

Land Use Amendment in Inglewood (Ward 9) at 1336 and 1340 – 9 Avenue SE, LOC2025-0186

DISCUSSION

This application, in the southeast community of Inglewood was submitted by O2 Planning and Design, on behalf of the developer Inglewood 1336 Development Corp. on 2025 September 17. The existing owner of the two parcels is Terrace Customer Homes Ltd.

The approximately 0.15-hectare site is at the northwest corner of 9 Avenue SE and 13 Street SE. The site has lane access and is directly adjacent to the Ninth Avenue SE Neighbourhood Main Street. The site currently contains two buildings listed on the City's Inventory of Evaluated Historic Resources: a single-storey building known as Blyth Hall located at 1340 – 9 Avenue SE (currently occupied by Inglewood Food Mart & Video) and a two-storey red brick building known as the Carson Block located at 1336 – 9 Avenue SE. As indicated in the Applicant Submission (Attachment 3), the intent of this land use amendment is to provide for a mix of commercial and residential redevelopment around the historic Carson Block which is to be retained and protected. The proposed Direct Control District provides for additional height and density when a heritage building is protected.

The proposed new development is a six-storey mixed-use building that includes 65 dwelling units, commercial uses at grade facing 9 Avenue SE, one level of underground parking and a partially enclosed parkade at grade, access to which is from the rear lane. The new development would wrap around the protected heritage building. At this time there are no specific plans to alter the uses within the heritage building.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant distributed 150 postcard notices to nearby properties in advance of an in-person open house held on 2026 February 17 at the Alexandra Centre Society on 9 Avenue SE. Another 200 postcard notices were delivered to surrounding neighbours in advance of a digital open house held on 2026 April 1.

The applicant also reached out to the Inglewood Community Association (CA) and the Inglewood Business Association (BIA). Please refer to the Applicant Outreach Summary (Attachment 4), for additional details on the engagement undertaken.

Land Use Amendment in Inglewood (Ward 9) at 1336 and 1340 – 9 Avenue SE, LOC2025-0186

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 owners.

Administration received five submissions from the public, two were in opposition, one was in support and two were neither in support or opposition of the proposed land use. Those in opposition cited the following concerns:

- loss of heritage and community character;
- loss of the local grocery store;
- preference to retain heritage; and
- difficult to comment on a land use amendment, heritage protection and redevelopment without seeing a proposed development.

The comment in support was that it seems to be a reasonable use in this location and incorporates a historic building.

No formal written letter was provided by the CA on the land use amendment circulation, just a comment indicating general support for retention of the Carson Block. Additional comments from the CA related to the development permit circulation are provided in Attachment 5 as they overlap with land use issues.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Final building design will be reviewed and determined through the development permit.

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

IMPLICATIONS

Social

The proposed land use provides for additional housing options in an inner-city neighbourhood in close proximity to an important heritage Main Street, parks and schools, local commercial uses and the downtown.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Other than the retention and preservation of an existing building and its continued use instead of its elimination, the proposal provides an opportunity for more compact development along a Main Street. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit.

Land Use Amendment in Inglewood (Ward 9) at 1336 and 1340 – 9 Avenue SE, LOC2025-0186

Economic
The ability to modestly increase development options on the site in proximity to transit and a Main Street makes for more efficient use of infrastructure. The proposal would provide opportunities to support local business and employment opportunities within Inglewood.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. **Proposed Bylaw 72D2026**
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 site is located in the southeast community of Inglewood at the northwest corner of 9 Avenue SE at 13 Street SE. The site has lane access and is directly adjacent to the 9 Avenue SE Neighbourhood Main Street. The site is approximately 0.15 hectares in size, with dimensions of approximately 40 metres wide by 38 metres deep. The site currently contains two buildings listed on the City's Inventory of Evaluated Historic Resources: a single-storey building known as Blyth Hall located at 1340 – 9 Avenue SE and a two-storey red brick building known as the Carson Block located at 1336 – 9 Avenue SE. The Carson Block contains a restaurant and retail uses at grade and residential units on the upper floor. Blyth Hall is occupied by a convenience food store and retail uses. The intent of this land use amendment is to facilitate redevelopment around the Carson Block building, which is to be retained and protected.

The immediately surrounding development (west, east and south) is largely characterized by commercial and mixed-use developments along the historic 9 Avenue SE Neighbourhood Main Street. These sites are designated as Direct Control (DC) District (Bylaw 1Z93) and contain built forms in the range of three to six storeys, with several more recent land use changes to C-COR1f4.0h23 Commercial Corridor District and MU-2f4.5h24 Active Frontage District with similar heights and densities as being proposed for the subject site. Developments to the north of the subject site are currently designated Residential – Grade Oriented Infill (R-CG) District and are mostly developed with single detached dwellings that range between one and two storeys in height.

In terms of proximity to amenities, the site is 280 metres (a five-minute walk) from the Holy House of Our Lady and St. John Middle School, and 300 metres (a five-minute walk) from Gilbertine Academy . The site is also within 250 metres (a four-minute walk) of Mills Park, 450 metres (a five-minute walk) of Nellie Breen Park and playground, and 550 metres (a nine-minute walk) of Gopher Park. The Inglewood Aquatic Centre is located 450 metres (an eight-minute walk) to the east of the subject site. The site is also within walking distance of the Bow and Elbow Rivers and their associated pathways and amenities, and the Wilder Institute and Calgary Zoo are across the Bow River to the north.

Community Peak Population Table

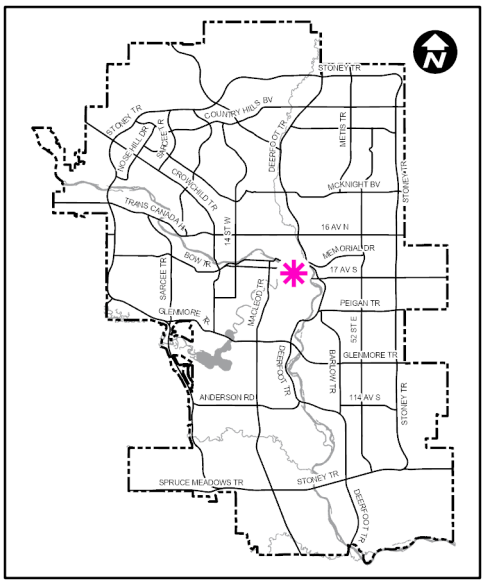
As identified below, the community of Inglewood reached its peak population in 2018.

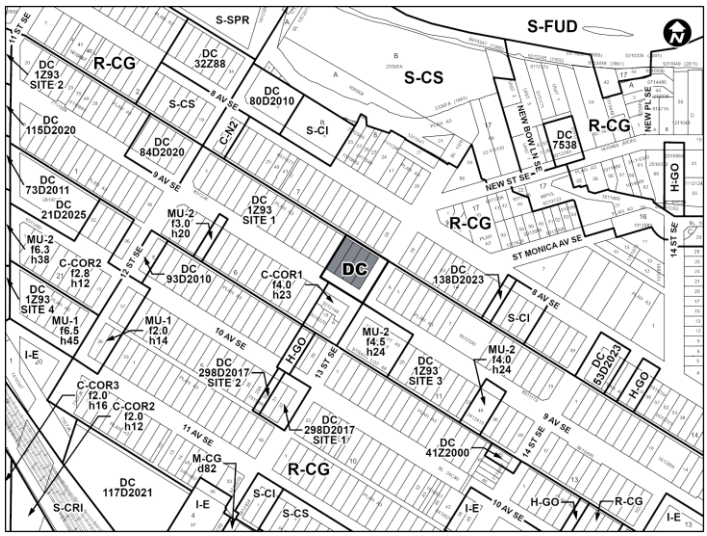
Inglewood	
Peak Population Year	2018
Peak Population	4072
2019 Current Population	4024
Difference in Population (Number)	- 48
Difference in Population (Percent)	- 1.18%

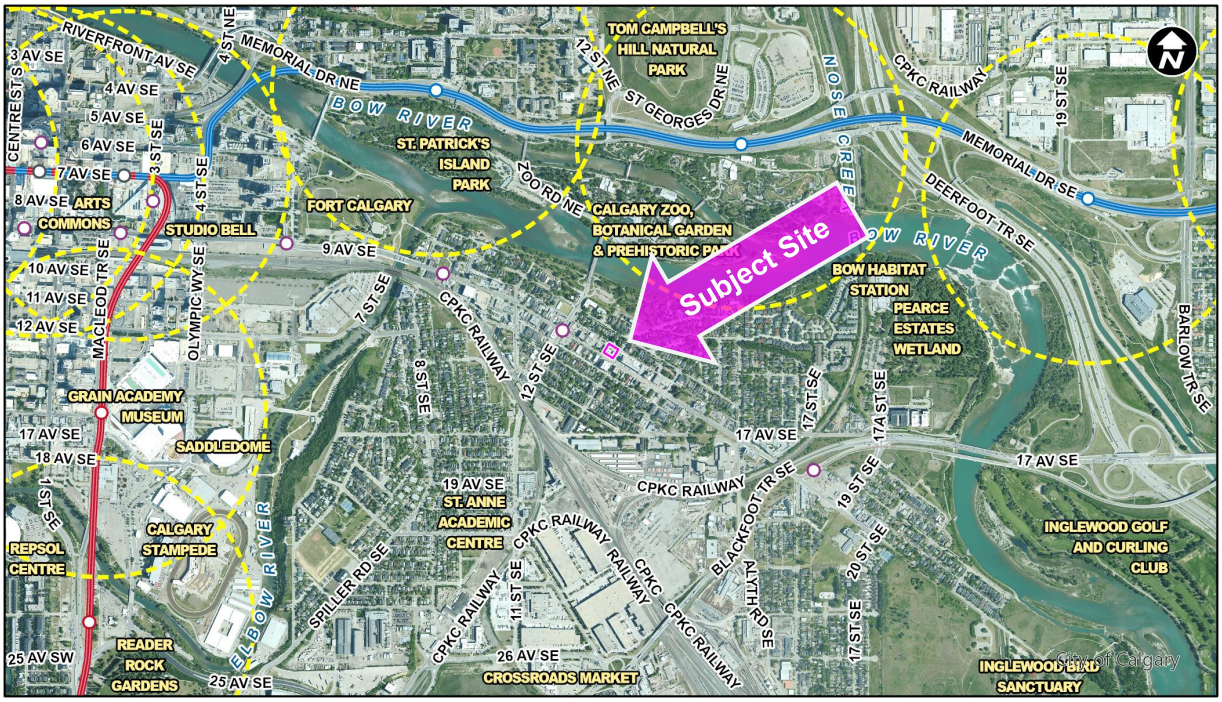
Source: *The City of Calgary 2019 Civic Census*

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

Location Maps









Previous Council Direction

None.

Planning Evaluation

Historical Significance
The eastern portion of the site currently contains a single-storey building originally known as Blyth Hall (built in 1923). This property has been the home of a convenience/corner store for many years (Inglewood Food Mart and Video). The western portion of the site contains a building known as the Carson Block (built in 1912). This building contains several commercial spaces at grade facing 9 Avenue SE, including the Dirty Duck Pub and residential units on the upper floor.

Both buildings are listed on the City's Inventory of Evaluated Historic Resources. This is a list of sites that have been evaluated by Heritage Calgary (a Civic Partner of the City of Calgary), according to Council approved policy. The inventory is a list of heritage buildings that have value but does not provide protection from or prevent demolition.

The development proposes to remove Blyth Hall, to retain and protect the Carson Block building, and to build a new mixed-use development around the protected Carson Block with commercial uses at grade (facing 9 Avenue SE) and dwelling units above.

The Carson Block building was the first reinforced concrete building in Calgary. The original use of the Carson Block building was a farm supply store for the local area. A painted sign from this period still exists on the eastern façade of the second floor and is a significant indicator of the building's historical use plus a unique visual to the community. This painted sign is currently

hidden by a Third Party Advertising Sign. This proposal also intends to secure the painted sign's ongoing visibility. Commemoration components for Blyth Hall will also be included on the east side of new development that will replace it.

Heritage Site Constraints
The proposed land use amendment and DC District are designed to incentivize retention of a heritage building, facilitating its protection as a Municipal Historic Resource and redevelopment around it with a specific building envelope allowance.

Retaining and protecting the heritage building makes for a non-standard L-shaped redevelopment area. As such, some unique Direct Control guidelines have been introduced for both specific clarity and flexibility in this context.

Land Use
The existing DC District references the C-2 (General Commercial) District of Land Use Bylaw 2P80. This district allows for a maximum density of 2.0 floor area ratio (FAR). It provides for a maximum height of 20.0 metres when at least three storeys of residential are provided, and a maximum height of 15.0 metres when less than three storeys of residential are provided. The existing DC District also excludes automotive service and sales type uses in accordance with the policies of *Inglewood Area Redevelopment Plan* (ARP) and provides for a variety of commercial uses (retail, restaurant, drinking establishments, grocery stores etc.) and dwelling units.

The proposed DC District references the Mixed Use – Active Frontage (MU-2) District as its base district. This base district accommodates a mix of residential and commercial uses with a requirement for active frontages at grade. The proposed DC District has two basic paths or options; one path that is similar to the current land use entitlement if the heritage building is removed; and a second path where additional height, density and site-specific allowances are provided if the heritage building is protected.

The proposed district allows for a maximum building height of 22.0 metres (an increase of 2.0 metres) and a total building floor area of approximately 6,035 square metres through a maximum floor area ratio (FAR) of 4.0 (an increase of 2.0 FAR), if the heritage building is protected.

The proposed DC District also has site-specific rules for a non-standard redevelopment configuration adjacent to a retained heritage building. The existing Carson Block building accounts for approximately 750 square metres of the available FAR, thereby providing approximately 5,285 square metres of building floor area for new development to be constructed on the subject site.

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 DC District is necessary as it requires regulation not available in other land use districts to accommodate the unusual site constraints imposed by protection of a heritage building. This proposal allows for the applicant's intended mixed-use development around a preserved heritage building while maintaining the Mixed Use – Active Frontage (MU-2) District base to accommodate development appropriate to a Neighbourhood Main Street. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

A development permit currently under review has been used to determine a building envelope for the proposed DC District that provides for a workable development in this context. The DC District also aims to ensure that proposed new development is distinguishable from and compatible with the adjacent heritage building.

Specific DC Components
The proposed Direct Control District:

- uses MU-2 as the base district;
- provides for the existing density and height already allowed in the base density (FAR: 2.0, height: 20.0 metres);
- provides additional density and height if the heritage building is protected (FAR: 4.0, Height: 22.0 metres);
- provides for excluded uses consistent with ARP, existing land use and context;
- provides site-specific guidelines to encourage heritage protection;
- requires building separation through a no-build zone to ensure visibility of historically significant features;
- does not require front setbacks for the existing Carson Block (already built to property line);
- establishes a new main floor front setback for new development along 9 Avenue SE that reflects existing conditions;
- adjusts parking requirements given the site constraints;
- increases the requirement for class-1 bicycle parking; and
- reduced residential amenity space requirement.

No-Build Area
The most important aspect of the DC District in the context of heritage retention is the no-build area along the eastern façade of the Carson Block at 9 Avenue SE. This no-build area allows for more three-dimensional visibility of Carson Block, not just the façade, provides some “breathing room” at the south property line, allows differentiation of two buildings on one site through separation and provides visibility of a painted heritage sign.

Motor Vehicle Parking
Retaining the Carson Block presents challenges to adjacent redevelopment. Digging below the heritage building introduces structural risk. The size and shape of the remnant portion of land for redevelopment is also not conducive to an efficient, multi-level parkade.

The proposed parking rate is 0.25 parking stalls per unit when a heritage building is retained. The standard parking rate for the MU-2 District is 0.75 parking stalls per unit, less 25 percent for transit proximity (requiring overall 0.56 stalls per unit). The proposed visitor parking stall requirement is reduced to 0.05 stall per unit, whereas the typical requirement in the base district would be 0.1 stalls per unit. The requirement for class-1 bicycle parking stalls is increased to 0.9 stalls per unit, compared to the standard requirement of 0.5 per unit. Should there be no heritage protection, standard parking rates would apply.

Parking is controlled in the area, generally limited to two-hour parking. Publicly accessible parking lots are available nearby at the southeast corner of 9 Avenue SE and 12 Street SE (1031 and 1305 – 9 Avenue SE) and at the south side of the Bow River east of 12 Street SE (620 and 712 – 12 Street SE).

It should also be noted that this site is within a Neighbourhood Main Street, within an inner-city neighbourhood adjacent to the downtown core, is well served by transit, has accessible commercial and employment uses, as well as parks, schools, pathways and river lands all in close proximity. In light of these factors, parking reductions are justified in combination with heritage protection.

Development and Site Design
If approved by Council, the rules of the proposed DC District will provide guidance for redevelopment of the site. A development permit has been submitted and is under review (DP2025-06579). The proposed development is a six-storey mixed-use building that includes 65 dwelling units, commercial uses at grade facing 9 Avenue SE, one level of underground parking and a partially enclosed parkade at grade, both of which are accessed from the rear lane. This proposed mixed-use building would essentially sit adjacent to and wrap around the Carson Block (once protected). Some modifications to the Carson Block may be necessary for fire protection given the proximity of new development adjacent (such as fire shutter windows). Beyond these minor modifications, the indication is that the uses in the building would not change at this time.

As part of the Municipal Historic Designation process, certain architectural components are identified as being important and are regulated. Details of any building modifications will be dealt with through appropriate development and building permits.

The development permit was reviewed by the Urban Design Review Panel early in the development permit process given its Main Street and heritage adjacent context. Review is ongoing by the Office of Urban Design and positive changes to the DP plans have occurred to support moving forward with the land use amendment.

Transportation
The site benefits from good transit connections. It is within 250 metres (a four-minute walk) of the 12 Street SE intersection with 9 Avenue SE to the west, which hosts primary transit routes (Route 1: Bowness/Forest Lawn; 302 / BRT: Southeast/City Centre, and MAX Purple BRT: Centre City/East Hills) and local transit services (Route 101: Inglewood). The future Ramsay/Inglewood Green Line LRT Station is located within 500 metres (an eight-minute walk) of the subject site which will initially serve the Downtown to Lynwood/Millican as part of Phase 1. Westbound segments of bus Route 1 and Route 101 also stop in front of the subject site.

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

Environmental Site Considerations
An environmental review confirmed no concerns that would prevent support for the subject land use. An Environmental Site Assessment (Phase 2) has been submitted as part of the initial submission with DP2025-06579 and did not identify any environmental or contamination concerns.

Utilities and Servicing
Public water, sanitary and storm mains exist within the adjacent public road rights-of-way. The existing (heritage) building is serviced. New services are required for the proposed development. Administration is willing to consider secondary service connections to the site (as to account for the proposed development), given the existing services that tie to the heritage building. Specific servicing locations and solutions are being formally reviewed through the associated development permit and development site servicing plan.

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 *Municipal Development Plan* (MDP) identifies the site as a Neighborhood Main Street on the Urban Structure Map (Map 1). The proposal is consistent with the general policies for Main Streets (Section 3.4.1) and policies for Neighborhood Main Street (Section 3.4.3). The MDP's city-wide policies (Section 2) and specifically Section 2.2, Shaping a More Compact Urban Form, direct future growth of the city in a way that fosters a more compact and efficient use of land, create complete communities, allow for greater mobility choices and enhance vitality and character in local neighborhoods with transit-oriented development.

Heritage policies of the plan recognize that historic preservation is part of good city building. As such, these policies encourage identification, protection and management of Calgary's historic resources by encouraging owners to conserve and/or enhance Calgary's historic resources and the City to be a leader in preserving and enlivening these resources using all the tools and mechanisms that are available to the municipality (Policy 2.3.3).

The proposed land use is in alignment with the applicable policies in the MDP.

Calgary Heritage Strategy (Non-Statutory – 2008)
The *Calgary Heritage Strategy* indicates that once identified, Calgary's significant historic resources can and should be protected through designation bylaws as set out in the Alberta *Historic Resources Act*. Once protected, historic resources should be managed to protect their heritage value. This does not mean they cannot be changed or altered. The federal *Standards and Guidelines for the Conservation of Historic Places* provide guidance to ensure heritage value is preserved while ensuring that all historic resources continue to have productive uses, which is the intent of this application.

Calgary Climate Strategy (2022)
This application proposes a modest density increase on a Main Street, the implementation of transit-oriented development, and the retention and reuse of an existing building, which aligns with 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 development permit application.

Inglewood Area Redevelopment Plan (Statutory – 1993)
The *Inglewood Area Redevelopment Plan* (ARP), identifies the subject site as being 'C16' – Commercial' which allows for the development of mixed-use buildings with commercial at grade up to six storeys in the 9 Avenue Core Area (west of 13 Street SE). The applicable 'C-16' area covers multiple properties as shown on 'Map 8 Sites Requiring Redesignations Commercial/ Industrial'. The development guidelines section in 'Table 3 Proposed Commercial/ Industrial Redesignations' set out additional requirements for these areas including no auto-related uses and no front parking or vehicle access.

Both Blyth Hall and Carson Block are identified on the Heritage Sites/Special Character Area Map (Map 4) as historic sites and listed in Table 1. Section 1.3 of the ARP outlines the importance of heritage to the Inglewood Community and encourages conservation of the area's historic resources.

The proposed redesignation is in alignment with applicable policies of the ARP.

South Bow Communities Local Area Plan
The subject site is also located within the *South Bow Communities Local Area Plan* currently in progress, which includes Inglewood and surrounding communities. This local area planning project launched in March 2026. As a local area plan is developed, applications must continue to be reviewed using existing legislation and Council-approved policy, including the Inglewood ARP.

PROPOSED

CPC2026-0442
ATTACHMENT 2

BYLAW NUMBER 72D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0186/CPC2026-0442)**

* *

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 _____

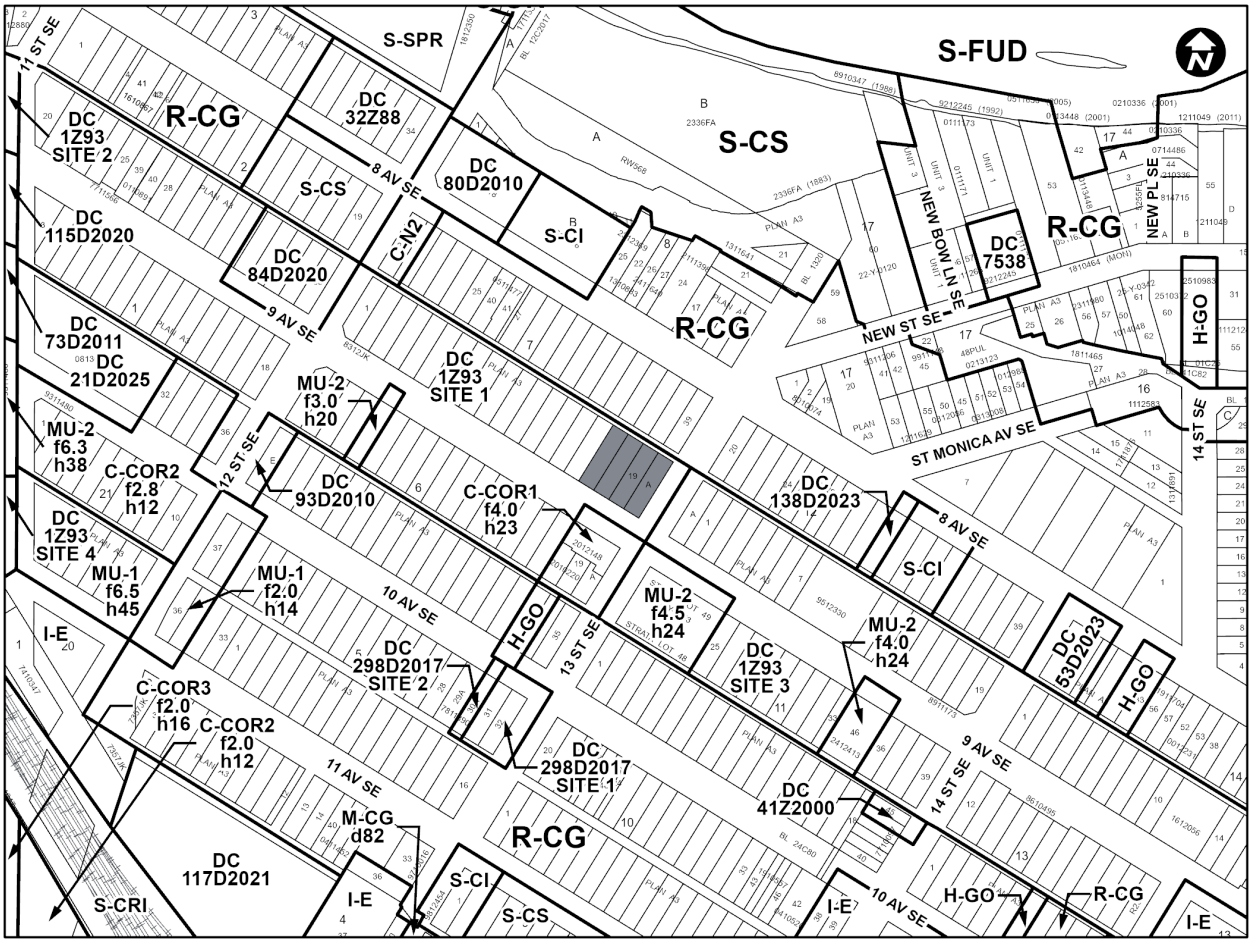
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0186/CPC2026-0442
BYLAW NUMBER 72D2026

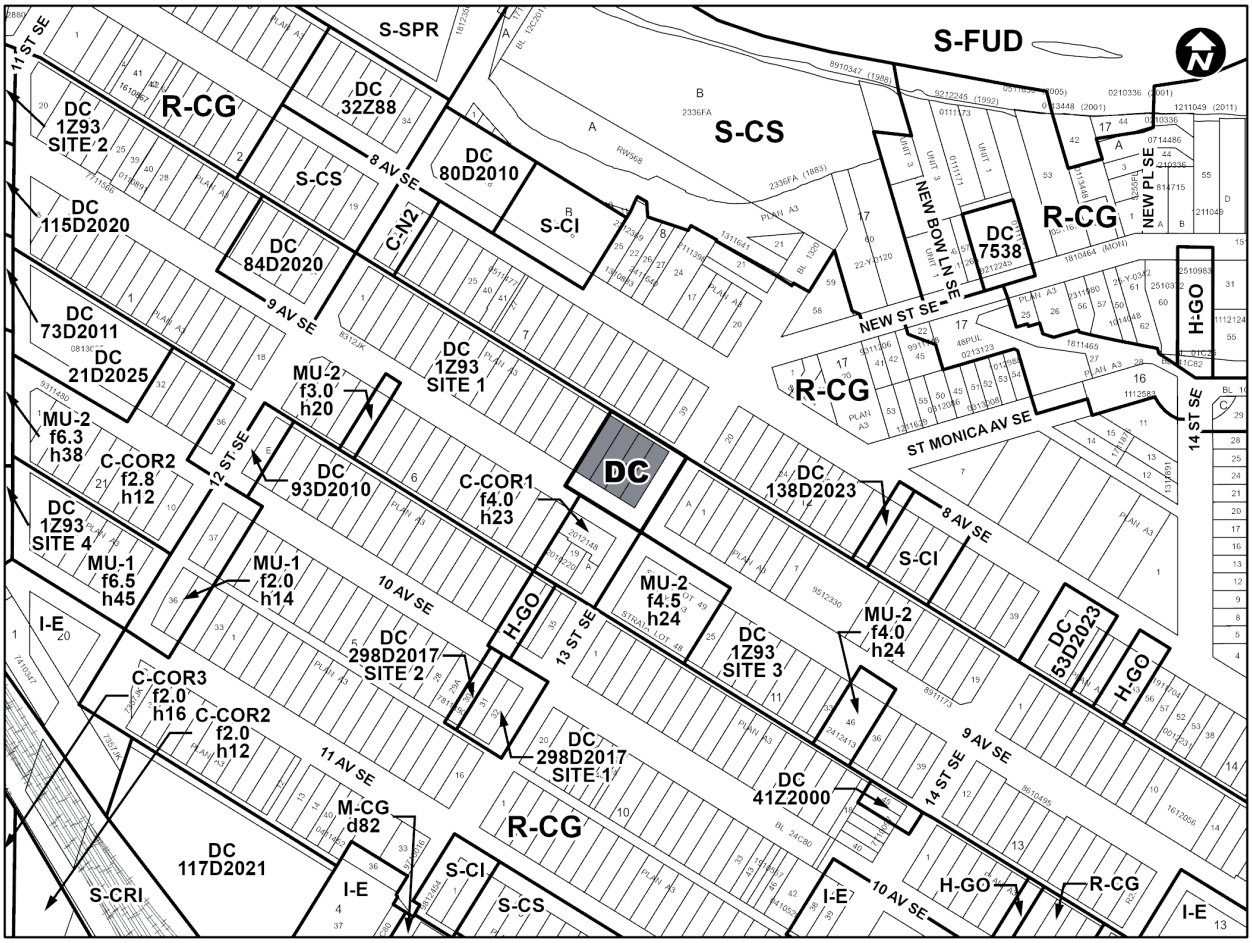
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0186/CPC2026-0442
BYLAW NUMBER 72D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

(a) accommodate mixed-use development;

(b) implement site-specific heritage incentives for the legal protection of a heritage building; and

(c) allow visibility of portions of the eastern façade of the heritage building and the heritage painted sign.

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) ***"heritage building"*** means the ***building*** existing on the date of passage of this Direct Control District Bylaw located on the southern 18.0 metres of the ***parcel*** legally described as Plan A3, Block 7, Lots 17 and 18 with the municipal address of 1336 – 9 Avenue SE, also known as the Carson Block, and which is designated as a Municipal Historic Resource by ***Council***, or by any other legal mechanism.

(b) "***no-build area***" means the entirety of the volumetric area starting from the property line at 9 Avenue SE for a depth of 5.7 metres northward along the eastern façade of the ***heritage building*** and for a width of 3.0 metres east of the eastern façade of the ***heritage building***, up to 10.0 metres in height from ***grade***.

Permitted Uses

5 The ***permitted uses*** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

6 The ***discretionary uses*** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the exclusion of the following:

(a) **Sign Class C**;
(b) **Sign Class E**;
(c) **Vehicle Rental – Minor**; and
(d) **Vehicle Sales – Minor**.

Bylaw 1P2007 District Rules

7 Unless otherwise specified in this Direct Control District Bylaw, the rules of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 Unless otherwise specified, the maximum ***floor area ratio*** is 2.0

Building Height

9 Unless otherwise specified, the maximum ***building height*** is 20.0 metres.

Heritage Building

10 (1) When a ***heritage building*** is located on the ***parcel***, the following Sections of Bylaw 1P2007 do not apply: 1337, 1340, 1342, 1349, 1350, 1352, 1353(1), 1354, 1379, 1380, 1381, 1384 and 1385.

(2) When a ***heritage building*** is located on the ***parcel***, the following rules apply:

(a) the maximum ***floor area ratio*** is 4.0;

(b) the maximum ***building height*** is 22.0 metres;

(c) there are no required ***building setbacks*** for a ***heritage building***;

(d) for any other ***building***, the ***building setback*** from:

(i) 9 Avenue SE is:

(A) 0.8 metres for portions of a ***building*** at or below 3.5 metres above ***grade***; and

(B) 0.5 metres for portions of a ***building*** above 3.5 metres above ***grade***;

(ii) 13 Street SE is zero metres;

(iii) the ***property line*** shared with a ***lane*** is 2.0 metres; and

(iv) the ***property line*** to the west is 1.2 metres.

(e) unless otherwise specified in subsection (f), a ***building*** must not be constructed within the ***no-build area***;

(f) a ***building*** may be constructed within the ***no-build area*** if the ***building*** contained in that area allows visibility of the ***heritage building*** and the painted heritage sign on the second floor of the east façade of the ***heritage building***;

(g) for the façade of any ***building***, except the ***heritage building***, the floor closest to ***grade*** facing a ***street*** must provide windows with unobscured glass that:

(i) occupy a minimum of 30.0 per cent of the façade between a height of 0.6 metres and 2.4 metres; and

(ii) allows views of the entire indoor space in subsection (g)(i).

(h) the required minimum ***amenity space*** for any ***building***, except the ***heritage building***, is 2.5 square metres per ***unit***.

(i) the minimum number of ***motor vehicle parking stalls*** and ***bicycle parking stalls – class 1*** for ***uses*** within a ***heritage building*** is zero;

(j) the minimum number of ***motor vehicle parking stalls*** for each **Dwelling Unit** and **Live Work Unit** is:

(i) 0.25 stalls per ***unit*** for resident parking; and

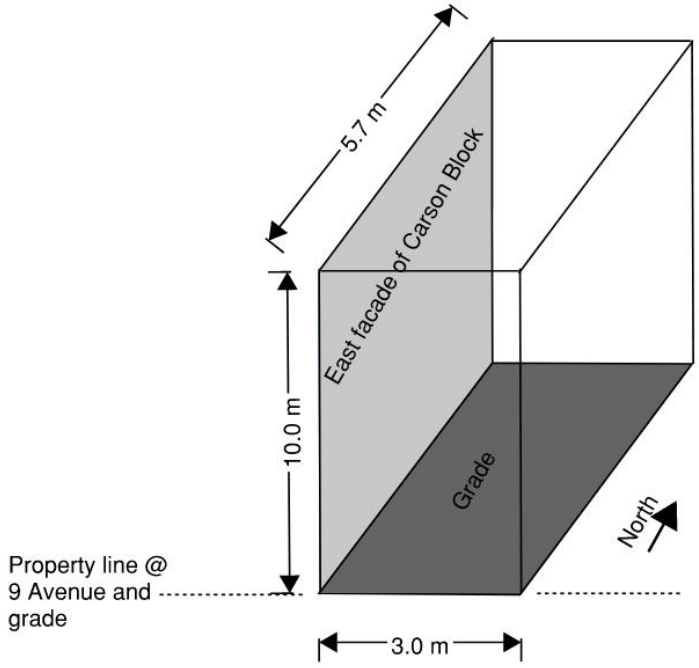
(ii) 0.05 ***visitor parking stalls*** per ***unit***.

(k) the minimum number of ***bicycle parking stalls – class 1*** for each **Dwelling Unit** and **Live Work Unit** is 0.9 stalls per ***unit***.

Relaxations

11 The ***Development Authority*** may relax the rules contained in Section 7, 10(2)(d) and 10(2)(g) of this Direct Control District Bylaw in accordance with Sections 31 and 36 of the Bylaw 1P2007.

Illustration 1: 10(2)(e) No-Build Area



Applicant Submission

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O2

Applicant Submission

On behalf of Inglewood 1336 Development Corp., O2 is proposing to redesignate the two parcels municipally addressed as 1336 & 1340 9 Avenue SE to a Direct Control (DC) district based on the Mixed Use – Active Frontage (MU-2) district. The proposed redesignation will facilitate a six-storey mixed-use development that retains the historic Carson Block building, while new residential and commercial uses that reinforce 9 Avenue SE as a Neighborhood Mainstreet.

Site Context

The subject site is located at the northwest corner of 9 Avenue and 13 Street SE intersection in the community of Inglewood. Existing development on the site includes the historic Carson Block, a two-storey mixed-use building with various ground-floor commercial uses, including the Dirty Duck Pub, as well as Blyth Hall, a single-storey building currently occupied by Inglewood Food Mart & Video. Surface parking is provided at the north end of the site, accessed from the rear lane.

The site is located within an accessible and well-serviced area along 9 Avenue SE, which is an identified Main Street within the Municipal Development Plan (MDP). Nearby community amenities include the Bow River Pathway, Mills Park, Calgary Zoo, Pearce Estate Park, and a wide range of retail, dining and office spaces along 9 Avenue SE. The site benefits from convenient access to transit, with service provided by the MAX Purple BRT, Route 1, and Route 101. It is also located approximately 300 metres from the future Inglewood/Ramsay Green Line LRT Station, offering rapid transit access to downtown and the southeast. Active transportation options are supported by on-street cycling lanes on 12 Street SE, and direct access to the Bow River Pathway network located within 200 metres of the site.

Policy Alignment

The subject site falls within the boundaries of the Inglewood Area Redevelopment Plan (ARP). Within the ARP, the parcels are designated as part of the *"9 Avenue SE Commercial"* area and the *"C16 9 Avenue Core Area."* These designations support pedestrian-oriented commercial at grade with residential uses above, reinforcing 9 Avenue SE as a mixed-use main street. The ARP places emphasis on historic façade treatments to maintain compatibility with Inglewood's heritage character and regulates building height to a maximum of four storeys, or up to six storeys where at least three residential floors are provided. The proposed development aligns with these policies by preserving the historic Carson Block building, maintaining active retail frontage, and introducing a six-storey built form with over three storeys of residential.

In addition, the site's proximity to the future Inglewood/Ramsey Green Line LRT Station directly supports the MDP and Calgary Transportation Plan objectives of directing residential intensification and mixed-use development to transit-accessible locations.

Proposed Land Use Amendment

The site is currently designated as Direct Control District 1Z93 (Site 1), based on the former General Commercial (C-2) district under Land Use Bylaw 2P80. While the designation accommodates a six-storey mixed-use building, it does not support the proposed design nor include provisions for conserving the existing heritage building. A land use redesignation is therefore required.

A new Direct Control (DC) District, based on the Mixed Use – Active Frontage (MU-2) district, is proposed to establish site-specific regulations requiring the retention of the Carson Block building on the southern portion of 1336 9 Avenue SE. This will preserve the heritage resource while enabling a new adjacent mixed-use development on 1340 9 Avenue SE and the northern portion of 1336 9 Avenue SE, featuring active

1

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commercial frontage along 9 Avenue SE with residential uses above. This approach directly aligns with the Inglewood Area Redevelopment Plan (ARP), which emphasizes maintaining the historic character of the corridor while supporting compatible intensification and a pedestrian-oriented streetscape.
The proposed DC district will also allow for a maximum height of 24 metres (six storeys) and a maximum density of 4.0 FAR. The applicant team is committed to working with Administration to ensure the DC district both enables the proposed development and aligns with the broader objectives of the ARP.

Conclusion

In summary, the proposed land use redesignation will:

- Secure the long-term retention and integration of the Carson Block building, reinforcing Inglewood's historic character.
- Enable a six-storey residential development that contributes to housing diversity in a highly accessible location supported by amenities and transportation options.
- Maintain retail continuity and activate commercial frontages along the 9 Avenue SE, supporting a vibrant and pedestrian-focused streetscape along Inglewood's primary corridor.
- Align with the policies of the Inglewood ARP by providing a site-specific response that balances heritage preservation with opportunities for residential intensification.

Applicant Outreach Summary

Outreach Summary

O2 implemented a comprehensive engagement strategy to share details of the proposed land use amendment and development applications, receive feedback from interested stakeholders, and outline potential revisions to the proposed application. Community outreach has been a continuous effort throughout both processes to ensure information was up to date and project updates were shared.

The following engagement tactics were implemented:

- Postcard Mailers
- Notice Posting
- Meeting with the Community Association
- Meeting with the BIA
- Open House event with adjacent neighbours and the broader community

Postcard Mailers
150 postcard mailers were hand delivered to directly adjacent and nearby properties in advance of the in-person open house to notify neighbours of the upcoming engagement and provide them with the email address of the project team for any questions.

Another 200 postcard mailers were hand delivered to the surrounding neighbours in advance of the digital public open house.

Public Notice Posting
A public notice sign was posted on the subject site in compliance with the City's notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed redesignation to the applicant.

Coordination with Community Associations
Project information was shared with the Inglewood Community Association (ICA) via a summary memo and contact details. An in-person meeting was held on November 4, 2025, to present the proposed land use change and architectural concept.

Coordination with BIA
Project information was shared with the Inglewood Business Improvement Area via a summary memo and contact details. An in-person meeting was held on February 10, 2026, to present the proposed land use change and architectural concept.

Public Open House
An in-person open house was held on February 17, from 5–7 pm at the Alexandra Centre Society. The session provided an overview of the proposed land use change and development and invited community feedback. Members of the project team along with the City File Manager were present to answer questions. A total of 12 residents attended.

Digital Public Open House
An online digital open house was held on April 1, from 6:30–7:30 pm. The session provided an overview of the proposed development and invited community feedback and questions. Members of the Planning and Architecture team were present. A total of 4 residents attended, including one member from the CA.

What We Heard
ICA – What We Heard
- What sizes of units will be available in the building?
- What will be the actual height of the building?
- Will bicycle parking be provided?
- How long will it take before building starts?
- Will the building be owned or rentals?
- A plaque would be nice to have to commemorate the lost heritage building.
- Saving the Carson Block is appreciated

●2

BIA – What We Heard
• How much parking will be provided?
• How many commercial units will be provided?
• What is the timeline for construction?

Public Open House – What We Heard
• Concerns that the proposed height could create privacy and shadow impacts for surrounding properties and does not fit contextually.
• Concerns about potential increases in traffic and parking congestion resulting from the development.
• Questions on how many dwelling units and what size.
• How much parking will be available?
• The proposed amount of parking is not enough.
• What will happen to the current tenants in the Carson Block?
• The building materials should match the Carson Block building.
• The proposed materials of the building are ugly and do not fit in with the heritage aesthetic.
• The rear of the building is too close to the lane. It should be stepped back.
• Saving the Carson Block is appreciated
• Balconies are too small
• Another session of public engagement should occur as no architects attended and due to the cold weather.
• Would like to have full glazing/commercial frontage along the entirety of the street on the east side.
• Add trees
• Public art onto the façade of the building
• Will there be any energy efficiency steps taken with the development?
• Will there be any affordable housing units?
• Can the rooftop be used for gardening/green house?

Digital Public Open House – What We Heard
• Concern of the 'alley' between the Carson Block and new building being dark and small.
• Concern that not enough parking is provided.
• Concerned that the SE corner of the lot is not large enough as a public space.
• Concern that trucks in loading bay will block the alley for long periods of time.
• The proposed height creates privacy and shadows for northern properties.

Postcard Response – What We Heard
• Appreciate the commitment to retaining Carson Block
• Support the application and it being a thoughtful update to underutilized land by providing more diversity of housing choices along a Main Street.

How the Application Responds to Comments

Building Design & Built Form:

The proposed development has been designed to align with the built form direction of the Inglewood Area Redevelopment Plan (ARP), which supports mid-rise mixed-use buildings along the 9 Avenue SE Main Street corridor. The proposed six-storey form is permitted within the ARP where a minimum of three residential storeys are provided and reflects the Plan's intent to accommodate additional housing in transit-accessible locations.

The UDRP supports widening the existing sidewalk to improve pedestrian flow and overall walkability. Given the limited right-of-way width, accommodating the expanded sidewalk does not allow sufficient space for the introduction of street trees within this frontage.

A shadow study was completed to illustrate the difference between the maximum height permitted under the existing Land Use Bylaw (20 metres) and the proposed height of 21.4 metres. The analysis demonstrates that the additional 1.4 metres results in a minimal change in shadowing, with negligible impact on surrounding properties.

●2

Due to the inclusion of at-grade parking accessed from the lane, continuous commercial frontage is not feasible along the east elevation. The eastern façade has been designed to balance functional site constraints with architectural articulation and material variation to ensure visual interest and compatibility with the surrounding context.

The space between the Carson Block and the proposed building is intended for fire egress only and is not designed as a publicly accessible pedestrian route. One-way gates are proposed at both ends to restrict access and improve safety, ensuring the space functions appropriately for its intended purpose.

While the southeast corner is constrained, the proposed building maintains the existing angled cutout condition and does not project further into the corner than the current building. In addition, the City has identified future public realm improvements at this location, including a potential pedestrian bulb-out, which would enhance the available space and pedestrian experience over time.

Traffic and Parking:

Concerns regarding parking availability and the potential for increased traffic congestion were consistently raised by engagement participants. The proposed development includes a combination of underground and covered at-grade vehicle parking, as well as several surface stalls accessed from the rear lane intended for small vehicles, resulting in a total of 22 stalls. Bicycle parking will also be provided on-site in accordance with the Land Use Bylaw. Opportunities to extend parking further underground or increase its footprint are significantly constrained by the need to retain the Carson Block building. Excavating deeper or closer to the structure introduces potential structural risks and engineering complexities to Carson Block.

The subject site is located along a well-serviced transit corridor, with access to MAX Purple BRT, Route 1, and Route 101, and is situated approximately 300 metres from the future Inglewood/Ramsay Green Line LRT Station. These existing and planned transportation options support reduced reliance on private vehicle travel and align with Municipal Development Plan (MDP) objectives to direct residential growth to transit-accessible locations.

A dedicated lay-by / staging area is provided within the site, oriented perpendicular to the lane, to accommodate waste and recycling collection. The lot is compliant with the loading requirements for waste and recycling from the City.

Unit Specifications:

Engagement participants expressed interest in the number and size of proposed dwelling units, ownership model, and the potential for affordable housing. The proposed mixed-use development will contain 65 rental residential units and two above grade-oriented commercial uses, contributing to a broader range of housing options along the 9 Avenue SE corridor. Unit sizes will range from 405 sq ft to 782 sq ft and be a mix of studio, 1 bedroom and 2-bedroom style units. There will be 10 units allocated for affordable housing.

Project Timeline:

Questions were raised regarding project timing, future engagement opportunities, and the status of existing tenants within the Carson Block. The expected completion of both permits would be Summer 2026 with full construction not starting until Spring 2027. Current occupants of the Carson Block will not be required to vacate the premise during construction of the new building. Requests for additional engagement opportunities were noted and have been addressed through an additional digital open house, providing further opportunity for community input as the project advanced.

Heritage Considerations:

Support for the retention of the Carson Block was consistently expressed throughout the engagement process.
As part of the land use the site will be designated as a Historic Resource which prevents the building from being demolished and require Heritage Planning approval for alterations. There will also be a plaque to commemorate the loss of the Blyth Hall located on the eastern façade of the building.

●2

In response to comments regarding architectural compatibility, the proposed development will incorporate a dark velour brick proposed at the ground level. The intent is not to replicate the Carson Block, but rather to establish material continuity at the pedestrian level through the use of brick as a shared, durable base material. This creates a cohesive streetscape experience along 9 Avenue while allowing the new building to maintain its own contemporary architectural expression. By introducing a darker brick tone, the base is visually grounded and complementary to the heritage structure without competing with it. The approach reinforces a strong, tactile pedestrian realm and provides a durable, human-scaled interface, while clearly distinguishing the new intervention as a modern addition.

FastPlank metal siding is proposed as a complementary cladding material alongside the brick base. It was selected for its durability and low-maintenance performance in an urban environment with high pedestrian activity and seasonal weather variation. Its extruded profile resists denting and ensures long-term finish stability, allowing the building to age gracefully.

The horizontal plank expression references Inglewood's industrial heritage in a contemporary way. Rather than replicating historic masonry, the metal siding interprets the area's warehouse character through clean lines and precise detailing, creating a respectful yet modern counterpoint to the Carson Block.

As a lightweight rainscreen system, FastPlank supports continuous exterior insulation and improved thermal performance, enhancing overall energy efficiency and reducing thermal bridging. While the project is not pursuing solar panels or LEED certification, the selected cladding system contributes to improved building envelope performance and long-term energy efficiency.

Community Association Response

No formal written letter was provided by the Community Association on the LOC application, just a comment indicating general support for retention of the Carson Block. At the time of circulation, there was a conceptual design and an applicant submission referencing a base district, but no completed Direct Control District was sent with the circulation package. The following letter was provided in response to the Development Permit Circulation which contained more specific drawings.

Inglewood Community Association

Conditional Approval of Development Permit DP2025-06579

The Inglewood Community Association (ICA) **conditionally supports Development Permit DP2025-06579** for the proposed development at **1340 – 9 Avenue SE (Carson Block), subject to the conditions outlined below being met to the satisfaction of The City of Calgary and the community**.

This conditional position reflects the ICA's recognition of the preservation of the Carson Block, the importance of reinvestment and intensification along 9 Avenue SE, balanced against the clear policy direction of the **Inglewood Area Redevelopment Plan (ARP)** to protect historic character, maintain human scale, and ensure compatibility with adjacent heritage buildings.

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1. Compliance with Height and Setback Requirements

As set out in the Inglewood ARP for this site:

> *"The height of that portion of the building closest to 9 Avenue shall be no higher than the Fraser & Seabloom block, at which point a setback of 3.0 metres is required."* (Bylaw 14P2007)

Condition: - The development must clearly demonstrate full compliance with this requirement through revised elevations and cross-sections. - Any relaxation or interpretation that weakens the intent of this policy is not supported.

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2. Architectural Compatibility and Heritage Sensitivity

9 Avenue SE forms the core of the Inglewood Special Character District. Development is expected to reflect the historic roots of Inglewood and respond sensitively to adjacent heritage resources.

Recognition of on the loss of the Blyth Hall must be provided in the form a of a plaque and possibly incorporating some of its architecture with the plan.

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3. Streetscape and Pedestrian Realm Enhancements

The ARP emphasizes a pedestrian-oriented main street environment along 9 Avenue SE.

Condition: - Ground-floor design should prioritize active, transparent storefronts and frequent entrances. - Streetscape improvements, including weather protection, high-

quality materials, and pedestrian-scaled lighting, should be incorporated and secured through conditions of approval.

---

4. Massing and Perceived Scale

Even where numerical height limits are met, building massing can still undermine the intent of ARP policies if perceived scale overwhelms adjacent buildings.

Condition: - Upper-story, 5th and 6th floor, massing should be modulated through setbacks to reduce visual dominance along 9 Avenue. - The building should read as a contextual infill project rather than a stand-alone contemporary object.

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5. Ongoing Collaboration

Condition: - The ICA requests continued engagement with the applicant during the detailed design stage to ensure ARP objectives are meaningfully addressed.

Conclusion

Subject to the conditions outlined above being incorporated into the approved plans, the Inglewood Community Association is prepared to **conditionally support DP2025-06579**.

If these conditions cannot be met, the ICA respectfully requests that the application be **refused or deferred** until such time as it demonstrably aligns with the Inglewood Area Redevelopment Plan and the historic character of 9 Avenue SE.

The ICA remains committed to working collaboratively with the applicant and The City to achieve a development outcome that supports reinvestment while protecting Inglewood's unique heritage and main street character.

Land Use Amendment in Sunridge (Ward 10) at 2121 – 29 Street NE, LOC2026-0006

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.55 hectares ± (3.83 acres ±) located at 2121 – 29 Street NE (Plan 9912522, Block 6, Lot 2) from Direct Control (DC) District to Direct Control (DC) District, to accommodate a Gaming Establishment – Bingo, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 14:

That Council give three readings to **Proposed Bylaw 79D2026** for the redesignation of 1.55 hectares ± (3.83 acres ±) located at 2121 – 29 Street NE (Plan 9912522, Block 6, Lot 2) from Direct Control (DC) District to Direct Control (DC) District, to accommodate a Gaming Establishment – Bingo, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2026 May 14:

"The following documents were distributed with respect to Report CPC2026-0363:
- A presentation entitled "LOC2026-0006 / CPC2026-0363 Land Use Amendment";
- Revised Attachment 1; and
- Revised Attachment 5."

HIGHLIGHTS

- This application seeks to redesignate the subject site to enable the development of a bingo gaming facility.
- The proposal allows for an appropriate set of uses that retain the light industrial character of the subject site while allowing for the additional discretionary use of Gaming Establishment – Bingo. The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would provide clarity and certainty for how the site may be used to support reinvestment in an established area while maintaining compatibility with surrounding land uses.
- Why does this matter? The proposal would enable additional commercial and employment opportunities that will help improve the vibrancy of the area while allowing for the more efficient use of existing infrastructure and nearby services.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application is located in the northeast community of Sunridge and was submitted on 2026 January 22 by the landowner Dundee Flex Properties Inc. The application proposes a redesignation to a Direct Control (DC) District based on the Industrial – Commercial (I-C) District to repurpose a portion of the existing building for the establishment of

Land Use Amendment in Sunridge (Ward 10) at 2121 – 29 Street NE, LOC2026-0006

a gaming facility (bingo), as described in the Applicant Submission (Attachment 3). It is the intent of the Calgary Community Sports and Bingo Association to relocate the existing Bingo Palace to the subject site.

The approximately 1.55-hectare site is located on the northwestern corner of the intersection between Sunridge Way NE and 29 Street NE and is developed with an existing light industrial building as part of the Sunridge Business Park. The subject building currently accommodates a mix of non-residential uses, including light industrial warehousing, health care services, and office uses. Accordingly, the proposed DC District is based on the Industrial – Commercial (I-C) District and includes Gaming Establishment – Bingo as an additional discretionary use while maintaining compatibility with the multi-tenant building and surrounding employment-oriented area.

Generally, the subject site falls in the belt of commercial and industrial commercial designated lands defined by Barlow Trail NE, 16 Avenue NE and 36 Street NE. The Sunridge Shopping Centre is situated in close proximity to the northeast of the subject site. Large established residential communities, such as Rundle, Marlborough, Vista Heights and Mayland Heights are located both east and west of Sunridge where the site is located.

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 community associations, non-profit organizations and charity groups and provided to Administration 10 letters in support of the proposed relocation of the Bingo Palace, home to the Association since 1983. The Applicant Outreach Summary (Attachment 4) provides a list of the organizations and associations in support of the proposal and a summary of the comments received. Both the Rundle Community Association and the Pineridge Community Association provided letters of support to the applicant and are included 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 one letter of opposition from the public that included concerns about on-site parking capacity and traffic circulation. There is no Community Association in Sunridge.

Land Use Amendment in Sunridge (Ward 10) at 2121 – 29 Street NE, LOC2026-0006

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

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 recommendations and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social
The operator of the proposed bingo hall is the Calgary Community and Sport Bingo Association, a registered non-profit organization that provides funding support to charitable organizations and community centres across the city. The proposed DC District would enable the relocation and continued operation of the bingo hall, supporting opportunities for recreation and social interaction for patrons. By providing long-term land use certainty for this organization, the proposed DC District would contribute to the ongoing social well-being of Calgary and support the delivery of community-focused benefits.

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

Economic
This proposal will make efficient use of existing infrastructure and contributes incrementally to the local and city-wide economy without material adverse impacts on the industrial land base, surrounding employment uses or municipal servicing. The proposed use supports the continued use of an existing building within the Sunridge Business Park, contributing to the efficient utilization of established employment lands without introducing residential displacement or infrastructure expansion.

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 79D2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Revised** Community Association Responses

Land Use Amendment in Sunridge (Ward 10) at 2121 – 29 Street NE, LOC2026-0006

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site, approximately 1.55 hectares (3.83 acres) in size, is located in the community of Sunridge on the northwest corner of the intersection between Sunridge Way NE and 29 Street NE. The site is part of the Sunridge Business Park situated between Barlow Trail NE and the residential communities of Whitehorn, Rundle and Marlborough.

The surrounding area is characterized by industrial and commercial development with the Sunridge Shopping Centre in close proximity to the northeast of the site. The surrounding area to the north contains multiple sites designated Industrial – General (I-G) District, while sites to the east, south and west are designated with various commercial districts, such as the Commercial – Corridor 3 (C-COR 3), the Commercial – Regional 3 (C-R3) and the Industrial – Commercial (I-C) Districts. Parcels in the immediate vicinity to the east and west of the subject site (north of Sunridge Way NE) are part of a Direct Control (DC) District (Bylaw 47Z95) based on the General Light Industrial (I-2) District in Land Use Bylaw 2P80.

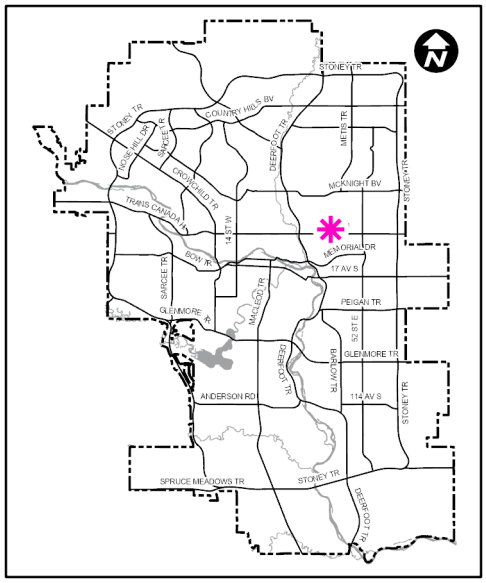
The site is developed with an existing light industrial building containing several bays with a mix of uses from industrial warehousing and offices to health care services. The site is further surrounded to the east, south and west by large scale retail/commercial uses and general industrial uses to the north. The community of Sunridge is bordered by skeletal and arterial roads providing good vehicular access as well as access to public transportation via Blue Line Light Rail Transit (LRT) service at Rundle Station. Parking is provided both in front of the existing building and in the rear.

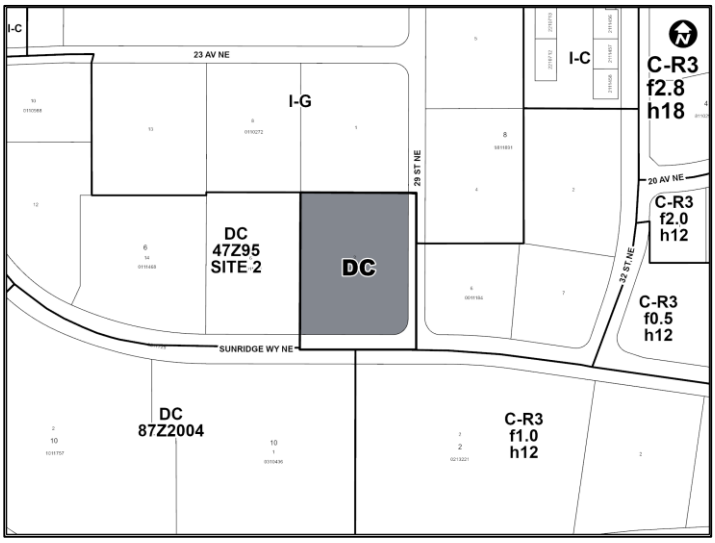
The rationale underpinning this application for a new Direct Control (DC) District is to retain the primarily light industrial nature of the subject site while providing for the diversification of the allowable uses to include a Gaming Establishment – Bingo.

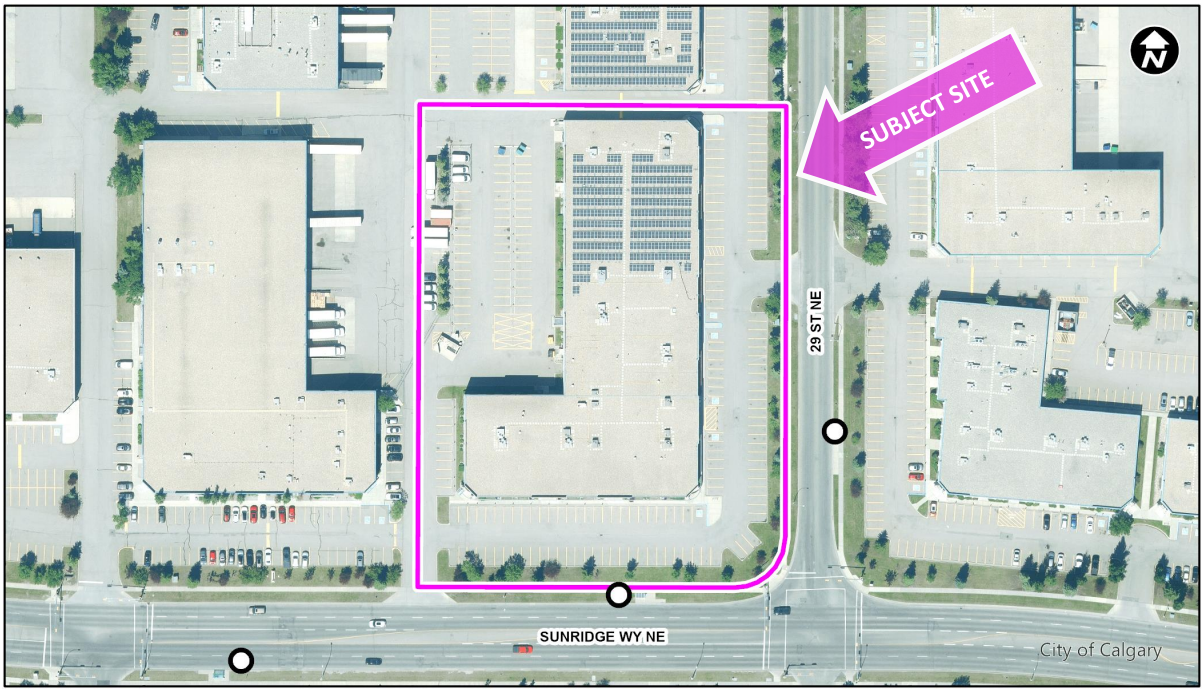
Community Peak Population Table

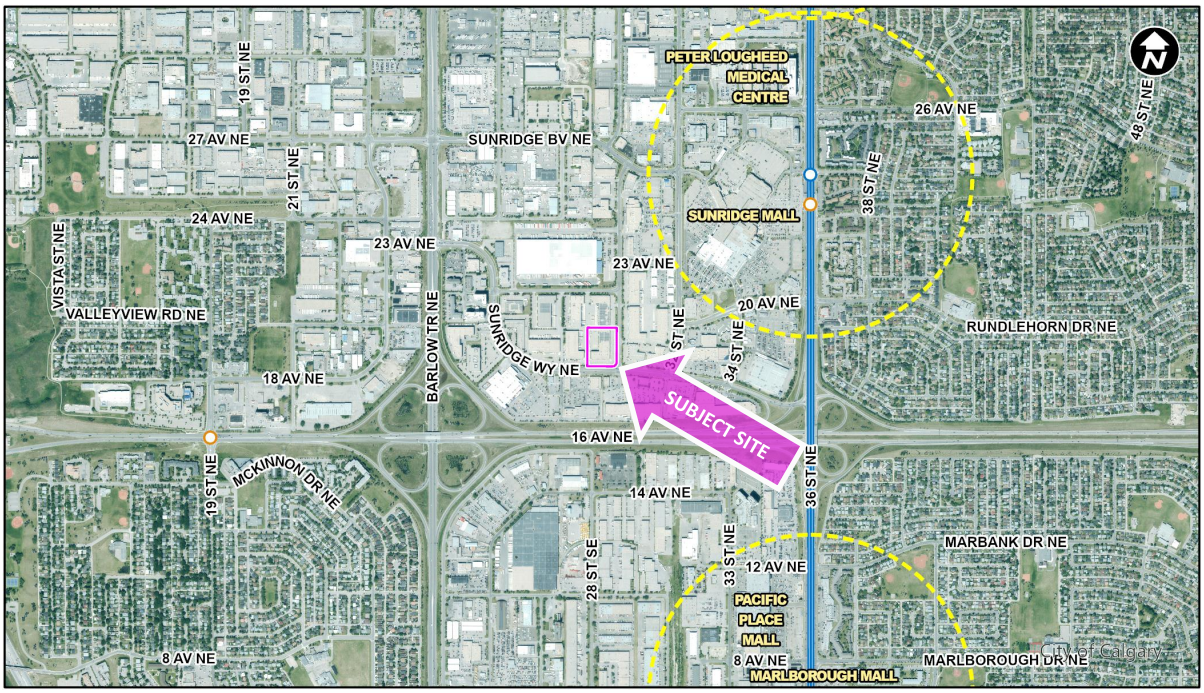
There is no community profile or population data for the community of Sunridge. Sunridge consists of industrial/commercial development.

Location Maps









Previous Council Direction

There is no previous Council direction related to this site.

Planning Evaluation

Land Use

The current land use district of the subject site is a Direct Control (DC) District (Bylaw 47Z95) based on the General Light Industrial (I-2) District of Land Use Bylaw 2P80, which allows for a wide range of general light industrial and associated uses that are compatible with each other and do not adversely affect surrounding non-industrial land uses. The existing DC District further includes the additional discretionary uses of retail stores and medical clinics but specifically excludes Gaming Establishments – Bingo. The surrounding land use districts of Commercial – Corridor 3 (C-COR3) and Commercial – Regional 3 (C-R3) to the east, south and west of the subject site, however, include Gaming Establishment – Bingo as a discretionary use. A maximum floor area ratio of 1.0 from the I-2 District applies to the subject site (Site 2 in Bylaw 47Z95) and the maximum building height is 12.0 metres.

The proposed land use district is also a Direct Control (DC) District with the additional discretionary use of Gaming Establishment – Bingo. The DC District is based on the Industrial – Commercial (I-C) District of Land Use Bylaw 1P2007, with the same floor area ratio of 1.0 and maximum building height of 12.0 metres. The proposed Industrial – Commercial (I-C) District base is in alignment with the existing land use district on adjacent sites and would allow for the existing uses in the building, such as General Industrial – Light and Health Care Services, to continue as permitted uses. The proposed DC District aligns with Section 20 of Land Use Bylaw (LUB) 1P2007. The use of a DC District is necessary to accommodate the proposed development, as no standard industrial land use district within the LUB includes a Gaming Establishment – Bingo as contemplated by this application.

A use area rule Section 7(2) is included in the proposed DC District to regulate the maximum size of the Gaming Establishment – Bingo through a restriction on the use area size, but not where it can be located. The maximum use area of a Gaming Establishment – Bingo use is restricted to 2,750 square metres which is approximately 50 percent of the size of the existing building floor area. A development permit application in the future will review the proposed size and location of a gaming facility according to the proposed DC District. The maximum use area rule may be relaxed by the Development Authority according to Section 8 in the proposed DC District.

Development and Site Design
The site has been developed with an existing building currently containing three tenant bays. The land use amendment proposal does not impact the existing site design, vehicular access or parking layout. The proposal, if approved by Council, will require a Change of Use development permit application.

Transportation
Vehicular access to the subject site is available from 29 Street NE and Sunridge Way NE to the parking areas in the front and rear of the building. Both streets provide sidewalks on either side of the street and the intersection between 29 Street NE and Sunridge Way NE is signalized.

The subject site is well served by the bicycle and pathway network with an existing on-street bikeway along Sunridge Way NE adjacent to the subject site. A Regional Pathway exists along a portion of Sunridge Way NE approximately 110 metres east of the subject site. The Regional Pathway provides an east-west connection along the north side of 16 Avenue NE between Barlow Trail NE and 36 Street NE, connecting to the greater Always Available for All Ages and Abilities (5A) Network.

Transit service currently includes bus stops at both 29 Street NE and Sunridge Way NE directly adjacent (less than one minute walk) to the subject site. Route 19 – 16 Avenue N (East and West) connects riders between Dalhousie Light Rail Transit (LRT) Station and Sunridge Shopping Centre via 16 Avenue NW, with connections to both the Blue and Red LRT lines.

A Transportation Impact Assessment (TIA) was not required at the land use amendment stage, but the applicant submitted a Trip Generation memorandum outlining the anticipated events and the maximum expected attendance and associated trips during peak demand. A TIA/parking study will be evaluated in conjunction with a development permit application.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Sanitary, storm, and water servicing infrastructure is available and currently serving the existing development. Details of site servicing and stormwater management may be further 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 Climate Strategy (2022)
The building in this proposed land use amendment application is existing and does not include any specific actions to address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Municipal Development Plan (Statutory – 2009)
The *Municipal Development Plan* (MDP) typology for the subject site is Standard Industrial as indicated on Map 1 – Urban Structure, which allows for a diverse and balanced mix of industrial uses at different densities and parcel sizes where the industrial character is maintained.

Although the MDP encourages industrial uses to be maintained as the primary use, a parcel in the Standard Industrial Area may allow for appropriate uses in close proximity to existing residential communities and the Primary Transit Network. The land use policies for the Standard Industrial typology allow for regional or city-wide recreational uses and facilities that have large land or building needs. A Gaming Establishment – Bingo (The Bingo Palace) is considered as a city-wide recreational use that requires a larger building size. The proposal is in alignment with the policies of the MDP.

There is no local area plan applicable to Sunridge.

South McKnight Communities Local Area Planning Project
This site is located in the South McKnight Communities, which includes Sunridge and surrounding communities. A new local area planning project for this area is expected to launch in May 2026. As a local area plan is developed, applications must continue to be reviewed using existing legislation and Council-approved policy, including the *Municipal Development Plan* (MDP).

PROPOSED

CPC2026-0363
ATTACHMENT 2

BYLAW NUMBER 79D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2026-0006/CPC2026-0363)**

* *

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 LOC2026-0006/CPC2026-0363
BYLAW NUMBER 79D2026

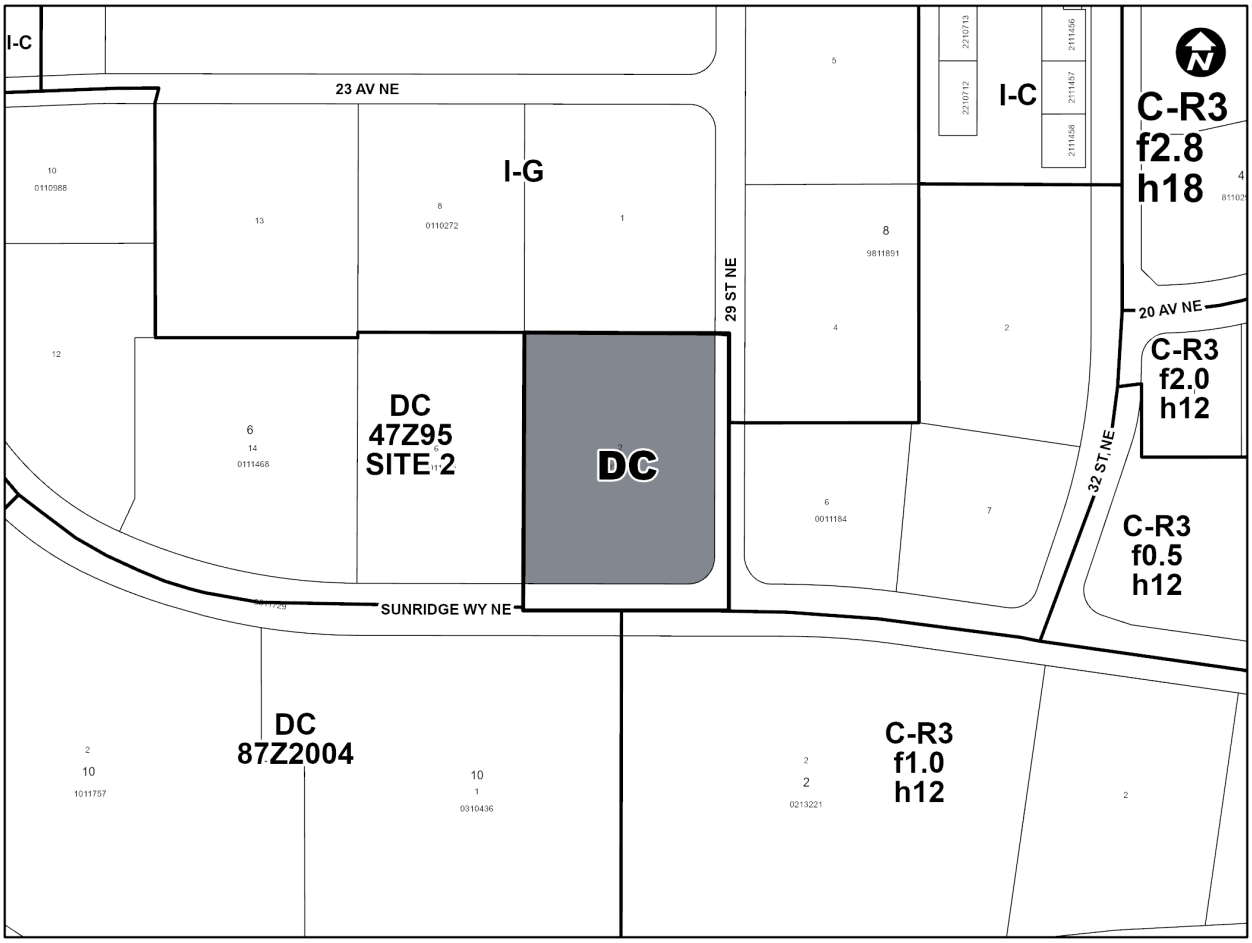
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0006/CPC2026-0363
BYLAW NUMBER 79D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to allow for the additional use of gaming establishment – bingo.

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 – Commercial (I-C) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Industrial – Commercial (I-C) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Gaming Establishment – Bingo**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Industrial – Commercial (I-C) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area

7 **(1)** Unless otherwise provided in subsections (2) and (3), there is no ***use area*** requirement.

(2) The maximum ***use area*** for a **Gaming Establishment – Bingo** is 2,750.0 square metres.

(3) The maximum ***use area*** for a **Retail and Consumer Service** is 930.0 square metres.

(4) The maximum ***public area*** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres.

Relaxations

8 The ***Development Authority*** may relax the rules contained in Sections 6 and 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

APPLICANT SUBMISSION LETTER – January 21, 2026

City of Calgary
Planning & Development
PO Box 2100 STN M #8108
Calgary AB Canada T2P 2M5

Applicant Submission – Proposed DC Zone Amendment to Include Gaming Establishment (Bingo) at Unit 50, 2121 29 Street NE

To Whom It May Concern,

The purpose of this letter is to provide information to all interested stakeholders, landowners, shareholders, and business owners within the current Direct Control (DC) Zone regarding the Applicant Submission Form and the intent of the property owner to amend the existing DC zoning.

Specifically, the proposed amendment seeks to include and/or add **Gaming Establishment – Bingo** as a discretionary use for **Unit 50, 2121 29 Street NE**, in the DC Zone currently being used and aligned with the specifications of I-C (Industrial – Commercial) zoning in City of Calgary. It is important to note that, prior to the implementation of revised zoning regulations in 1995, this location was historically permitted for discretionary use as a bingo establishment.

The proposed user of the premises is the **Calgary Community & Sport Bingo Association (CCSBA)**, a registered non-profit organization that provides essential funding support to **28 charity groups and community centres across Calgary**. Through its operations, CCSBA generates approximately **$1.5 million annually in charitable proceeds**, directly benefiting thousands of individuals and families throughout the city. These funds are critical to sustaining programs for sports, youth initiatives, community events, and local community centres.

CCSBA operates a friendly, community-oriented bingo events daily. Attendance typically ranges from **30 to 70 patrons per event**, which is not anticipated to create traffic congestion or parking challenges within the area. The primary patron demographic consists of approximately **70% seniors**, with the remaining **30% ranging in age from 18 to 60 years**, further reinforcing the low-impact nature of the use.

The landlord's intent is to provide **long-term tenancy** to this non-profit organization and, in doing so, to actively support the social and economic well-being of the City of Calgary.

Without this stable source of funding, many charitable organizations would face significant reductions or closures of programs that serve vulnerable populations and strengthen local communities.

Your understanding and support as stakeholders, shareholders, and business owners within the district are sincerely appreciated as this application moves forward.

Respectfully submitted,

Calgary Community & Sport Bingo Association (The Bingo Palace) – Proposed Tenant

Dundee Flex Properties Inc – Landowners

CBRE Limited, Industrial Sales & Leasing. – Consultant

Dream Inc. – Lease Brokers

List of 28 non-profit and community centres are included with application and can be provided to any readers upon request.

Intent Statement: Zoning Application

1. Zone DC 47Z95 – Amendment required to include Gaming Establishment – Bingo as discretionary use
2. Required space is 15,000 to 20 sq. ft in the NE Calgary region to operate
3. Past 2 years of search and locating available space and correct zoning has been extremely difficult
4. Current building that was grandfathered since 1984 has been the existing location at 2604 35th AVE NE Calgary AB and has been sold to a new owner. The new owner wants the building for his own commercial use and will be terminating lease on June 30, 2026.
5. Assistance from the current landowner and commercial brokers has been ongoing and the intent to allow the bingo hall to be relocated will require an amendment to the current zone.
6. Support of the city, stakeholders and landowners is needed to help the non-profit organization support the community centres, charity groups and thousands of people and families that benefit from the volunteers and operations.

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Unit 50, 2121 29 Street NE Rezone Application - CCSBA Bingo Palace

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)

Engagement with Charitable Organizations
In support of Bingo Palace operations, outreach was conducted with all 28 charitable organizations that rely on Bingo Palace funding to deliver essential services to community members most in need. These organizations expressed continued support for the operation and its relocation. Letters of support can be provided upon request.

Engagement with Adjacent and Nearby Tenants
Regarding the proposed new location for Bingo Palace operations, a walkthrough was conducted on March 19, 2026, with LifeMark Physiotherapy, the primary neighbouring tenant. LifeMark expressed support for the proposed tenancy and welcomed the inclusion of a bingo hall at the site. They noted potential benefits for both patrons and staff, including opportunities for recreational use and access to on-site concession offerings.

Broader Community Outreach
Since January 2026, outreach efforts have included discussions with surrounding community centres, participants, volunteers, and funding recipients to gather feedback on the proposed relocation. To date, no negative feedback has been received, and responses have been supportive of maintaining the Bingo Palace's role as a community-focused, non-profit facility.

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with.
Abbeydale Community Association
Airdrie Edge Gymnastics
Beddington Heights Community
Calgary Academy Parents Association
Calgary Aquabelles Synchronized Swimming
Calgary Canucks Junior Hockey
Calgary Colts Football Jr
Calgary East Pro Basketball
Calgary East Port Lions
Calgary Marching Show Band
Calgary Northstars Hockey
Calgary Patriots Swim Club
Calgary Round Up Band

Calgary Rowing Club
Calgary Rugby Union
Calgary Stetson Showband
Canadian National Institute for the Blind
Erinwoods Community Centre
Glenlake Minor Hockey
International Eastside Soccer
Marlborough Park Community
Pineridge Community
Ringette Calgary
Rundle Community
Simon House Residence Society
Temple Community Association

What did you hear?
Provide a summary of main issues and ideas that were raised by participants in your outreach.
Summary of Key Issues and Ideas Raised Through Community Outreach

Outreach efforts focused on ensuring the continued operation of the CCSBA Bingo Palace and the many charitable and non‑profit organizations that depend on it for essential funding. Feedback from participants, stakeholders, and community groups was clear and consistent.

The primary concern raised was the need for uninterrupted bingo operations during any transition period. Numerous charitable and non‑profit organizations emphasized that their funding is directly dependent on the continuity of bingo activities. Participants noted that even short‑term disruptions could result in reduced services, staffing impacts, or, in some cases, the inability to continue operations altogether. These organizations provide vital support within the community, and their long‑term viability is closely tied to stable bingo operations.

Participants also expressed concern regarding the uncertainty experienced in recent months while zoning decisions are pending. This uncertainty has already created unease and operational strain for organizations that rely on predictable funding streams. Further compounding these concerns is the current landlord's indication—while in the process of attempting to renegotiate the lease at the existing building—that CCSBA Bingo Palace may lose access to its parking lot for storage containers. This would affect compliance with existing use requirements and further jeopardize ongoing operations.

As a result, outreach participants consistently identified an urgent need to secure a stable and suitable alternative location. The proposed relocation to Unit 50, 2121 29 Street NE was widely viewed as a strong solution. Key benefits identified included ample on‑site parking, a well‑maintained flex industrial park with easy access, and professional property management by a reputable national landlord, DREAM.

Importantly, the proposed location has received strong support from community members, volunteers, patrons, organizational representatives, and members of Council, who recognize the importance of securing a long‑term, sustainable home for Bingo Palace operations.

Overall, participants expressed that approval of the rezoning application is critical to providing stability for CCSBA Bingo Palace and protecting the essential funding streams that numerous charitable and non‑profit organizations rely on to serve the broader community.

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

Input from community partners, charitable organizations, and key stakeholders played a central role in shaping the decision to proceed with the proposed relocation. Over the past two years, feedback consistently emphasized the importance of securing a location that ensures operational continuity, meets functional requirements, and provides long-term stability for non-profit partners. This guidance informed an extensive and deliberate site search, focused on identifying a space that could sustainably support ongoing bingo operations and the charitable services they fund.

In the past three months, targeted community engagement and detailed reporting further reinforced the suitability of the proposed location at Unit 50. Feedback confirmed that this site meets operational needs, aligns with community expectations, and represents a practical and forward-looking solution. As a result, the decision to proceed with pursuing this location was unanimously supported, receiving 100% approval from the Board of Directors and all participating charity groups.

Additional input from the property owner, legal advisors, and other consulted third parties was also positive and supported advancing the application, subject to rezoning approval. Collectively, this feedback confirmed strong alignment among stakeholders and directly influenced the decision to move forward with the rezoning application as the preferred and most viable option to ensure continuity of services for the community.

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)

Outreach participants were kept informed throughout the process and were provided with clear updates on how their input informed the final decision to proceed with the proposed relocation. Following engagement discussions, outcomes and key themes were summarized and shared with participating charitable organizations, community partners, and internal stakeholders through direct meetings, emails, and follow-up communications.

Charity groups and non-profit partners were briefed on the results of outreach, including confirmation that the proposed location addressed the primary concerns raised—most notably the need for uninterrupted operations, sufficient parking, and long-term stability. The proposed relocation to Unit 50 and the intent to pursue a rezoning application were shared transparently, along with the rationale for selecting this site based on community and operational feedback.

Final project decisions, including unanimous Board approval and the endorsement of participating charity groups, were communicated directly to those involved in the outreach process. Stakeholders were also informed of next steps, including the rezoning application timeline and opportunities to request additional information or provide further input.

This ongoing communication ensured that participants understood how their feedback was considered, how it influenced the final direction of the project, and how the proposed rezoning supports the long-term sustainability of CCSBA Bingo Palace and the charitable organizations it serves.

Community Association Responses

Comments from the Rundle Community Association and the
Pine Ridge Community Association were provided directly to the Applicant.

Calgary Community Sports and Bingo Association (C.C.S.B.A.)

Community Support Form

Zoning Support Request for Proposed Sunridge Mall District Bingo Facility
Deadline: January 09, 2026

SECTION 1 — Organization / Community Group Information

Name of Community Centre / Non-Profit / Charity Group:
RUNDLE COMMUNITY ASSOCIATION

Primary Contact Name:
MARY PELLAND

Phone Number: [redacted]

Email Address: [redacted]

Mailing Address:
2409 50TH Street NE
Calgary, Alberta
T1Y 1Z5

SECTION 2 — Community Impact Information

Approximate number of individuals who benefit from CCSBA-supported funding (families, children, athletes, program participants, seniors, etc.):

2,500

Brief Summary of Programs or Services Supported by Bingo Fundraising (optional):

The Rundle Community Assn is the focal meeting place for the community. The hall is an aging facility that requires constant upkeep to remain functional. Groups supported are Rebels football, Guides, Scouts, Cadets, Yoga, Before & After School care. There are annual events such as the carnival, family day, skate, community clean-up and craft sale.
We support a dart league as well as a number of card games for residents and seniors.
We rent the hall on weekends for wedding, funerals, birthday parties etc.

SECTION 3 — Statement of Support

Our organization strongly supports the Calgary Community Sports and Bingo Association (CCSBA) in obtaining the zoning approvals required to operate a charitable bingo facility in the Sunridge Mall district.

We recognize that CCSBA provides essential financial support—over $1.6 million annually—to Calgary's community centres, youth programs, sports groups, and non-profit organizations. Access to a stable, properly zoned facility is crucial to maintaining these valuable community services.

Signature: M Pelland

Printed Name: MARY PELLAND

Title / Role: TREASURER / BINGO Coordinator

Date: January 6, 2026

Calgary Community Sport and Bingo Association (C.C.S.B.A.)

Community Support Form

Zoning Support Request for Proposed Sunridge Mall District Bingo Facility
Deadline: January 09, 2026

SECTION 1 — Organization / Community Group Information

Name of Community Centre / Non-Profit / Charity Group:

Pineridge Community Association

Primary Contact Name:

Emilyn Ghann

Phone Number: [redacted]

Email Address: VP2@pineridgeyyc.ca

Mailing Address:

6024 Rundlehorn Drive NE

Calgary, AB T1Y 2X1

SECTION 2 — Community Impact Information

Approximate number of individuals who benefit from CCSBA-supported funding (families, children, athletes, program participants, seniors, etc.):

In the course of a year, the funding from CCSBA will help us serve over 10,000 Calgarians.

Brief Summary of Programs or Services Supported by Bingo Fundraising (optional):

As an established community with diverse residents, Pineridge Community Association (PCA) provides opportunities for everyone to be included and participate in all activities or programs that PCA offers. We encourage community building by being a neighbourhood that encourages strong, neighbourly relationships. The funding that PCA receives through its bingo program provided by CCSBA allows us to offer a wide variety of activities and programs in a facility that is clean, safe, and welcoming to all.

SECTION 3 — Statement of Support

Our organization strongly supports the Calgary Community Sport and Bingo Association (CCSBA) in obtaining the zoning approvals required to operate a charitable bingo facility in the Sunridge Mall district.

We recognize that CCSBA provides essential financial support—over $1.6 million annually—to Calgary's community centres, youth programs, sports groups, and non-profit organizations. Access to a stable, properly zoned facility is crucial to maintaining these valuable community services.

Signature: Emilyn Ghann

Printed Name: Emilyn Ghann

Title / Role: Vice President

Date: January 9, 2026

Land Use Amendment in Evergreen (Ward 13) at 2525 Eversyde Avenue SW, LOC2026-0018

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.96 hectares ± (2.37 acres ±) located at 2525 Eversyde Avenue SW (Portion of Plan 0412677, Block 1, Lot 52) from Direct Control (DC) District to Multi-Residential – At Grade Housing (M-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 APRIL 30:

That Council give three readings to **Proposed Bylaw 68D2026** for the redesignation of 0.96 hectares ± (2.37 acres ±) located at 2525 Eversyde Avenue SW (Portion of Plan 0412677, Block 1, Lot 52) from Direct Control (DC) District to Multi-Residential – At Grade Housing (M-G) District.

HIGHLIGHTS

- This application seeks to redesignate a portion of the subject parcel to enable the development of multi-residential development of low height and low density.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and meets the intent of the *Midnapore III Community Plan*.
- What does this mean to Calgarians? This application would allow for more housing development in the community and support more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a 45-unit townhouse development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Evergreen was submitted by GGA - Architecture on 2026 February 6. While the parcel is currently owned by The City of Calgary, HomeSpace is the successful non-profit affordable housing provider that was awarded this parcel through the non-market housing land sale disposition. This application would redesignate the western portion of the parcel to allow for grade-oriented, multi-residential development.

The 0.96 hectare (2.37 acre) site is located midblock on Eversyde Avenue SW, with vehicular access from this road. 162 Avenue SW to the south is on a Primary Transit Network (PTN) route. The site is situated approximately four kilometres west of Macleod Trail SE, which is designated as a Major Activity Centre and provides a wide variety of retail and commercial services. There are various schools and open spaces within 1.2 kilometres of the site.

Land Use Amendment in Evergreen (Ward 13) at 2525 Eversyde Avenue SW, LOC2026-0018

As indicated in the Applicant Submission (Attachment 3), the proposed land use district enables a residential townhouse development designed to be compatible with surrounding land uses. A development permit (DP2026-0773) for a seven townhouse buildings comprising 45 units and an accessory residential building, was submitted on 2026 February 12 and is under review. HomeSpace intend to provide a mix of two- and three-bedroom family homes, which is a key gap in the current affordable housing supply in the city.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach
As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant provided a project webpage and held an Open House. They also delivered postcards, sent emails and letters to adjacent and nearby neighbours and to the Ward 13 office and the Evergreen Community Association to advise them of the 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.

Administration received four letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking congestion;
- increased traffic safety concerns;
- increased noise and disturbance;
- the area cannot handle additional density;
- limited access to public transit;
- devaluation of property values; and
- how similar non-market housing projects are constructed and managed.

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

The adjacent Somerset/Bridlewood Community Association were also notified of the application. No comments were received.

Land Use Amendment in Evergreen (Ward 13) at 2525 Eversyde Avenue SW, LOC2026-0018

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The M-G District provides for residential development at a height and density that is compatible with surrounding residential development and includes setback rules to minimize overlooking of adjacent properties. The proposed district is in alignment with the *Municipal Development Plan* and the *Midnapore III Community Plan*. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social
The proposal enables the continuation of development in Evergreen and supports The City's efforts to develop and increase the supply of permanent affordable housing. The development of this parcel would also allow for increased density in close proximity to a 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 actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic
The proposal would enable the development of affordable housing units close to a Primary Transit Network route. This would provide opportunities to support local business 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 proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 68D2026**

Land Use Amendment in Evergreen (Ward 13) at 2525 Eversyde Avenue SW, LOC2026-0018

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 Evergreen on the south side of Eversyde Avenue SW, west of 24 Street SW. The proposed redesignation is for a portion of the parcel and includes an area of 0.96 hectares (2.37 acres) in size. The site is currently vacant and generally flat. The site is currently designated DC District (Bylaw 77Z2003) under Bylaw 2P80. Pedestrian access to the site is from Eversyde Avenue SW and 162 Avenue SW. Vehicular access to the site is only available from Eversyde Avenue SW. There is no rear lane.

To the east is a City of Calgary Parks depot zoned DC District 77Z2003, under Bylaw 2P80. This depot will be retained after the western portion of the parcel is subdivided. Further east is a fire station zoned Special Purpose – City and Regional Infrastructure (S-CRI) District and a small strip mall zoned Commercial – Neighbourhood 2 (C-N2) District. Directly to the west of the subject site is a four-storey multi-residential development zoned Multi-Residential – Medium Profile (M-2) District. To the north is a park zoned Special Purpose – School, Park and Community Reserve (S-SPR) District. To the south of 162 Avenue SW are single family homes zoned Residential – Low Density Mixed Housing (R-G) District and a multi-residential development zoned M-2 District.

The subject site is also near major roadways such as James McKevitt Road SW, Stoney Trail SW and Macleod Trail SE.

The applicant has confirmed that the future development on this parcel is planned as a long-term rental development owned and operated by HomeSpace to provide continued affordability over time. All units will be offered at below-market rental rates, with rents targeted at approximately 25 percent below current market levels for comparable units in the area.

Community Peak Population Table

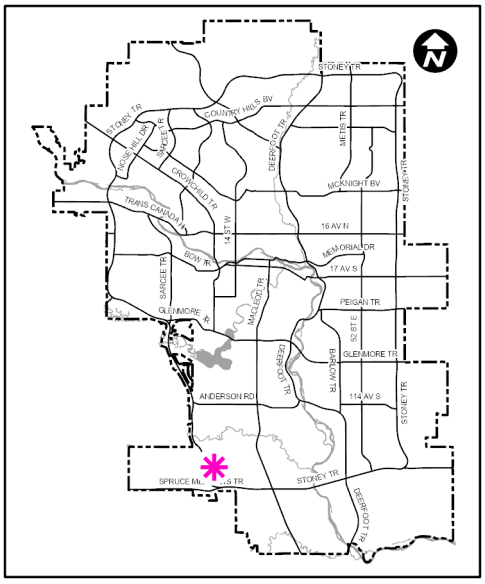
As identified below, the community of Evergreen reached its peak population in 2015.

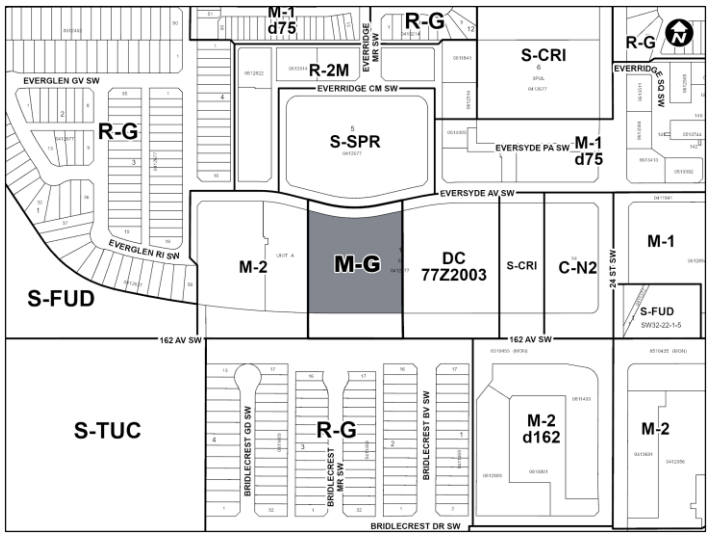
Evergreen	
Peak Population Year	2015
Peak Population	21,700
2019 Current Population	21,500
Difference in Population (Number)	-200
Difference in Population (Percent)	-0.92%

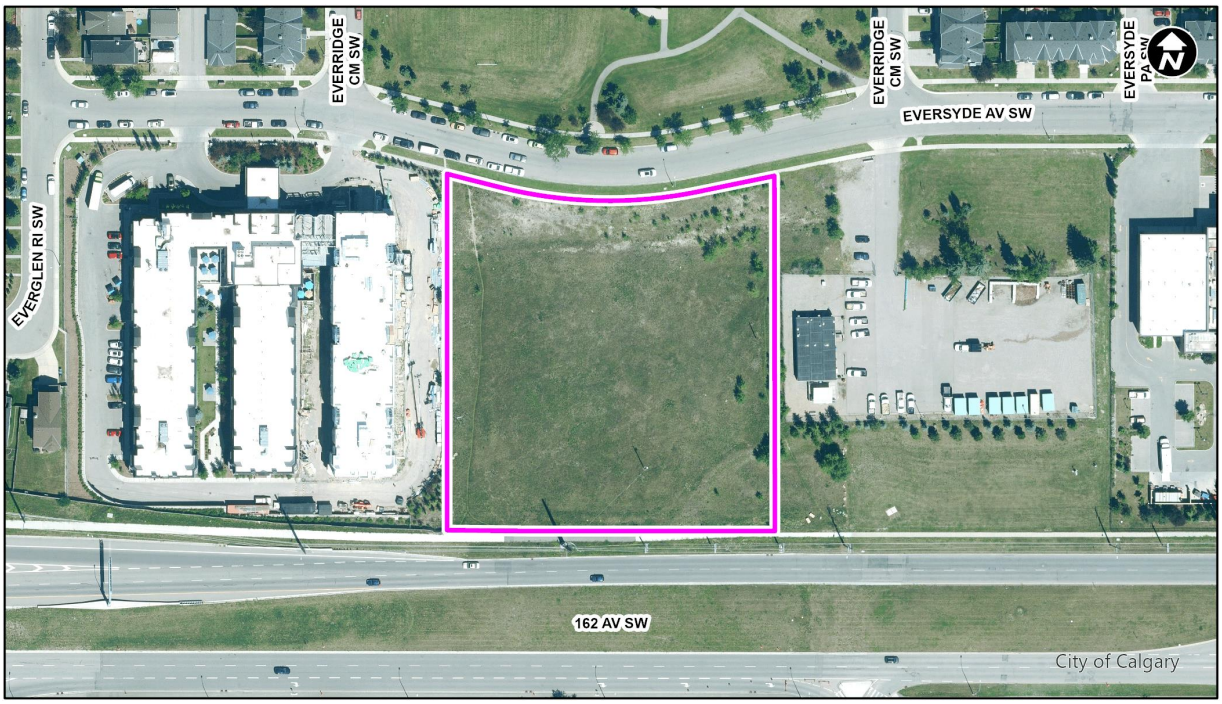
Source: *The City of Calgary 2019 Civic Census*

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

Location Maps







Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Direct Control (DC) District is based on the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80. The maximum density allowed for 'Townhouse' development is 44 units per hectare, which equates to a maximum of 42 dwelling units on the portion of the parcel subject to this application.

The proposed Multi-Residential – At Grade Housing (M-G) District allows for multi-residential development designed to provide all units with pedestrian direct access to grade. M-G parcels are intended to be located in close proximity or adjacent to low density residential development. The maximum height in the M-G District is 13 metres (approximately three-four storeys). The M-G District has a minimum density of 35 units per hectare and a maximum density of 80 units per hectare. Based on the portion of the parcel subject to the application, this would allow for a minimum of 33 dwelling units and a maximum of 76 dwelling units. The development permit under review proposes 45 dwelling units.

Development and Site Design
The applicable land use policies and the rules of the proposed M-G District will provide guidance for future development of this site including appropriate uses, height, building massing, landscaping and parking.

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

- ensuring a good building to street interface with Eversyde Avenue SW and 162 Avenue SW;
- providing a well-designed public realm, including a common amenity area for residents and pedestrian connections to adjacent streets and public parks, and
- appropriate provision of waste, recycling and organics facilities.

Transportation
Pedestrian access to the site is available via 162 Avenue SW and Eversyde Avenue SW. Vehicular access to the site is only available via Eversyde Avenue SW. Eversyde Avenue SW is classified as a Residential Street. On-street parking is available on both sides of Eversyde Avenue SW without restrictions.

The area is well served by Calgary Transit along 162 Avenue SW, with a stop 260 metres (a five-minute walk) to the east for Route 14 (Bridlewood/Cranston). Route 14 has service every seven minutes during peak hours. There is also Calgary Transit service along Everridge Drive SW, with a stop 330 metres (a six-minute walk) to the north for Route 11 (Southwest Loop - Clockwise) and Route 12 (Southwest Loop - Counterclockwise). Routes 11 and 12 provide service every 15 minutes during peak hours. Routes 11, 12 and 14 all provide access to the Somerset-Bridlewood LRT station.

The site is approximately 50 metres (a one-minute walk) away from the existing 5A Network pathway on the south side of 162 Avenue SW and 200 metres (a four-minute walk) away from an existing pathway on the east side of 24 Street SW.

Environmental Site Considerations
At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing
Water, sanitary and storm services exist to the site at/within Eversyde Avenue SW. Servicing requirements will be further determined at the time of 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 parcel is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). Policies for the Planned Greenfield areas recognize policies adopted prior to the current MDP as appropriate to provide direction for development of the local 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 the development of this site with applicable climate strategies will be explored and encouraged at subsequent approval stages.

Midnapore III Community Plan (Non-Statutory – 1997)
The *Midnapore III Community Plan* identifies the parcel as being within the Neighbourhood Area. A Neighbourhood Area should provide for a variety of dwelling units, other than single detached houses, including townhouses with street frontages. Desirable features for a Neighbourhood Area include pathways between houses to facilitate direct public access to bus stops, parks and other community facilities. The proposal aligns with the policies of the plan and supports a townhouse style residential development at this location.

Applicant Submission

Company Name (if applicable):
GGA - Architecture

LOC Number (office use only):

Applicant's Name:
Lauren Fehr

Date:
26-02-06

This site is located in a residential area with easy access to park space immediately north of the proposed development and is neighbors with Swan Evergreen Seniors Facility to the west. This site also shares a property line with the parks depot to the east. The planning strategies used on this project are focused on creating an active "front door" development for the residents. The internal street will create a sense of community by encouraging interactions with neighbors directly adjacent to and across the internal street. Parking is designed into the site for some of the residents in order to reduce congestion on the streets of the surrounding neighborhoods. Raised cross walks are incorporated through out the site to slow internal traffic and to provide a safe crossing for pedestrians in the community. We envision a development that will be active with families in their front and back yards – building connections and community. The housing is based on a 3 bedroom family focused town house model with 10 universal suites – either 2 or 3 bedroom – to allow greater flexibility for those who have increased mobility needs. At the interface of Eversyde avenue, the amenity building becomes the central focus of the proposed community. This building will house a community room, shared kitchen, administrative spaces for Not-for-profit operators and outdoor spaces for the residents. This will be a hub for the community which will help foster a sense of neighborhood and community with in the development.

The context of the existing community plays a role in the architectural design to make sure that the development blends into the community's architecture. The design of the townhome is a traditional townhouse, two-story with a pitched roof. This style is consistent with the existing community while also enriching the neighborhood with new buildings, activated amenity spaces, and landscaping. Each grouping of townhomes will have a variation of a complementary colour palette with expression of colours in privacy screen details to show the multicultural colours of our Canadian heritage. The amenity building plays off the "farmhouse" typology of our prairie landscape, complementing the scale of our townhouses. The amenity building will have reserved areas on the facade which will be dedicated for murals which will be commissioned as part of the project to provide identity and art within the community.

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: Evergreen Family Townhomes

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

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

N/A

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)

September 2025- Site awarded to HomeSpace.

November 6, 2025- Project webpage live, providing project details, FAQs and feedback form.

November 7, 2025- Notification emails/letters to Ward 13 Councillor's office and Calgary Evergreen Community Association regarding the award of the site to HomeSpace, our development intent and our interest in discussing/meeting.

November 10, 2025- Email to Pastor at First Alliance Church. Provided project context and requested meeting.

November 21, 2025- In-person meeting with Pastor Carter at FA Church. HomeSpace provided context regarding the project and typical community engagement timelines. Pastor Carter expressed support for the project & recommended HomeSpace contact Glenmore Christian Academy.

December 5, 2025- Email to GCA staff. Provided project context and requested meeting.

December 7, 2025- In-person meeting with Stan Hielema and Lyden Price at GCA. HomeSpace provided context regarding the project and requested to rent space for the open house.

January 8, 2026- In-person meeting with the Calgary Evergreen Community Association (CECA). HomeSpace presented the project, answered questions, and provided context on the community engagement process. CECA provided HomeSpace with a contact for Swan Evergreen Village. Councillor McLean and MLA Bouchard were also present at this meeting.

January 9, 2026- Email/introduction letters to Swan Evergreen sent. Provided project details and request meeting.

calgary.ca/planningoutreach

Community Outreach on Planning & Development
Applicant-led Outreach Summary

January 12, 2026- HomeSpace printed 3500 postcards. 365 were delivered to our office to distribute while door knocking. 148 were mailed to title-registered owners. Postcards included brief summary of the project and an invitation to the open house.

January 15, 2026- HomeSpace team conducted door knocking at 100 doors in the immediate vicinity of the site.

January 15, 2025- In-person meeting with Cathy Russell, General Manager at Swan Evergreen. HomeSpace provided context regarding the project and responded to questions/concerns.

January 19, 2026- Email sent to the CRO Matt Messenger inviting him to the open house.

January 22, 2026- In-person open house. 4 HomeSpace team members, 2 City of Calgary staff, 1 representative from GGA-Architecture. Approximately 30 community members attended to ask questions and express concerns. The majority of the questions were unrelated to project design. CECA board member request more information on future residents and support agency.

January 23, 2026- Summary of open house provided to Ward 13 Office and CRO per their request.

HomeSpace will continue community outreach through the DP process as necessary, including providing a tour of our operational family townhome building, Norris House (if requested by CECA).

Affected Parties

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

Calgary Evergreen Community Association

Ward 13 Councillor Dan McLean's Office

MLA Eric Bouchard's office

Immediate neighbours & general community residents (mail drop)

First Alliance Church

Glenmore Christian Academy

Community Resource Officer

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.

The common themes identified focused on parking, school capacity, construction, safety and property values. The responses to these comments are recorded below and will be considered throughout the design process, if appropriate.

Parking- For this project we proposed a total of 30 residential and staff parking stalls, which is 2 more than the minimum required for Multi-Residential Land-Use Districts.
In addition to meeting the parking requirements, HomeSpace is also aware that many of our residents do not own cars. Due to the proximity to various services and transit, we anticipate that 30 stalls is adequate for this type of project.

School capacity- One 45-unit housing development will not cause a sudden or massive influx of students. These projects typically add a small number of school-aged children relative to the overall community population.

Construction- With each new project, HomeSpace commits to minimizing any disruption to the community. Information regarding the construction schedule, potential impacts, and mitigation measures will be provided to the community members via our website as the information becomes available. Ongoing engagement with stakeholders will ensure concerns are addressed, and construction activities are carried out as smoothly as possible.

Safety- HomeSpace remains actively involved in the operations of the building and works closely to with our social service agency partner to ensure residents are properly supported. If any issues should arise we deal with them proactively so there is little to no impact on the surrounding community.
Generally, various studies also show that supportive housing does not lead to an increase in rates of crime.

Property values- Calgary-specific research was conducted in early 2018 by Avison Young. This research looked at the prices of residential properties in close proximity to 2 current buildings that HomeSpace owns and operates with a partner agency that provides supports to our residents.

This independent research found that there was no negative impact on residential property values in proximity to these 2 buildings.

Playground safety- Safety is also a priority for HomeSpace, as many families with children will be living in these townhomes and using the same public spaces.

During construction, a traffic management plan will be implemented to minimize impacts and maintain safe conditions for pedestrians and playground users, including designated construction access routes and appropriate signage.

Following completion, the development is anticipated to generate traffic volumes comparable or lower than to other low- to medium-density residential uses in the surrounding neighbourhood. The site layout and access points are designed to support safe vehicle movements, clear sightlines, and pedestrian safety, and the project is in compliance with all applicable City requirements.

calgary.ca/planningoutreach

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Amenities & transit access- The City of Calgary undertook a comprehensive review of available City-owned land and identified this site as the most suitable for the proposed development based on a range of factors. These included proximity to transit, access to existing amenities and services, availability of infrastructure, and compatibility with surrounding land uses.

In addition, appropriately scaled residential density plays an important role in supporting existing amenities and enabling new services over time. Increased population within walking distance of parks, transit, local retail, and community services helps sustain these amenities and can contribute to a more vibrant and resilient neighbourhood.

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 majority of the comments/concerns expressed at the engagement meetings and open house fall outside of our authority or are not within the scope of the DP application process.

For comments related to parking, we considered the feedback, however, ultimately decided that 30 stalls is sufficient for the reasons cited above.

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 contents of this report was reviewed by the HomeSpace project team and our consultants to ensure feeback was responded to accordingly.

A summary of the What We Heard Report in the Engagement Summary will also be shared with the identified stakeholders and general community members via the HomeSpace website.

PROPOSED

CPC2026-0291
ATTACHMENT 4

BYLAW NUMBER 68D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0018/CPC2026-0291)

* *

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 _____

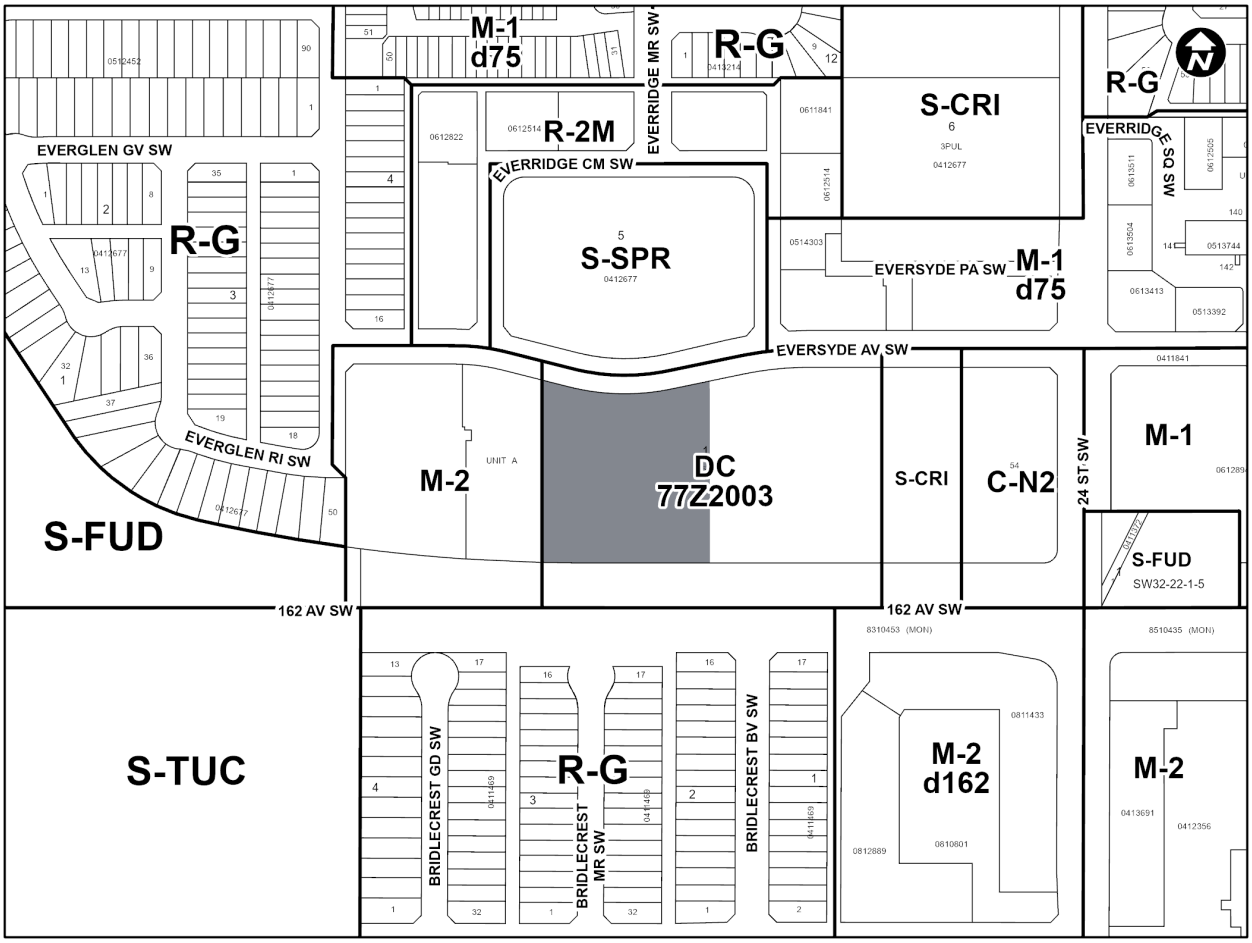
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0018/CPC2026-0291
BYLAW NUMBER 68D2026

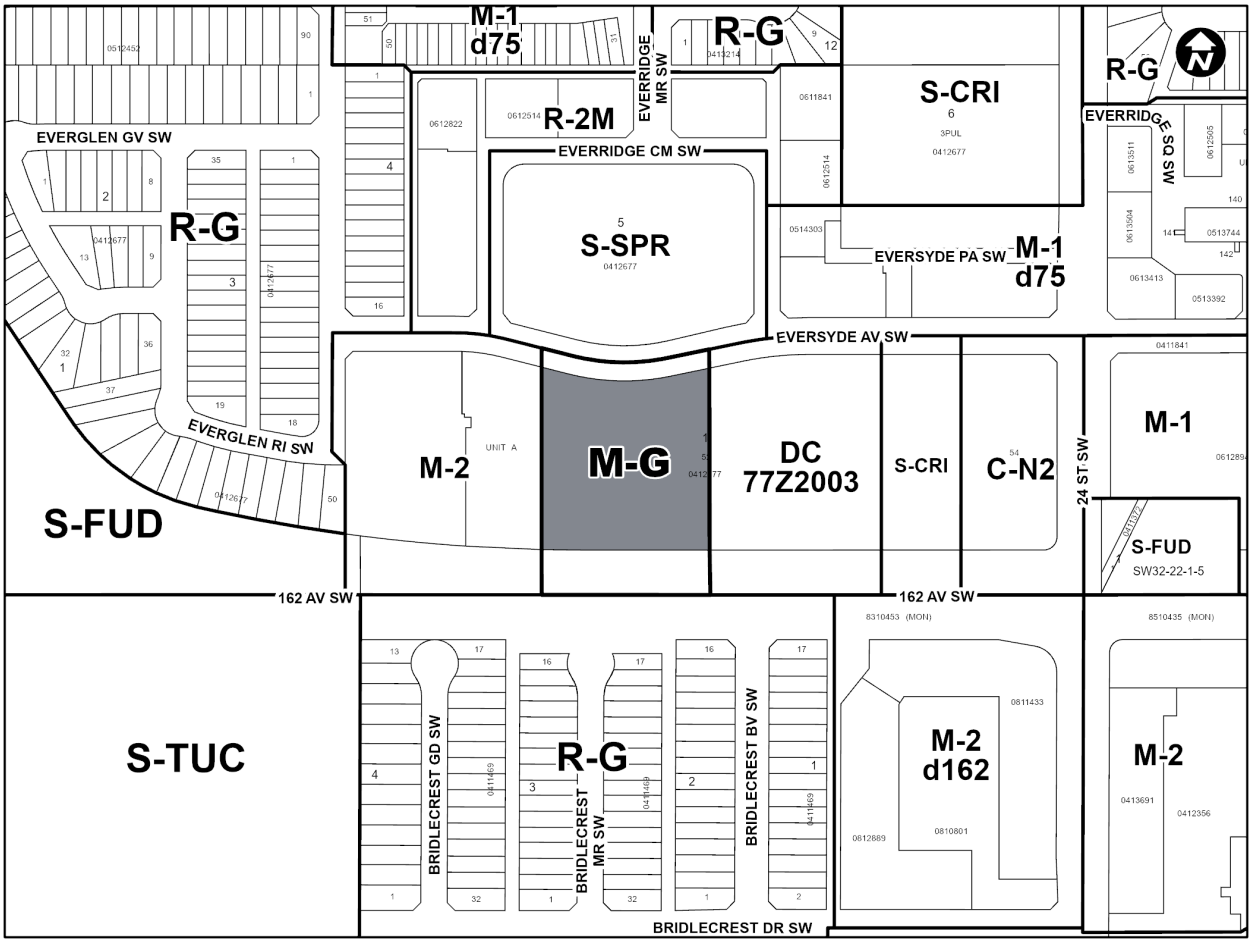
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0018/CPC2026-0291
BYLAW NUMBER 68D2026

SCHEDULE B



Outline Plan and Land Use Amendment in Legacy (Ward 14) at 22200 – 28 Street SE, LOC2025-0153

RECOMMENDATIONS:

1. That Calgary Planning Commission as the Council-designated Approving Authority, approve the proposed outline plan located at 22200 – 28 Street SE (portion of NW1/4 Section 8-22-29-4 and portion of SW1/4 Section 8-22-29-4) to subdivide 1.42 hectares ± (3.51 acres ±) with conditions (Attachment 3).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.42 hectares ± (3.51 acres ±) located at 22200 – 28 Street SE (portion of NW1/4 Section 8-22-29-4 and portion of SW1/4 Section 8-22-29-4) from Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Multiple Dwelling (R-2M) District and Special Purpose – Urban Nature (S-UN) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 14:

That Council give three readings to **Proposed Bylaw 76D2026** for the redesignation of 1.42 hectares ± (3.51 acres ±) located at 22200 – 28 Street SE (portion of NW1/4 Section 8-22-29-4 and portion of SW1/4 Section 8-22-29-4) from Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Multiple Dwelling (R-2M) District and Special Purpose – Urban Nature (S-UN) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 May 14:

"**Moved by** Commissioner Campbell-Walters

That with respect to Report CPC2026-0331, the following be approved:

1. That Calgary Planning Commission as the Council-designated Approving Authority, approve the proposed outline plan located at 22200 – 28 Street SE (portion of NW1/4 Section 8-22-29-4 and portion of SW1/4 Section 8-22-29-4) to subdivide 1.42 hectares ± (3.51 acres ±) with conditions (Attachment 3).

2. That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.42 hectares ± (3.51 acres ±) located at 22200 – 28 Street SE (portion of NW1/4 Section 8-22-29-4 and portion of SW1/4 Section 8-22-29-4) from Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Multiple Dwelling (R-2M) District and Special Purpose – Urban Nature (S-UN) District to Direct Control (DC)

Outline Plan and Land Use Amendment in Legacy (Ward 14) at 22200 – 28 Street SE, LOC2025-0153

District to accommodate multi-residential development, with guidelines (Attachment 2).

For: (7): Director Mahler, Commissioner Hawryluk, Commissioner Small, Commissioner Campbell-Walters, Commissioner Remtulla, Commissioner Damiani, and Commissioner Boechler

MOTION CARRIED"

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for multi-residential development, with a maximum building height of up to 20 metres.
- The proposal is aligned with the applicable policies of the *Municipal Development Plan* (MDP) and *East Macleod Trail Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed Direct Control (DC) District would make more efficient use of land and provide greater housing diversity in a developing community.
- Why does this matter? The proposal would allow for more housing options and 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 regarding this proposal.

DISCUSSION

This application, located in the developing southeast community of Legacy, was submitted by B&A Studios, on behalf of the landowner, West Pine Creek Developments Ltd., on 2025 July 25. The site is approximately 1.42 hectares (3.51 acres) and is located approximately 1.70 kilometres south of 210 Avenue SE and 1 kilometre west of Highway 2. The site and its immediate surroundings are undeveloped. Low density residential development characterized by single and semi-detached homes have been completed northwest of the site.

As outlined in the Applicant Submission (Attachment 7), the intent of this application is to consolidate the lots to create a more efficient and cohesive multi-residential development site using a single land use district to cover the subject site in conjunction with an outline plan. The proposal would increase the number and variety of homes delivered on the subject site compared to what is currently allowed. The development would change from being accessed using a public road network to one that is accessed using private roads.

The proposal is for a Direct Control (DC) District based on the rules of Multi-Residential – Medium Profile (M-2) District with a maximum building height of 20 metres. The proposed Outline Plan (Attachment 4) anticipates that 189 units will be delivered at a density of 133 units per gross developable hectare. No development permit has been submitted at this time.

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

Outline Plan and Land Use Amendment in Legacy (Ward 14) at 22200 – 28 Street SE, LOC2025-0153

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 chosen not to reach out to the community for this subject application. An explanation is provided by the applicant as part of the Applicant Outreach Summary (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.

Four public comments were received with concerns related to increased density, site access and traffic congestion, building height and provision of infrastructure. No response was received from the Legacy Community Association. Administration contacted the Community Association 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 as it is in alignment with the policies of the MDP and the ASP. The building and site design 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 proposal allows for a wider range of housing types than is currently allowed in the existing land use district, which may better meet the diverse needs of present and future populations in this 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 development on this site with applicable climate strategies will be explored and encouraged at future development permit stages.

Outline Plan and Land Use Amendment in Legacy (Ward 14) at 22200 – 28 Street SE, LOC2025-0153

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

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. **Proposed Bylaw 76D2026**
3. **Approved** Outline Plan Conditions of Approval
4. **Approved** Outline Plan
5. Proposed Land Use Amendment Map
6. **Approved** Outline Plan Data Sheet
7. Applicant Submission
8. 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 within 22200 – 28 Street SE in the developing southeast community of Legacy. The site area is approximately 1.42 hectares (3.51 acres) in size with dimensions of approximately 150 metres wide by 100 metres deep. The subject site is undeveloped and is located approximately 1.70 kilometres south of 210 Avenue SE and 1.0 kilometre west of Highway 2.

The subject site has low density residential development designated to the north in the form of Residential – Low Density Multiple Dwelling (R-2M) District and Residential – Low Density Mixed Housing (R-G) District. Land to the west is designated as the Multi-Residential – Low Profile (M-1) District and to the south is designated as Special Purpose – Urban Nature (S-UN) District.

Development in the vicinity is ongoing with new low density residential development located northwest of the subject site. Lands adjacent the site are undeveloped.

Community Peak Population Table

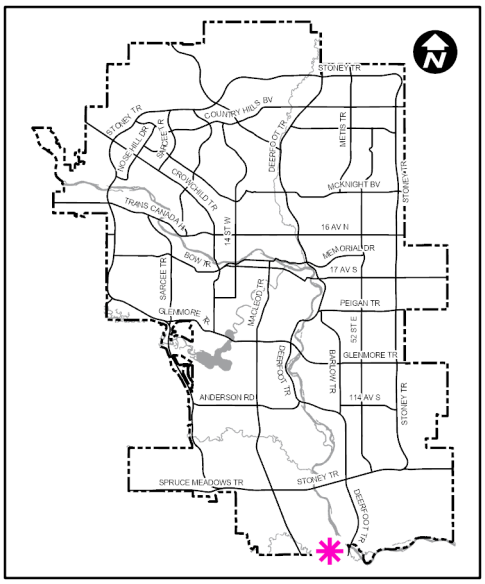
As identified below, the community of Legacy reached its peak population in 2019.

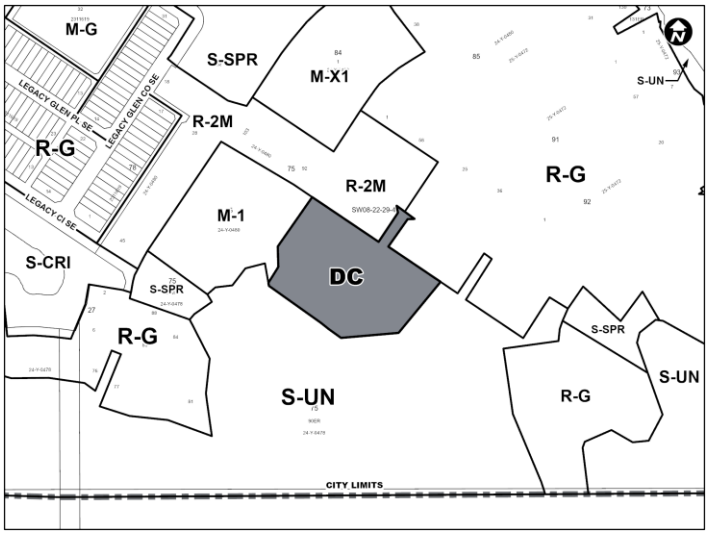
Legacy	
Peak Population Year	2019
Peak Population	6,420
2019 Current Population	6,420
Difference in Population (Number)	0
Difference in Population (Percent)	0%

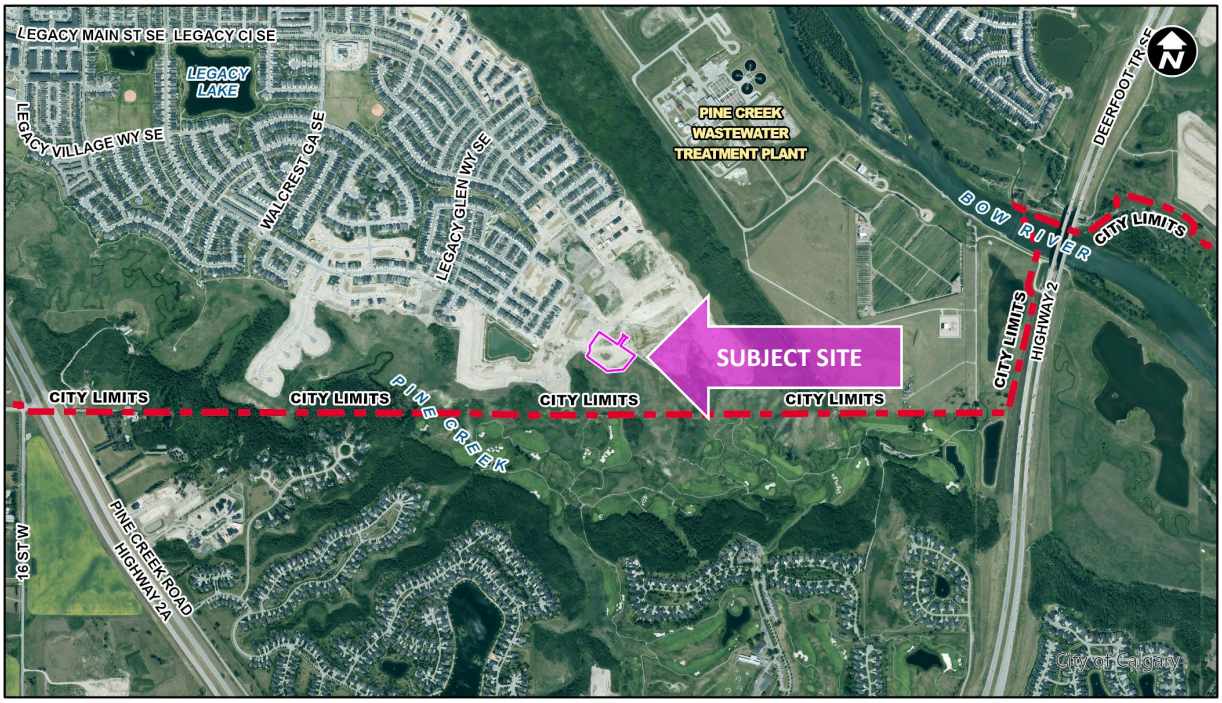
Source: *The City of Calgary 2019 Civic Census*

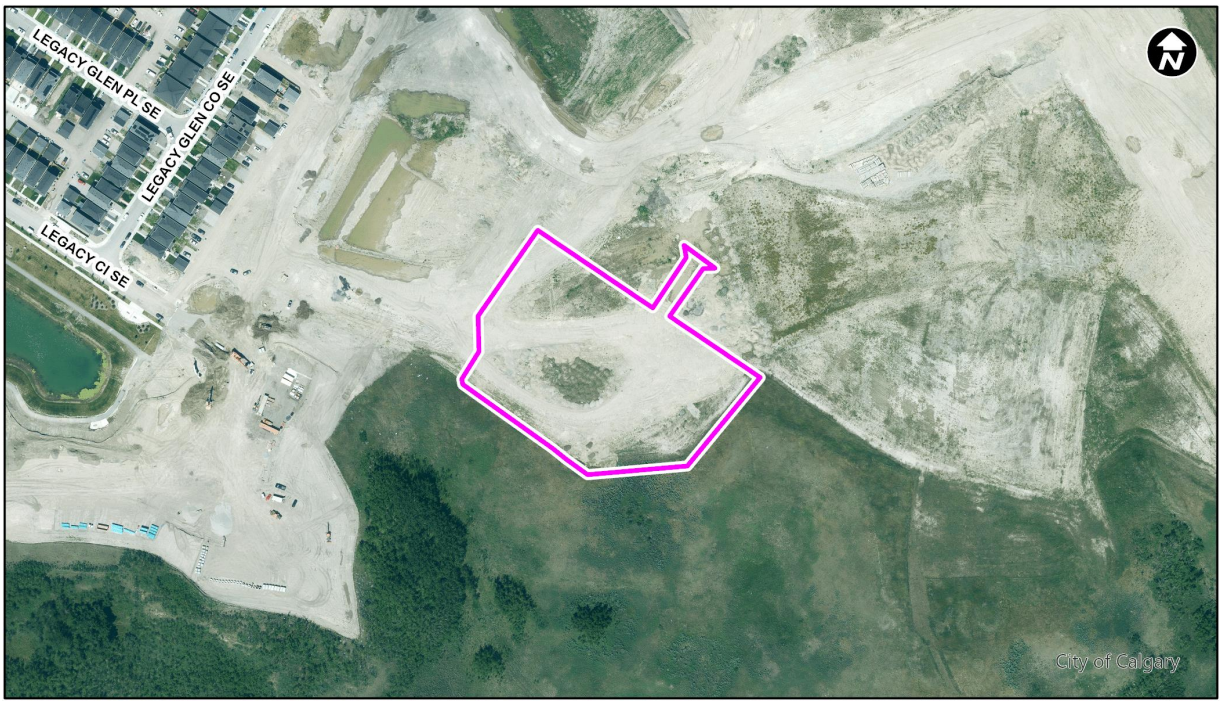
Additional demographic and socio-economic information may be obtained online through the Legacy Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The subject site is currently covered by several land use designations comprising the M-1 District (0.77 hectares), R-G District (0.59 hectares), R-2M District (0.02 hectares) and an elongated S-UN parcel (0.04 hectares). The intention of the existing low density residential land use districts is to facilitate residential development characterized by single detached dwellings, semi-detached dwellings and rowhouse buildings, while the M-1 District could enable low profile multi-residential buildings. The existing land use districts would facilitate approximately 41 units. These would be accessed using a public road network as approved through the previous Outline Plan (LOC2012-0012). The S-UN District is intended for natural landforms, vegetation and wetlands. The area currently designated as the S-UN District was voluntary and intended to provide access from the north via Legacy Point Rise SE to a larger parcel designated as S-UN District located south of the subject site.

The proposal is to consolidate the lots to make a more efficient and cohesive low density and multi-residential development using a single land use district. The proposal is to redesignate the subject site to a Direct Control (DC) District based on the rules of M-2 District. This is to allow for a mix of housing typologies on a comprehensive development site that could include single-detached dwellings, semi-detached dwellings, rowhouse buildings and taller multi-residential buildings. The development would enable a transition from the low to medium density building forms reflective of the existing residential area, to taller multi-residential buildings further away.

The maximum floor area ratio (FAR) is 3.0 with a minimum density of 60 units per hectare, in alignment with the base M-2 District. The maximum building height is proposed to be 20 metres, an increase from the maximum building height of 16 metres in the stock M-2 District and 14 metres in the current array of designations on the site. This is to provide flexibility and enable the development to include five to six storey buildings with pitched roofs. A shadow study was provided and it was determined that the additional building height would not have any significant adverse impacts on the adjacent S-UN District located to the south.

The site is to be accessed from Legacy Point Heights SE and Legacy Point Rise SE, the latter requiring an Access Easement Agreement. The proposal provides for a private road network, triggering the need for an Outline Plan.

The change to the road network means that the current parcel designated as S-UN District would no longer be aligned with the end of the road as shown in the approved Outline Plan and would no longer serve the purpose initially intended. The revised road alignment no longer provides a transition to the parcel designated as S-UN District. Access to the S-UN District to the south will be available from the Special Purpose – School, Park and Community Reserve (S-SPR) District located at Legacy Circle SE, located west of the subject site. The site is not yet subdivided and as part of the review of the application it was determined there were no concerns with the removal of the parcel designated as S-UN 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 requiring regulation unavailable in other land use districts. This proposal allows for the applicant's intended comprehensive multi-residential development while maintaining the M-2 District base and accommodates buildings up to 20 metres in height. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

Alternative land use districts, including the M-2 District and Multi-Residential – High Density Low Rise (M-H1) District, were considered as part of during the detailed review and were determined to have the following constraints:

- The M-2 District allows for a maximum building height of 16 metres. A proposal for 20 metres would not align with the purpose statement of the M-2 District and require exploring a higher intensity District, such as the M-H1.

- The M-H1 District is intended to provide multi-residential development in a variety of forms with a minimum density of 150 units per hectare. Although the desired height of 20 metres is available in the M-H1 District, the proposal does not meet the intended density of the District, and does not align with the purpose statement, which is for high density multi-residential developments.

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 in a standard district.

Subdivision Design
The proposed Outline Plan consists of approximately 1.42 hectares (3.51 acres) of land that is to be consolidated to one land use district to allow for comprehensive development of the site. The envisaged development would deliver up to 189 dwelling units with a mix of low-rise multi-family homes and multi-residential buildings accessed using a private road network.

Road Network
The subject site is subject to an approved outline plan (LOC2012-0012) which includes a public road network. The proposal is to change this to a private road network with different dedication requirements.

Access to the proposed development would be from Legacy Point Heights Rise SE to the west and Legacy Point Rise SE to the north, the latter requiring an Access Easement Agreement. Dedicated parking bays will be provided along the roadway where they front onto the larger multi-residential buildings.

Density
The proposal anticipates 189 dwelling units at a density of 133 units per gross developable hectare on the subject site. This will contribute towards the projected population of 4,775 people in Neighbourhood Area E. This proposal exceeds the minimum density requirement of 17.3 units per gross developable hectare set out in the *East Macleod Trail Area Structure Plan* (ASP).

Transportation
Pedestrian and vehicle access to the site is available via Legacy Point Avenue SE and Legacy Point Heights SE. Vehicle access is also available to the site via the adjacent lane. Legacy Point Avenue SE is classified as a Collector Street. Legacy Point Heights SE is classified as a Residential Street. The area will be served by Calgary Transit along Legacy Circle SE with a proposed bus stop 115 metres away from the site. The site is in close proximity to the proposed Always Available for All Ages and Abilities (5A) Network with a proposed pathway 115 metres away from the site, along Legacy Circle SE. On-street parking is available on both sides of Legacy Point Heights SE and Legacy Point Avenue SE.

Environmental Site Considerations
At this time, there are no known outstanding environmental concerns associated with the site and / or proposal.

Utilities and Servicing
There is a concurrent subdivision application for Legacy Phase 36 (SB2026-0129). A development agreement will be executed and registered as part of this subdivision to construct water, sanitary and storm services to service this proposed subdivision.

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.

Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (2017)
The site is within 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 subject site is not located in any special policy area identified in the IDP. The application was circulated to Foothills County, who responded with no objections.

Municipal Development Plan (Statutory – 2009)
The subject parcel lies within the area designated as Planned Greenfield with Area Structure Plan (ASP) on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). These are areas that comprise residential communities that have been planned and are still being developed. This land use amendment application proposes integrating a mix of dwelling types using a single land use. This application aligns with applicable MDP policies.

Calgary Climate Strategy (2022)
This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

East Macleod Trail Area Structure Plan (Statutory – 2007)
In the *East Macleod Trail Area Structure Plan* (ASP) the subject site lies within Area E (Map 2: Neighbourhood Areas) and is designated as Residential (Map 3: Land Use Concept). Policy speaks to a variety of housing typologies being suitable in the residential area including single-family and multi-family homes with low to medium density multi-dwelling housing typologies being appropriate. In addition, neighbourhood commercial floor space is supported where it would complement the local community, but is not required in this location. Multi-dwelling developments shall be integrated with the surrounding neighbourhood through site design, pedestrian connectivity and compatible architectural elements that would be evaluated at the time of development permit. The proposal aligns with the policies of the ASP.

PROPOSED

CPC2026-0331
ATTACHMENT 2

BYLAW NUMBER 76D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0153/CPC2026-0331)

* *

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 come into force on 2026 August 05.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

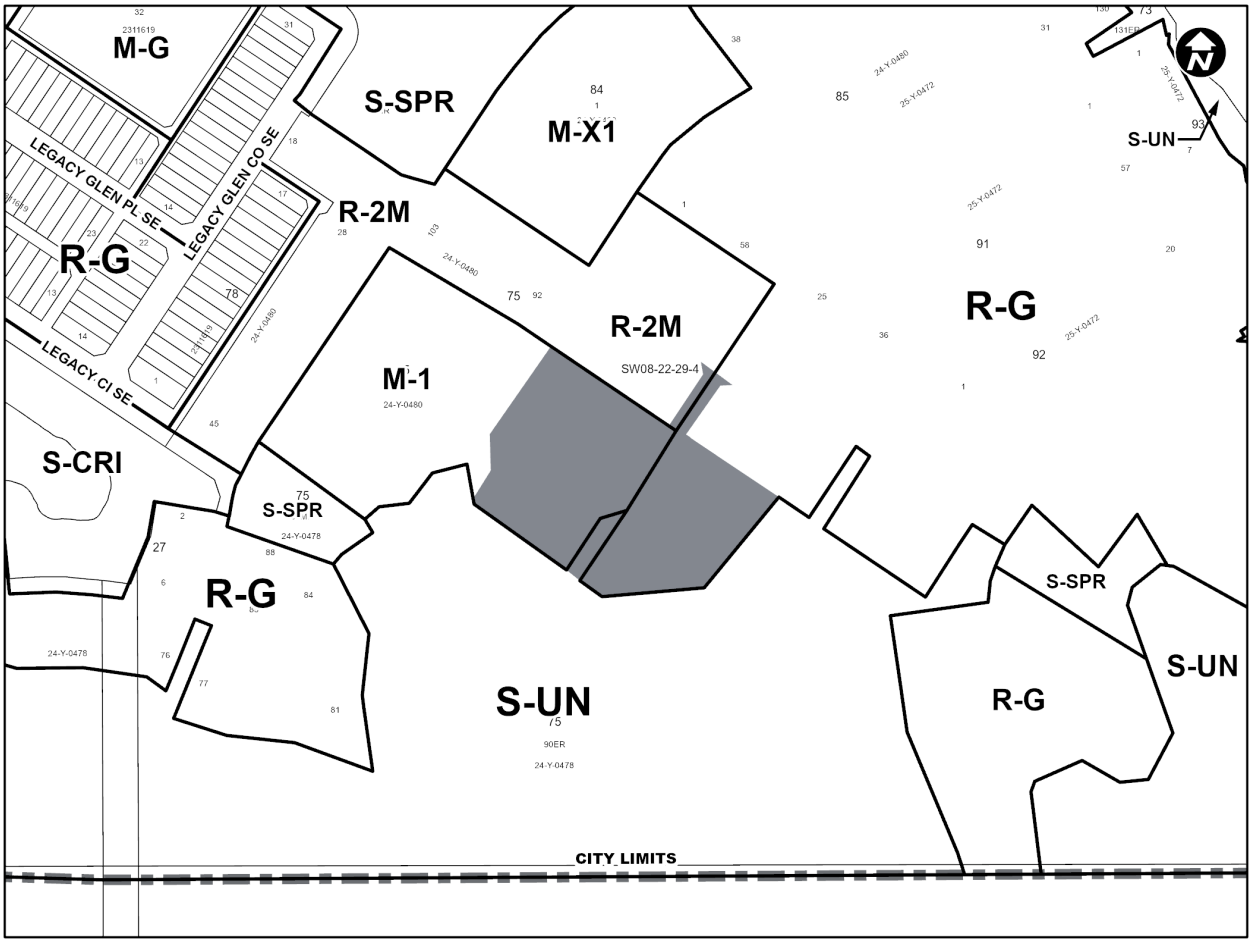
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0153/CPC2026-0331
BYLAW NUMBER 76D2026

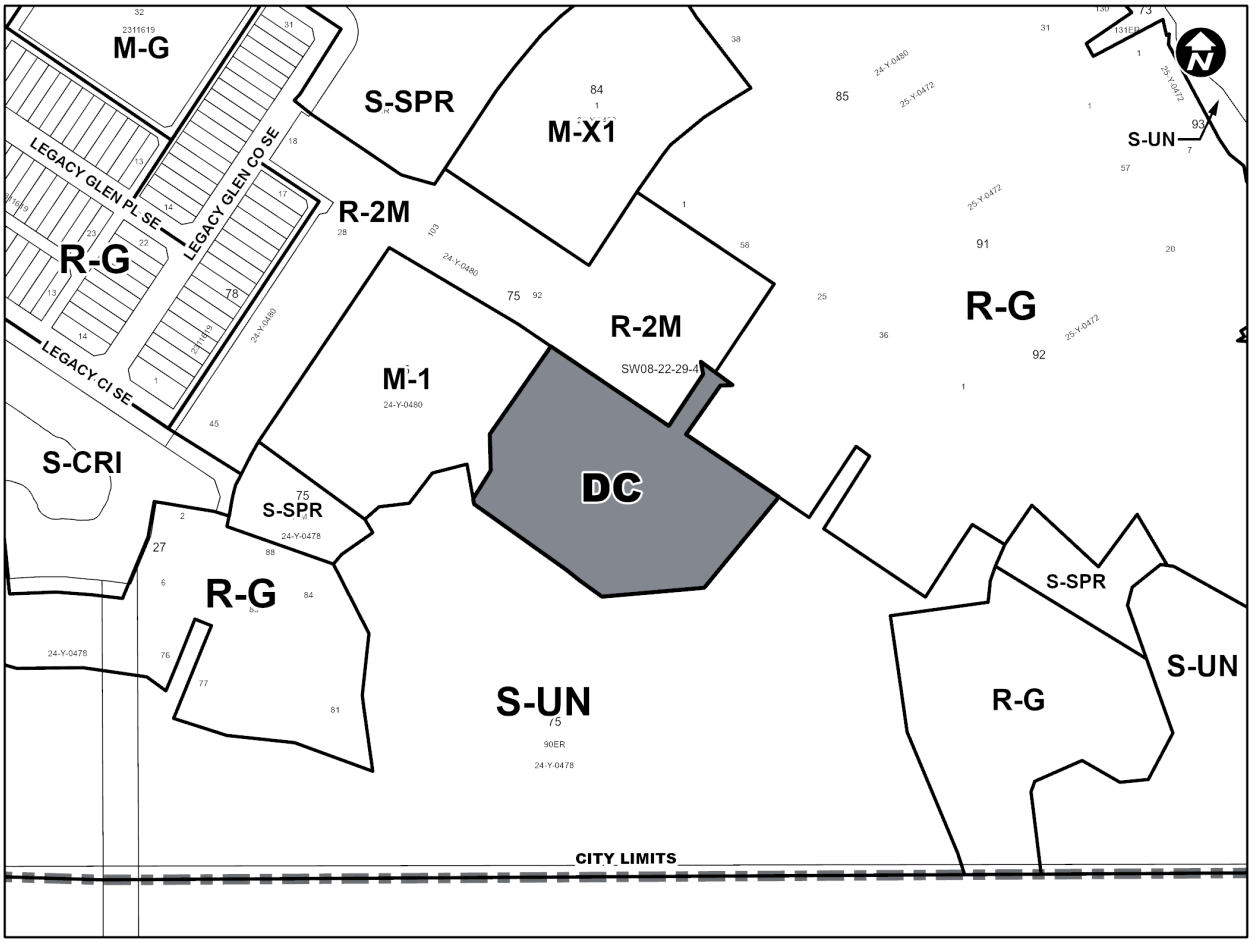
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0153/CPC2026-0331
BYLAW NUMBER 76D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to allow for increased building height.

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 – Medium Profile (M-2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

7 The maximum ***building height*** is 20.0 metres.

Relaxations

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

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. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.

2. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands prior to the commencement of any stripping and grading related to the site and during all phases of construction. Contact the Parks' Development Inspector Ania Verrey at 403-804-9417 to approve the location of the fencing prior to its installation.

3. A restrictive covenant shall be registered against the title prohibiting construction, erection or placement of any building or structure within 18 metres of the top of the escarpment (Setback Area) as determined by the Subdivision Authority and providing that the owners of the Servient Tenement shall not permit, construct, erect, place or allow to remain within the Setback Area any building or structure except surface parking lots, roadways or sidewalks which may be allowable at the discretion of the Approving Authority. The restrictive covenant shall be registered concurrent with the registration of the legal plan of subdivision.

   Where the Approving Authority allows surface parking lots, roadways or sidewalks within the 18 metre setback, the Developer shall rehabilitate and replant the lands within the balance of the Setback Area with appropriate vegetation to the satisfaction of the Parks and Open Spaces Department.

4. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.

5. No disturbance of environmental reserve lands is permitted without written permission from Parks and Open Space. The Parks Specialist can be reached at abigail.mason-thompson@calgary.ca

6. The developer shall restore, to a natural state, any portions of the environmental reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector. The associated restoration plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and be approved by Calgary Parks.

7. Any development or grading related to permanent disturbance which results from stormwater infrastructure within lands designated as environmental reserve, requires approval from the Director of Calgary Parks.

APPROVED BY CPC

8. Calgary Parks and Open Spaces does not support point source drainage directed towards Environmental Reserve (ER) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of ER areas.

Utility Engineering

9. This subject plan area is within the boundary of the Pine Creek drainage catchment and subject to stormwater volume control measures as per approved Staged Master Drainage Plan. 300mm minimum topsoil in all pervious areas and volume control average annual runoff on multifamily sites of 150mm and 250mm for school site as per Interim Runoff Volume Control Bulletin (2019).

10. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.

11. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).

12. Drainage is to be directed from the back lane to Legacy Point Heights SE.

Mobility Engineering

13. At the Development Permit Stage, any access proposed onto Legacy Point Avenue SE shall line up centerline to centerline with Legacy Point Rise SE.

14. At the Development Permit Stage, any access proposed to Legacy Point Heights SE shall be designed and located to the satisfaction of the Manager, Development Engineering.

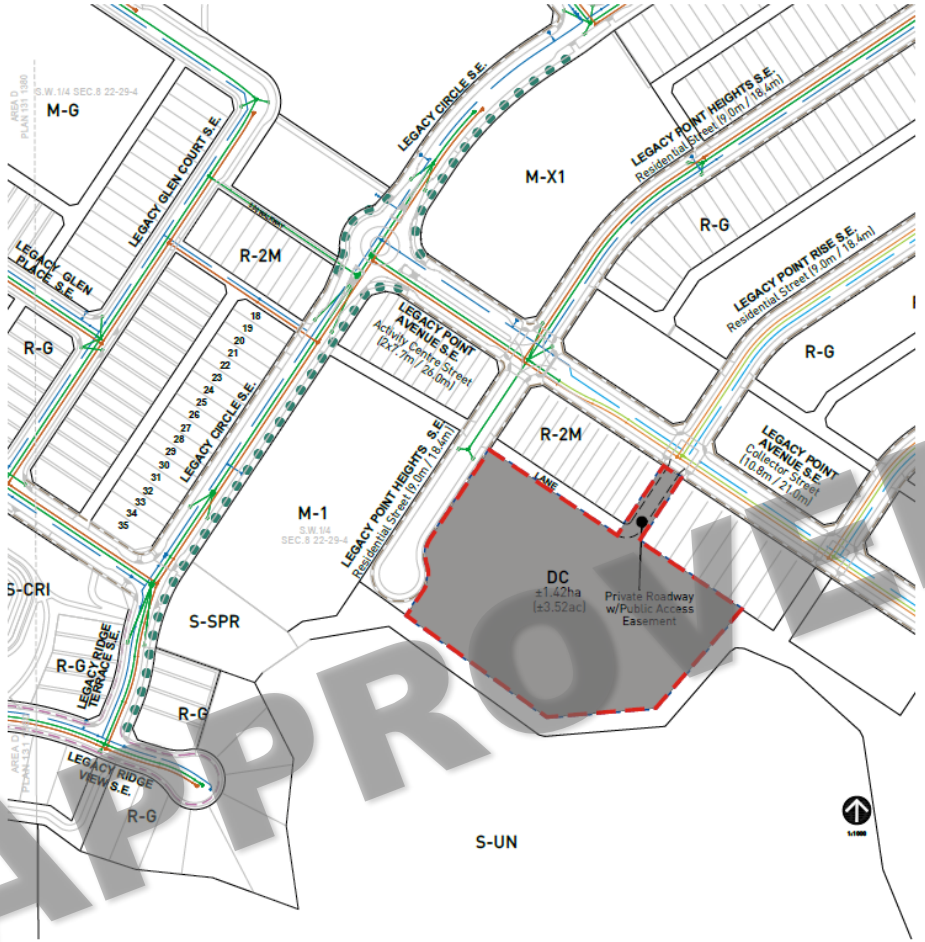
15. In conjunction with the applicable tentative plan of subdivision, an Access Easement Agreement shall be executed and registered on title concurrent with the registration of the legal plan of subdivision, from the east lane termini to the public road for the purpose of public access.

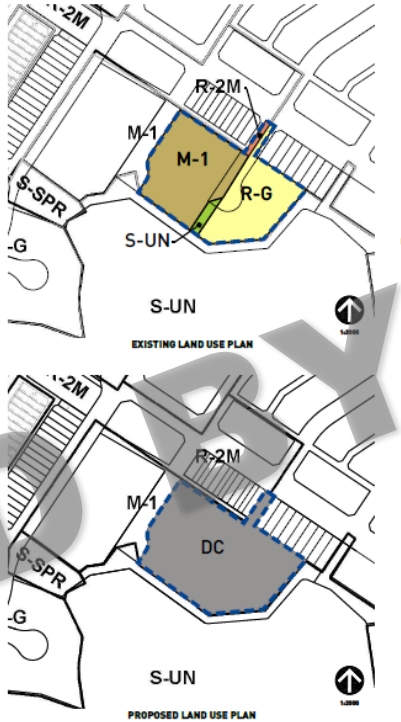
16. At the Development Permit Stage, if the development proposes more than 100 units, two accesses will be required as per the City of Calgary Design Guidelines for Subdivision Servicing.

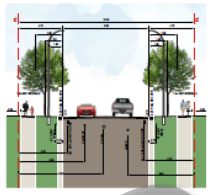
APPROVED BY CPC

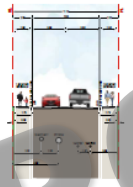
Approved Outline Plan

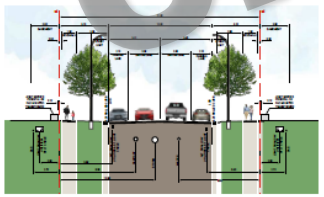
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.











LAND USE STATISTICS

FROM	TO	AREA	
		ha (±)	ac (±)
M-1	DC	0.77	1.91
R-G	DC	0.59	1.45
R-2M	DC	0.02	0.06
S-UN	DC	0.04	0.10
Total		1.42	3.52

OUTLINE PLAN STATISTICS

				Hectares (±)	Acres (±)	% of GDA
		Total Area		1.42	3.52	
		Gross Developable Area (GDA)		1.42	3.52	100.0%
Land Use			Lot Width (m) / units per acre (upa)	Frontage (m)	Hectares (±)	Acres (±)	No. of Units	% of GDA
	DC	Direct Control District			1.42	3.52		100.0%
		Anticipated number of units based on 133uph	133 uph				189	
		Minimum number of units based on 60uph	60 uph				85	
Total Units		Anticipated					189	
		Minimum					85	
Density		Anticipated	133.0	upha	53.8 upa			
		Minimum	60.0	upha	24.3 upa			
Roadways & Lanes					0.00	0.00		0.0%

Outline Plan Boundary
Land Use Redesignation Boundary
0.5m Contours Interval
1.5m Monowalk
1.5m Separate Conc. Sidewalk
3.0m Regional Pathway
DC : Direct Control District
S-UN: Special Purpose - Urban Nature
M-1: Multi-Residential - Low Profile District
R-G: Residential - Low Density Mixed Housing
R-2M: Residential - Low Density Multiple Dwelling District

Deep Services - Existing
Stormwater Servicing
Sanitary Servicing
Water Servicing/Hydrant

Deep Services - Proposed
Stormwater Servicing
Sanitary Servicing
Water Servicing/Hydrant

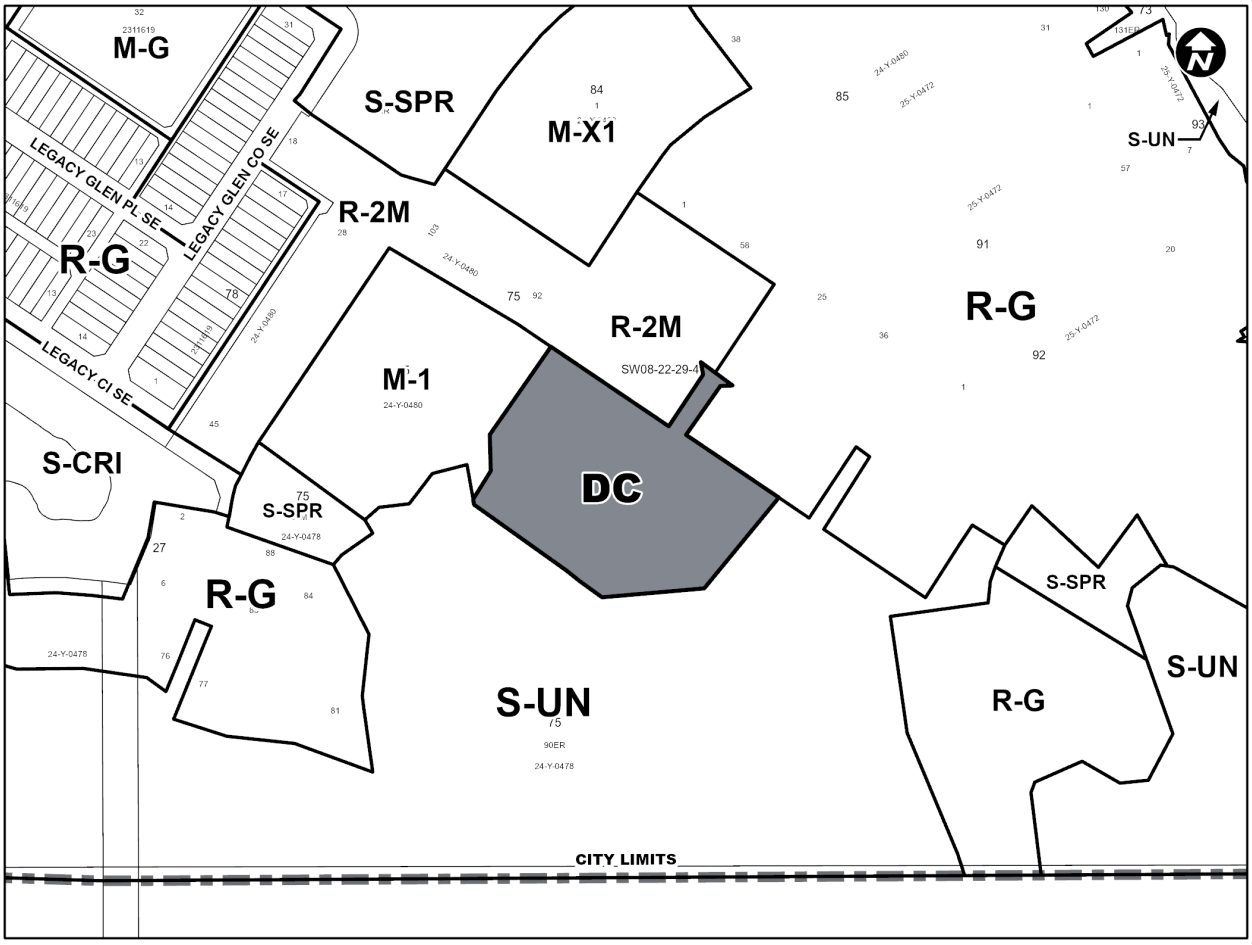
Note:
Public access easement to be finalized/registered at the time of DP.

Legacy Phase 36

OUTLINE PLAN AND LAND USE REDESIGNATION OPTION 2

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	1.42	3.51
LESS: ENVIRONMENTAL RESERVE	0.00	0.00
LESS: LAND PURCHASE AREA	0.00	0.00
NET DEVELOPABLE AREA	1.42	3.51

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	189	133	53.8
ANTICIPATED DENSITY		133	53.8
ANTICIPATED INTENSITY		-	-

APPROVED BY CPC

Applicant Submission

2026 May 05

Application Submission

Subject Site: Legacy Phase 36 (+/- 3.52 acres)
Proposed Land Use Amendment: Redesignate R-G, S-UN/ER, R-2M, and M-1 parcels to DC (based on M-2 district)
Proposed Outline Plan: to modify public open space and public road

Introduction and Site Context

This application proposes a land use redesignation and outline plan amendment for an approximately 3.52-acre parcel of undeveloped land in Legacy Phase 36, located in the southeast portion of the Legacy community. The subject site is currently designated as R-G (Residential – Low Density Mixed Housing), R-2M (Residential - Low Density Multiple Dwelling) and contains a 10m wide S-UN (Special Purpose – Urban Nature) parcel that divides the R-G parcels from an adjacent M-1 (Multi-Residential – Low Profile) site.

The fee-simple portion of the subject lands currently accommodates approximately seven fee-simple residential lots, flanked by a planned public roadway. The intent of this application is to consolidate the existing R-G parcels with the adjacent M-1 parcel to create a more efficient and cohesive multi-residential development site with improved building layout and connectivity. The existing public roadway (Legacy Point Rise SE) is proposed to be converted to a private roadway with a public access easement where it meets Legacy Point Avenue SE. The existing S-UN parcel is a voluntary Environmental Reserve (ER) link which is proposed to be removed.

Proposed Changes and Density Analysis

This amendment proposes to:

- Consolidate the existing 1.75-acre M-1 site and 7 R-G lots into one 3.52-acre DC parcel
- Remove the S-UN/ER sliver and existing public roadway that bisects the site

The Direct Control district is intended to allow for medium profile multi-residential development consistent with the M-2 district (other than maximum building height increasing from 16m to 20m) Under the DC District, the minimum density is **60 units per hectare.** No maximum density is identified in the Land Use By Law. At 3.52 acres (~1.42 hectares), the site could support a minimum of ~85 dwelling units, as opposed to the existing ~41 dwelling units (minimum) and ~112 (maximum) dwelling units in the currently approved plan. In consolidating this site for a Direct Control district we estimate development of approximately 189 units, which is above the proposed DC zoning minimum requirement.

History and Purpose of the ER Connection

The 10m S-UN parcel currently bisecting the subject site was originally introduced as a voluntary addition to provide an extra pathway connection, beyond the requirements for municipal or environmental reserves.. This ER (Environmental Reserve) connection was not required to be provided due to environmental or slope stability requirements as discussed below, and was added during a previous plan revision.

Key facts include:

- The original Environmental Impact Assessment (EIA) and Slope Stability Report did not identify this corridor as necessary for environmental protection.
- There was no significant vegetation, habitat, wetland, or geotechnical justification for the inclusion of this strip as ER.
- The originally reviewed development concept (evaluated in the 2008 Phase 1 ESA and slope analysis) did not include an ER connection through this location.

Given the above, the sliver of S-UN land does not meet the City of Calgary's standard criteria for ER dedication, which typically include:

- Natural features such as watercourses, ravines, significant vegetation, or wildlife corridors
- Steep slopes exceeding 15% with geotechnical constraints
- Areas identified as environmentally significant based on EIA

The subject sliver fails to meet these thresholds. Its sole original function was to facilitate an additional access path, not to protect any natural feature. Importantly, connections to the ER lands to the south will remain accessible through:

- The adjacent M-1 parcel (to be integrated into the overall site)
- The existing east and west pathway connections retained in the plan

Technical Justification (Slope Stability)

The 2008 Slope Stability Assessment completed by McIntosh Lalani Engineering Ltd. supports the removal of the ER strip. Key conclusions from the analysis include:

- The Morgenstern and Price Method was used with Slope/W software to determine stability factors.
- A Factor of Safety (F.O.S.) of 1.5 was achieved with a 5.0m development setback from the top-of-slope.
- The area in question was determined to be stable and developable, provided setback guidelines were followed.
- No portion of the current S-UN sliver was identified as requiring dedication for slope stability.

Therefore, this S-UN/ER strip is not warranted by geotechnical constraints, and its removal does not compromise site safety or post-development slope integrity.

Proposed Redesignation and Development Benefits

The proposed amendment will:

- Redesignate all parcels as DC, enabling a comprehensive and unified multi-residential development.
- Eliminate the fragmentation caused by the current ER sliver, which restricts logical site design and development efficiency.
- Allow for an improved building layout, increased design flexibility, and better on-site amenity integration.

The proposed site design still maintains public accessibility to adjacent ER lands and creates a more functional development block. Additionally, the redesignation supports broader housing diversity and density objectives consistent with MDP and local area plans.

Legacy Point Rise SE – Private Road Conversion

The originally planned public roadway providing access to the subject lands was proposed to terminate in a cul-de-sac at the site boundary between the current M-1 and R-G parcels. Through this application, the boundary of the DC site has been revised to extend to Legacy Point Avenue, removing the public roadway Legacy Point Rise. This portion of the site will be used to accommodate a private roadway which also contains a public access easement connecting the adjacent lane to Legacy Point Avenue.

Justification for this amendment includes:

- The extension of the site to Legacy Point Avenue provides two full public roadway connections to the DC site. If necessary, the proposed public access easement can also be conditioned on the current Outline Plan application for certainty.
- Emergency access and turnaround requirements are met, and the modification does not impact the broader transportation network.
- The overall Outline Plan remains functionally consistent with previously approved concepts.

This adjustment reduces unnecessary public infrastructure while maintaining serviceability and access, enhancing long-term operational efficiency.

Conclusion

This application to redesignate lands in Legacy Phase 36 from R-G, R-2M, S-UN and M-1 to DC and amend the Outline Plan to remove the ER sliver and stub the public road is well-supported by technical analysis, planning rationale, and contextual alignment. It enables:

- A more efficient and integrated site design
- Preservation of ER access and pathway connectivity
- Conformity with geotechnical and environmental standards
- A practical and flexible road network design

We respectfully request support for this redesignation and OP amendment to allow for a more rational, feasible, and policy-compliant development outcome.

Applicant Outreach Summary

2025 July 25

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Legacy Phase 36 Land Use Redesignation

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

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

Based on the feedback received through the standard outreach channels of this application process, we do not currently plan to conduct additional outreach beyond what has already been completed. However, we will continue to consult with the file manager to determine whether any further outreach is recommended.

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)

The Community Outreach Assessment Tool was completed and the project received a score of 1A which identifies the development is "likely of low impact to the community and is not proposing major changes or disruption." The City then suggests choosing 2-3 tactics for engaging stakeholders. The application process already incorporates avenues for informing citizens about the outline plans and land use amendments. This includes circulation to landowners, identifying the proposed amendment on the City's online development map and erecting notice on the property. As mentioned above, we will also work with the file manager to determine additional necessary engagement and outreach.

Affected Parties

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

See above

calgary.ca/planningoutreach

What did you hear?
Provide a summary of main issues and ideas that were raised by participants in your outreach.

See above

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.

See above

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 plan to comply with every requirement the City has in place to inform any nearby residents, and to be entirely responsive to any issues, questions, and/or concerns that arise as part of this process.

calgary.ca/planningoutreach

Policy and Land Use Amendment in Keystone Hills (Ward 3) at 14111 – 15 Street NE, LOC2024-0277

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Municipal Development Plan (Attachment 3);

2. Give three readings to the proposed bylaw for the amendments to the Keystone Hills Area Structure Plan (Attachment 4); and

3. Give three readings to the proposed bylaw for the redesignation of 6.89 hectares ± (17.04 acres ±) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Direct Control (DC) District to Mixed Use – General (MU-1f2.0h20) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MAY 14:

That Council:

1. Give three readings to **Proposed Bylaw 18P2026** for the amendments to the Municipal Development Plan (Attachment 3);

2. Give three readings to **Proposed Bylaw 19P2026** for the amendments to the Keystone Hills Area Structure Plan (Attachment 4); and

3. Give three readings to **Proposed Bylaw 77D2026** for the redesignation of 6.89 hectares ± (17.04 acres ±) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Direct Control (DC) District to Mixed Use – General (MU-1f2.0h20) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2026 May 14:

‘‘The following documents were distributed with respect to Report CPC2026-0292:

- A presentation entitled "LOC2024-0277 / CPC2026-0277 Land Use Amendment";
- Revised Attachment 1; and
- Revised Attachment 3; and
- Revised Attachment 4."

HIGHLIGHTS

- This application seeks to redesignate the subject lands to provide for mixed use residential development within an approved outline plan area (LOC2016-0234).
- The proposed policy amendments to the *Municipal Development Plan* (MDP) and the *Keystone Hills Area Structure Plan* (ASP) are required to change the subject lands from an employee-intensive industrial area into a residential neighbourhood.

Policy and Land Use Amendment in Keystone Hills (Ward 3) at 14111 – 15 Street NE, LOC2024-0277

- What does this mean to Calgarians? The proposal would allow for more housing choice in Keystone Hills near a future regional park and regional retail centre.
- Why does this matter? The proposal will allow for more compact development and more efficient use of lands within a developing area.
- In 2021 August, the *Calgary International Airport Vicinity Protection Area Regulation* (AVPA) was amended by the Province of Alberta in response to a joint request made by The City of Calgary and The Calgary Airport Authority. The purpose of the AVPA Regulation amendment was to modernize the Noise Exposure Forecast (NEF) contour areas to properly reflect the noise impacts that have changed through advancements in technology and airport operations and to support the continued development in Calgary through appropriate regulation. The NEF contours no longer prohibit residential development on the subject lands.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy and land use amendment application located in the northeast community of Keystone Hills was submitted on 2024 November 12 by B&A Studios Inc. on behalf of the landowner, Melcor Developments Ltd. The site is part of a quarter section located south of 144 Avenue NE and west of 15 Street NE. No development permit has been submitted at this time.

The approximately 6.89 hectare (17.04 acre) subject site is located on the southwest corner of 144 Avenue NE and 15 Street NE and is currently vacant. The lands located to the west of the site are a part of the previously approved outline plan (LOC2016-0234, Attachment 5) and consist of lands designated as commercial, special purpose and multi-residential districts. As outlined in the Applicant Submission (Attachment 2), the proposal seeks to redesignate a portion of the previously approved outline plan to allow for a mixed-use development in a variety of forms on the site.

The proposed MDP and ASP amendments will allow for the development of housing adjacent to the existing residential communities of Lewisburg to the northwest and Keystone Creek to the east. The inclusion of residential development within Keystone Hills will create a greater mix of uses in the area, bringing housing within walking distance to employment and commercial uses. The retention of commercial uses partially retains the benefit of economically productive and employment supporting uses envisioned in the ASP.

A detailed planning evaluation of the planning 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

was appropriate. The applicant sent emails to adjacent landowners and developers to inform them of the policy and land use amendment. In addition, informational flyers were delivered to all occupied homes in the adjacent communities of Lewisburg and Keystone Creek. The Applicant Outreach Summary can be found in Attachment 6.

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. Currently, there is no community association for the area.

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

IMPLICATIONS

Social
The proposal would allow for a variety of housing choice in a variety of mixed-use forms, providing a range of housing and commercial opportunities. The proposal would accommodate the needs of a diverse population.

Environmental
This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050***.** Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Economic
The ability to develop a variety of housing types and mixed-use opportunities that would contribute to Calgary's overall economic health by housing new residents in Calgary's city limit, as well as provide housing adjacent to commercial and employment opportunities within this sector of the city.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks with this proposal.

Policy and Land Use Amendment in Keystone Hills (Ward 3) at 14111 – 15 Street NE, LOC2024-0277

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. **Proposed Bylaw 18P2026**
4. **Proposed Bylaw 19P2026**
5. Approved Outline Plan (LOC2016-0234)
6. Applicant Outreach Summary
7. **Proposed Bylaw 77D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Keystone Hills. The approximately 6.89 hectare (17.04 acre) site is located southeast of the residential community of Lewisburg and west of Keystone Creek. The site is bounded to the north by 144 Avenue NE, while its eastern perimeter is defined by 15 Street NE.

Surrounding land use is characterized by commercial, special purpose and residential districts. The subject site is ideally located north of Stoney Trail NE, which is designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District. The Keystone Creek residential development is located east of the site consisting of a mix of Residential – Low Density Mixed Housing (R-G, R-Gm) Districts and Multi-Residential – Medium Profile (M-2) Districts. Parcels located to the north and south are designated as Special Purpose – Future Urban Development (S-FUD) District.

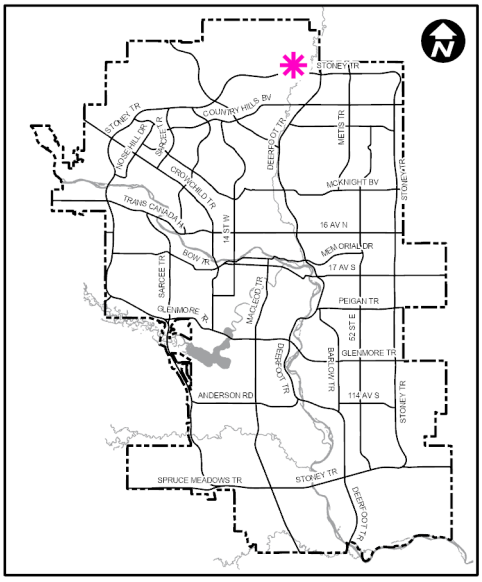
The existing land use districts within the previously approved outline plan (LOC2016-0234) located west of the subject site consist of Commercial – Community 2 f0.3h12 (C-C2f0.3h12), Direct Control (DC) Districts based on Commercial – Community 2 (C-C2) (Bylaw 41D2023) and Multi-Residential – High Density Low Rise (M-H1) (Bylaw 42D2023), a Commercial – Regional 3 f0.3h16 (C-R3f0.3h16.0) and Special Purpose – School, Park and Community Reserve (S-SPR) Districts. The future development intent for this area includes a regional retail centre, regional park and multi-residential development.

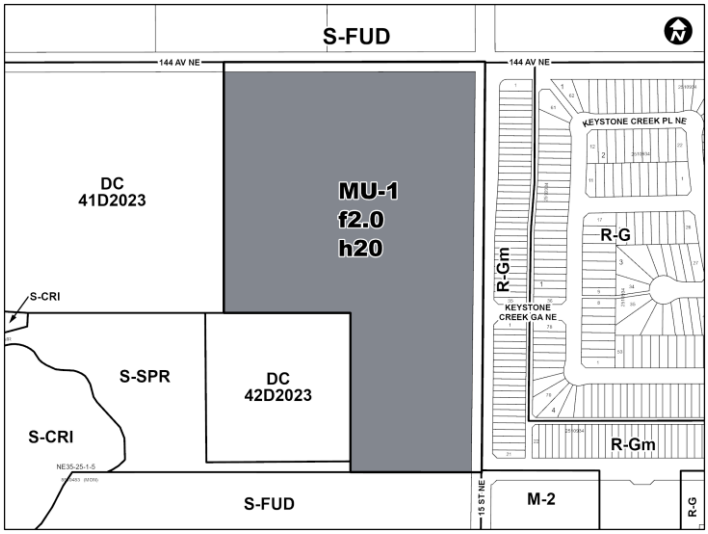
The land use and policy amendment area is a revision of a portion of the overall titled area, which consists of 32.40 hectares (80.06 acres) which is included in a previously approved outline plan. The subject lands are designated as Industrial – Employee Intensive in the *Municipal Development Plan* (MDP) and Industrial/Employment Area *Keystone Hills Area Structure Plan* (ASP).

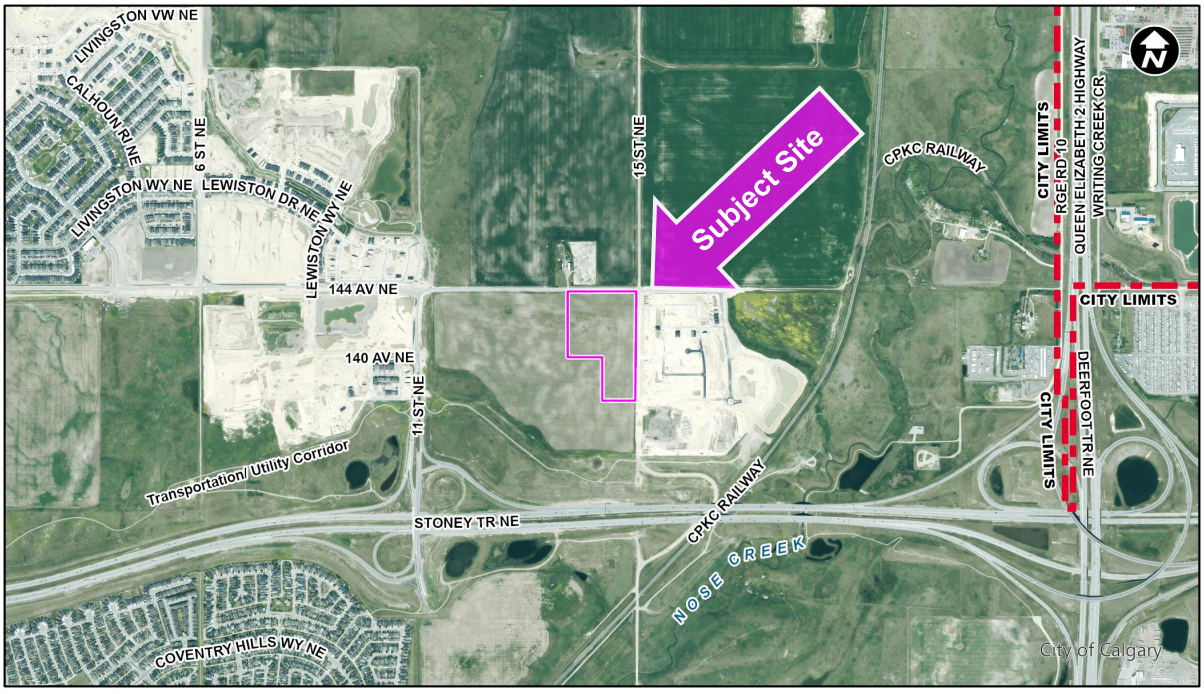
Community Peak Population Table

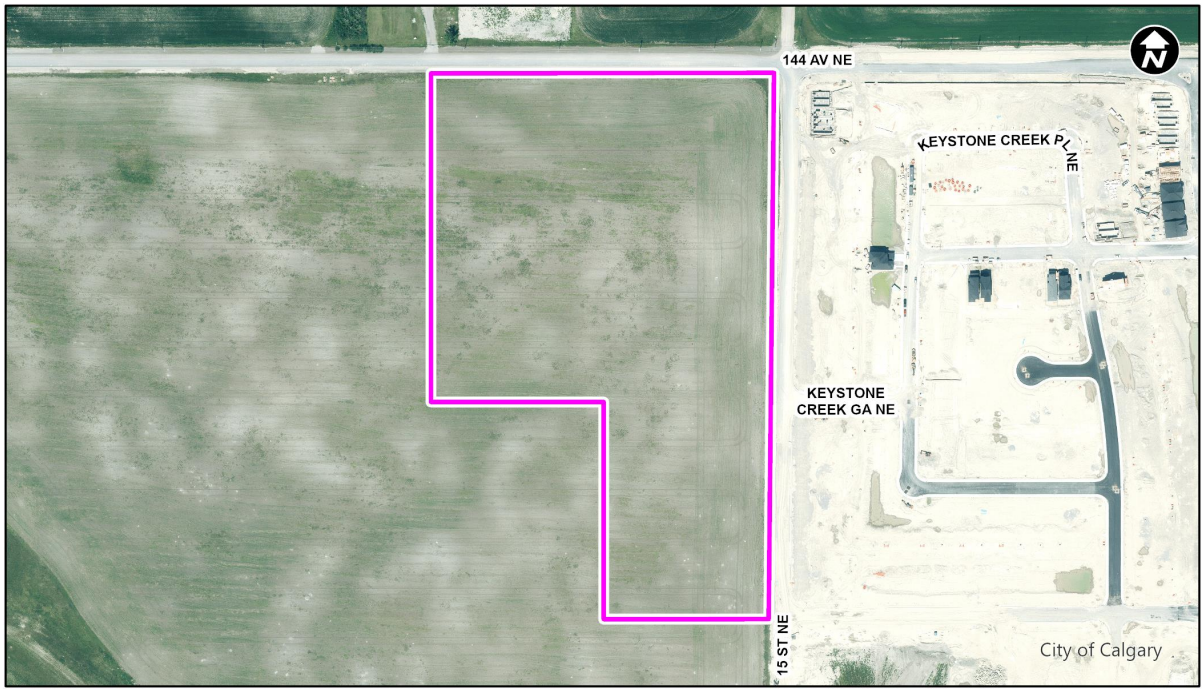
There is no data available because the subject area is a newly developing community.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The subject lands are currently designated as a Direct Control (DC) District (Bylaw 221D2019). The DC District is based on the Commercial – Regional 3 (C-R3) District. The purpose of the DC District is to allow for a range of commercial, employment and light industrial development including a minimum amount of employment and light industrial uses. The maximum building height allowed in the DC District is 16.0 metres with a maximum floor area ratio (FAR) of 0.3.

The proposed Mixed Use – General (MU-1f2.0h20) District is intended to accommodate a mix of residential and commercial uses in the same building. The MU-1f2.0h20 District is expected to be located along commercial streets; however, commercial uses are not required to be incorporated into residential developments. The proposed maximum FAR is 2.0, an increase from what was allowed under the current DC District. The proposed maximum building height is 20.0 metres (an increase from the previous 16.0 metre maximum).

Development and Site Design
If approved by Council, the rules of the proposed MU-1f2.0h20 District would provide guidance for the future development of this site including appropriate uses, height and building massing, landscaping and parking.

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

- providing connections to public spaces and parks;
- providing convenient and accessible connections to transit services;
- ensuring appropriate transitions between the subject site and non-residential uses;
- providing a well-designed public realm including common amenity for residents; and
- ensuring high-quality building interfaces and pedestrian experience along 144 Avenue NE and 15 Street NE.

Transportation
The site is bordered by 144 Avenue NE to the north, 15 Street NE to the east, and Stoney Trail NE to the south, which is accessed from 11 Street NE to the west. 144 Avenue NE is classified as an arterial and the continuous roadway that links neighbouring communities within the *Keystone Hills Area Structure Plan* (ASP) lands. It provides the most direct road, pathway and transit connections to the future Green Line Light Rail Transit (LRT) and urban corridor along Centre Street North.

The area is currently not served by transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include several bus rapid transit (BRT) routes running through the ASP lands. Transit in the area will provide local and regional service through and around the subject area.

The area is well connected to the regional transportation network and is near Stoney Trail NE and Deerfoot Trail NE. Access to Stoney Trail NE is available via 144 Avenue NE and 11 Street NE to the west. High frequency transit is planned for 144 Avenue NE, and the corridor has been identified as part of the Primary Transit Network.

During the subdivision stage, street cross-sections next to the subject area will be examined to ensure that the transition from industrial context to residential context is properly addressed. All conditions and requirements from the previously approved outline plan (LOC2016-0234) apply.

A Transportation Impact Assessment (TIA) was submitted and accepted by Administration.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Sanitary, storm and water servicing infrastructure are planned within the subject area. Servicing requirements will be 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.

Calgary International Airport Vicinity Protection Area (2009)
The *Calgary International Airport Vicinity Protection Area* (AVPA) identifies the subject site as being located within the 25-30 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within the (NEF) areas. The proposed policy amendments are in alignment with the 2021 changes to the AVPA Regulation and proposed residential in the 25-30 NEF area where residences are not prohibited. Future development permit applications would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Rocky View County/City of Calgary Intermunicipal Development Plan (2012)
The site is within the Policy Area on (Map 1: Plan Area) of the *Rocky View County/City of Calgary Intermunicipal Development Plan* (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the goals of the *IDP*.

Municipal Development Plan (Statutory – 2009)
The proposed policy and land use amendment aligns with the key directions of the *Municipal Development Plan* (MDP) and supports the orderly transition of the subject lands from industrial to a planned residential greenfield context.

Within the MDP, (Map 1: Urban Structure) currently identifies the subject lands as “Industrial – Employee Intensive.” Employee Intensive areas are intended to accommodate manufacturing, warehousing, and mixed industrial/office developments that support high labour concentrations and require access to the Primary Transit Network (PTN). The proposed land use typology for the subject lands is “Developing Residential – Planned Greenfield with Area Structure Plan (ASP),” which is intended to accommodate residential communities that have been comprehensively planned and are in various stages of development.

The proposed amendment (Attachment 3) is consistent with the overarching sustainability principles identified in Section 1.1.1 of the MDP, which emphasize creating a range of housing opportunities and choices, supporting a mix of land uses, and providing transportation services in a safe and efficient manner. This application proposes the integration of residential development within a future greenfield community, contributing to housing diversity while aligning with approved policy planning through the ASP.

From a transportation and land use integration perspective, Map 2: Primary Transit Network identifies 11 Street NE, located directly west of the subject lands, as part of the PTN. Section 2.2.2 of the MDP outlines the importance of developing a transit-supportive land use framework that incorporates elements such as density, diversity, design, and distance to support transit use. The proposed land use and policy amendment supports these objectives by introducing residential density in proximity to existing and future transit infrastructure, thereby promoting future transit ridership and efficient use of transportation investments.

While Section 3.7.2(b) of the MDP states that Industrial – Employee Intensive Areas should predominantly contain industrial uses, Section 3.7.2(c) recognizes that other uses that support the broader policy objectives may be considered through the policy planning and land use application process. In this context, the proposed transition of the subject lands to a “Developing Residential – Planned Greenfield with ASP” designation represents a planned evolution of land use that responds to long-term growth objectives, approved structure planning, and the opportunity to introduce residential density near a PTN.

To implement the proposed land use change and ensure policy consistency, amendments are required to remove references to the subject lands as “Industrial – Employee Intensive” within the MDP, including updates to the following:

- Map 1: Urban Structure;
- Map 2: Primary Transit Network; and
- Map 3: Road and Street Network.

Corresponding amendments are also required to the *Calgary Transportation Plan* (CTP), Volume 3, to remove references to the subject lands as Industrial – Employee Intensive from the following maps:

- Map 2: Primary Transit Network;
- Map 5: Primary Goods Movement Network;
- Map 6: Primary High-Occupancy Vehicle (HOV) Network; and
- Map 7: Road and Street Network.

Collectively, these amendments ensure alignment between the MDP, the CTP, and the ASP, and support the development of a complete, transit-supportive residential community consistent with the long-term growth and sustainability objectives of the City.

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.

Keystone Hills Area Structure Plan (Statutory – 2012)
The subject site is located within the *Keystone Hills Area Structure Plan* (ASP) and is identified as part of Community D. The proposed development aligns with the policy objectives of the ASP by introducing a mixed-use development in a variety of forms within an area planned for future transit service and in proximity to natural features, public open space, and other community amenities. Under the ASP, the subject site is designated as “Industrial/Employment Area,” which is intended to accommodate a range of office and industrial uses, including non-retail employment.

The proposed amendment to the ASP replaces the “Industrial/Employment Area” designation with “Neighbourhood Area” on (Map 5: Neighbourhood Concept). Neighbourhood Areas are intended to consist primarily, though not exclusively, of residential uses. In addition, (Map 6: Community & Neighbourhood Concept) is proposed to be amended to identify the remaining lands within Neighbourhood D as “Neighbourhoods (To Be Refined at Outline Plan Stage),” recognizing the introduction of residential uses within the subject area. The proposed amendment includes the relocation the Neighbourhood Activity Centre (NAC) from the eastern portion of Community D to the intersection of 15 Street NE and Keystone Creek Avenue NE.

The proposed amendment aligns with the ASP by supporting a transit-supportive community and enabling a more integrated land use pattern within Neighbourhood D. The redesignation to Neighbourhood Area facilitates residential and complementary uses that are consistent with the ASP’s long-term vision, planned transit service, and proximity to open space and community amenities.

Applicant Submission

Applicant's Submission

November 6, 2024

B&A Studios (B&A), on behalf of Melcor Developments, is submitting a land use redesignation for 7.07 hectares ± (17.47 acres ±) of land located in the northeast community of Keystone Hills. The Subject Site is located on the southwest corner of 144 Avenue NE and 15 Street NE and is currently vacant. Future low and medium density residential is located across 15 Street NE to the east, land designated Special Purpose – Future Urban Development (S-FUD) District is located to the south and across 144 Avenue to the north and two Direct Control Districts (one based on the Commercial – Community 2 (C-C2) District and one based on the Multi-Residential – High Density Low Rise (M-H1) District are located to the west of the site. These two Direct Control Districts were approved by Council in April, 2023.

The existing land use for the subject site is a Direct Control (DC) District (221D2019) based on the Commercial – Regional 3 (C-R3) District which intended to serve as a transition area between adjacent commercial uses and industrial uses east of 15 Street NE and to allow for a range of commercial, employment and light industrial uses. This DC was approved as part of the original land use amendment and outline plan under LOC2016-0234 in October, 2019.

After the current DC District was approved, changes were made to the Noise Exposure Forecast (NEF) Contours in the Airport Vicinity Protection Area (AVPA) which has opened up this land and the land across 15 Street NE to the east to residential uses. The land across 15 Street NE to the east was redesignated from industrial to residential land uses in November of 2023 therefore the DC, with the intent to provide a transition between the industrial and commercial uses, is no longer required.

The proposed Mixed-Use - General (MU-1) District will allow the subject site to be developed into a comprehensively planned mixed-use development in a variety of forms. The proposed land use maintains the commercial component of the existing district but will also better support and integrate with adjacent land uses and provide for additional housing in north Calgary. Located along a primary transit network and in close proximity to a Community Activity Centre makes this an ideal location for housing to be located.

PROPOSED

CPC2026-0292
ATTACHMENT 3

BYLAW NUMBER 18P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MUNICIPAL DEVELOPMENT PLAN BYLAW 24P2009 (LOC2024-0277/CPC2026-0292)

* *

WHEREAS it is desirable to amend the Municipal Development Plan Bylaw 24P2009, 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 Municipal Development Plan attached to and forming part of Bylaw 24P2009, as amended, is hereby further amended as follows:

   (a) Delete the existing Municipal Development Plan: Volume 1, Map 1 entitled 'Urban Structure', and replace it with the revised Map 1 entitled 'Urban Structure' as shown in Schedule A.

   (b) Delete the existing Municipal Development Plan: Volume 1, Map 2 entitled 'Primary Transit Network', replace it with the revised Map 2 entitled 'Primary Transit Network' as shown in Schedule B.

   (c) Delete the existing Municipal Development Plan: Volume 1, Map 3 entitled 'Road and Street Network', and replace it with the revised Map 3 entitled 'Road and Street Network' as shown in Schedule C.

   (d) Delete the existing Municipal Development Plan: Volume 3 (Calgary Transportation Plan), Map 2 entitled 'Primary Transit Network', and replace it with the revised Map 2 entitled 'Primary Transit Network' as shown in Schedule D.

   (e) Delete the existing Municipal Development Plan: Volume 3 (Calgary Transportation Plan), Map 5 entitled 'Primary Goods Movement Network', and replace it with the revised Map 5 entitled 'Primary Goods Movement Network' as shown in Schedule E.

   (f) Delete the existing Municipal Development Plan: Volume 3 (Calgary Transportation Plan), Map 6 entitled 'Primary HOV Network', and replace it with the revised Map 6 entitled 'Primary HOV Network' as shown in Schedule F.

   (g) Delete the existing Municipal Development Plan: Volume 3 (Calgary Transportation Plan), Map 7 entitled 'Road and Street Network', and replace it with the revised Map 7 entitled 'Road and Street Network' as shown in Schedule G.

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 _____

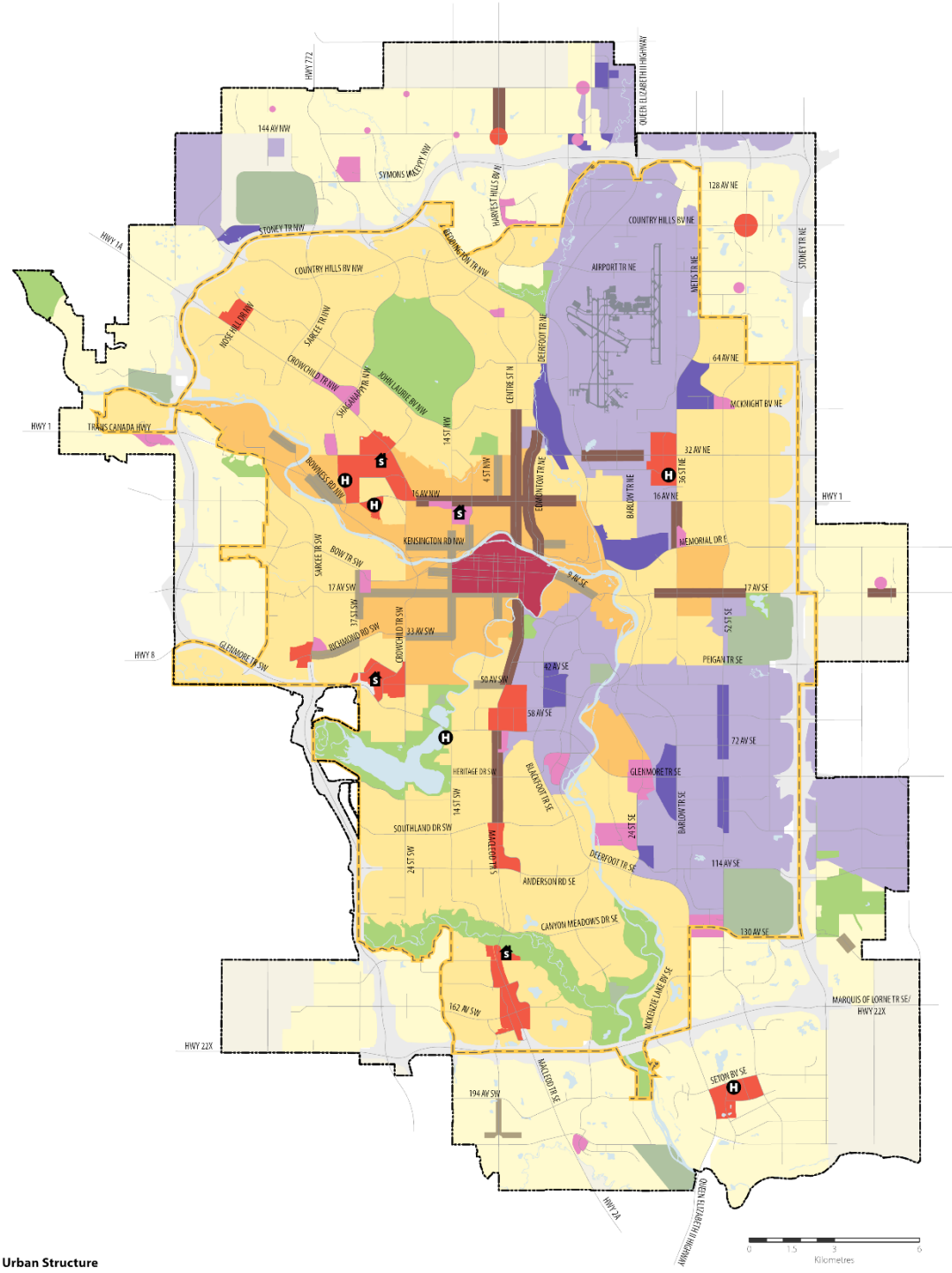
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

BYLAW NUMBER 18P2026

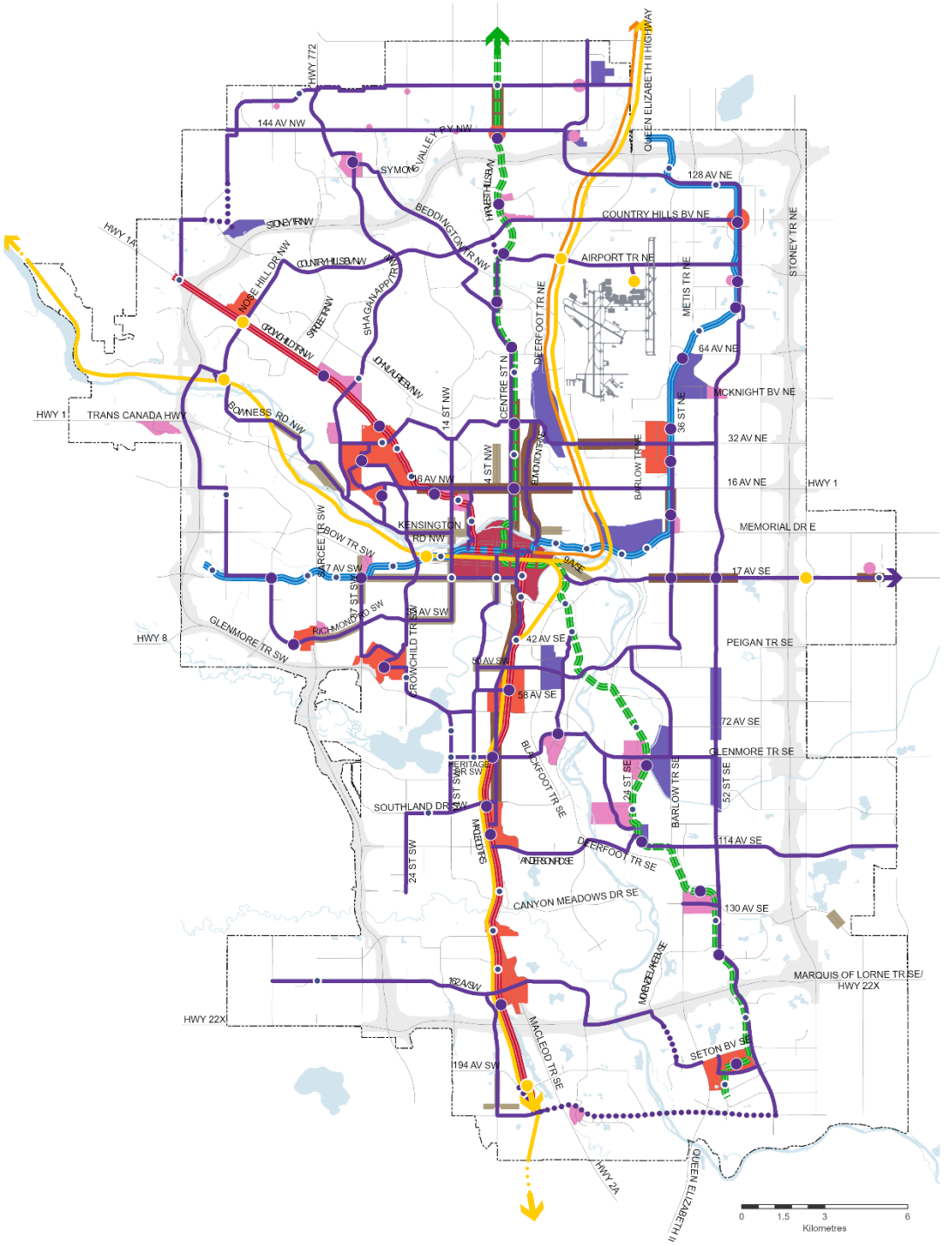
SCHEDULE A



PROPOSED

BYLAW NUMBER 18P2026

SCHEDULE B



Legend

PrimaryTransitNetwork_2020

- (Frequent, Fast, Reliable, Connected) <10 min. Frequency, 15 hours/day, 7 days/week> Primary Transit Network (mode to be determined based on corridor development)
- Primary Transit Network (dependent on supportive land use)
- Connection to Route in Region
- Regional Commuter Rail Corridor
- High Speed Rail Corridor Calgary - Edmonton
- Primary Transit Hub
- Regional/ Inter City Gateway Hub
- Transit Centres
- Red Line LRT
- Blue Line LRT
- Blue/Red Line LRT
- Green Line LRT
- Transportation/Utility Corridor
- City Limits

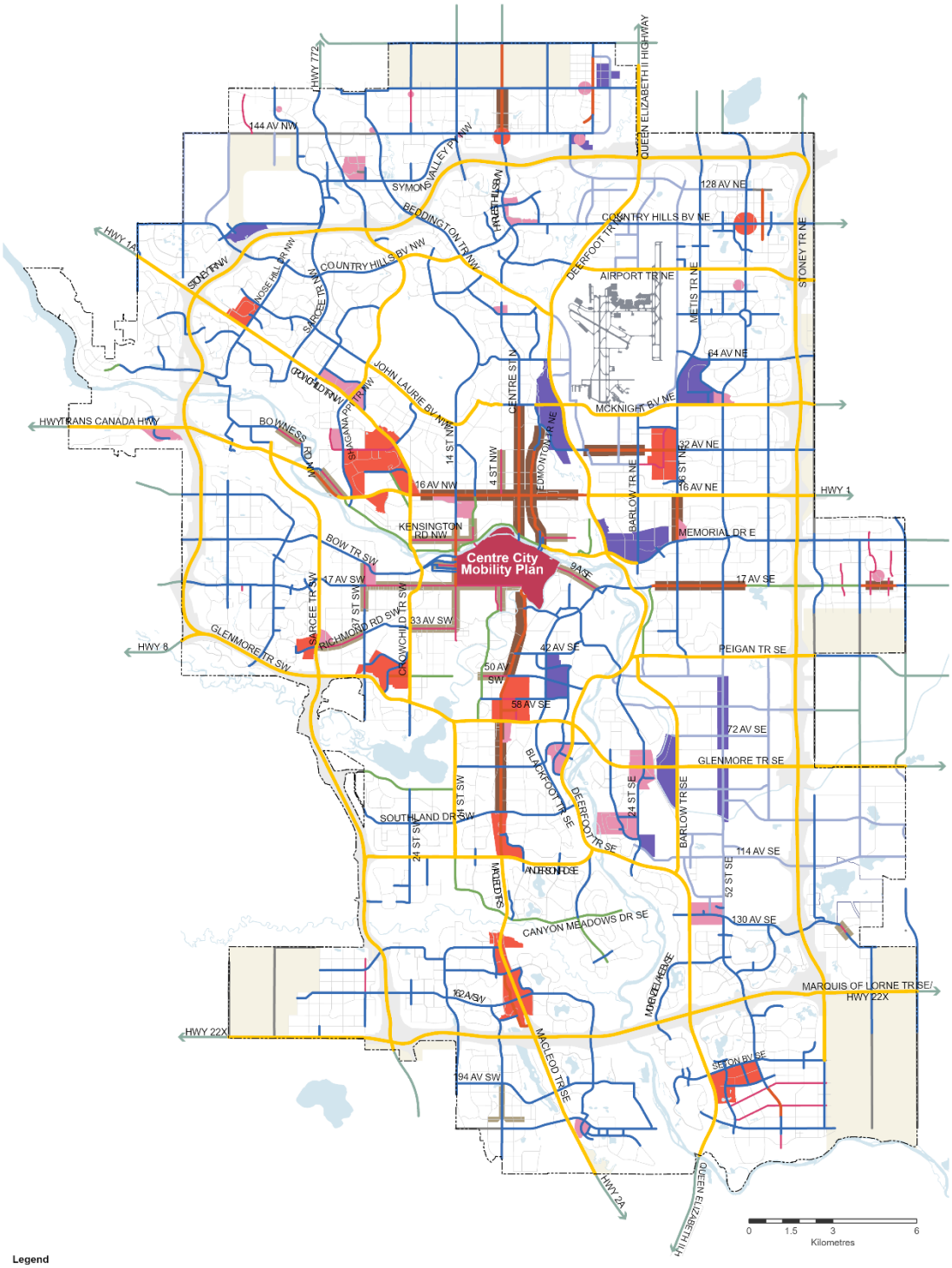
Urban Structure

- Greater Downtown
- Major Activity Centre
- Community Activity Centr
- Urban Main Street
- Neighbourhood Main Stre
- Industrial - Employee Inte

PROPOSED

BYLAW NUMBER 18P2026

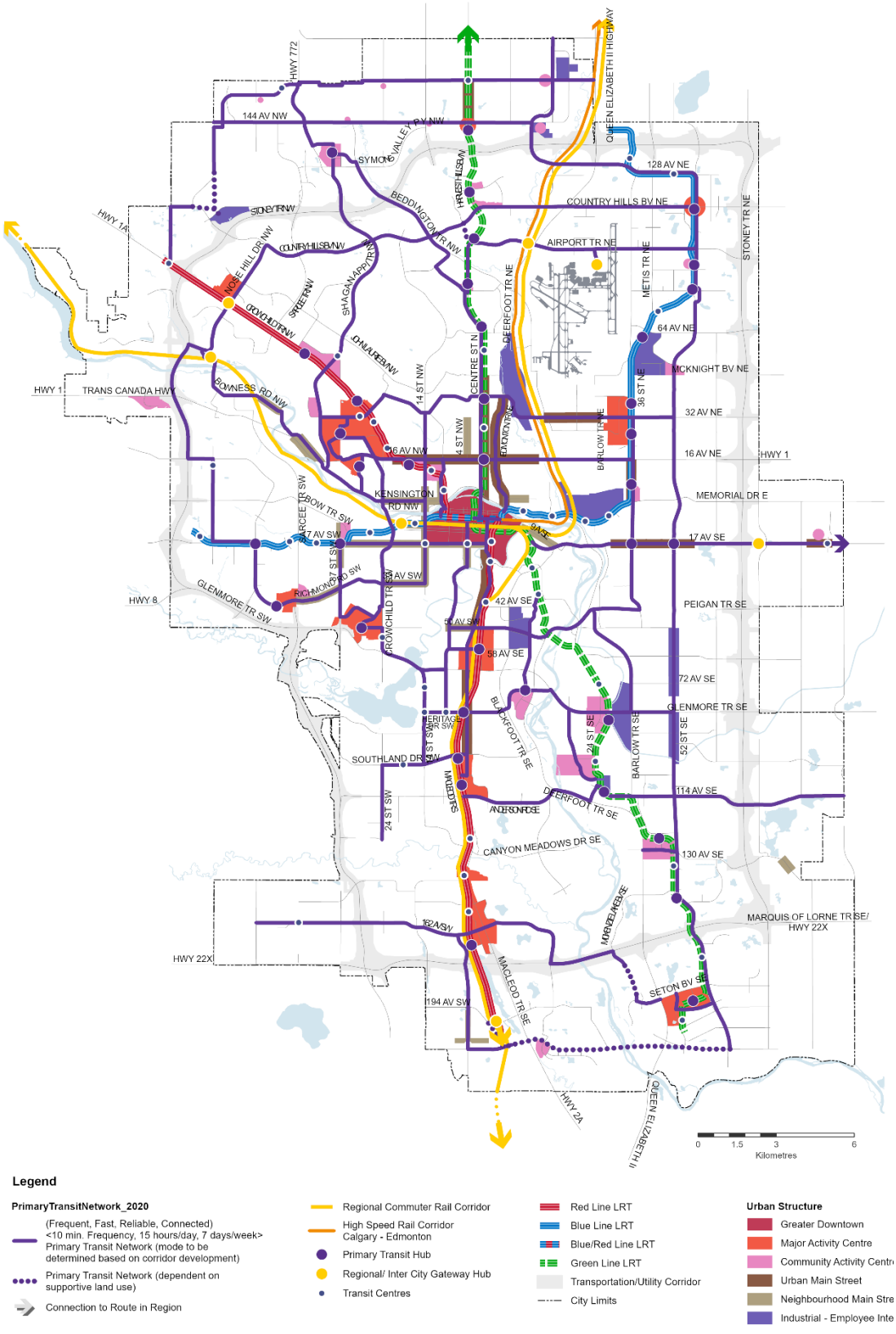
SCHEDULE C



PROPOSED

BYLAW NUMBER 18P2026

SCHEDULE D



Legend

PrimaryTransitNetwork_2020

(Frequent, Fast, Reliable, Connected) <10 min. Frequency, 15 hours/day, 7 days/week> Primary Transit Network (mode to be determined based on corridor development)

Primary Transit Network (dependent on supportive land use)

Connection to Route in Region

Regional Commuter Rail Corridor

High Speed Rail Corridor Calgary - Edmonton

Primary Transit Hub

Regional/ Inter City Gateway Hub

Transit Centres

Red Line LRT

Blue Line LRT

Blue/Red Line LRT

Green Line LRT

Transportation/Utility Corridor

City Limits

Urban Structure

Greater Downtown

Major Activity Centre

Community Activity Centr

Urban Main Street

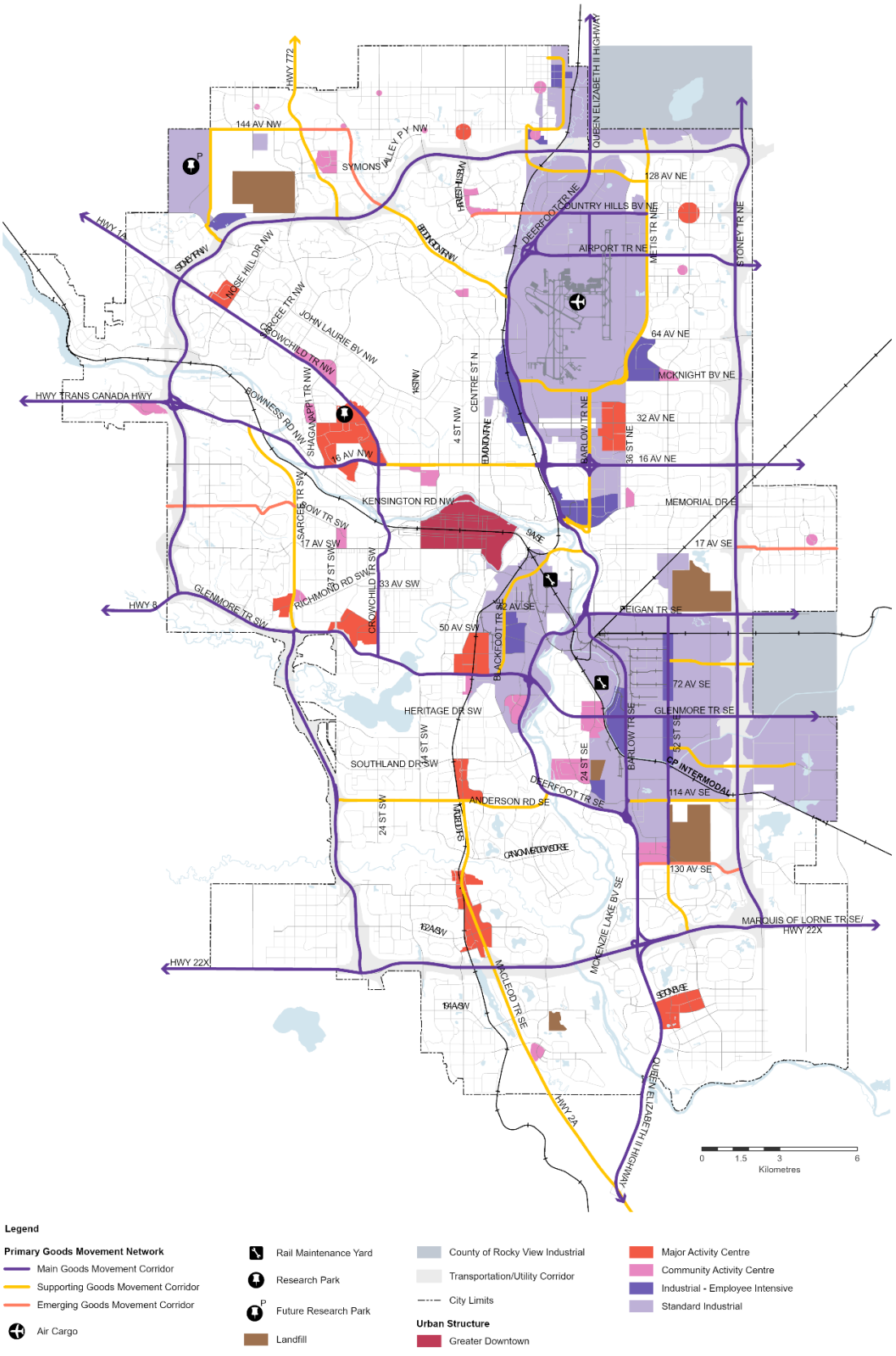
Neighbourhood Main Stre

Industrial - Employee Inte

PROPOSED

BYLAW NUMBER 18P2026

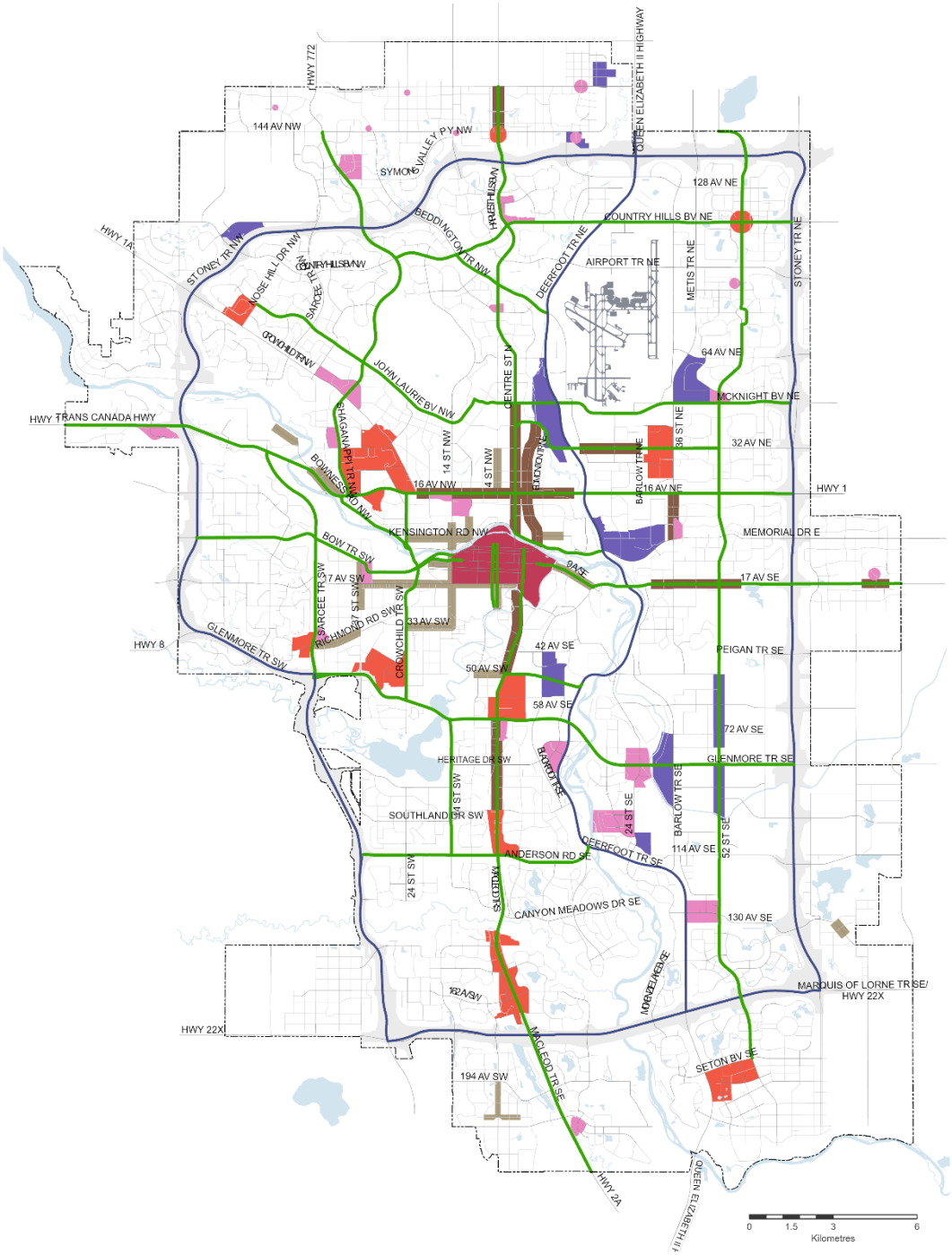
SCHEDULE E



PROPOSED

BYLAW NUMBER 18P2026

SCHEDULE F



Legend

Primary HOV Network

- HOV Network (Auto and/or Transit Focus)
- Provincial HOV Network (to be confirmed with Province)
- Transportation/Utility Corridor
- City Limits

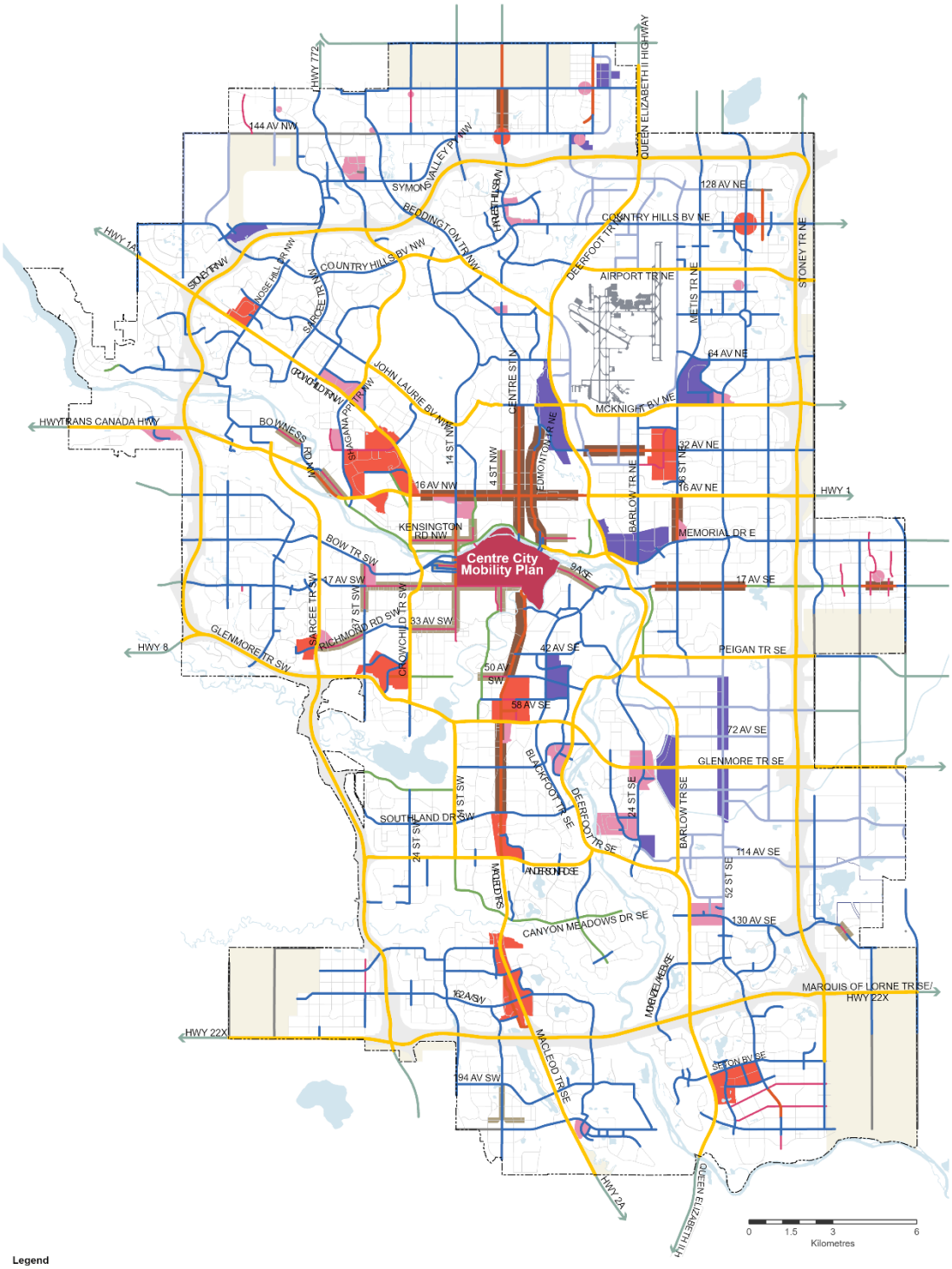
Urban Structure

- Greater Downtown
- Major Activity Centre
- Community Activity Centre
- Urban Main Street
- Neighbourhood Main Street
- Industrial - Employee Intensive

PROPOSED

BYLAW NUMBER 18P2026

SCHEDULE G



PROPOSED

CPC2026-0292
ATTACHMENT 4

BYLAW NUMBER 19P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE KEYSTONE HILLS AREA STRUCTURE PLAN BYLAW 15P2012 (LOC2024-0277/CPC2026-0292)

* *

WHEREAS it is desirable to amend the Keystone Hills Area Structure Plan Bylaw 15P2012, 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 Keystone Hills Area Structure Plan attached to and forming part of Bylaw 15P2012, as amended, is hereby further amended as follows:

   (a) In Section 6.2 Complete Community Policies, delete Table 1 and replace with the following:

   "**Table 1: Community Size and Anticipated Population and Jobs**

Community (Map 6)	Area (ha/ac)	Anticipated Population	Anticipated Jobs
A	375 ha (927 ac)	25,900	3,200
B	392 ha (969 ac)	21,800	8,700
C	233 ha (576 ac)	12,700	2000
D*	82 ha (203 ac)	1,557	4,926
Total	1,082 ha (2,674)	61,957	18,826
***For Community D, anticipated population and jobs for the Neighbourhood area will be determined through the Outline Plan/Land Use Amendment process.			

   "

   (b) Delete this existing Map 5 entitled 'Land Use Concept' and replace it with the revised Map 5 entitled 'Land Use Concept' as shown in Schedule A.

   (c) Delete the existing Map 6 entitled 'Community & Neighbourhood Concept' and replace it with the revised Map 6 entitled 'Community & Neighbourhood Concept' as shown in Schedule B.

   (d) In Section 6.4.2 Neighbourhood D Policies, delete policy 3.

(e) In Section 6.4 Neighbourhood, delete Table 2 and replace with the following:

"**Table 2: Community Size and Anticipated Number of Neighbourhoods**

Community (Map 6)	Area (ha/ac)	Anticipated Number of Neighbourhoods
A	375 ha (927 ac)	6-9
B	392 ha (969 ac)	6-9
C	233 ha (576 ac)	3-5
D	82 ha (203 ac)	0-2
Total	1,082 ha (2,674 ac)	15-25

"

(f) In Section 6.11.1 Industrial/Employment Area Policies, in policy 2, delete bullet point a. and replace with the following:

"a. The Industrial/Employment Area should be comprised of approximately 18.1 hectares (44.72 acres) of land."

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 _____

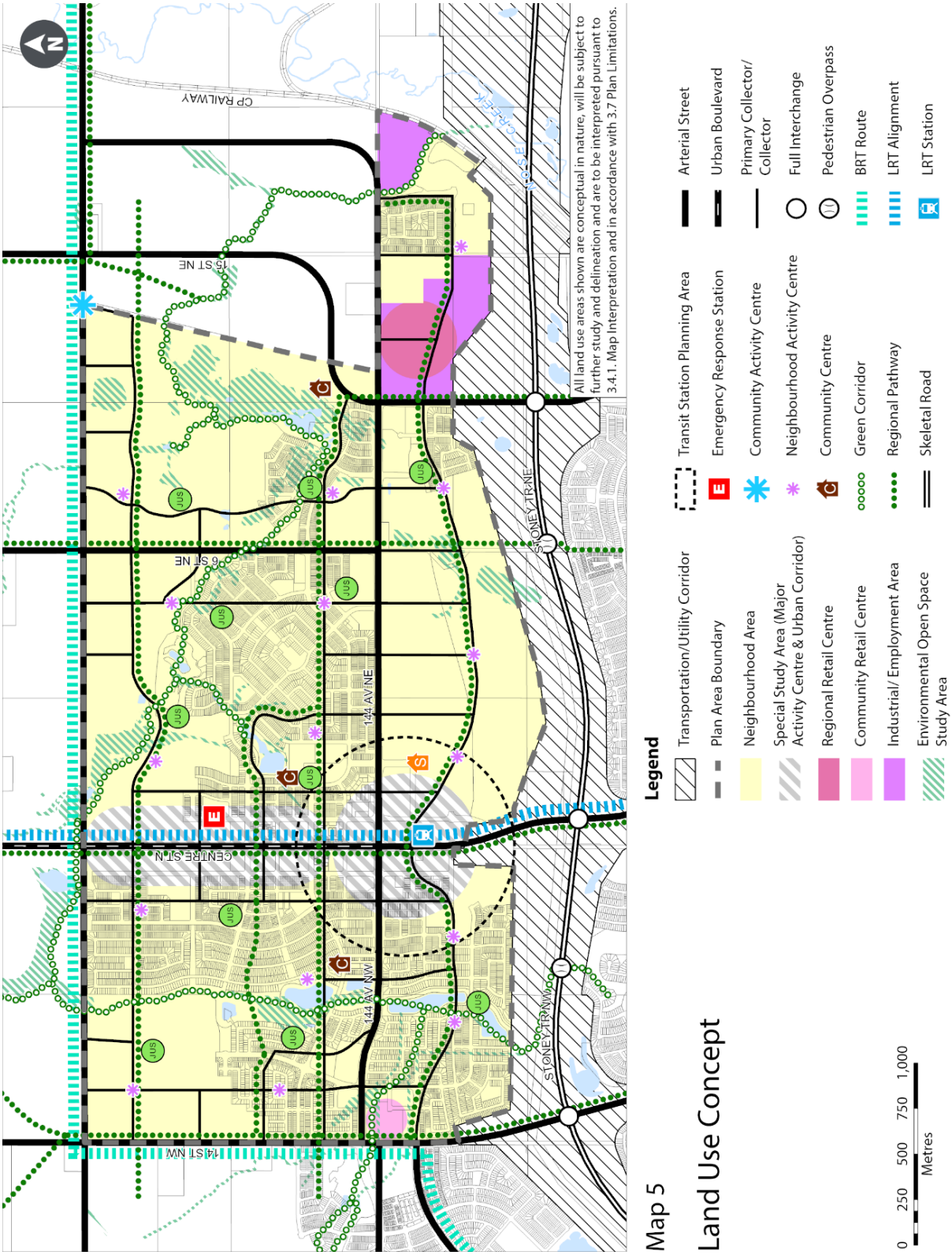
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PROPOSED

BYLAW NUMBER 19P2026

SCHEDULE A



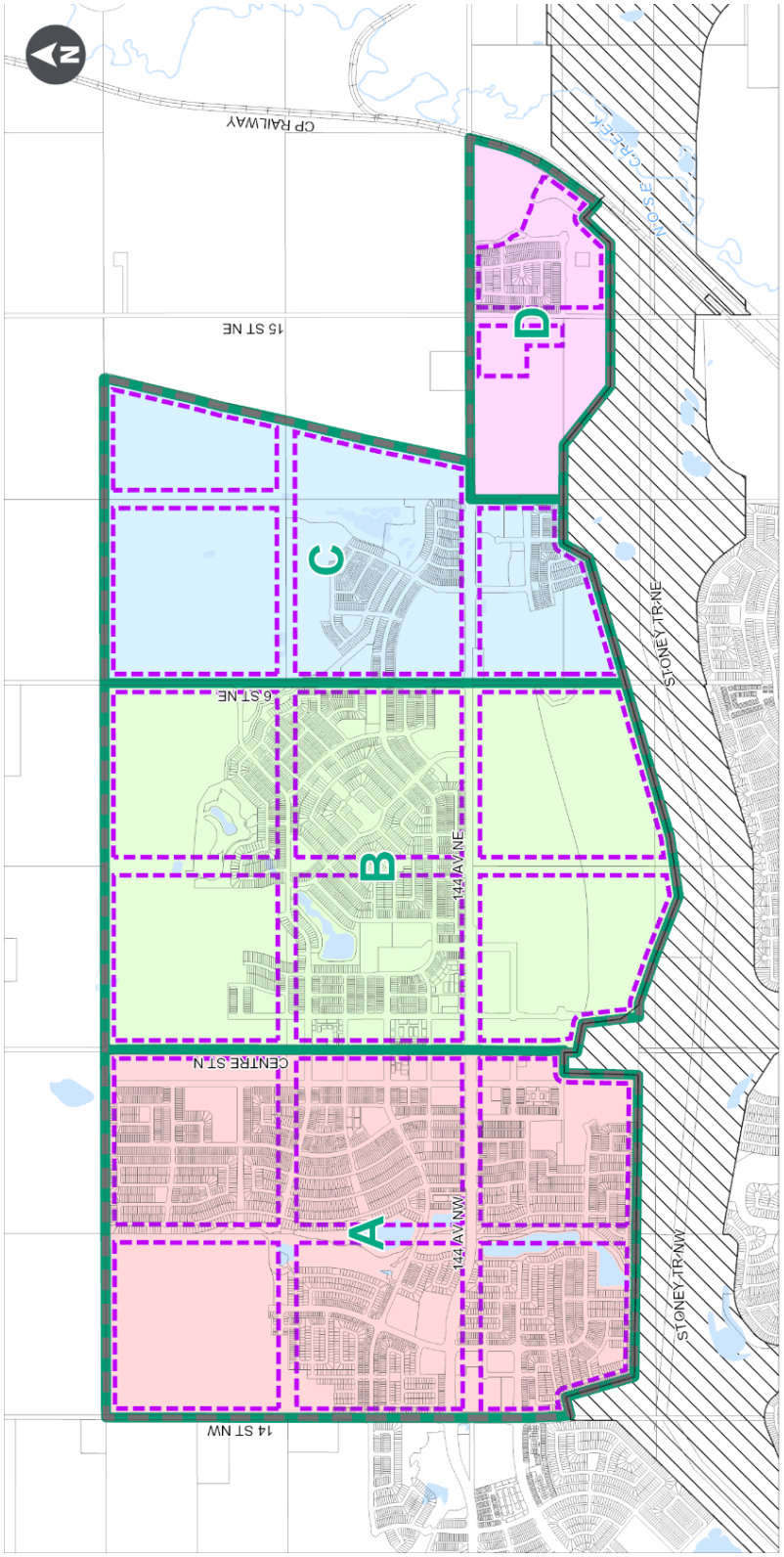
Map 5

Land Use Concept

PROPOSED

BYLAW NUMBER 19P2026

SCHEDULE B

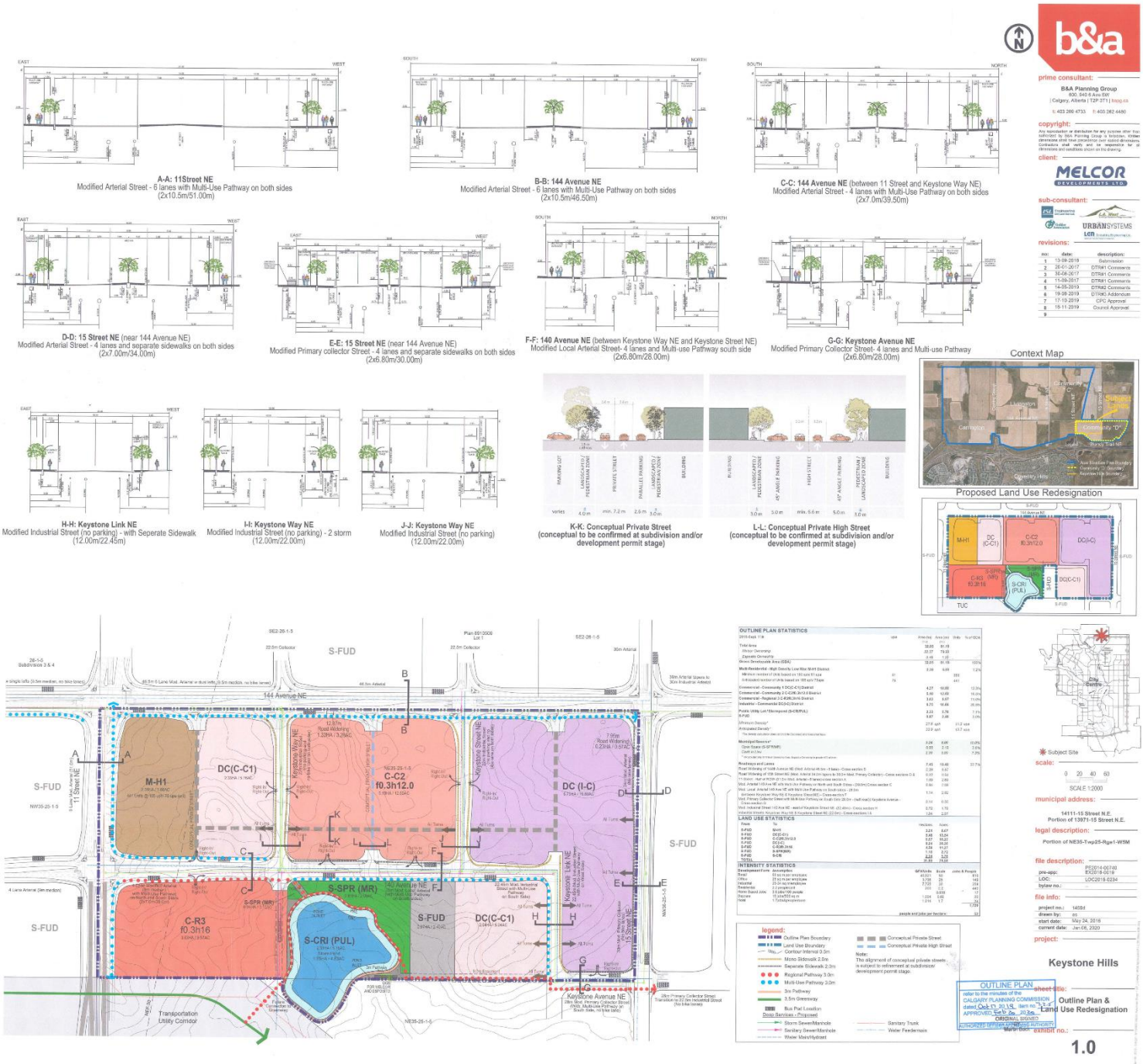


Map 6

Community & Neighbourhood Concept

Approved Outline Plan (LOC2016-0234)

2020 February 20



Applicant Outreach Summary

2026 March 25

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Keystone Flex

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)

The subject site is located in a greenfield setting. Emails to adjacent land owners/developers were sent out to inform them of the land use change and provide an opportunity to ask questions or discuss the amendments. In addition, an informational flyer was prepared and delivered to all occupied homes in the adjacent communities of Lewisberg and Keystone Creek (approximately 200 homes). This flyer included information on the proposal as well as an email contact to provide comments or ask questions.

Affected Parties

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

Adjacent land owners/developers as well as residents in Lewisberg and Keystone Creek.

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 issues were raised. Some questions were asked regarding changes to approved street cross-sections and what was intended to be developed on the site under the proposed land use. Those questions were answered and no additional concerns or questions were raised.

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

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)

Answers to all questions were answered to close the loop on the outreach.

calgary.ca/planningoutreach

PROPOSED

CPC2026-0292
ATTACHMENT 7

BYLAW NUMBER 77D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0277/CPC2026-0292)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

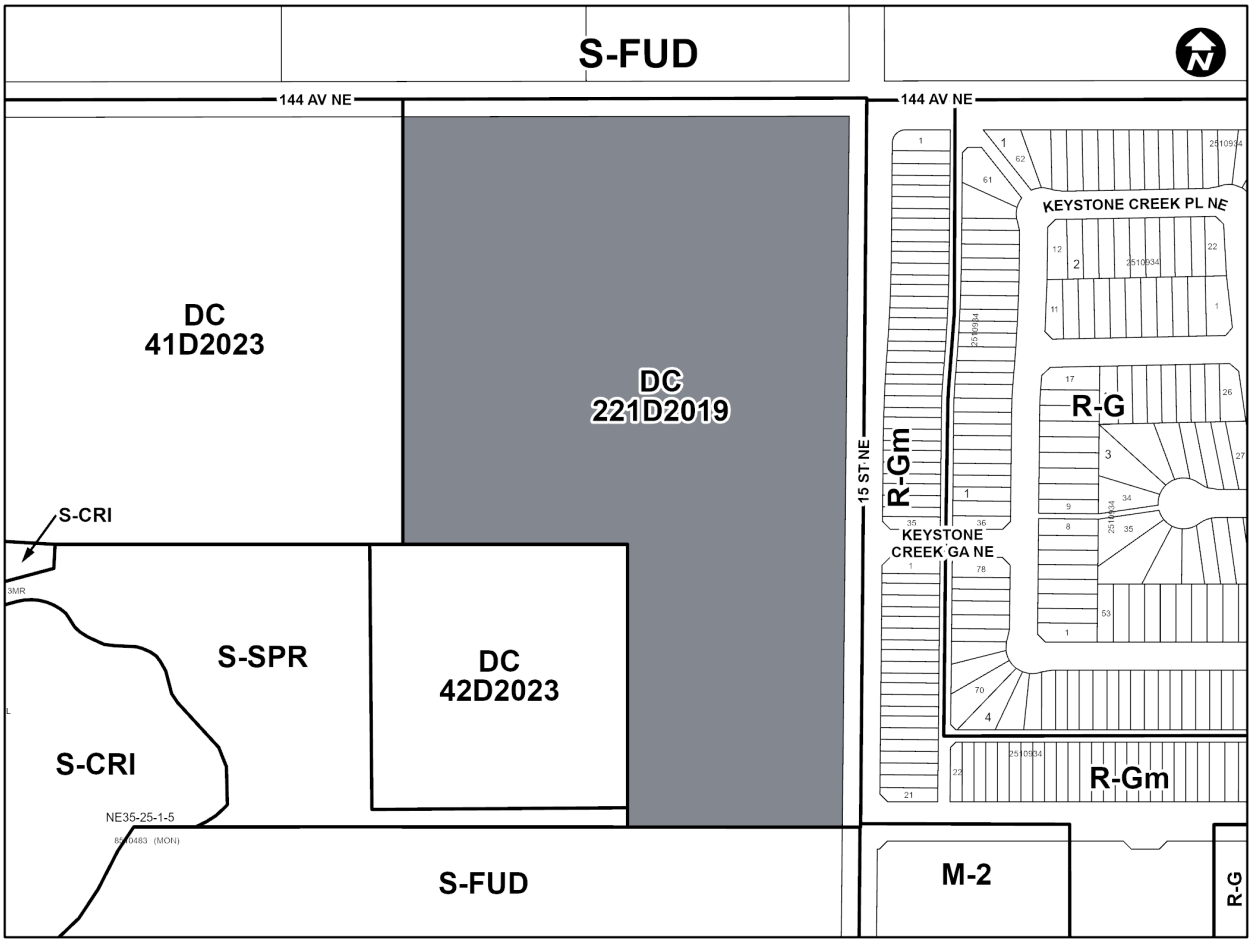
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0277/CPC2026-0292
BYLAW NUMBER 77D2026

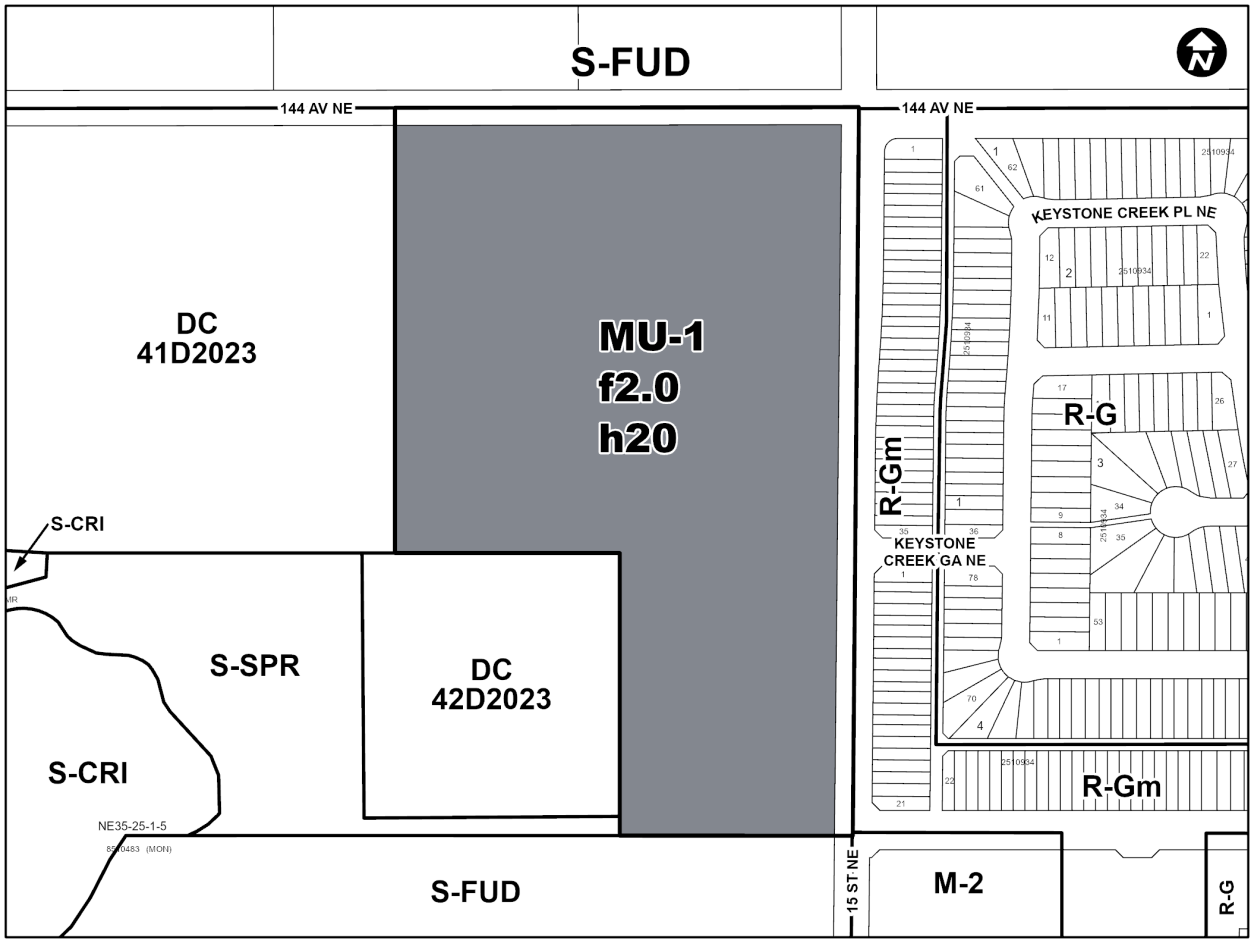
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0277/CPC2026-0292
BYLAW NUMBER 77D2026

SCHEDULE B



Excerpt from the Minutes of the Public Hearing Meeting of Council, held 2026 February 17:

"**Moved by** Councillor Yule
Seconded by Councillor Kelly

That the Agenda for today's meeting be amended by referring Item 7.2.3, Outline Plan, Policy and Land Use Amendment in Country Hills (Ward 3) at multiple addresses, LOC2024-0215, CPC2025-1026, back to Administration to explore options to allow for the continued use of surface parking for the east portion of the subject site until such a time comes that a transit plan for Green Line as well as associated Airport Connector rail is established; and that the west portion of the site to return with an amended Land Use District bylaw directly to the 2026 June 23 Public Hearing Meeting of Council.

For: (14) Councillor McLean, Councillor Wyness, Councillor Chabot, Councillor Dhaliwal, Councillor Kelly, Councillor Tyers, Councillor Yule, Councillor Pantazopoulos, Councillor Atkinson, Councillor Schmidt, Councillor Clark, Councillor Ward, Councillor Jamieson, and Councillor Johnston

MOTION CARRIED

...

Moved by Councillor Clark
Seconded by Councillor Kelly

That the Agenda for the 2026 February 17 Public Hearing Meeting of Council be confirmed, as amended.

For: (14) Councillor McLean, Councillor Wyness, Councillor Chabot, Councillor Dhaliwal, Councillor Kelly, Councillor Tyers, Councillor Yule, Councillor Pantazopoulos, Councillor Atkinson, Councillor Schmidt, Councillor Clark, Councillor Ward, Councillor Jamieson, and Councillor Johnston

MOTION CARRIED"

ATTACHMENTS

1. Council Report from February 17, 2026
2. Proposed Bylaw 20P2026
3. Proposed Bylaw 82D2026

Council Report from February 17, 2026

Item # 7.2.3

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

ISC: UNRESTRICTED CPC2025-1026 Page 1 of 5

Outline Plan, Policy and Land Use Amendment in Country Hills (Ward 3) at multiple addresses, LOC2024-0215

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 9797 Harvest Hills Boulevard NW and 656 Country Hills Road NW (Plan 9712649, Blocks 1, Lot 41; Plan 9813226, Block 13, Lot 2) to subdivide 1.70 hectares ± (4.20 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for an amendment to the Calgary North Area Structure Plan Phase 1 (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 1.70 hectares ± (4.20 acres ±) located at 9797 Harvest Hills Boulevard NW and 656 Country Hills Road NW (Plan 9712649, Blocks 1, Lot 41; Plan 9813226, Block 13, Lot 2) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Mixed Use – General (MU-1f4.0h25) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 DECEMBER 18:

That Council:

1. Give three readings to **Proposed Bylaw 7P2026** for an amendment to the Calgary North Area Structure Plan Phase 1 (Attachment 3); and
2. Give three readings to **Proposed Bylaw 24D2026** for the redesignation of 1.70 hectares ± (4.20 acres ±) located at 9797 Harvest Hills Boulevard NW and 656 Country Hills Road NW (Plan 9712649, Blocks 1, Lot 41; Plan 9813226, Block 13, Lot 2) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Mixed Use – General (MU-1f4.0h25) District.

HIGHLIGHTS

- This application seeks to establish a subdivision and policy framework and to redesignate lands in the community of Country Hills to allow for mixed-use, multi-residential development and a new roadway.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- The *Calgary North Area Structure Plan Phase 1* (ASP) specifies that if the proposed densities at the outline plan stage exceed 17 units per hectare (7 units per acre), the applicant shall obtain the approval of the Calgary Planning Commission for the increased densities to ensure the area can be adequately serviced with utilities and that the roads proposed can accommodate the increase in traffic volumes. A policy amendment to the ASP is required to support higher-density development on this site.

Approval: **M. Sklar** concurs with this report. Author: **L. Mubanga**
City Clerks: A. Lennox / A. Adegunwa

- What does this mean to Calgarians? The proposal would allow for a more efficient use of land and an increase in density directly adjacent to transit, linking more residents to sustainable transportation options.
- Why does this matter? The proposal establishes a road network, a land use plan and policy framework that would allow for the logical development of remnant parcels of land, paving way 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 related to this application.

DISCUSSION

This application, in the northwest community of Country Hills, was submitted on 2024 August 26 by Situated Consulting Co. on behalf of the landowner, City of Calgary (Real Estate & Development Services). The site is currently undeveloped and temporarily used as an off-leash dog area. The area subject to the outline plan is approximately 1.7 hectares (4.2 acres) and includes portions of an existing driveway that wrap around the northwest and eastern parts of the site. The driveway provides access to both the subject site and the neighbouring Harvest Hills Alliance Church through a mutual access easement agreement registered on title. The easement is to be maintained until replaced by a public lane dedication through the outline plan and subsequent subdivision. Approximately 0.3 hectares (0.7 acres) on the southeast corner of the site area has been set aside for a future transit terminal. The plan also features two sites that will accommodate mixed-use, multi-residential development adjacent to the future 96 Avenue Green Line Light Rail Transit (LRT) Station along Harvest Hills Boulevard N. There are two existing Bus Rapid Transit (BRT) routes close to the site, Route 301 BRT North (Downtown Connector) and Route 300 BRT Airport/City Centre (Airport Connector), both with transit stops within 100 metres (a two-minute walk) of the site. Harvest Hills Park, within 800 metres (a 13-minute walk) and Country Hills Park, which is 300 metres away (a five-minute walk), offer a variety of open space needs. There are also commercial developments across the street from the site which include a grocery store and restaurants.

As referenced in the Applicant Submission (Attachment 4), the proposal seeks outline plan, policy and land use amendment approval to accommodate the proposed mixed-use, multi-residential sites. The Proposed Outline Plan (Attachment 5) and the Proposed Land Use Amendment Map (Attachment 6) anticipate 321 ± residential units as shown in the Proposed Outline Plan Data Sheet (Attachment 7). The applicant's vision is to create a mixed-use, multi-residential site to address Calgary's growing need for market and non-market housing.

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

Approval: M. Sklar concurs with this report. Author: L. Mubanga
City Clerks: A. Lennox / A. Adegunwa

Outline Plan, Policy and Land Use Amendment in Country Hills (Ward 3) at multiple addresses, LOC2024-0215

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 relevant public groups and the respective community association was appropriate. In response, the applicant completed the following:

- developed a project email list and project website for online engagement;
- held an in-person open house on 2024 June 11;
- shared development plans with the Northern Hills Community Association, Harvest Hills Alliance Church, Ward 3 Office and the Sierras of Country Hills Condo Board, virtually and in-person; and
- had follow-up meetings with the Northern Hills Community Association, Harvest Hills Alliance Church and the Sierras of Country Hills Condo Board in June 2025, following revisions to the plans.

A comprehensive summary is available for review in the Applicant Outreach Summary (Attachment 8).

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 18 responses from the public, two in support and two neutral, while 14 were in opposition, noting the following areas of concern:

- inadequate infrastructure to support the additional density;
- inadequate parking requirements relative to the density and proposed LRT station;
- proposed development would exacerbate existing traffic and parking issues in the area;
- concerns over privacy, massing and shadowing impacts due to proposed height;
- potential disruption of community character and beauty;
- crosswalk on Country Hills Road NW and Country Hills Landing NW is unsafe with multiple accidents and excessive speeding;
- inadequacy of three-way stop at Country Hills Drive NW and Country Hills Road NW with the increased density;
- further decrease in already diminished bussing capacity (Route 301); and
- inadequate traffic mitigation strategy for the area.

The comments in support noted that the proposal:

- is well-situated near transit;
- makes efficient use of space in a walkable area;
- offers a mix of residential and commercial uses that strengthen community value;
- could necessitate the need for a new school due to increased density; and
- creates potential for small-scale businesses like a grocer or sit-down restaurant to locate in the area.

Approval: M. Sklar concurs with this report. Author: L. Mubanga
City Clerks: A. Lennox / A. Adegunwa

Outline Plan, Policy and Land Use Amendment in Country Hills (Ward 3) at multiple addresses, LOC2024-0215

The neutral comments suggested agreement on increasing density, but limiting the height to four storeys as more appropriate for the surrounding context. Uncertainty about the specific built form made it difficult to fully support or oppose the proposal.

The Northern Hills Community Association (CA) provided a response indicating general acceptance of the proposed application (Attachment 9). The CA noted residents' concerns and hopes issues such as pedestrian safety, high traffic volume, intersection improvements, replacing the off-leash dog park, and adding public amenities, will continue to be addressed moving forward.

Administration considered the relevant planning issues specific to the application and has determined the proposed land use to be appropriate. The MU-1 District provides for street-oriented, mixed-use development especially in Transit Oriented Development (TOD) areas such as the subject site. The proposed land use provides an appropriate density increase within a neighbourhood while being sensitive to adjacent development. The MU-1 District contains regulations that aim to manage building heights for parcels adjacent to low-density residential districts, ensuring a gradual transition in building height. The applicant has proposed a signalized intersection at Country Hills Road NW and Country Hills Landing NW to mitigate traffic safety concerns. Calgary Transit has made improvements to North Central BRT to provide shorter transit travel times, improve reliability, comfort, convenience, and accessibility, while enhancing walking and wheeling amenities. In addition, parking and alignment with infrastructure capacity and other considerations will be assessed as part of the development permit process.

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 allows for the development of a variety of housing forms which may increase the diversity of housing options in the area. The MU-1 District encourages development that is oriented towards pedestrians and public transportation, which can promote walkability, reduce traffic congestion, and increase access to amenities. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050* at the land use stage. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Approval: M. Sklar concurs with this report. Author: L. Mubanga
City Clerks: A. Lennox / A. Adegunwa

Outline Plan, Policy and Land Use Amendment in Country Hills (Ward 3) at multiple addresses, LOC2024-0215

Economic
The proposed outline plan, policy and land use amendment 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. **Approved** Outline Plan Conditions of Approval
3. **Proposed Bylaw 7P2026**
4. Applicant Submission
5. **Approved** Outline Plan
6. Proposed Land Use Amendment Map
7. **Approved** Outline Plan Data Sheet
8. Applicant Outreach Summary
9. Community Association Response
10. **Proposed Bylaw 24D2026**
11. **CPC Member Comments**
12. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Approval: M. Sklar concurs with this report. Author: L. Mubanga
City Clerks: A. Lennox / A. Adegunwa

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the northwest community of Country Hills, at the intersection of Harvest Hills Boulevard N and Country Hills Road NW, on the northwestern side. The site is bordered by driveways along its northern and northwestern edges. To the northwest, across the driveway, is the Sierras of Country Hills residential development, with the Harvest Hills Alliance Church located to the north. The Harvest Hills Alliance Church shares access with the subject site through a registered access easement agreement. The approximately 1.70 hectare (4.20 acre) site measures roughly 230 metres in width and 90 metres in depth. It consists of two separate lots that will be consolidated and subdivided. The site is currently vacant and is accessible from both adjacent streets. A portion of the land is informally used as an off-leash dog park. The topography features a gentle slope of approximately 3-4 percent from the northeast to the southeast corner of the site.

The site is currently owned by the City of Calgary and was initially designated by Calgary Transit for a bus terminal and Park and Ride facility. However, following a recent needs assessment and optimization of transit infrastructure, Calgary Transit determined that the site is no longer required for a Park and Ride facility. The requirement for a bus terminal remains. This reevaluation created an opportunity to repurpose part of the land to support Calgary's housing needs. The future bus terminal, approximately 0.30 hectares (0.74 acres) in size, will be located on the southeast portion of the block and is shown excluded from the outline plan area, immediately adjacent to Country Hills Road NW and Harvest Hills Boulevard N.

The site is adjacent to a MAX Bus Rapid Transit (BRT) Station and the future 96 Avenue Green Line Light Rail Train (LRT) station. The surrounding development consists of a mix of single detached, multi-residential, institutional and commercial development.

Located across the site to the southeast and southwest are Ashton Square and Harvest Hills Crossing, two established shopping centres that offer a diverse range of services. These include self-storage facilities, restaurants, a grocery store, automotive repair shops, healthcare services, postal services and childcare. Together, they provide convenient amenities that support the existing surrounding residential development and would support the proposed mixed-use site. Ascension of Our Lord School (Calgary Catholic School District K-9) is within 800 metres (a 13-minute walk) northeast of the site, and the Children's Village School (Calgary Board of Education K-6) is within 1.9 kilometres (a 32-minute walk) of the site. Additionally, there are park spaces, services and amenities in close proximity including:

- Harvest Hills Park, which includes an outdoor rink, a community garden, a walking trail and two baseball diamonds, is within 800 metres (a 13-minute walk) to the northeast;
- Country Hills Village, designated as a Community Activity Centre, is located 1.4 kilometres north (a 23-minute walk). It features Notre Dame High School, commercial amenities, open spaces, Country Hills Fire Station No. 31, the Calgary Public Library, the Northern Hills Community Association building, and the North Pointe Transit Terminal;
- Country Hills Park, an open green space with a baseball diamond, is 300 metres (a five-minute walk) to the north;
- Country Hills Golf Course is 260 metres (a four-minute walk) to the southwest; and

- West Nose Creek, with Nose Creek Pathway and adjacent open space is 800 metres (a 13-minute walk) to the south.

Community Peak Population Table

As identified below, the community of Country Hills reached its peak population in 2015.

Country Hills	
Peak Population Year	2015
Peak Population	3,835
2019 Current Population	3,767
Difference in Population (Number)	-68
Difference in Population (Percent)	-1.77%

Source: *The City of Calgary 2019 Civic Census*

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

CPC2025-1026
Attachment 1

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Special Purpose – City and Regional Infrastructure (S-CRI) District is intended to accommodate infrastructure and utility installations, operational facilities such as vehicle maintenance yards, work depots, and training centres, public transportation systems, and government-operated uses at the Federal, Provincial, and Municipal levels, all integral to the delivery and maintenance of essential urban services. The S-CRI District does not allow for any residential uses.

The proposed Mixed Use – General (MU-1f4.0h25) District is intended for locations along commercial streets where residential and commercial uses are integrated, with active uses supported at grade fronting the street. It facilitates a blend of residential and commercial development within single or multiple buildings across an area and establishes parcel-specific maximum building heights in response to local context. The proposed MU-1f4.0h25 District allows for a maximum height of 25.0 metres (about six storeys) and a maximum floor area ratio (FAR) of 4.0, enabling a flexible built form which optimizes density within a Transit Oriented Development (TOD) context. The district may also support small-scale commercial uses and the inclusion of non-market housing. Strategically located near extensive commercial amenities, two BRT routes, four additional bus routes, a regional pathway, the future 96 Avenue Green Line LRT station, and the planned Airport Connector, the site is well-positioned to accommodate mixed-use development that enhances transit accessibility and supports increased residential density adjacent to key mobility infrastructure. The proposed density and height are considered

appropriate and will allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.

Development and Site Design
If approved by Council, the rules of the proposed MU-1f4.0h25 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the corner site context and existing surrounding parcels, additional items that will be considered through the development permit process include, but are not limited to:

- well-considered amenity space design;
- shifting mass away from immediately affected parcels;
- ensuring an engaging interface along street frontages and the lane if practical;
- ensuring a harmonious interface with the future bus terminal;
- investigating public realm opportunities to include landscaping;
- vehicular access and parking adequacy; and
- mitigation of shadowing, overlooking and privacy concerns

Subdivision Design
The design of the proposed outline plan responds to the site's context and characteristics by establishing a well-connected, compact, mixed-use site that brings additional housing close to well connected transit service. It features two sites and incorporates higher intensity in an area that is well served by transit. On the southeast corner of the block, outside of the outline plan area, space for a future bus terminal is retained per Calgary Transit requirements. The bus terminal is not part of the scope of this application. However, a public one-way drop-off lane, including sidewalk, is proposed between the two parcels. The existing vehicular access points will be maintained, with the addition of the drop-off lane which will only be for exiting. The applicant will also be providing a signalized intersection at Country Hills Landing NW and Country Hills Road NW. This is intended as an interim traffic solution in anticipation of the future one-lane roundabout. The outline plan will also facilitate the dedication of both existing and proposed accesses on the subject site as public lanes through the subdivision process.

A future LRT station (96 Avenue LRT Station) is planned along Harvest Hills Boulevard N, east of the site. The proposed outline plan supports transit use by concentrating higher-density and mixed-use development around this key transit investment, with streets and walkways designed to converge on the station, providing convenient access.

Density and Intensity
The *Municipal Development Plan* (MDP) sets out minimum intensity targets of 100 people or jobs per gross developable hectare for areas within walking distance of a transit station or transit stop. Furthermore, the *Calgary North Area Structure Plan Phase 1* (ASP) sets out density targets of 12-17 units per hectare (5-7 units per acre).

At build-out, the proposed outline plan is anticipated to have a total of 321 units and therefore a residential density of 190 units per hectare (77 units per acre). The anticipated intensity of the plan area is 474 people and jobs per gross developable hectare. Both of these build-out figures (density and intensity) meet and exceed the targets of the MDP and ASP. While the proposal greatly exceeds the density targets of the existing ASP, the site's location at a TOD node, and the additional guidance provided by the accompanying ASP amendment make the overall density appropriate.

Transportation
The proposed bus terminal at Country Hills Road NW and Harvest Hills Boulevard N is a key component of a broader TOD and infrastructure enhancement strategy. This initiative aims to improve multimodal connectivity and support future transit expansions.

The subject site was originally designated for a Park and Ride facility and a bus terminal. The Park and Ride facility is no longer required. The bus terminal will facilitate access from multiple bus routes to the future Green Line LRT station and the airport connector. The terminal will also enhance transit integration for commuters transferring between bus and rail services.

Harvest Hills Boulevard N was part of the North Central Bus Rapid Transit (BRT) corridor improvements, which included:

- construction of new BRT stations at 96 Avenue NE and Harvest Hills Boulevard N, completed in Summer 2025;
- extension of left-turn lanes to improve traffic flow and bus access, including dual northbound and southbound left-turn lanes along Harvest Hills Boulevard N; and
- upgraded infrastructure to support high-frequency transit service.

Community feedback highlighted concerns regarding increased through-traffic on Country Hills Road NW. This corridor now experiences traffic volumes comparable to a Primary Collector, with significant growth since 2013. The increase is attributed to the 96 Avenue NW/Deerfoot Trail N interchange, which has created a new route to Deerfoot Trail N and facilitated arterial connectivity. To mitigate traffic impacts, the city implemented traffic calming measures, including narrowing Country Hills Drive NW from four lanes to two and installing curbs along a two-block stretch between Country Hills Road NW and Country Hills View NW.

Intersection Improvements
The intersection of Country Hills Road NW and Country Hills Landing NW is identified for future upgrades to improve service levels and pedestrian safety. A signalized intersection to serve the adjacent multi-family sites identified in the current plan will be constructed by the developer as an interim measure. Calgary Transit will construct a single-lane roundabout to accommodate bus turnaround movements from the future terminal once funding is available. The right-of-way (ROW) for this roundabout has been preserved within the outline plan.

Site Access
Vehicular access to the site will be provided via:

- two existing access points: one from Country Hills Road NW and one from Harvest Hills Boulevard N, converted to public lane;
- a proposed new right-out access onto Country Hills Road NW; and
- a future right-in and right-out from Country Hills Road NW to facilitate outbound movements for the future bus terminal. The planned roundabout at Country Hills Road NW and Country Hills Landing NW will support full directional bus movements.

Transit Service and Active Modes
The site is well-served by existing transit routes, including:

- Route 142 (Panorama Express) on Country Hills Road NW;
- Route 109 (Harvest Hills Express) on Harvest Hills Boulevard N; and

- Routes 300 (BRT Airport/City Centre) and 301 (BRT North/City Centre), with stops adjacent to the site and additional stops along 96 Avenue NW and Harvest Hills Boulevard NW.

Sidewalks along Country Hills Road NW, and 96 Avenue NW, and a regional pathway connection along Harvest Hills Boulevard NW, support active transportation modes and pedestrian connectivity.

A Transportation Impact Assessment (TIA) was requested during the land use and outline plan process. The TIA has been fully reviewed and approved.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water, sanitary sewer and storm sewer mains are available to service future development. Detailed requirements for site servicing, localized main capacities, and stormwater management will be addressed during the Development Permit stage. Any necessary upgrades to localized mains will be completed at the developer's expense.

There is an existing 5.0 metre utility right-of-way containing overhead powerlines, which is to be relocated and buried by the developer. Additional shallow utilities are located within the site and will be removed as required for development by the developer.

A Sanitary Service Study has been submitted, reviewed, and approved.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
Administration's recommendation aligns with the policy direction of the *South Saskatchewan Regional Plan*, which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Calgary International Airport Vicinity Protection Area (2009)
The subject site lies just outside of the *Airport Vicinity Protection Area*. However, the site is in proximity to Runway 11-29 of the Calgary International Airport and lies beneath the imaginary surfaces (Approach, Transitional, and Outer Surfaces) established to protect the airspace associated with the runway. It is vital that development within the plan area complies with Federal and Provincial aviation regulations as applicable to the lands in the vicinity of the airport. These regulations include the Airport Zoning Regulations (intended to protect airspace over the airport) and the Airport Vicinity Protection Area (AVPA) (intended to protect communities from aircraft noise exposure). The maximum allowable height for any structure or construction equipment on the site is restricted to 1121.969 metres (3681 feet) above mean sea level (AMSL). Given the existing site elevations, this height limitation effectively restricts development to a maximum of approximately 25.0 metres or six storeys.

Municipal Development Plan (Statutory – 2009)
The subject parcel is located within the Developed Residential (Established Area) as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The MDP directs future growth toward a more compact and efficient urban form, emphasizing transit-supportive land

use with mixed uses, pedestrian-friendly environments, and higher densities near transit. It promotes creating great communities through housing diversity and choice to reflect Calgary's evolving demographics, while encouraging redevelopment in developed residential areas that respects existing patterns, provides appropriate transitions, and incorporates a variety of housing types. In Established Areas, redevelopment opportunities are encouraged to be focused on the Neighbourhood Activity Centres, although changes to other sites may provide opportunities for redevelopment over time. New developments in established areas are encouraged to integrate appropriate densities, mixed land uses, and walkable environments. The MDP establishes that minimum thresholds of 100 people or jobs per gross developable hectare are needed within walking distance of a transit station or stop (approximately 400 metres) to support service levels of 10 minutes or less over extended periods of the day. The proposal is in keeping with relevant MDP policies, as the MU-1f4.0h25 District provides for an increased intensity of development in an area adjacent to great transit connectivity, including a future LRT station and bus terminal.

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.

Calgary North Area Structure Plan Phase 1 (1980)
The *Calgary North Area Structure Plan Phase 1* (ASP) identifies the subject site as Residential. In the ASP, the overall gross density in the policy area is expected to be 12 to 17 units per hectare. The ASP also notes that if the densities proposed at the outline plan stage are in excess of 17 units per hectare (7 units per acre), the landowner/developer shall obtain the approval of the Calgary Planning Commission, through an outline plan. This is to ensure that the area affected can be serviced with utilities without major problems and that the roads proposed can accommodate the increase in traffic volumes. The ASP also notes that the density of any individual sub-cell shall not exceed 17 units per hectare (7 units per acre) unless the Approving Authorities are satisfied that the additional density is appropriately located and developed based on the following evaluation:

- the use of innovative solutions in terms of both subdivision layout and housing form, e.g., use of planned unit development, etc;
- the variety of housing type and form being provided;
- the proximity of denser development to main transit routes, open space and other facilities;
- how the design of the subdivision and layout of buildings take the account of the need to minimize noise from traffic and other sources; and
- the effect on the local and collector street system.

The proposal was evaluated based on the above. While generally acceptable, an amendment to the ASP consisting of a Special Policy Area was deemed necessary due to the age of the ASP and the need to provide specific policy guidance for higher density forms in a TOD setting.

CPC2025-1026
Attachment 2

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. The existing Access Right-of-Way (R/W) 851 0844 and Mutual Access Easement (Instrument 991 097 924), which provide access to Harvest Hills Alliance Church, must remain in place during future development until the public lane dedication is completed through subsequent subdivision.

2. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the expense of the developer.

3. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.

Utility Engineering

5. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.

6. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).

7. **Prior to endorsement of any legal plan of subdivision/prior to release of a development permit**, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-216-8613 or e-mail Mary.Jerebic@calgary.ca.

   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 and along the boundary of the plan area.
   c. Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc.) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction,

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Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.

d. Where appropriate, construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
e. Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

8. Prior to approval of a development permit, submit a Stormwater Management Report (2 copies), for review and acceptance by Development Engineering, Utility Specialists, prior to submitting a Development Site Servicing Plan (DSSP). This is a requirement for sites over 2 hectares as per the current Stormwater Management Design Manual. This also applies to developments in the Nose Creek Water Shed.

Stormwater Management Reports are required for:

- Sites without servicing by a storm sewer system
- Zero discharge sites
- Sites with a stormwater retention pond
- Any development flagged by Development Engineering, Utility Specialists during review of the Development Permit.

Stormwater Management Reports are to be submitted electronically directly to Development Engineering, Utility Specialists via POSEIDONOnline which is accessed through The City of Calgary's VISTA website.

The proposed development is within the Nose Creek catchment and is subject stormwater volume control measures. Based on the Watershed Management Plan the average annual run-off volume shall be limited to 150mm.

Submit a technical memo and computer-generated model with the Development Site Servicing Plan (DSSP), for review and acceptance by Development Engineering, Utility Specialists that includes the following:
a. A stormwater management memo showing modelling of site run-off for post-development conditions. The average annual run-off volume shall be limited to the amount listed above.
b. An explanation of how the run-off volume will be controlled. Use the water balance spreadsheet on the Development Approvals website (or approved equivalent, see Stormwater Management & Design Manual section 3.2.2.9) to help show how the stormwater volume will be controlled. (http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx).

9. A minimum of 300 mm of resilient/absorbent landscaping is required at all times. All roof drainage must be directed to landscaping areas before flowing into streets or lanes.

10. Existing onsite shallow utilities are to be relocated at the developer's expense.

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11. Prior to a formal submission of a tentative plan of subdivision, consolidation of all parcels within the outline plan boundary is to be completed. Submit a copy of the registered plan and certificate of title indicating the consolidation of subject parcels onto a single titled parcel with the formal application.

Mobility Engineering

12. In conjunction with the applicable tentative plan of subdivision, **a restrictive covenant shall be registered** against the specific lot(s) identified by the Manager, Development Engineering concurrent with the registration of the legal plan of subdivision prohibiting the construction of front driveways over the bus loading area(s).

13. Prior to the approval of the initial tentative plan of subdivision, detailed construction drawings and turning templates shall be submitted and approved to the satisfaction of the Manager, Development Engineering for all roadways and intersections within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.

    - Country Hills Road NW across the entire site frontage and the future bus loop and the interim (signal) and ultimate (round about) conditions of the intersection at Country Hills Landing NW and at Harvest Hills Boulevard NW; and
    - the new east-west lane, the new north/south lane connecting to Country Hills Boulevard and the new access at Country Hills Landing NW.

14. Prior to the approval of the initial tentative plan of subdivision, the Developer shall agree to provide signage within the road right-of-way or on City public land. Signage shall be designed and located to the satisfaction of the Manager, Development Engineering. All work associated with the supply and installation of the signage will be at the developer's sole expense.

15. Prior to the approval of the initial tentative plan of subdivision, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance or equivalent for Real Estate & Development Services.

16. Concurrent with the endorsement and registration of the legal plan of subdivision, the developer shall provide a 4.5 metre by 4.5 metre corner cuts as shown on the outline plan, as directed by the Manager, Development Engineering, for road widening purposes.

17. No direct vehicular access shall be permitted to or from Country Hills Road NW and Harvest Hills Boulevard NW; and **a restrictive covenant shall be registered** on all applicable titles concurrent with the registration of the legal plan of subdivision. All access should be through the lanes as indicated on the outline plan.

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18. In conjunction with the initial tentative plan of subdivision and / or development permit, the developer shall construct the proposed traffic signal at Country Hills Road and Country Hills Landing NW, and ancillary works to support the roadway shall be designed and constructed at the developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.

19. Prior to the endorsement of the applicable tentative plan of subdivision, the developer shall provide a Letter of Credit (or PACE Coding) for traffic signal at Country Hills Road NW and Country Hills Landing NW within the tentative plan area. Note that 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 (or PACE Coding).

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PROPOSED

CPC2025-1026
ATTACHMENT 3

BYLAW NUMBER 7P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE CALGARY NORTH AREA STRUCTURE PLAN PHASE 1 BYLAW 13P80 (LOC2024-0215/CPC2025-1026)

* *

WHEREAS it is desirable to amend the Calgary North Area Structure Plan Phase 1 Bylaw 13P80, 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 Calgary North Area Structure Plan Phase 1 attached to and forming part of Bylaw 13P80, as amended, is hereby further amended as follows:

   (a) Delete the existing Map 7 entitled 'Land Use Plan' and replace with revised Map 7 entitled 'Land Use Plan' attached as Schedule A.

   (b) In Section 2.4 Land Use, after subsection 2.4.7.6 Tree Conservation and Replacement, add the new Map 9 entitled 'Special Policy Area 2' attached as Schedule B.

   (c) In Section 2.4 Land Use, after Map 9, add the following new subsection:

   "2.4.8 Special Policy Area 2

   The intent of Special Policy Area 2 is to provide a policy framework for the development of remnant parcels of land located at the northwest corner of the intersection of Harvest Hills Boulevard N and Country Hills Road NW. Development in this area should be integrated with the surrounding area, contribute to a diversified housing stock, and support transit initiatives. Development within Special Policy Area 2 should be comprehensively planned to mitigate conflicts between residential uses and the future transit terminal.

   The following policies apply to Special Policy Area 2, as identified on Maps 7 and 9.

   2.4.8.1 Composition of Special Policy Area 2

   1. Development within Special Policy Area 2 should be primarily comprised of multi-residential development.

   2. Development may be mixed-use and include small-scale neighbourhood commercial uses where they are part of a multi-residential development.

PROPOSED

BYLAW NUMBER 7P2026

3. Special Policy Area 2 should accommodate a future transit terminal located in the southeast portion of the Policy Area.

2.4.8.2 Building and Site Design Policies

1. Buildings should be a maximum of 6 storeys.

2. Buildings should be located and oriented towards both public streets where possible and provide a strong emphasis on street activation. Street activation can be achieved through design elements such as:

   (a) providing doors, windows, and balconies facing the street and locating entrances close to sidewalks; and

   (b) providing active uses at grade to encourage pedestrian traffic, such as townhouse-style ground floor units and retail or community spaces, which may include cafés or shops.

3. Buildings located along street frontages should be well designed with greater consideration given to design features such as building articulation, additional glazing, high-quality building materials, and varying textures.

4. Where a building is located adjacent to a public sidewalk the units at grade should have individual and direct pedestrian access to the public sidewalk.

5. Waste and recycling facilities should be integrated into the overall site plan and building design to reduce any noise and visual impact on the surrounding area. Waste and recycling facilities should be enclosed within the building footprint or in a separate enclosed facility. Where a separate enclosed facility is used, building materials and finishes consistent with the main building should be used.

6. Parking is encouraged to be provided underground or within above-grade parking structures. Minimal surface parking may be considered appropriate where non-market housing or ground floor commercial uses are provided. Surface parking areas should be located away from streets and screened with landscaping to improve the quality of the space for users.

7. Buildings and future development adjacent to the future transit terminal should be designed to complement the transit terminal, and ensure visual and functional integration with transit infrastructure.

8. Future development should ensure that the design of site servicing, loading areas, and parking facilities within Special Policy Area 2 are coordinated with future transit operations to mitigate operational conflicts.

PROPOSED

BYLAW NUMBER 7P2026

2.4.8.3 Pedestrian and Cycling Circulation Policies

1. Site design should provide for direct pedestrian access to public sidewalks, as well as the Regional Pathway Network where possible.

2. An on-site pedestrian network should be provided throughout the Policy Area that connects amenity spaces with building points of access.

3. Safe and accessible pedestrian connections to the future transit terminal should be considered in the design of on-site routing.

2.4.8.4 Transit Terminal Policies

1. Future transit infrastructure should be designed to include an urban park/plaza that allows for opportunities for increased landscaping and public amenities."

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

BYLAW NUMBER 7P2026

SCHEDULE A

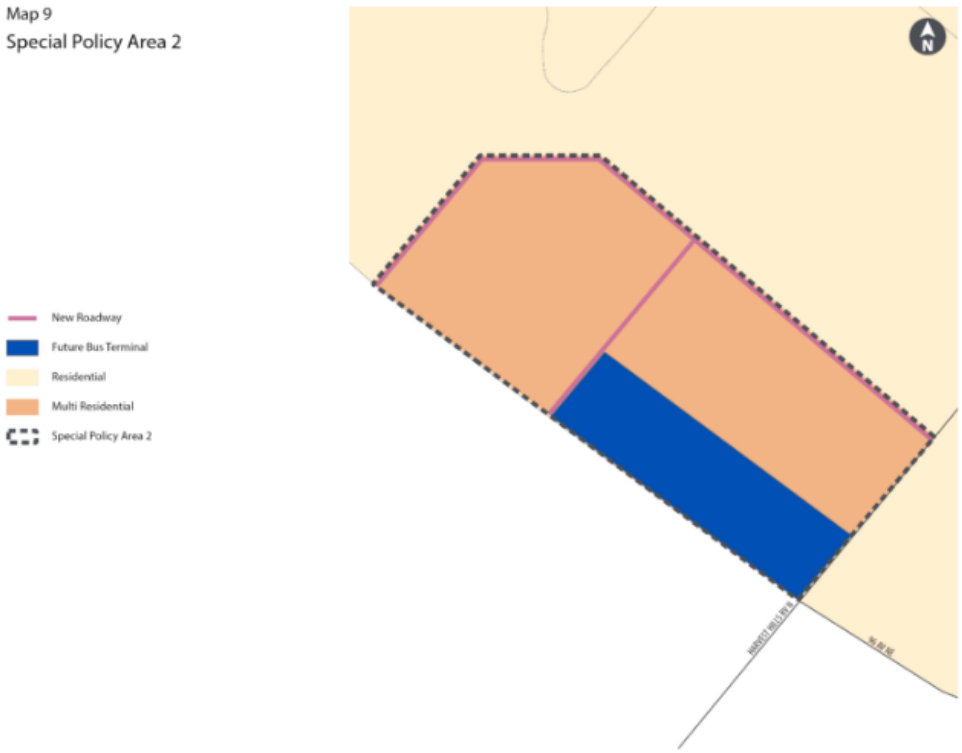


PROPOSED

BYLAW NUMBER 7P2026

SCHEDULE B

Map 9
Special Policy Area 2



Page 5 of 5

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Attachment 4

Applicant Submission

Company Name: **Real Estate & Development Services (RE&DS) City of Calgary**

Applicant's Name: **Situated Consulting**

LOC Number (office use only): **LOC2024-0215**

Date: **October 14, 2025**

RE&DS' Land Use Redesignation application for the 1.69-hectare (4.17-acre) Harvest Hills / 96 site envisions the creation of mixed-use, multi-residential parcels strategically located adjacent to existing and future Primary Transit stations, supporting Calgary's growing need for both market and non-market housing.

The Harvest Hills / 96 site occupies a strategic location at the intersection of two existing primary transit routes: the 301 BRT North Connector and the 300 BRT Airport Connector. It is also within 400 metres of the future 96 Avenue Green Line LRT Station. The site was originally identified by Calgary Transit for a bus terminal and park-and-ride facility. However, following updated needs assessments and transit optimization studies, Calgary Transit has confirmed that the park-and-ride component is no longer required. This change presents a valuable opportunity to introduce much-needed housing in close proximity to transit and community amenities, advancing the goals of Calgary's Housing Strategy.

The proposed redesignation will create three parcels as follows:

- **Parcel 1:** 0.61 hectares (1.50 acres) – *MU-1f4.0h25 (Mixed-Use General)* to accommodate medium-profile mixed-use residential development;
- **Parcel 2:** 0.69 hectares (1.71 acres) – *MU-1f4.0h25 (Mixed-Use General)* intended for potential non-market housing development;
- **Parcel 3:** 0.33 hectares (0.81 acres) – to retain the existing *S-CRI (Special Purpose – Community and Regional Infrastructure)* designation for a future bus terminal and associated support facilities serving the Primary Transit network.

The proposed Floor Area Ratio (FAR) and Height modifiers have been carefully developed in response to Airport Zoning Regulation height limits and to create a sensitive interface with the adjacent residential community. These considerations ensure minimal shadowing and visual impacts while achieving a built form that supports the necessary critical mass for transit-oriented development and long-term infrastructure investment.

A phased approach to mobility infrastructure upgrades is proposed, aligning improvements with the timing of residential development and future transit requirements. A signalized intersection is proposed at Country Hills Road and Country Hills Landing. In the future, this will be replaced by a roundabout to accommodate turning movements required by Calgary Transit and land has been set aside to accommodate this eventuality. A network of pedestrian-friendly sidewalks and pathways will enhance connectivity to nearby transit facilities and community destinations.

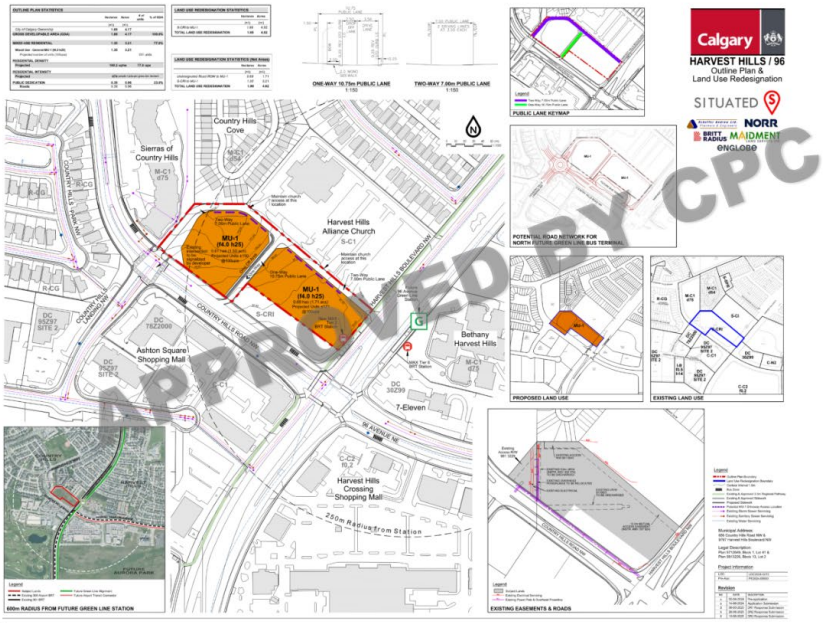
The RE&DS team has undertaken comprehensive community engagement, including a well-attended open house on June 11, 2024, followed by individual meetings with key stakeholders in June 2025. Feedback received through this process is summarized in the *What We Heard Report*. The majority of community concerns related to existing traffic conditions, which will continue to be addressed by RE&DS through coordination with City Administration.

The proposed land use redesignation is fully aligned with the City of Calgary's policy direction for compact, connected, and transit-oriented growth. It represents a timely and responsible opportunity to deliver both market and non-market housing in a location that supports sustainable mobility and efficient land use.

We respectfully request the support of Calgary Planning Commission and Council for this proposal.

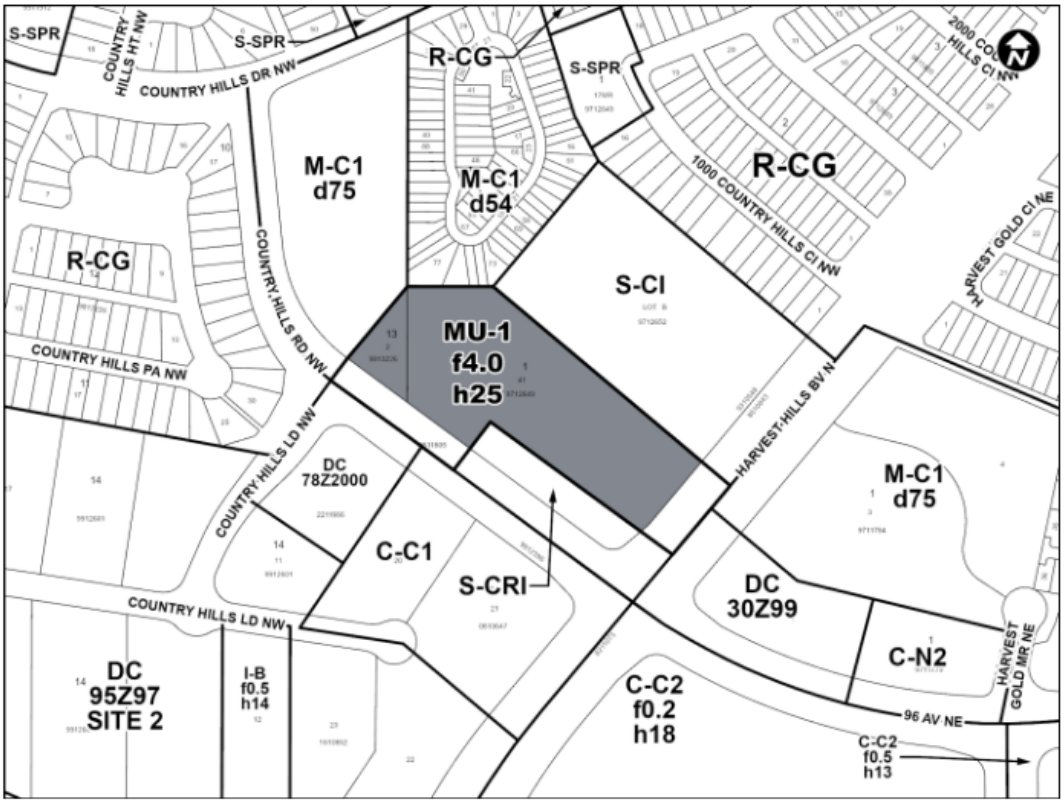
Approved Outline Plan

Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



CPC2025-1026
Attachment 6

Proposed Land Use Amendment Map



CPC2025-1026
Attachment 7

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	1.69	4.17
NET DEVELOPABLE AREA	1.69	4.17

LAND USE (Mixed Use)	HECTARES	ACRES	ANTICIPATED # OF RESIDENTIAL UNITS	ANTICIPATED COMMERCIAL AREA (SQ.M)
MU-1f4.0h25	1.3	3.2	321	
Total Residential	1.3	3.2	321	
Total Commercial				

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	0.39	0.96	23

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	321		
ANTICIPATED DENSITY		190	77
ANTICIPATED INTENSITY		474	191.8

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CPC2025-1026
Attachment 8

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Harvest Hills/96
Did you conduct community outreach on your application? [X] 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 submitting the Land Use and Outline Plan application, the RE&DS team in collaboration with Calgary Transit, engaged with residents, neighbours, community organizations, and public officials and held a well-publicized open house on Monday, June 11, 2024. RE&DS developed a project email list and website for those who prefer to engage online. Below is a list of meeting details:

- Harvest Hills Alliance Church: November 21, 2023, January 24, 2024, June 25, 2024
- Northern Hills Community Association: March 13, 2024
- Office of Ward 3 Councilor Jasmine Mian: March 15, 2024, Correspondence the week of June 24th to support meeting with Sierra's of Country Hills condo corporation meeting.
- Open House: June 11, 2024 with about 70 attendees

In March 2025, following reassessment by Calgary Transit, RE&DS submitted a revised plan for the Residential component only. In June 2025, the RE&DS team shared the details of the revised plan with interested stakeholders and held the following meetings:

- Harvest Hills Alliance Church: June 5, 2025 (in-person at the Church)
- Sierra's Condo Board: June 5, 2025 (in-person at the Sierras)
- Northern Hills Community Association: June 17, 2025 (virtual meeting)

See *What We Heard Report* for further details.

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

The RE&DS team reached out to the following stakeholders:

- Adjacent Owners: Harvest Hills Alliance Church, The Sierras of Country Hills, Country Hills Cove, Bethany Care Centre and the Commercial developments across Country Hills Road and Harvest Hills Boulevard
- Northern Hills Community Association
- Office of Cllr. Jasmine Mian
- Northern Hills Community at large for the open house on June 11, 2024

calgary.ca/planningoutreach

CPC2025-1026
Attachment 8

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.

Traffic, Parking & Transit - Participants at the open house were most concerned about existing vehicle traffic levels and patterns in the immediate community. Residents at an adjacent condominium complex are deeply concerned about vehicular access to their complex, and residents from various locations have expressed frustration with traffic cutting through the community already. Some residents expressed concerns about the loss of Parkn'Ride and timing of Green Line extension to the north.

Affordable Housing – People were generally supportive of the Affordable Housing components but wanted to know more about what it would look like.

Height and Density - Immediate neighbours expressed some preference for limiting the height of the development to the height of other surrounding communities due to shadow impact. A few adjacent residents suggested that the site be left as green space with no development.

Lack of Amenities in Northern Hills – some residents expressed concern about lack of amenities in the area in general.

See *What We Heard Report* for further details.

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 issues raised by the residents primarily focused on existing traffic concerns on Country Hills Road. The RE&DS team made suggestions on how the traffic issues may be improved. The proposed signalization of the intersection of Country Hills RD and Country Hills LD with pedestrian crosswalks will help improve the current situation.

RE&DS is working with Harvest Hills Alliance Church to address the interface with the proposed development.

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 RE&DS team held meetings with the key stakeholders in June 2025 to present the updated proposal.

The adjacent Condo development at The Sierras understood that their traffic concerns are existing regardless of the proposed development but were pleased that the intersection is expected to improve the current conditions and will provide a safe signalized pedestrian crossing with crosswalks.

While the Community Association remains concerned about larger traffic issues, they were pleased that signals and crosswalks will make the intersection safer.

RE&DS continues to maintain communication with interested stakeholders through the project website and through email communication.

The stakeholders recognize that they would have the opportunity for further input at the Development Permit stage on design and massing of the building structures.

See What We Heard for further details.

calgary.ca/planningoutreach

Harvest Hills/96 Development
What We Heard Report

Updated June 25, 2025
Prepared by Britt Radius
Version

- First draft (June 28, 2024)
- Final draft (July 5, 2024)
- Updated draft (June 25, 2025)

Executive Summary

Proposed Project

Real Estate & Development Services (RE&DS) is proposing to develop a piece of City-owned land initially considered for a park and ride. The new plan aims to provide housing near transit services, making it easier for residents to get around while living in the area.

A Land Use Amendment and Outline Plan proposal was submitted in August 2024 by The City's Real Estate & Development Services ("RE&DS"). The proposal (LOC2024-0215) received comments back from the City of Calgary's Development Applications Review Team ("DART") and RE&DS is responding to the comments, conducting more public outreach, and proposing alternatives to the original application. Changes from the original application include:

- Based on re-assessment by Calgary Transit, the design and construction of the roundabout and bus terminal have been deferred to align with timing of related long-term transit projects.
- Proposing a signalized intersection at Country Hills Road and Country Hills Landing.
- Preserving areas to protect for future bus terminal and roundabout.

Original Public Engagement

Before submitting an application to Planning and Development, we engaged with residents, neighbours, community organizations, and public officials with ties to Harvest Hills. We met with the community associations and Ward 3 Councillor Jasmine Mian and held a well-publicized open house on Monday, June 11, 2024, with about seventy attendees. RE&DS also developed a project email list and website for those who prefer to engage online.

Updated Public Engagement

Following the review of the revised plan by DART, during May and June of 2025 we re-engaged with adjacent residents, the Harvest Hills Alliance Church, the community association, and sent an update to all contacts who signed up on the project website to receive updates.

Engagement Process

Professional Services

RE&DS used Britt Radius, a stakeholder engagement firm, to conduct a series of public engagement sessions with public officials, community organizations and the public. This team includes professionals with formal training and experience in public engagement.

Engagement Activities

1. Initial Outreach

RE&DS started the engagement process by meeting with public officials and community organizations to discuss the proposed development. We met with:

- Harvest Hills Alliance Church:
  - November 21, 2023
  - January 24, 2024
  - June 25, 2024
- Northern Hills Community Association
  - March 13, 2024
- Office of Ward 3 Councillor Jasmine Mian
  - March 15, 2024
  - Correspondence the week of June 24, 2024, to support meeting with The Sierras of Country Hills condo corporation meeting.

In March 2024, targeted outreach by way of email, was also made to:

- Sierra's of Country Hills Condo development
- Country Hills Cove development
- Ashton Square development

2. Online

A project website was developed. On the website is an option to join a project email list to stay informed of updates to the project. The project website also provides an email contact to provide feedback to, as well as outlines additional opportunities for input.

3. Open House

An open house was conducted on June 11, 2024. The public was invited to participate in an open house from 4:30 pm to 7:30 pm. RE&DS extended public invitations to the open house via social media and the community's website. Bold signs were also posted around the intersection of Country Hills Road NW and Harvest Hills Boulevard.

Britt Radius collaborated with RE&DS and the prime consultant Situated, to create a simple set of presentation boards about the proposed development. Representatives from the following agencies and organizations were in attendance.

- RE&DS

- Calgary Transit
- Situated and its consulting team (Scheffer Andrew, Britt Radius)
- City of Calgary Housing Solutions
- The Development Applications Review Team
- The Ward 3 office
- Calgary Planning Department

The team sought to ensure that participants received ample time for questions and feedback. The open house hosts also asked residents to complete a brief feedback form after they viewed the materials and had an opportunity to answer questions.

Attendance: The door count indicated 72 people attended, but only 59 signed the meeting register. We received 22 handwritten comment cards at the event and 13 online submissions afterwards.

Access: RE&DS selected Harvest Hills Alliance Church for its location adjacent to the development, convenient parking, and handicap access for those who required it. The open house started at the end of the workday and continued into the early evening.

4. Additional Engagement

Following receiving comments from DART on the amended Land Use Amendment and Outline Plan proposal, RE&DS conducted further outreach which included:

- Project website updated
  - May 22, 2025
- Email to those who signed up for updates on the project website (137 contacts)
  - May 22, 2025
- Harvest Hills Alliance Church
  - May 23, 2025 (Email update)
  - June 5, 2025 (In-Person Meeting)
- Sierra's of Country Hills Condo Board
  - May 23, 2025 (Email update)
  - June 5, 2025 (In-Person Meeting)
- Northern Hills Community Association
  - May 23, 2025 (Email update)
  - June 17, 2025 (Virtual Meeting)
- Ashton Square – Commercial development
  - June 24, 2025 (Email update)
- Rancho Group – Property Management for Chelsea Station Country Hills Cove residential development
  - June 24, 2025 (Email update)
- Bethany Care Centre, at 19 Harvest Gold Manor NE
  - June 24, 2025 (Email update)
- 7-Eleven and PetroCanada, at 150 96 Ave NE
  - June 25, 2025 (Email update)

What We Heard

The following summarizes feedback received through initial meetings, online feedback, and the Open House. Remarks in *italics* indicate verbatim feedback.

Participants at the open house were most concerned about existing vehicle traffic levels and patterns in the immediate community. Residents at an adjacent condominium complex are deeply concerned about vehicular access to their complex, and residents from various locations have expressed frustration with traffic cutting through the community already.

Far less was heard about the proposed development's potential height or density. Immediate neighbours have expressed some preference for open space or limiting the height of the development to the height of other surrounding communities.

Topic 1: Concern about traffic, parking and safety

By far, the most feedback was about concern or frustration with traffic. Many pointed to how many vehicles now cut through the community to access 96 Avenue and its connection to Deerfoot and the Calgary International Airport.

There is concern that this development will generate even more traffic and parking issues despite the intended Transit integration. A few felt community safety may be compromised.

- *My concern… is the number of vehicles "short-cutting" through the neighbourhood on Country Hills Rd, to/from Country Hills Drive who are going to/from Country Hills Blvd.*
- *My concern is the traffic flow on Country Hills Road to Country Hills Drive, and subsequently to Country Hills Blvd.*
- *Not a good idea to cram more housing in an area that is not conducive for higher traffic congestion.*
- *I am extremely opposed to this development. I live at Sierras and the traffic just now is dangerous and scary.*
- *The traffic here is already bad, and I defy anyone to say that this project will have minimal effect on traffic. Come and live here for a while!*

A few are worried that the new complexes will not have enough parking, which will create more parking problems at the adjacent churches and shopping malls.

- *People will park their extra cars in the church parking lot.*
- *Where will people park?*

A couple of participants were sceptical of the original proposed traffic circle's impact and asked for an opportunity to consult further with the City of Calgary concerning the traffic situation.

- *Your traffic circle will not help us in the slightest.*

Residents of the adjoining condominium, The Sierras of Country Hills, were particularly concerned about their ability to safely access their complex from Country Hills Boulevard and asked whether the City would provide assistance to address this.

- *No clear planning for safe entrance/exit/parking for the complex – and resulting congestion on the roadway*

Topic 2: Concerns about and support for Transit

The participants' opinions on how the development should integrate Transit varied widely. Some raised questions about how current and future Transit routes work, while others liked how Transit will be integrated into the development. Yet others had questions about how the Greenline will ultimately be accommodated.

- *Any money gained from selling this land needs to go 100% towards getting the route Green Line ready for coming north!*
- *We feel that the best Transit option would be a properly designed BRT, no LRT line is needed.*
- *With a legally blind member of our household who uses public transit, accessibility is the biggest concern.*
- *I hope the city increases transit to the neighbourhood as, and before, the new growth.*
- *Greenline station has not been designed. How do you know this area is not required for north/south and airport connection?*

Topic 3: Concern about a lack of amenities

A few said the community suffers a dire lack of amenities required to support new residents.

- *The space might be better used to establish rec facilities or other facilities that can be used by the community.*
- *There is a critical lack of social, medical and school infrastructure up here, that hasn't been addressed by any levels of government.* (Regarding a recently opened high school) *With only Grades 9-11, it's already over capacity and there's no room for Grade 12.*
- *Also consider putting more amenities into the area – Aurora area would be great for some park/ice rink/community garden spaces.*
- *Lack of medical/urgent care and school capacity in the community could be an issue*

Topic 4: Support for more affordable housing

Some participants supported the project's affordable housing, citing the need for more housing to fill the missing middle.

- *I like that the city is using these unused land parcels for housing.*
- *Looks reasonable compared to the exaggerated rumours and provides needed "missing middle" sized housing that is appropriate for the area (Max 6 stories).*
- *I can't understand why in 2024, our city doesn't have a policy of all development needing to have non-market at "at least" 15% of the build out. Especially in the current climate.*
- *Affordable housing is good. Traffic concern.*

Topic 5: Concerns about height

A few participants cited concerns about the proposed six stories and requested that it be reduced to three or four stories to fit in with the surrounding developments.

- *It will block other properties views, home values will likely sink with this jammed in condo housing.*
- *A 6-story condo unit does not belong there.*
- *The development MUST fit in with the existing buildings. It SHOULD NOT be a high-rise development, three or four stories as a maximum.*

Additional Comments & Discussion Points

Participants shared other feedback on comment cards at the Open House, and emails to the RE&DS project managers during initial engagement, including:

- *I worry about "silos" at city hall and want to make sure planning is done with the upcoming revised aurora ASP in mind, even though this proposal is "outside the scope"...I hope the various planners are talking to each other!*
- *Surely the time has come to outline options for an integrated plan for Country Hills, Panorama Hills and Harvest Hills.*
- *Ensuring there is no visual differentiation between the market vs affordable developments would encourage diversity and inclusion… I would request that planners think better when it comes to the types of designs that they receive… how are they doing their part to be sustainable (water, solar powered, ease of walking and cycling in the space… Ensure that the development includes community gathering spaces and multi-use.*
- *That plot of land was designated for a Park and Ride/LRT Station for LRT users.*
- *I would suggest that you leave it as a park and develop it with benches, etc. In order to get to a green space from The Sierras of Country Hills we need to drive so this would cut down on emissions. Not interested in more building.*
- *I'm sure that you will receive much nimbyism as feedback, but I will certainly be happy to see the development as a neighbour within 300m of the location.*
- *An opportunity for community space would be great. Integrate the development into the area.*

Closing the Loop

In May and June of 2025, RE&DS conducted further outreach. Feedback and questions received from this outreach effort included the following topics which were discussed and addressed as noted:

Sierra's of Country Hills Condo Board

- During additional engagement with the Sierra's of County Hills Board in June 2025, the Board members reiterated concerns about their blind exit, increased traffic volumes (particularly since the airport connector opened), and the safety of emergency vehicle access. After discussing the updated proposal for a signalized

intersection, the Board members were pleased that the intersection is expected to improve traffic flow, will create an improvement, will provide a signalized pedestrian crossing, and lights will create a gap in traffic for residents to exit left out of their exit. Board members made suggestions regarding intersection markings and speed zone changes. They acknowledged that regardless of this proposed development, they want traffic concerns to be addressed.

- They also understood they have the opportunity to comment at the Development Permit stage.

Northern Hills Community Association

- While the Community Association remains concerned about larger traffic issues, they were pleased that signals and crosswalks will make the intersection safer.
- Need for proactive planning especially from a transportation standpoint.
- The Community Association also understood they have the opportunity to comment at the Development Permit stage.

Harvest Hills Alliance Church

- The Church welcomes new residents into the community.
- Concerns about the potential removal of mature trees along the Church property boundary. RE&DS will work with the Church to address impacted trees.
- The Church was pleased that there will be a continuous loop along the perimeter of the project connecting Harvest Hills Blvd to Country Hills Road.
- Parking would be addressed at the Development Permit stage.

Additional Comments

Other comments and questions received via email during the additional outreach included: interest in who the builder will be, what the non-market development will encompass, understanding the project timeline, how the project supports the housing crisis, a lack of community spaces, and protective traffic measures.

All questions and feedback received through email were responded to by RE&DS' project manager, who also provided details on the application process, anticipated timelines and future opportunities for input.

CPC2025-1026
Attachment 9

Community Association Response

2025 December 08

Hi Lowani,

Thank you for the follow-up. I will provide our comments below:

The NHCA is generally satisfied with the level of community engagement and information provided for this application. The building height and profile limits provided by the proposed MU-1 zoning fit within the density and characteristics of the existing buildings adjacent to the area as well as allows for potential of non-residential amenities to be incorporated alongside residential units. Affordable non-market housing would also be a welcome addition to the community. While rezoning and development of this parcel is acceptable the hope is that needs and concerns of nearby residents continue to be kept in mind throughout the process of developing the area.

The most common concerns/recommendations brought forth by residents in the area which are hoped the CPC and other involved parties continue to consider going forward include:

1. The volume of traffic on Country Hills Road and Country Hills Drive already appears to be used as a through road instead of a collector street and exceed designed capacity:
    a. Pedestrian safety is of particular concern as there have been many anecdotal reports of near misses in recent years and the area lacks signalized crossings
    b. Access to and from Ashton Square/Country Hills Landing gets quite difficult, especially with making left turns from any direction
    c. The high volume extends to the intersection of Country Hills Drive and Country Hills Road, which has a relatively steep grade and is quite poorly designed. In the winter especially this results in dangerous accidents and stuck busses that disrupt local transit service. Address to and from this area to/from points north west could potentially worsen the problem with increased volume.
2. It was suggested that proposed improvements to the intersections (traffic circles etc) may be deferred in favour of adding signals/lights initially. In light of the current conditions the City may wish to reconsider and move up intersection improvements prior to, or in conjunction with, substantial construction on this site.
3. The area already lacks public amenities for the existing population and adding more residents without addressing this shortcoming will add to existing challenges. However the MU-1 designation provides some opportunity to address this. We encourage the City and any future developers to support the community by providing the opportunity to incorporate public services and/or community spaces in proposed designs.
4. Once development commences it would be appreciated to establish a replacement off-leash dog park area within the neighbourhood.

I hope this feedback is helpful. Please let me know if you have further information, updates, questions etc.

Mark Hayden
Planning Director
Northern Hills Community Association

PROPOSED

CPC2025-1026
ATTACHMENT 10

BYLAW NUMBER 24D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0215/CPC2025-1026)

* *

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 _____

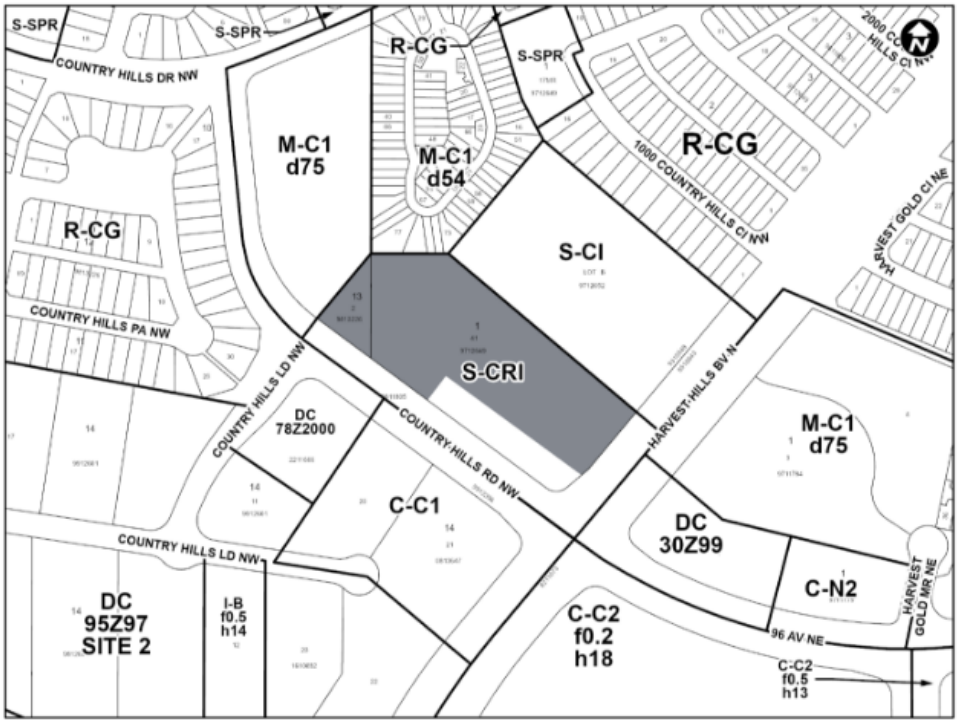
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CITY CLERK
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PROPOSED

AMENDMENT LOC2024-0215/CPC2025-1026
BYLAW NUMBER 24D2026

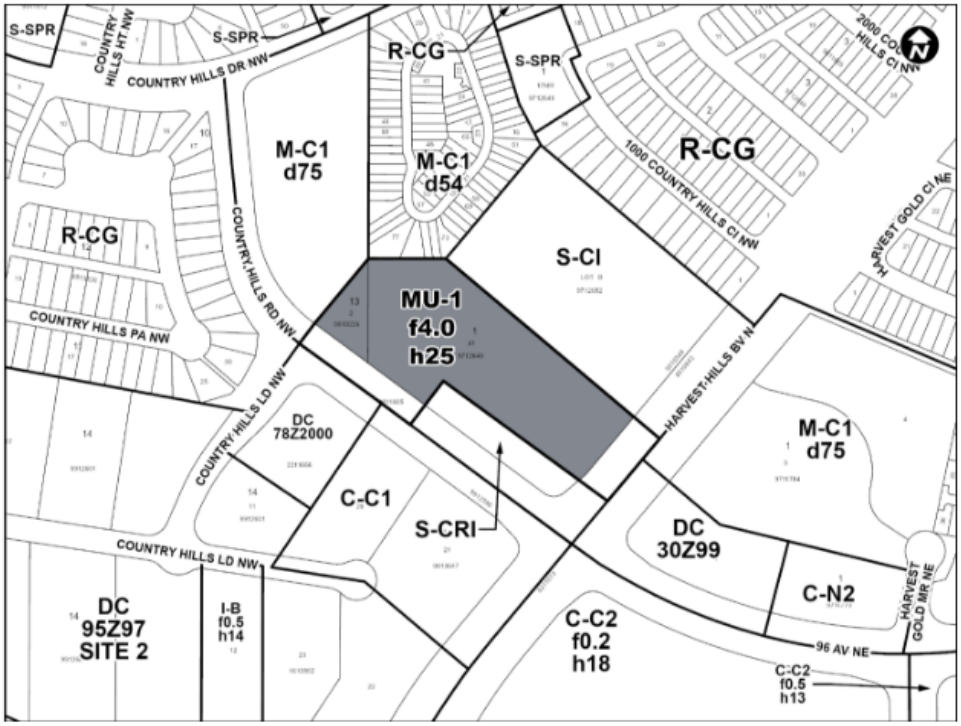
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0215/CPC2025-1026
BYLAW NUMBER 24D2026

SCHEDULE B



CPC2025-1026
Attachment 11

Calgary Planning Commission Member Comments

For CPC2025-1026 / LOC2024-0215
heard at Calgary Planning Commission
Meeting 2025 December 18

Member	Reasons for Decision or Comments
Commissioner Hawryluk	Reasons for Approval • The proposed Mixed Use – General (MU-1f4.0h25) District would allow 6-story buildings (likely two, given the street layout) to be built next to a MAX Green Bus Rapid Transit (BRT) Station and the future 96 Avenue Green Line Light Rail Train (LRT) station. The remaining portion designated as Special Purpose – City and Regional Infrastructure (S-CRI) District is for the future bus terminal. This application is consistent with Council's direction: - This is at the intersection of Harvest Hills Boulevard and Airport Trail. This location is a Primary Transit Hub and Harvest Hills Boulevard (south of the intersection) and Airport Trail (east of the intersection) are part of the Primary Transit Network (Municipal Development Plan, 2020, Maps 2 and 3). This application is consistent with planning around "nodes and corridors" (Municipal Development Plan, 2020, 2.2). - Administration notes that "the proposal was evaluated based on the [Calgary North Area Structure Plan Phase 1 Area Structure Plan, which was created in 1980]. While generally acceptable, an amendment to the ASP consisting of a Special Policy Area was deemed necessary due to the age of the ASP and the need to provide specific policy guidance for higher density forms in a [Transit Oriented Development] setting" (Attachment 1, page 8).
Commissioner Campbell-Walters	Reasons for Approval • This application demonstrates sound and strategic planning. Repurposing land originally intended for a large park-and-ride facility into a mixed-use, transit-oriented development represents a higher and more efficient use of City-owned land. Concentrating residential density within 400 metres of the future 96 Avenue Green Line station and adjacent to existing BRT service is consistent with Municipal Development Plan objectives for transit-supportive growth. The establishment of a Special Policy Area within the Area Structure Plan further provides an appropriate framework to ensure future

	development proceeds in a coordinated manner with the bus terminal. While community concerns related to traffic and the loss of informal green space are noted, these issues—particularly those related to signalization and pedestrian safety—are addressed through clear and enforceable conditions of approval. Addressing these matters at the outline plan stage provides greater certainty than deferring them to future review. Overall, the proposal reflects a proactive and well-considered approach to city-building, and for these reasons, I support Administration's recommendation.
Commissioner Damiani	Reasons for Approval • ARP amendment provides policy direction for appropriate integration and interface of the proposed multifamily and/or mixed-use with the surrounding development and transit infrastructure. The form and intensity of the MU-1f4.0h25 is appropriate transit-supportive development at this location that is well-serviced by multiple bus routes and near a future LRT station. The land use offers the opportunity for commercial use if deemed appropriate at the time of development. Administration outlined recent infrastructure investments along Harvest Hills Boulevard N and with the outline plan requires the developer to install interim signalization at Country Hills Road NW and Country Hills Landing NW to manage local traffic concerns. The Community Association indicated an appropriate level of engagement and satisfaction with the proposal.
Commissioner Montgomery	Reasons for Approval • Support administrations recommendations. Further clarification on methadology as to why the decision to remove the park and ride by administration was helpful in understanding and suporting their recommendation.

PROPOSED

C2026-0333
ATTACHMENT 2

BYLAW NUMBER 20P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE CALGARY NORTH AREA STRUCTURE PLAN PHASE 1 BYLAW 13P80 (LOC2024-0215/C2026-0333)

* *

WHEREAS it is desirable to amend the Calgary North Area Structure Plan Phase 1 Bylaw 13P80, 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 Calgary North Area Structure Plan Phase 1 attached to and forming part of Bylaw 13P80, as amended, is hereby further amended as follows:

   (a) Delete the existing Map 7 entitled 'Land Use Plan' and replace with revised Map 7 entitled 'Land Use Plan' attached as Schedule A.

   (b) In Section 2.4 Land Use, after subsection 2.4.7.6 Tree Conservation and Replacement, add the new Map 9 entitled 'Special Policy Area 2' attached as Schedule B.

   (c) In Section 2.4 Land Use, after Map 9, add the following new subsection:

   "2.4.8 Special Policy Area 2

   The intent of Special Policy Area 2 is to provide a policy framework for the development of remnant parcels of land located at the northwest corner of the intersection of Harvest Hills Boulevard N and Country Hills Road NW. Development in this area should be integrated with the surrounding area, contribute to a diversified housing stock, and support transit initiatives. Development within Special Policy Area 2 should be comprehensively planned to mitigate conflicts between residential uses and the future transit terminal.

   The following policies apply to Special Policy Area 2, as identified on Maps 7 and 9.

   2.4.8.1 Composition of Special Policy Area 2

   1. Development within Special Policy Area 2 should be primarily comprised of multi-residential development.

   2. Development may be mixed-use and include small-scale neighbourhood commercial uses where they are part of a multi-residential development.

3. Special Policy Area 2 should accommodate a future transit terminal located in the southeast portion of the Policy Area.

4. Development within Special Policy Area 2 should be phased over time recognizing that future planning work and design for the transit infrastructure in this area will continue to progress over time. Lands in the eastern portion of the Special Policy Area 2 should not be developed until further transit infrastructure design advancement takes place to ensure transit infrastructure needs are met.

2.4.8.2 Building and Site Design Policies

1. Buildings should be a maximum of 6 storeys.

2. Buildings should be located and oriented towards both public streets where possible and provide a strong emphasis on street activation. Street activation can be achieved through design elements such as:

   (a) providing doors, windows, and balconies facing the street and locating entrances close to sidewalks; and

   (b) providing active uses at grade to encourage pedestrian traffic, such as townhouse-style ground floor units and retail or community spaces, which may include cafés or shops.

3. Buildings located along street frontages should be well designed with greater consideration given to design features such as building articulation, additional glazing, high-quality building materials, and varying textures.

4. Where a building is located adjacent to a public sidewalk the units at grade should have individual and direct pedestrian access to the public sidewalk.

5. Waste and recycling facilities should be integrated into the overall site plan and building design to reduce any noise and visual impact on the surrounding area. Waste and recycling facilities should be enclosed within the building footprint or in a separate enclosed facility. Where a separate enclosed facility is used, building materials and finishes consistent with the main building should be used.

6. Parking is encouraged to be provided underground or within above-grade parking structures. Minimal surface parking may be considered appropriate where non-market housing or ground floor commercial uses are provided. Surface parking areas should be located away from streets and screened with landscaping to improve the quality of the space for users.

7. Buildings and future development adjacent to the future transit terminal should be designed to complement the transit terminal, and ensure visual and functional integration with transit infrastructure.

8. Future development should ensure that the design of site servicing, loading areas, and parking facilities within Special Policy Area 2 are coordinated with future transit operations to mitigate operational conflicts.

2.4.8.3 Pedestrian and Cycling Circulation Policies

1. Site design should provide for direct pedestrian access to public sidewalks, as well as the Regional Pathway Network where possible.

2. An on-site pedestrian network should be provided throughout the Policy Area that connects amenity spaces with building points of access.

3. Safe and accessible pedestrian connections to the future transit terminal should be considered in the design of on-site routing.

2.4.8.4 Transit Terminal Policies

1. Future transit infrastructure should be designed to include an urban park/plaza that allows for opportunities for increased landscaping and public amenities."

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

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MAYOR
SIGNED ON _____

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CITY CLERK
SIGNED ON _____

PROPOSED

BYLAW NUMBER 20P2026

SCHEDULE A

Map 7

Land Use Plan

Legend

- Employment District
- Future Transit Park 'n' Ride
- General Commercial
- Higher Density Residential
- Open Space
- Public Use Area
- Residential
- Sector/Regional Commercial Centre
- Stormwater Retention Lake
- Special Policy Area 1
- Special Policy Area 2
- Future Bus Terminal
- Community Centre
- Health Facility
- High School Site
- Joint Use Site
- Library
- Regional Community Recreation Centre
- TriServices Police Fire EMS
- Future Potential LRT Alignment
- Future Potential LRT Station
- Grade Seperated Interchange
- Regional Pathway



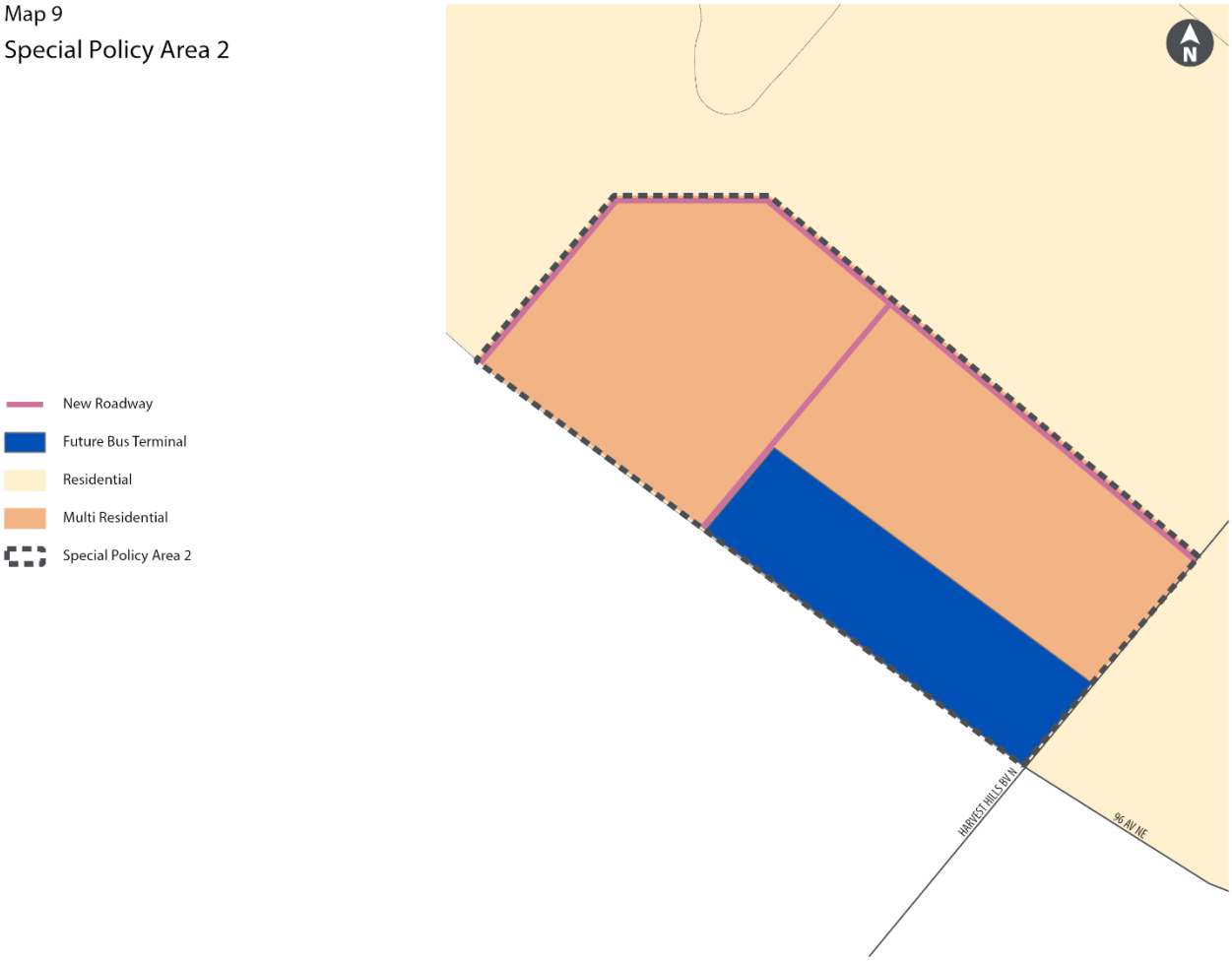
PROPOSED

BYLAW NUMBER 20P2026

SCHEDULE B

Map 9

Special Policy Area 2



PROPOSED

C2026-0333
ATTACHMENT 3

BYLAW NUMBER 82D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0215/C2026-0333)

* *

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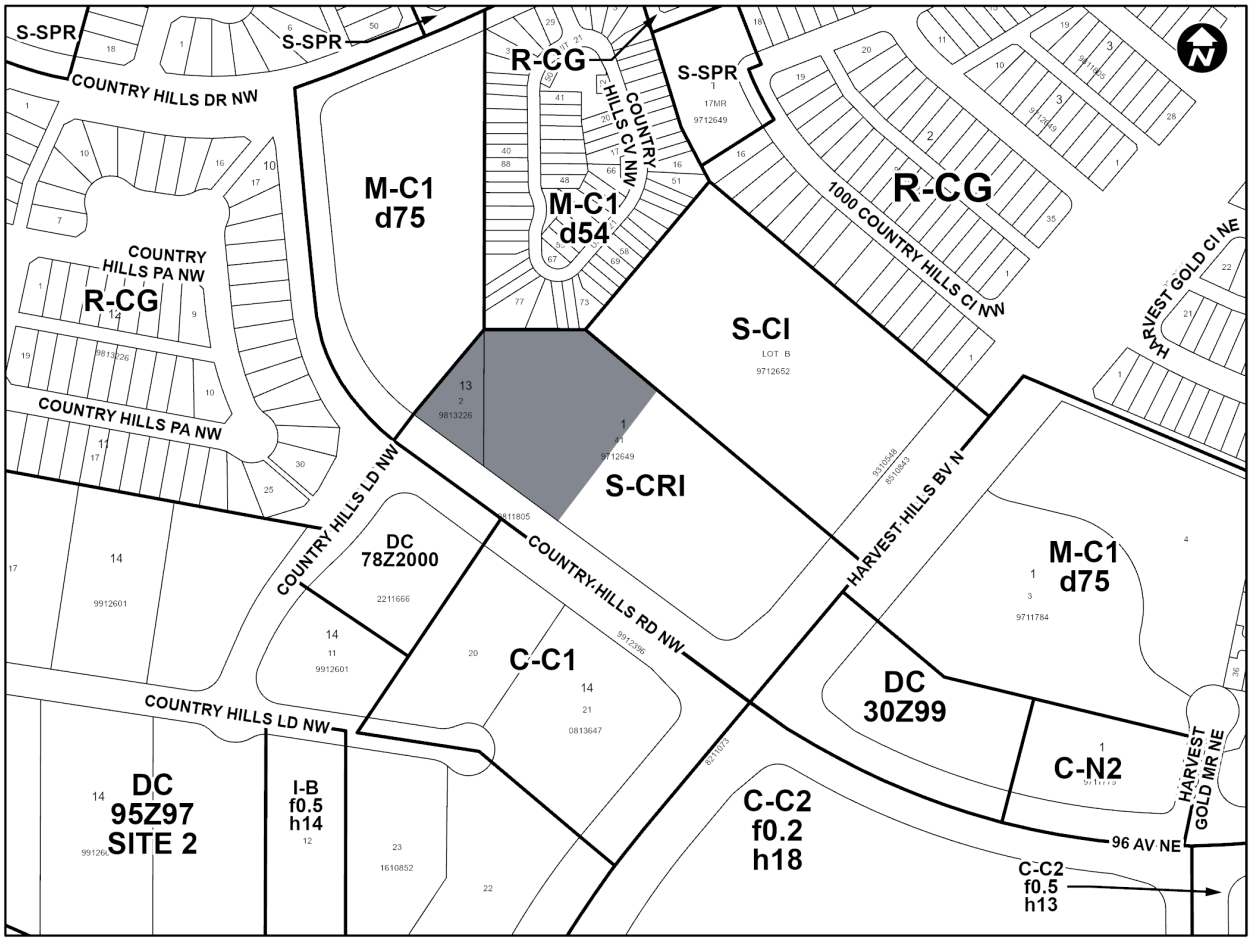
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CITY CLERK
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PROPOSED

AMENDMENT LOC2024-0215/C2026-0333
BYLAW NUMBER 82D2026

SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0215/C2026-0333
BYLAW NUMBER 82D2026

SCHEDULE B

