

**CITY OF CALGARY  
NOTICE OF 2026 MARCH 17  
PUBLIC HEARING ON  
PLANNING MATTERS**

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

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

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

To be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Monday, 2026 March 17, commencing at 9:30 a.m.**

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

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters you may do so electronically or by paper, and include the name of the writer, mailing address, e-mail address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions **received** by the City Clerk **before 12:00 p.m. (noon), Monday, 2026 March 9**, will be included in the Agenda of Council.

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

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

*Personal information 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](http://www.calgary.ca/publicsubmissions).**

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

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

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

## INDEX OF ADVERTISED PLANNING ITEMS

For the meeting of City Council re: Public Hearing  
on Proposed Amendments to the Land Use Bylaw  
1P2007, and Other Planning Matters, to be held on  
Tuesday, 2026 March 17 at 9:30 a.m.

\* \* \* \* \*

### POSTPONEMENTS FOR PUBLIC HEARING

- Item 1            Land Use Amendment in Bowness (Ward 1) at 6516 – 35 Avenue NW,  
LOC2025-0107, CPC2025-1003  
Proposed Bylaw 23D2026

### PLANNING MATTERS FOR PUBLIC HEARING

- Item 2            Land Use Amendment in Wildwood (Ward 6) at 157 Wedgewood Drive SW,  
LOC2025-0185, CPC2025-1033  
Proposed Bylaw 31D2026
- Item 3            Land Use Amendment in Rosscarrock (Ward 8) at multiple addresses,  
LOC2025-0165, CPC2026-0019  
Proposed Bylaw 30D2026
- Item 4            Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 – 32 Street  
SW, LOC2025-0211, CPC2026-0069  
Proposed Bylaw 27D2026
- Item 5            Outline Plan, Policy and Land Use Amendment in Belvedere (Ward 9) at  
multiple addresses, LOC2025-0045, CPC2025-1017  
Proposed Bylaws 8P2026 & 33D2026
- Item 6            Land Use Amendment in Horizon (Ward 10) at 3359 – 27 Street NE,  
LOC2025-0148, CPC2026-0064  
Proposed Bylaw 28D2026
- Item 7            Land Use Amendment in Franklin (Ward 10) at multiple addresses,  
LOC2025-0126, CPC2026-0035  
Proposed Bylaw 29D2026
- Item 8            Land Use Amendment in Douglasdale/Glen (Ward 11) at 400 – 163 Quarry  
Park Boulevard SE, LOC2025-0182, CPC2026-0041  
Proposed Bylaw 32D2026
- Item 9            Outline Plan and Land Use Amendment in Pine Creek (Ward 13) at 21900  
Sheriff King Street SW, LOC2024-0012, CPC2025-1008  
Proposed Bylaw 34D2026

POSTPONED REPORT

Excerpt from the Minutes of the Public Hearing Meeting of Council, held 2026 February 17:

**“Moved by** Councillor Tyers  
**Seconded by** Councillor Atkinson

That the Agenda for today’s meeting be amended by postponing Item 7.2.1, Land Use Amendment in Bowness (Ward 1) at 6516 – 35 Avenue NW, LOC2025-0107, CPC2025-1003 to the 2026 March 17 Public Hearing Meeting of Council.

For: (14): Councillor Ward, Councillor Yule, Councillor Pantazopoulos, Councillor Jamieson, Councillor Clark, Councillor Dhaliwal, Councillor Atkinson, Councillor Tyers, Councillor Kelly, Councillor Chabot, Councillor Schmidt, Councillor Wyness, Councillor Johnston, and Councillor McLean

**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 Ward, Councillor Yule, Councillor Pantazopoulos, Councillor Jamieson, Councillor Clark, Councillor Dhaliwal, Councillor Atkinson, Councillor Tyers, Councillor Kelly, Councillor Chabot, Councillor Schmidt, Councillor Wyness, Councillor Johnston, and Councillor McLean

**MOTION CARRIED”**

**Land Use Amendment in Bowness (Ward 1) at 6516 – 35 Avenue NW, LOC2025-0107**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 6516 – 35 Avenue SE (Plan 4610AJ, Block 26, a portion of Lot 3) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

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

That Council give three readings to **Proposed Bylaw 23D2026** for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 6516 – 35 Avenue SE (Plan 4610AJ, Block 26, a portion of Lot 3) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 December 18:

“The following documents were distributed with respect to Report CPC2025-1003:

- Revised Attachment 3;”

**HIGHLIGHTS**

- This land use amendment seeks to redesignate the subject property to allow for multi-residential buildings in a variety of forms including townhouses and fourplexes that may contain suites, up to a maximum building height of 12 metres (three to four storeys).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed M-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**Land Use Amendment in Bowness (Ward 1) at 6516 - 35 Avenue NW, LOC2025-0107**

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**DISCUSSION**

This application, in the northwest community of Bowness, was submitted by Horizon Land Surveys on behalf of the landowner, Jeff Jiang, on 2025 May 25. No development permit has been submitted at this time, however, as noted in the Applicant submission (Attachment 2), the applicant is looking for the uses and height within the M-CG District.

The approximately 0.11 hectare (0.27 acre) midblock site is located on 35 Avenue NW. The subject parcel is 15 metres wide with lane access. The site is currently developed with a single detached dwelling and a detached garage. Surrounding development consists of single detached dwellings, duplexes, townhomes and a multi-residential development directly to the north. The site is in close proximity to nearby shopping and amenities. The site is also within 350 meters (a six-minute walk) of the Bowness Road NW Neighbourhood Main Street.

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

**ENGAGEMENT AND COMMUNICATION**

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

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted the Bowness Community Association, nearby residents and the Ward Councillor's Office. Postcards were delivered and door knocking was conducted within a 100 metre radius of the subject property. 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, noticed posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

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

- increased height and density;
- increased traffic and parking issues;
- loss of mature vegetation;
- loss of community character; and
- neighbourhood safety.

The Bowness Community Association (CA) provided a letter in opposition on 2025 November 12 (Attachment 4), noting the parcel is not located within the Main Street zone and is therefore not an appropriate site for intensification. Administration contacted the CA to follow up and provide clarification on the applicable policy. No additional response was received.

**Land Use Amendment in Bowness (Ward 1) at 6516 - 35 Avenue NW, LOC2025-0107**

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

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

## **IMPLICATIONS**

### **Social**

The proposed land use would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

### **Environmental**

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

### **Economic**

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

### **Service and Financial Implications**

No anticipated financial impact.

## **RISK**

There are no known risks associated with this proposal.

## **ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. **Revised** Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 23D2026**
6. **CPC Member Comments**
7. **Public Submission**
8. **Confidential Public Submission**

**Planning and Development Services Report to  
Calgary Planning Commission  
2025 December 18**

**ISC: UNRESTRICTED  
CPC2025-1003  
Page 4 of 4**

**Land Use Amendment in Bowness (Ward 1) at 6516 - 35 Avenue NW, LOC2025-0107**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Bowness, midblock along 35 Avenue NW, between 64 Street NW and 67 Street NW. The Canadian Pacific Kansas City Railway corridor is approximately 65 metres to the west. The site is approximately 0.11 hectares (0.27 acres) in size and is approximately 15 metres wide and 70 metres deep. The parcel has limited lane access characterized by a three-metre frontage in the northeast corner. The lane is unpaved and can be accessed from 36 Avenue NW to the north. The existing access to the site is from 35 Avenue NW. The site is currently developed with a single detached dwelling and a large detached garage.

Surrounding development consists of single and semi-detached dwellings designated as Residential – Grade-Oriented Infill (R-CG) District. Directly north of the subject site is a multi-residential development designated Multi-Residential – Contextual Grade-Oriented (M-CG) District and directly east is a development designated Multi-Residential – Contextual Low Profile (M-C1) District.

The subject site is conveniently located within walking distance of a variety of parks, services and amenities. The Bowness Road NW Neighbourhood Main Street area is located approximately 350 metres (a six-minute walk) to the northeast. The Irish Cultural Society, Bowness Lawn Bowling Club and Bowness Seniors' Center are located 150 metres (a two-minute walk) to the east. Superstore and an associated commercial plaza are 750 metres (a 12-minute walk) the west. Two school sites are within 1.2 kilometre (a 20-minute walk) of the site (Bowcroft School and Thomas B. Riley Junior High School).

## Community Peak Population Table

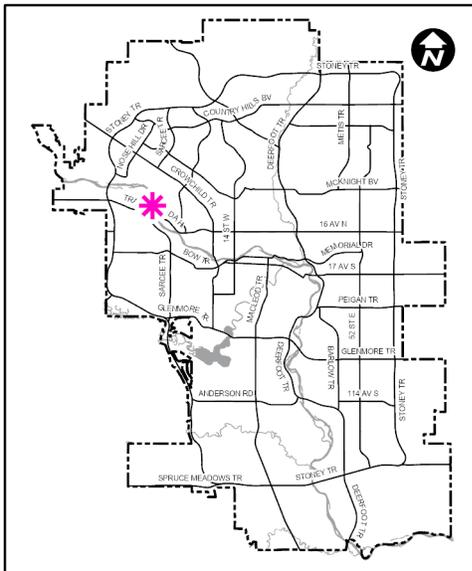
As identified below, the community of Bowness reached its peak population in 1982.

<b>Bowness</b>	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.1%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None

## Planning Evaluation

### Land Use

The existing Residential – Grade-Oriented Infill (R-CG) District is intended to accommodate a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. This district allows for a maximum building height of 11 metres and a maximum allowable density of 75 units per hectare. Based on the subject site parcel area, this would allow for up to eight dwelling units. Secondary suites are a permitted use within the R-CG District.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District allows for Multi-Residential Development in various forms with some or all units having direct access to grade. The M-CG District is also intended to be in close proximity or adjacent to low density residential development. The M-CG District allows for a maximum building height of 12 metres and a maximum density of 111 units per hectare. Based on the subject site parcel area, this would allow up to 12 dwelling units.

### Development and Site Design

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

- site access, including options to access the site from the lane;
- shadowing, overlooking and privacy concern mitigation; and
- site design and building layout, including an appropriate unit count.

### **Transportation**

Pedestrian access to the site is facilitated by a sidewalk along 35 Avenue NW. 35 Avenue NW is classified as a Residential Road. Nearby Bowness Drive NW is part of the Always Available for All Ages and Abilities (5A) Network, supporting access to and from the site by various travel options.

The site is well served by Calgary Transit. Bowness Road NW is part of the Primary Transit Network with stops for Routes 1 (Bowness/Forest Lawn) and 53 (Brentwood Station/Greenwood) approximately 300 metres (a five-minute walk) from the subject site. Vehicular access to the site is from 35 Avenue NW. Upgrades to the existing lane are anticipated to support access to the site, which will be explored further at the development permit stage. On-street parking is also available on 35 Avenue NW. There are currently no parking restrictions adjacent to the subject site. The parcel is not located within an existing Residential Parking Permit (RPP) Zone.

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing will be considered and reviewed as part of a future development permit application.

## **Legislation and Policy**

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

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

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

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage intensification of transition zones to higher density areas, such as main streets, while ensuring that new development is compatible with the existing neighbourhood. The proposal is in keeping with the relevant MDP policies as the proposed M-CG District allows for a modest intensification of density that provides an appropriate transition to the nearby Bowness Road Neighbourhood Main Street while maintaining a compatible built form. This application also aligns to the city-wide policy of shaping a more compact urban form. The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

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

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

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

The subject site is identified as Residential: Low & Medium Multi-Dwelling on Map 2: Land Use Policy Area of the [Bowness Area Redevelopment Plan](#) (ARP). This policy area allows for multi-residential development and does not specify a minimum or maximum density requirement. The proposed land use aligns with the applicable residential policies of the ARP (Section 6.3).

### **Location Criteria for Multi-Residential Infill (Non-statutory – 2016)**

The proposed land use aligns with several of the [Location Criteria for Multi-Residential Infill Development](#) in low density residential areas. The criteria are not meant to be applied as a checklist but are used in conjunction with other relevant planning policy, such as the MDP and ARP, to assist in determining the appropriateness of an application in the local context. The proposed land use amendment meets the following criteria:

- within 400 metres of a transit stop;
- within 600 metres of an existing or planned primary transit stop;
- adjacent to existing multi-unit development;
- along or in close proximity to an existing or planned corridor or activity centre; and
- direct lane access.

# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

LOC2025-0107

Applicant's Name:

Lei Wang

Date:

May 20th, 2025

On behalf of the landowner, please accept this application to redesignate a +/-0.11 hectare site from R-CG to M-CG to allow for:

- allows for varied building height and front setback areas in a manner that reflects the immediate context
- be in close proximity or adjacent to low density residential development
- a maximum building height of 12 metres (an increase from the current maximum of 11 metres)
- the uses listed in the proposed M-CG designation.

The subject site, 6516 35 Ave NW, is a mid-block lot in the community of Bowness along 35 Ave NW. The lot is currently developed with a single detached dwelling built in 1935. Multi-residential developments exist to the north and east of the site with single house located to the west of the site. The site is in close distance to Kinsman Club of Calgary, Bowness Recreation Centre, Fire station and Superstore. The site is also within 200 meters of the Bowness main street.

The site is approximately 0.11 hectares in size. A rear lane exists to the north of the site. Current vehicle access is from curb cut in the front. Back land stops at the west edge of the site.

The site meet multiple location criteria of multi-residential infill including: within 400 metres of a transit stop; adjacent to existing multi-unit development; in close proximity to an existing activity centre; direct lane access. The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP



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

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

# Applicant Outreach Summary

2025 December 18



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

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

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**Project name:** 6516 35 Ave NW

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

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

### Outreach Strategy

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

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

On May 7th, 2025, our survey crews did the survey on subject lots and immediately neighbors in the block. In addition, our crew also did deliver fliers to residents within 100 meters radius and spoke with people who is at home.

On May 5th, 2025, we contacted community association through email, but received no reply. Again on Nov. 4th, we followed up with community association again.

On June 6th, we discuss the project with previous councillor and again on Dec. 17th, we spoke with current councillor through virtual meeting. Councillor encourage us to continue engage with 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](https://calgary.ca/planningoutreach)



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

### **What did you hear?**

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

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

Some people also express concerns over property value and crime.

### **How did stakeholder input influence decisions?**

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

The concerns are most coming from the number of units M-CG can bring to this lot. Due to the restriction of access to the site and the shape of the lot, the final number of units would be a lot less than that is allowed under M-CG. We will continue engage with the community association and local residents to find a balance outcome.

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

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

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

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

# Community Association Response

2025 November 12

This lot is not within the main street corridor, so it does not fall into the designated zone for higher density land uses (H-GO, etc.). We do not see an increased density land use designation like M-CG to be an appropriate transition for a midblock lot that is already zoned as R-CG. There is not enough information about the proposed plans to support this application.

# PROPOSED

CPC2025-1003  
ATTACHMENT 5

**BYLAW NUMBER 23D2026**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0107/CPC2025-1003)**

\*\*\*\*\*

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

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

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

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

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

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

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

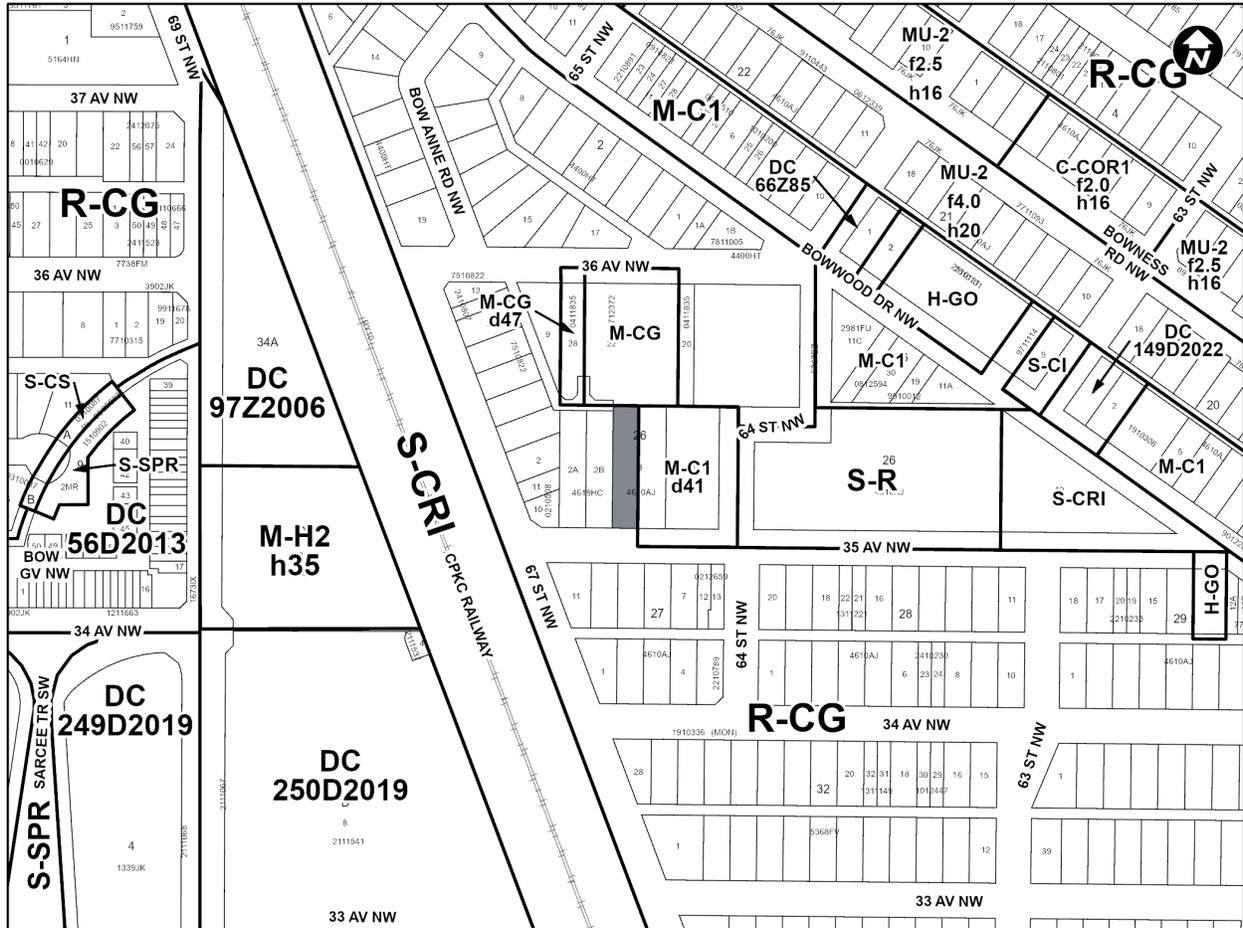
\_\_\_\_\_  
MAYOR  
SIGNED ON MM DD YYYY

\_\_\_\_\_  
CITY CLERK  
SIGNED ON MM DD YYYY

# PROPOSED

AMENDMENT LOC2025-0107/CPC2025-1003  
BYLAW NUMBER 23D2026

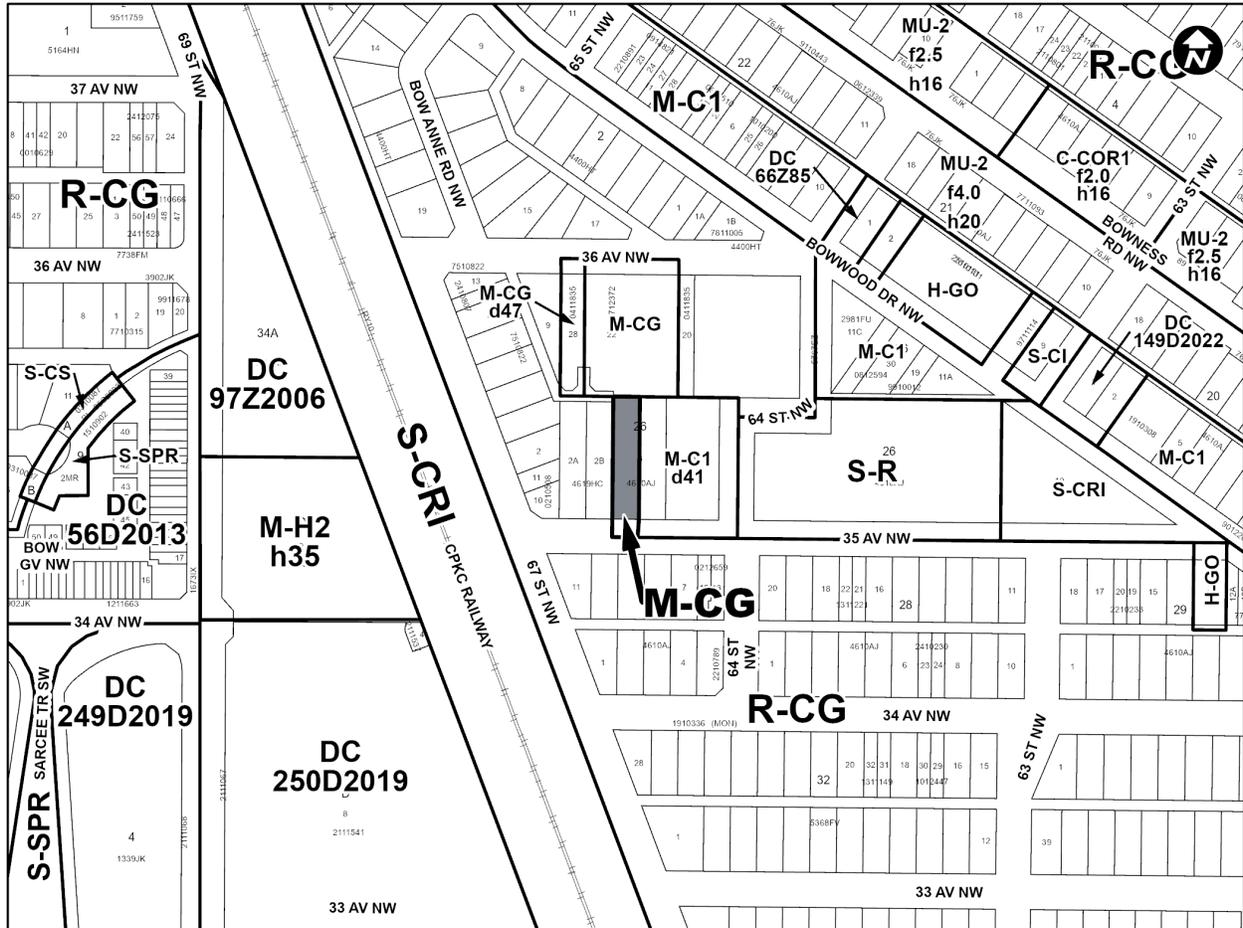
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2025-0107/CPC2025-1003  
BYLAW NUMBER 23D2026

## SCHEDULE B



# Calgary Planning Commission Member Comments



For CPC2025-1003 / LOC2025-0107  
heard at Calgary Planning Commission  
Meeting 2025 December 18



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District would increase the maximum height by 1m (from 11m to 12m) and would allow a maximum of 12 units on this site, compared to the current Residential – Grade-Oriented Infill (R-CG) District’s maximum of 8 units.</li> </ul> <p>This application is consistent with Council’s direction for this area. This lot is explicitly included in the Bowness Area Redevelopment Plan’s Residential: Low &amp; Medium Multi-Dwelling area (Map 2: Land Use Policy Area). The MCG District “has Multi- Residential Development of low height and low density” and is the least intense multi-residential district (LUB, 2007, 576 (e) and Part 6: Multi-Residential Districts). An amendment to the Area Redevelopment Plan is not required.</p> <p>To the north is a parcel with the M-CG designation and the parcel to the east is designated with a more intense Land Use District: Multi-Residential – Contextual Low Profile (M-C1). This context supports this Amendment.</p> <p>During Commission’s review, Administration was asked if there had been any discussion of using a density modifier. Administration was of the opinion that up to 12 units could be built on this site in an appropriate way and that a density modifier was not necessary. This lot is very deep: 50’ x 230’ (15.24m x 70.16m). I agree that there should be creative and appropriate ways to add homes to this site.</p> <p>During Commission’s review, some topics came up that verged toward Development Permit-level questions. This site not have lane access, but the current driveway along the east side of the lot could be used for vehicle access. Administration anticipates that waste and recycling would continue to be serviced from 35 Ave. I mention those so Council need not get into such details.</p>

<b>Commissioner Damiani</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"><li>• The use and form align with the Bowness ARP. M-CG provides higher standard landscape and parking rules than R-CG for this mid-block lot.</li></ul> <p>Lane access is limited to the site (3m) and Mobility comments note improvements will be considered to the lane at development approvals stage for access.</p>
<b>Commissioner Montgomery</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"><li>• Support administrations recommendation. Please work closely with the applicant and adjacent landowners through the development permit process.</li></ul> <p>Concerns regarding the authenticity and effectiveness of this applicants public engagement given the redundancy of their applicants outreach submissions for multiple applications.</p>



## Public Submission

CC 968 (R2024-05)

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

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

First name [required] Michelle

Last name [required] Webb

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 17, 2026

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

[required] - max 75 characters Public Hearing On Planning Matters LOC2025-0107



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To whom it may concern,

I am writing to voice my concern regarding the land use resignation for LOC2025-0107 for the area of 6516-35th ave NW. I have concerns and am against this redesignation of increasing in unit sizes for the following reasons:

1. Parking and traffic are extremely congested in this area. It is already very challenging to find parking after a work day. I believe this is due to numerous new residential projects in this quadrant of Bowness that are disbursing parking beyond the immediate properties because there is not enough designated parking for all of the new builds. This creates a trickle down effect that impacts area residents, traffic congestion and pedestrian safety. I feel that land use requirements must stipulate that each new proposed unit must incorporate one garage/carport in the architectural design. There is already limited capacity for street parking and projects such as the one proposed will continue to place a strain on already limited street parking.

2. Another concern I have relates to an increase in laneway traffic. I propose that no laneway access be granted to the new project. The existing single access point to the lane way has helped keep foot traffic, petty theft and traffic flow down as much as possible.

3. I strongly believe that Bowness needs time to adjust to the rapidly increasing densification and infrastructure in the community. Each new build is contributing to the ever changing culture, history and dynamic of Bowness. Please give it time to adjust; too many massive projects are happening within this community. As a proud resident of Bowness, I trust you too can feel this tension and disappointment that is occurring within our community. We all care deeply about this place we call home.

4. Increasing traffic and parking has and will continue to affect our community events. I am worried that major events that bring the community together will no longer occur as there is already limited on-street parking capacity. These events include Tour of Bowness put on by Bow Cycle, Main street fairs, as well as the annual parade, to name a few.

Thank you for considering the people of Bowness's voice in these every-day matters that shape how we move forward, care for one another, and this community.

Michelle Webb  
3614 67 St NW

**Land Use Amendment in Wildwood (Ward 6) at 157 Wedgewood Drive SW,  
 LOC2025-0185**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 157 Wedgewood Drive SW (Plan 975HC, Block 22, Lot 58) from Housing – Grade Oriented (H-GO) District to Direct Control (DC) District to accommodate commercial uses, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026  
 JANUARY 29:**

That Council give three readings to **Proposed Bylaw 31D2026** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 157 Wedgewood Drive SW (Plan 975HC, Block 22, Lot 58) from Housing – Grade Oriented (H-GO) District to Direct Control (DC) District to accommodate commercial uses, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject site to allow for a limited range of small-scale commercial uses in the existing approved building in addition to the uses listed in the Housing – Grade Oriented (H-GO) District.
- The proposal allows for an appropriate building form and set of uses and is in keeping with the *Municipal Development Plan* (MDP) and *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would allow for local commercial uses within an established inner-city community and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional commercial opportunities with access to alternative transportation modes that may help activate this part of Wildwood.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

At the 4 December 2025 Calgary Planning Commission (CPC) meeting, Administration presented the subject application, which proposed redesignating this parcel from Housing – Grade-Oriented (H-GO) District to Commercial – Neighbourhood 1 (C-N1) District to accommodate small-scale commercial uses on the site. The application was referred back to Administration with the following motion:

That the Calgary Planning Commission refer Report **CPC2025-0953** (LOC2025-0185) back to Administration to consider a Direct Control District that maintains the residential base while allowing for limited commercial uses and report back to the Calgary Planning Commission no later than 2026 February 12.

**Land Use Amendment in Wildwood (Ward 6) at 157 Wedgewood Drive SW,  
LOC2025-0185**

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Administration worked with the Applicant to revise their proposal and drafted a Direct Control (DC) District to address the referral. As directed by CPC, the proposed DC District is based on the H-GO District and includes a limited suite of commercial uses that may only be located in the existing building on the site. The proposed DC District can be found in Attachment 2.

**ENGAGEMENT AND COMMUNICATION**

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

**Applicant-Led Outreach**

No additional outreach was conducted by the applicant following the referral from CPC.

**City-Led Outreach**

Administration contacted the Wildwood Community Association to let them know that the item would be returning to CPC as a Direct Control District and to ask if they had any questions, however no response was received. Administration connected with a previously opposed citizen about the item returning to CPC as a DC District; the citizen remains opposed to the proposal. Administration also sent a copy of the proposed DC District to neighbours who had expressed concerns. The changes proposed to the application were published [online](#). No additional letters were received from the public.

The concerns submitted by the public in Attachment 1 were further considered by Administration and helped shape the DC District in terms of the base district selected and the list of discretionary uses.

**IMPLICATIONS**

**Social**

The proposal would enable neighbourhood-oriented commercial development to serve surrounding residents and businesses.

**Environmental**

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

**Economic**

The proposed land use amendment would enable the development of community-oriented commercial space adjacent to existing community amenities and provide employment and local commercial opportunities within Wildwood.

**Service and Financial Implications**

No anticipated financial impact.

Planning and Development Services Report to  
Calgary Planning Commission  
2026 January 29

ISC: UNRESTRICTED  
CPC2025-1033  
Page 3 of 3

**Land Use Amendment in Wildwood (Ward 6) at 157 Wedgewood Drive SW,  
LOC2025-0185**

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**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. CPC Report from December 4, 2025
2. **Proposed Bylaw 31D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Planning and Development Services Report to  
Calgary Planning Commission  
2025 December 04

ISC: UNRESTRICTED  
CPC2025-0953  
Page 1 of 3

## Land Use Amendment in Wildwood (Ward 6) at 157 Wedgewood Drive SW, LOC2025-0185

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### RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 157 Wedgewood Drive SW (Plan 975HC, Block 22, Lot 58) from Housing – Grade Oriented (H-GO) District to Commercial – Neighbourhood 1 (C-N1) District.

### HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to allow for small-scale street-oriented commercial uses.
- The proposal allows for an appropriate building form and set of uses and is in keeping with the *Municipal Development Plan* (MDP) and *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would allow for additional commercial development within an established inner-city community and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional commercial opportunities with access to alternative transportation modes that may help activate this part of Wildwood.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

### DISCUSSION

This application in the southwest community of Wildwood was submitted by Wildwood Developments Inc. on behalf of the owner, Shaminder Cheema on 2025 September 17. No development permit has been submitted at this time, however as noted in the Applicant Submission (Attachment 2), the intent is to operate a coffee shop in the existing building.

The subject site is located at the northwest corner of Spruce Drive SW and Wedgewood Drive SW and is approximately 0.06 hectares (0.14 acres) in size. Directly across Spruce Drive SW to the south of the subject site is the Wildwood Community Association (CA) site with a community garden, tennis courts and a baseball diamond. Directly to the west of this is Wildwood School (Calgary Board of Education K-6). The proposed Commercial – Neighbourhood 1 (C-N1) District is characterized by small pedestrian-oriented commercial developments in buildings that are in keeping with the scale of nearby residential areas. The C-N1 District allows for a maximum height of 10 metres (approximately two storeys) and a maximum floor area ratio (FAR) of 1.0 (approximately 554 square metres). The proposal is in keeping with the *Westbrook Communities LAP*.

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

Approval: **S. Lockwood** concurs with this report. Author: **J. Miller**

**Planning and Development Services Report to  
Calgary Planning Commission  
2025 December 04**

**ISC: UNRESTRICTED  
CPC2025-0953  
Page 2 of 3**

**Land Use Amendment in Wildwood (Ward 6) at 157 Wedgewood Drive SW,  
LOC2025-0185**

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**ENGAGEMENT AND COMMUNICATION**

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

**Applicant-Led Outreach**

As part of the 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 had conversations with neighbours about the proposal and published an article about the proposal in the community newsletter.

**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.

One letter of support and 12 letters of opposition were received from the public. The letter of support stated that a coffee shop would be a good use in this location.

The letters of opposition cited the following concerns:

- increased demand for parking;
- increased traffic issues and associated safety concerns;
- increased commercial activity in the community;
- concerns over engagement with directly adjacent neighbours; and
- decreased privacy.

No comments from the Wildwood CA were received. Administration contacted the CA to follow up 2025 October 29 and received a response which stated that it was unclear what kind of business would be operating on the site. Administration offered to set up a meeting with the CA to discuss further, however no response was received at the time of writing this report.

**IMPLICATIONS**

**Social**

The proposal would enable neighbourhood-oriented commercial development to serve surrounding residents and businesses.

**Environmental**

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

Approval: S. Lockwood concurs with this report. Author: J. Miller

**Planning and Development Services Report to  
Calgary Planning Commission  
2025 December 04**

**ISC: UNRESTRICTED  
CPC2025-0953  
Page 3 of 3**

**Land Use Amendment in Wildwood (Ward 6) at 157 Wedgewood Drive SW,  
LOC2025-0185**

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**Economic**

The proposed land use amendment would enable the development of community-oriented commercial space adjacent to existing community amenities and provide employment and local commercial opportunities within Wildwood.

**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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Approval: S. Lockwood concurs with this report. Author: J. Miller

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Wildwood, at the northwest corner of Spruce Drive SW and Wedgewood Drive SW. The site is directly across Spruce Drive SW from a variety of community amenities. The site is approximately 0.06 hectares (0.14 acres) in size with dimensions of approximately 18 metres wide and 30 metres deep. The site is currently developed with a single detached dwelling and detached garage with access from Spruce Drive SW through the rear lane.

Surrounding development is characterized by single detached dwellings on parcels designated Housing – Grade Oriented (H-GO) District along Spruce Drive SW, Residential – Grade-Oriented Infill (R-CG) District beyond this and Special Purpose – School, Park and Community Reserve (S-SPR) District directly across Spruce Drive from the subject site.

The site is well served by Calgary Transit with bus stops for Route 93 (Coach Hill/Westbrook Station) within 50 metres (a one-minute walk) east on Spruce Drive SW. The site is directly across Spruce Drive SW from the Wildwood Community Association (CA) building, along with a community garden, tennis courts and a baseball diamond. Directly to the west of the CA site is Wildwood School (Calgary Board of Education K-6).

## Community Peak Population Table

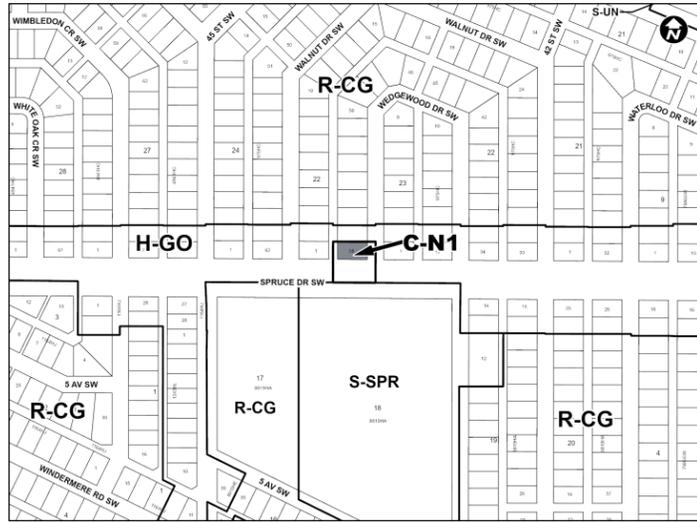
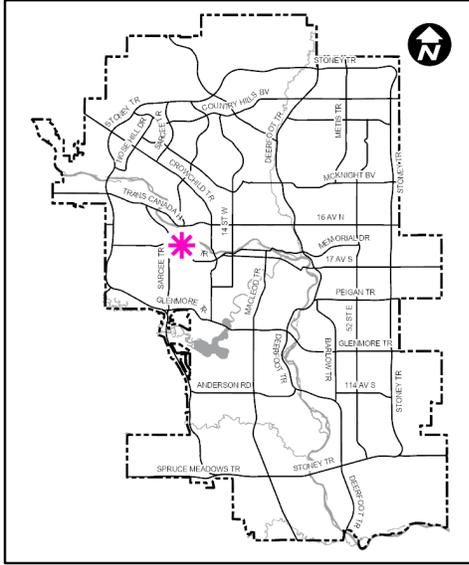
As identified below, the community of Wildwood reached its peak population in 1968.

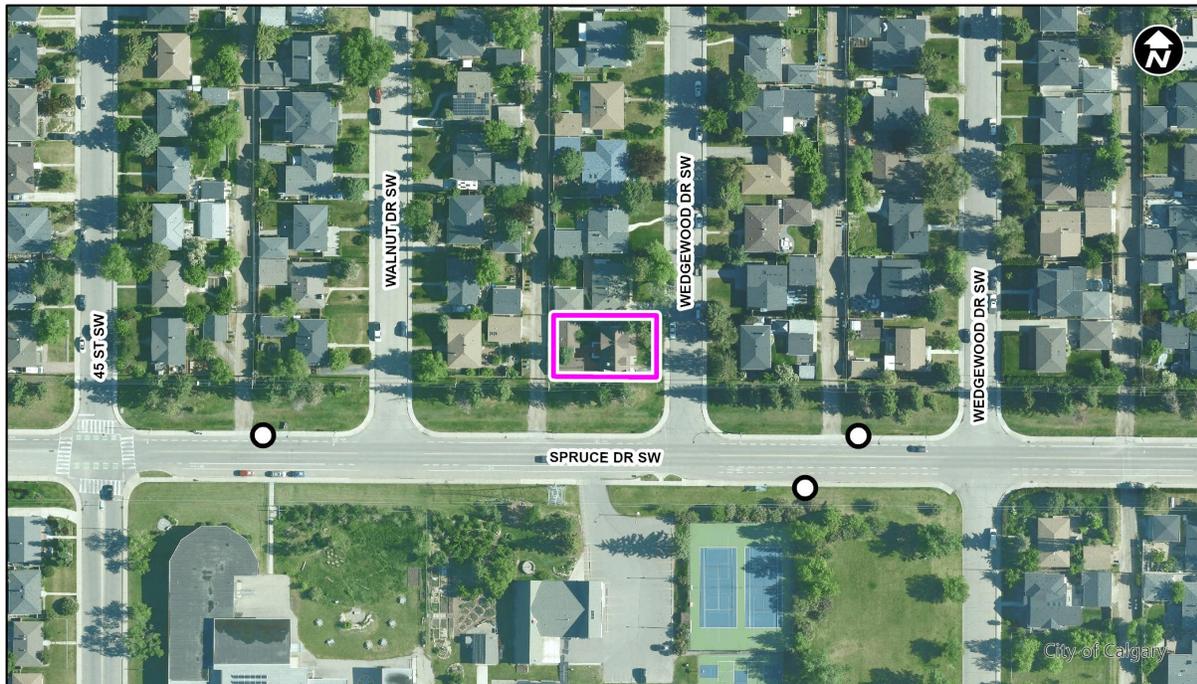
<b>Wildwood</b>	
Peak Population Year	1968
Peak Population	4,294
2019 Current Population	2,709
Difference in Population (Number)	- 1,585
Difference in Population (Percent)	- 36.9%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with low density residential districts. The H-GO District allows for a maximum building height of 12.0 metres and a maximum floor area ratio (FAR) of 1.5. Based on the parcel area of the subject site, this would allow a development with a maximum gross floor area of 831 square metres.

The proposed C-N1 District accommodates small-scale commercial developments in buildings that are in keeping with the scale of nearby residential areas. It is intended to be characterized by buildings that are close to each other, the street and the public sidewalk. It is also characterized by storefront commercial buildings oriented towards the street, and development that has limited use sizes and types. The C-N1 District allows for a maximum building height of 10.0 metres and a maximum FAR of 1.0. Based on the parcel area of the subject site, this would allow a development of up to 554 square metres.

Administration explored accommodating the applicant's intended commercial use under the existing H-GO District however this district does not allow for stand-alone commercial uses and would have required employees to live on site. The Commercial – Neighbourhood 2 (C-N2) District was also discussed, however this district is not as suitable as the C-N1 District due to the existing residential context and the vehicle-oriented nature of the C-N2 District.

The proposed C-N1 District accommodates a street-oriented building frontage which is more suitable to the size, scale and location of the site. The proposal would provide more local amenity to meet the community's daily needs and would also allow residential opportunity on the upper floor, giving more flexibility on the site.

### **Development and Site Design**

If approved by Council, the rules of the proposed C-N1 District and the policies of the *Westbrook Communities Local Area Plan* (LAP) will provide guidance for any future redevelopment of the site. This includes appropriate uses, building height and massing, landscaping, and parking.

Given the context of this site, additional items that will be considered at the development permit stage include, but are not limited to:

- ensuring an engaging interface along Wedgewood Drive SW; and
- mitigating traffic and access concerns.

### **Transportation**

Pedestrian access to the site is provided via Wedgewood Drive SW, which is classified as a Residential Street with a speed limit of 40 km/h. The area is served by Calgary Transit Route 93 (Coach Hill/Westbrook Station) with a bus stop approximately 50 metres (one minute walk) northeast of the site on Spruce Drive SW. Vehicular access to the site is available via Wedgewood Drive SW and the rear lane which connects directly to Spruce Drive SW. A Transportation Impact Analysis and Parking Study were not required in support of the land use redesignation application but may be required at development permit stage. On-street parking is available adjacent to the site along Wedgewood Drive SW without any restrictions.

### **Environmental Site Considerations**

No environmental concerns were noted for this site.

### **Utilities and Servicing**

Water and sanitary mains are available to service the site. Storm is not available for connection and details of 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The subject site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. The proposed land use is in alignment 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](#).

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

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector Urban Form Category (Map 3: Urban Form) with a Limited Building Scale modifier (Map 4: Building Scale), which allows for up to three storeys. The LAP states that development in Neighbourhood Connector areas may include local commercial uses to serve nearby residents such as cafes, corner stores, retail, personal services uses, work-live units or home-based businesses. The proposed land use is in alignment with the applicable policies of the LAP.

# Applicant Submission

Company Name (if applicable):

Wildwood Developments Incorporated

LOC Number (office use only):

Applicant's Name:

Shaminder Cheema

Date:

October 13, 2025

## Project Overview

The proposal aims to transform the existing home at 157 Wedgewood Drive SW, located at the corner of Spruce Drive and Wedgewood Drive, across from the Community Centre, into The Wild Coffee House, a welcoming café and community hub.

## Vision and Purpose

- Preserve character: Retain the residential charm of the house while updating it with warm aesthetics, landscaping, and accessible design.
- Foster connection: Create a space for neighbours to gather, students to study, parents to meet, and friends to relax.
- Support community events: Serve as a natural extension of local activities like soccer games, skating, clean-ups, and seasonal markets.
- Enrich local initiatives: Offer coffee grounds to community gardeners and provide a permanent venue for programs like the Monday Community Café.

## Economic and Social Impact

- Encourage local entrepreneurship: Provide flexible space for small businesses, artisans, and home-based ventures to grow.
- Strengthen neighbourhood identity: Position the coffee house as a vibrant, multi-use space that reflects Wildwood's values of connection and community.

## Design Concept

- Interior: Warm, inviting layout with seating for casual gatherings and community events.
- Exterior: Thoughtful landscaping, accessible pathways, patio space, bike stalls, and discreet parking.
- Note: Renderings are conceptual and meant to spark imagination and invite feedback, not final designs.

## Community Engagement

- The proposal is part of a Land Use Redesignation application to C-N1 (Commercial – Neighbourhood 1 District).
- The Warbler article and survey are intended to initiate dialogue and gather community input.
- Present proposal to the Wildwood Community Association meeting on October 21, 2025
- Feedback is welcomed via email or in-person conversations to ensure all voices are heard.

# Applicant Outreach Summary



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

Please complete this form and include with your application submission.

Project name: The Wild Coffee House Proposal in Wildwood

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)**

#### Summary of Tactics and Techniques

- A high-level proposal for the Wildwood Coffeehouse was featured in the October edition of *The Warbler*, our community newsletter. The article outlines the initiative's vision and its anticipated benefits for local youth and residents. (See Attachment 1: *The Warbler* Article - The Wild Coffee House).
- A Google survey was included with the article, allowing residents to share feedback and concerns. A total of 176 participants responded. (See Attachment 2: Community Engagement Survey Results "The Wild Coffee House").
- I presented the Wildwood Coffeehouse proposal at the Community Association Board Meeting on Tuesday, November 18. The session included a five-minute pitch followed by a 15-minute Q&A. Thirteen people attended, including myself, a mix of six board members, a representative from our councillor's office, a city planning staff member, and four community neighbours.
  - The discussion focused on the current HGO zoning of the property and the potential for rezoning to support a small-format coffeehouse, a local business space (such as my homebuilding and renovation company), and instructional uses like a music school or

tutoring services. The majority of attendees expressed strong interest, noting alignment with broader plans for Spruce Drive and the evolving needs of the neighbourhood.

- One neighbour raised concerns about increased traffic and parking on Wedgewood Drive, where both she and I reside. This is a valid issue, especially given that many homeowners, including myself, use garages as offices or workshops or storage, resulting in regular street parking. Children, including mine, frequently play on these streets, so ensuring their safety is a shared priority.
  - I emphasized the importance of working with the City to explore traffic calming measures and signage solutions, such as “no through traffic” or designated parking zones, to help mitigate these concerns and maintain the character and safety of our street.
- Casual discussions with neighbours adjacent to the property and throughout the neighbourhood have occurred, via email, text and in person.

## Affected Parties

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

The primary affected parties include residents immediately adjacent to the property, as well as members of the wider Wildwood community who utilize nearby amenities such as the community center, ice rink, tennis courts, and soccer fields. The outreach strategy aims to keep these stakeholders informed and involved as the proposal moves forward.

Here’s the updated version of your **Outreach Strategy Summary** table with the revised date:

#### Outreach Strategy Summary

Date/ Timeline	Location / Method	Activity/ Technique	#of Participants	Notes / Outcomes
July - September 2025	Neighbourhood (adjacent properties, nearby residents)	Casual conversations with neighbours	~20-30 (informal)	Positive feedback received; no concerns raised.
October 2025	<i>The Warbler</i> Community Newsletter	Article submission with proposal and plans	~1,000+ readership	Newsletter distributed to all Wildwood residents.
November 18, 2025	Wildwood Community Engagement Meeting (3rd Tuesday monthly)	Presentation & discussion of proposal	13 participants	Formal outreach to broader community; included city and councillor reps. Interest expressed; traffic concerns noted.

## What did you hear?

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

Community members were pleased to hear the property would not be redeveloped into a multi-family site and expressed strong support for a local café, something many had long hoped to see in Wildwood. Residents recalled past disappointment with the closure of nearby coffee shops and emphasized the challenges of accessing them due to the busy Bow Trail and 45th Street SW intersection. The idea of a gathering place close to the community center, ice rink, and sports fields was widely seen as positive. Key considerations raised included ensuring the building would be fully accessible for all users, providing adequate parking options for those who drive, and creating safe and convenient bicycle parking for cyclists. Some neighbours also asked whether the café would be pet-friendly, and others suggested the value of creating a cozy, personable space where craft and arts-based workshops could be hosted alongside food and drink service. A Wildwood neighbour-run school of music, the Wildwood School of Music—which operated under its original name for 15 years before a recent name change—also expressed interest in potential collaboration and expansion opportunities alongside the proposed café.

Summary from the survey results of the main issues:

- **Parking and Traffic:** Residents are worried about limited parking and increased traffic on streets like Wedgewood Dr., citing safety risks for children.
- **Zoning and Precedent:** There is strong opposition to introducing commercial use on a residential street, with fears it could lead to further rezoning and loss of the neighborhood's single-family character.
- **Noise, Privacy, and Littering:** Concerns include potential noise from patrons and music, reduced privacy for nearby homes, and issues with waste and litter.
- **Alternative Locations:** Many suggested relocating the café to existing commercial zones such as Spruce Drive Mall, Bow Trail Plaza, or Bow 45.

## 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 input provided by neighbours has directly influenced the planning and design of this café, which is intended to serve and support the community.

- **Accessibility:** A ramp will be added to the entrance, doorways will meet accessibility standards, and a large, accessible washroom will be created to accommodate patrons with mobility needs.

- **Traffic:** Provide signage, such as “No Thru Traffic” signage on Wedgewood Drive or extending the existing playground zone signage from Spruce Drive into Wedgewood Drive.
- **Parking:** Considering the three buildings on the property, one building could be removed if needed to provide back-alley access and approximately 3–4 parking spaces. Providing directional signage will guide vehicles to access parking via the back lane, reducing congestion on residential streets. Possibility to explore additional measures such as permit parking on Wedgewood Drive or installing “No Parking” signs in front of homes where residents express opposition to the coffee house.
- **Walkability:** The coffee house will offer walk-up service (encouraging more walking, biking etc. less driving).
- **Bicyclist:** Bicycle racks will be installed to allow safe and convenient parking for cyclists.
- **Pet-Friendly:** Recognizing the nearby dog park, the café will include a designated patio area for pets and safe tie-up spots so customers can enter the café freely.
- **Workshops & Community Functions:** Neighbours who want to host private functions or promote their small businesses will be able to use the coffee shop as a venue for workshops and community-based events.
- **Space for Neighbourhood Businesses:** The property has room to support other local businesses, including potential expansion for the Wildwood School of Music. The basement can be converted into three soundproof music studios, the second-floor loft can be leased as office space, and every floor already contains a full bathroom to support multiple uses.
- **Zoning and Precedent:** The City is welcome to reaffirm its long-term planning vision for Spruce Drive to provide clarity and context. As the property owner, I can ensure that only appropriate small businesses are housed at this location. However, I acknowledge that broader zoning decisions and future developments are beyond my control.
- **Noise, Privacy, and Littering:**
  - There are no plans for loud or amplified music at the coffee house. Any music played will be comparable to what one might hear in a private home, and will respect the City’s noise bylaws and curfew hours.
  - Operating hours will be set to ensure the business does not disrupt the peace and quiet of the neighborhood.
  - Garbage bins will be available on-site to manage waste responsibly. As the property owner, I am committed to maintaining a clean environment and will personally ensure litter is addressed if necessary. That said, I trust that as neighbors, we all share a mutual responsibility to uphold the cleanliness and safety of our community.

These decisions incorporate community feedback and aim to ensure the café is accessible, functional, and thoughtfully integrated into the neighbourhood, serving as a welcoming hub for residents and a supportive space for local businesses.

## **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)**

I'm currently awaiting further feedback from the City of Calgary regarding parking and traffic mitigation strategies. This input will help inform responses to community concerns and guide next steps. I plan to publish a follow-up article in The Warbler that addresses common questions raised in the survey, offering both my proposed solutions and insights provided by the City of Calgary.

## **ATTACHMENT 1:**

### ***The Warbler Article – The Wild Coffee House***

## A New Coffee Shop for Our Community. Bringing Life to the Heart of the Neighbourhood



Our neighbourhood has long thrived on its sense of community, charm, and connection. Now, an exciting opportunity is on the horizon: transforming an existing home at 157 Wedgewood Drive SW, right on the corner of Spruce Drive and Wedgewood Drive, directly across from the Community Centre, into The Wild Coffee House—a welcoming coffee shop and community hub.

The proposed space would retain the character of the house, preserving its familiar look and feel, while updating it to meet modern needs with warm aesthetics, landscaping, and accessible design. The Wild Coffee House aims to be more than just a place to grab a cup of coffee, it would be a gathering spot where neighbours can connect, students can study, parents can meet, and friends can unwind.

Imagine enjoying a latte after spring community soccer with the family, celebrating a win after a tennis or pickleball match, or warming up with a cup of hot cocoa by a fire pit after a game of shinny or winter skating. The Wild Coffee House could serve as a vibrant hub for community life, a place where volunteers recharge after neighbourhood clean-ups, neighbours come together after the Wildwood Harvest or Winter Markets, and local gardeners share ideas. By offering coffee grounds to the Wildwood Community Gardeners, it would help enrich the soil and support growth in the gardens. In addition, it could provide a natural home for existing initiatives, such as the Monday Community Café, giving them a permanent and inviting venue.

Beyond serving coffee and treats, The Wild Coffee House has the potential to support local entrepreneurship. Small businesses and home-based enterprises within our community have expressed interest in expanding or relocating to a more visible and accessible location. By offering flexible space within the building, the coffee shop could double as a hub for artisans, crafters, and other small ventures, further strengthening our local economy.



## A First Look...

To help bring this vision to life, we are excited to share conceptual renderings of what the coffee shop could look like. These images illustrate how the existing house could be transformed while preserving its character and charm.

**Interior views** highlight a warm, inviting design with welcoming seating, modern amenities, and flexible spaces suitable for both casual gatherings and community events.



**Exterior views** highlight how the building can be refreshed with thoughtful landscaping, accessible pathways, a welcoming patio space, bike stalls, and proper parking without losing its residential roots.



These renderings are not final designs, but rather an opportunity to spark imagination, show the potential, and invite community feedback.



### Share Your Thoughts!

Scan the QR code below to take our quick community survey and share your ideas, suggestions, or questions.

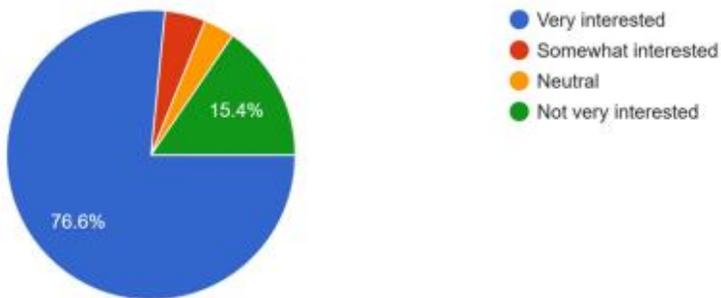


**ATTACHMENT 2:**  
**Community Engagement Survey Results**  
**“The Wild Coffee House”**

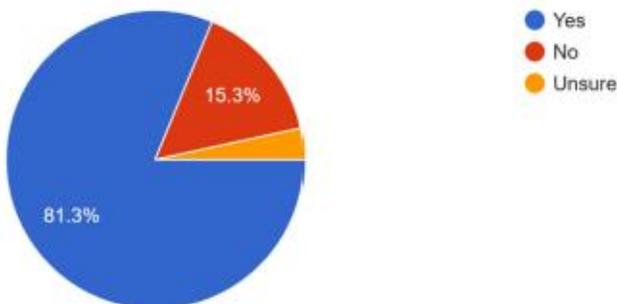
# Community Engagement Survey Results

## "The Wild Coffee House"

How interested would you be in having a cafe in our neighbourhood?  
175 responses

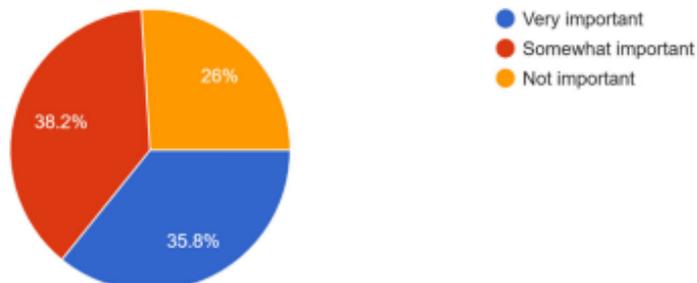


Do you think a cafe would positively contribute to the sense of community in Wildwood?  
176 responses



How important is it to you that the cafe provides space for community events, workshops or gatherings?

173 responses



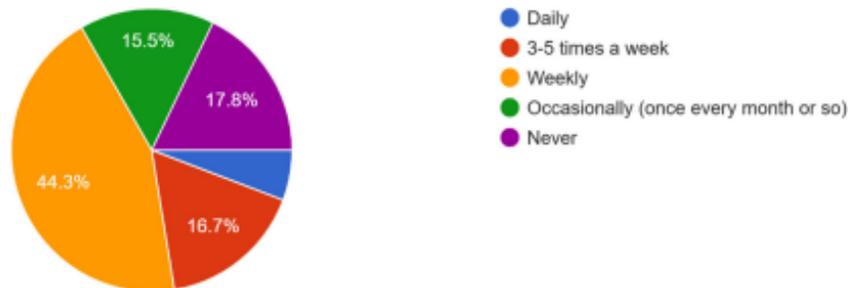
What concerns, if any, do you have about a cafe being developed in the neighborhood?

129 responses

- **Parking and Traffic:** The most significant concerns raised are about parking availability, especially on already busy residential streets like Wedgewood Dr., and the resulting increase in vehicular traffic, which poses a safety risk, particularly for children playing outside.
- **Commercial Precedent/Zoning:** Many respondents expressed strong opposition to commercial development on a residential street, fearing it would set a precedent for further rezoning, densification, and the erosion of the neighborhood's single-family residential character.
- **Noise, Privacy, and Littering:** Concerns about increased noise from patrons and music (if applicable), loss of privacy for adjacent homes, and issues related to waste removal and littering were mentioned.
- **Location Alternatives:** Several residents suggested that a cafe concept would be better suited for existing commercial areas like the shopping mall off Spruce Drive, Bow Trail Plaza, or the Bow 45 building.
- **Positive Sentiment (No Concerns):** A large number of responses stated they had "None" or "No concerns," and many called the proposal a "fantastic," "wonderful," or "dream come true" idea that the neighborhood needs.

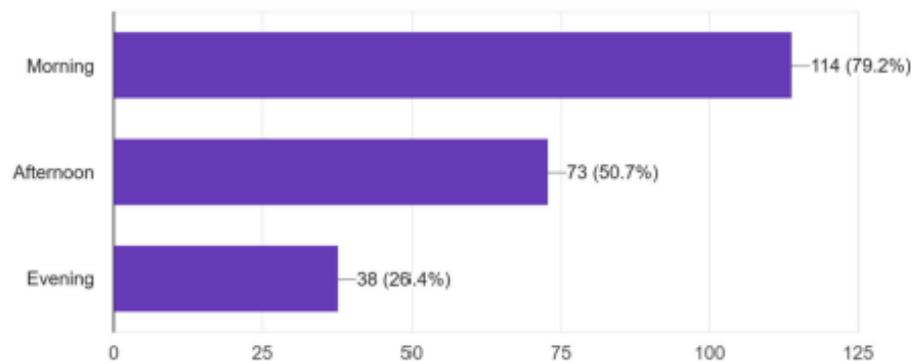
### How often do you think you would visit the cafe?

174 responses



### What times of day would you most likely visit?

144 responses



### Would you prefer the cafe to have extended evening hours or focus on daytime services?

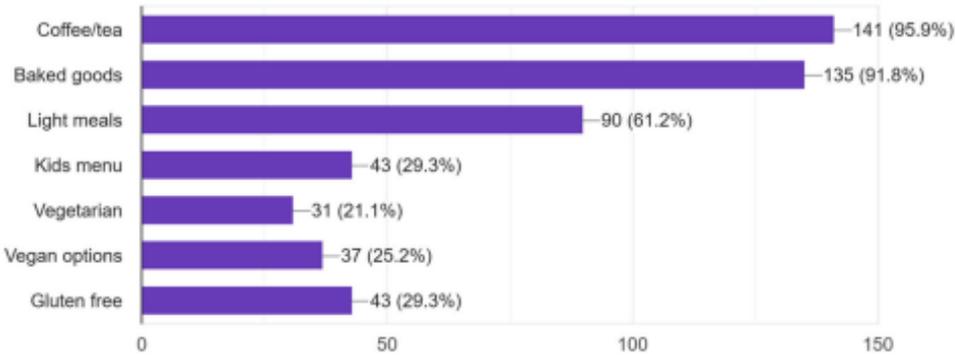
140 responses

- **Daytime Preference:** A majority of respondents prefer daytime services, with many suggesting early morning hours (6:00 AM - 7:00 AM) to accommodate commuters and morning routines (dog walks).
- **Interest in Extended Evenings:** There is significant interest in extended evening hours, particularly until 7:00 PM - 9:00 PM, to cater to people who work during the day, students, families on evening strolls, and for potential evening events like open mic nights or to grab a glass of wine.

- **Suggesting a Balanced Approach:** Many suggested a mix of services, like focusing on daytime with 1-3 extended evenings per week, or expanding to early evening (until 7:00 PM-7:30 PM) after daytime services are established.
- **Weekend Popularity:** Some specifically mentioned they would attend on weekends.
- **Neighborhood Opposition & Concerns:** A number of responses expressed strong opposition to the café concept overall and to the idea of extended evening hours in a quiet, residential neighborhood due to concerns about increased traffic, noise, and the appropriateness of a commercial business there.

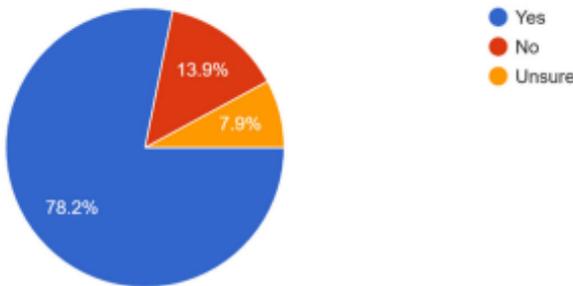
What types of food/drink would you like to see offered?

147 responses



Would you be interested in the cafe offering locally sourced or homemade products?

165 responses



What additional features would make you more likely to visit?

118 responses

- **Atmosphere and Ambiance:** Features like a cozy, warm, and inviting atmosphere with comfy seating, a fireplace, and good lighting (big windows) were frequently mentioned as desirable.
- **Seating and Outdoor Space:** Many respondents expressed interest in ample seating, including outdoor patios (some with heaters), with several also specifically requesting a dog-friendly area outside.
- **Evening Offerings and Events:** A strong desire for evening hours, particularly with the option for wine, beer, or cider service, was noted, along with live music, open mic nights, trivia, or other theme nights featuring local musicians and artists.
- **Local Focus:** Respondents appreciated the idea of featuring local art, local artisan products (pottery, preserves), local coffee roasters, and quality teas/coffee that exceed home preparation.
- **Practical Amenities and Other Services:** Other desired features included good Wi-Fi, electrical outlets for workspaces/laptops, bike racks, pre-made meals/sandwiches/soup, and a kids' play/reading area.

Do you have any concerns or suggestions regarding the proposed cafe development?

113 responses

- **Location and Commercial Zoning:** Many residents oppose placing a commercial business in a quiet residential area, arguing it should be near existing commercial venues like Bow Trail, Spruce Cliff, or the community center, and expressed concern about setting a precedent for more commercial development.
- **Parking and Traffic:** A major concern is parking availability for both residents and patrons, with suggestions including using the community center parking lot or promoting human-powered transport; related issues include increased traffic, noise, and safety concerns, especially near the playground.
- **Support and Excitement:** A large number of respondents expressed strong support, stating it is a "great idea" and that they are "excited" for a walkable coffee shop to create

a "third place" for the community, though some supporters also mentioned parking as a potential issue.

- **Other Concerns and Suggestions:** Other concerns include potential issues with crime/street people (like the old 7/11), the cafe's impact on the neighborhood's quiet atmosphere, and the need for mindful building renovation and noise control (music levels/dogs on the patio only).
- **Operations and Ownership:** There were questions about who would own and operate the café (e.g., WCA), the project's financing, the possibility of hiring neighborhood kids, and the importance of community engagement.

# PROPOSED

CPC2025-1033  
ATTACHMENT 2

**BYLAW NUMBER 31D2026**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0185/CPC2025-1033)**

\*\*\*\*\*

**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 \_\_\_\_\_

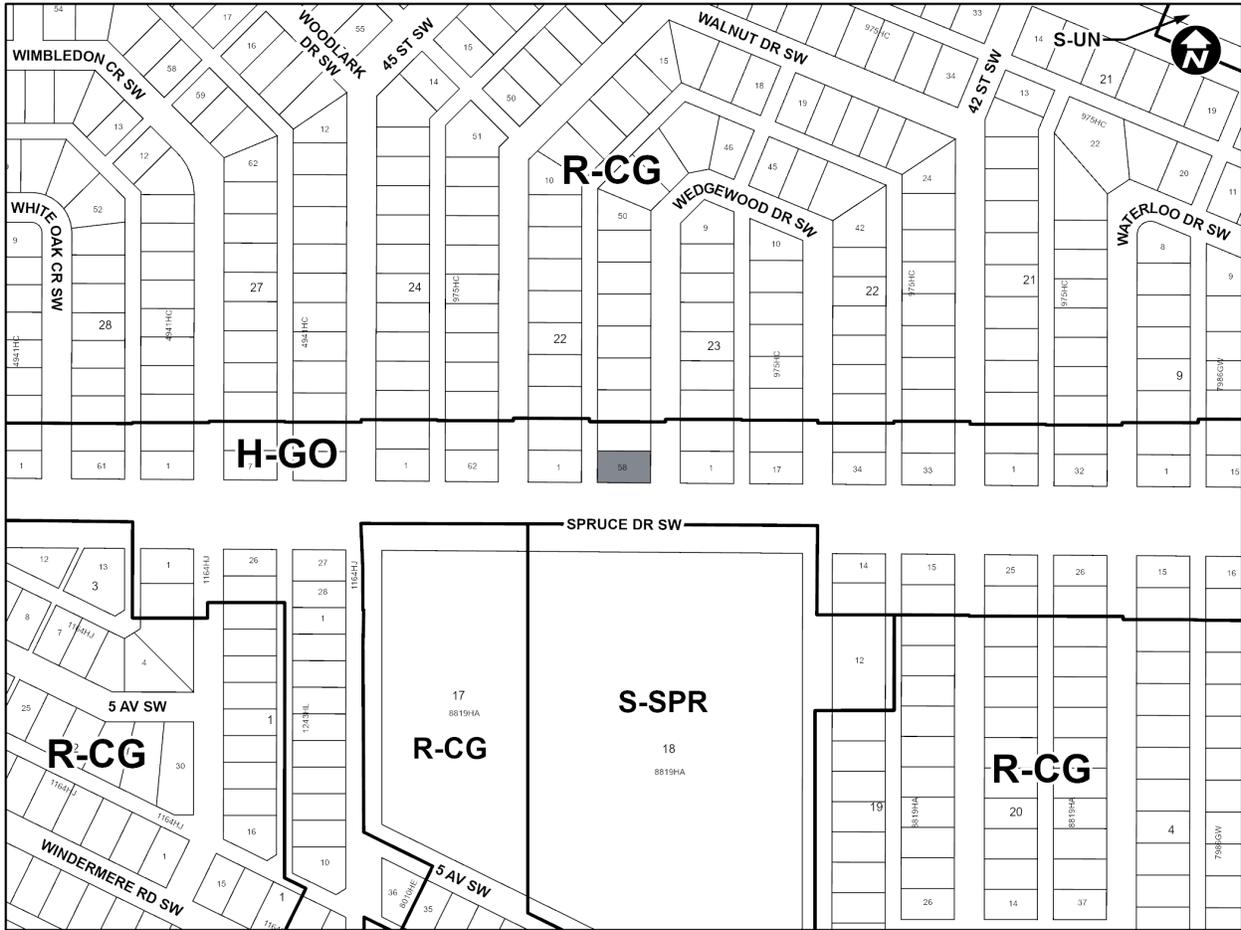
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

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

# PROPOSED

AMENDMENT LOC2025-0185/CPC2025-1033  
BYLAW NUMBER 31D2026

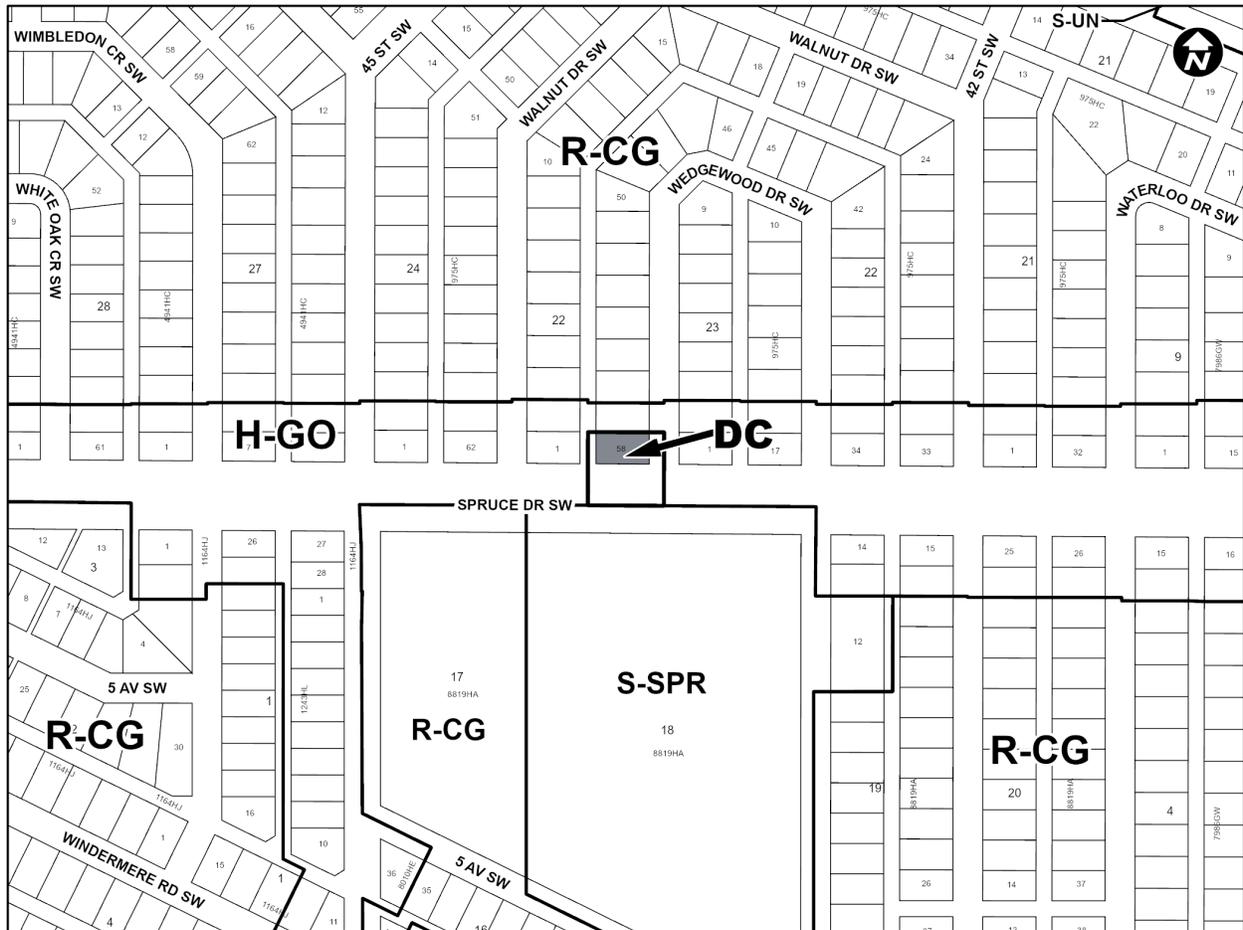
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2025-0185/CPC2025-1033  
BYLAW NUMBER 31D2026

## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District Bylaw is intended to allow for commercial uses in an existing building.

#### 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 Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

# PROPOSED

AMENDMENT LOC2025-0185/CPC2025-1033  
BYLAW NUMBER 31D2026

## Discretionary Uses

5 The **discretionary uses** of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of the following **uses** when they are located in a **building** existing at the time of approval of this Direct Control District Bylaw, or additions to that **building**:

- (a) **Artist’s Studio;**
- (b) **Catering Service – Minor;**
- (c) **Child Care Service;**
- (d) **Convenience Food Store;**
- (e) **Instructional Facility;**
- (f) **Office;**
- (g) **Outdoor Café;**
- (h) **Print Centre;**
- (i) **Restaurant: Food Service Only;**
- (j) **Restaurant: Licensed;**
- (k) **Retail and Consumer Service;**
- (l) **Social Organization; and**
- (m) **Specialty Food Store.**

## Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 apply in this Direct Control District.

## Relaxations

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

**Land Use Amendment in Rosscarrock (Ward 8) at multiple addresses, LOC2025-0165**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.31 hectares  $\pm$  (0.76 acres  $\pm$ ) located at 1626, 1628, 1630 and 1632 – 38 Street SW and 3820 – 17 Avenue SW (Plan 1427HB, Block 32, Lots 5 to 9) from Mixed Use – Active Frontage (MU-2f3.0h46) District, Direct Control (DC) District and Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – General (MU-1f7.0h46) District and Mixed Use – General (MU-1f4.0h24) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026  
 JANUARY 29:**

That Council give three readings to **Proposed Bylaw 30D2026** for the redesignation of 0.31 hectares  $\pm$  (0.76 acres  $\pm$ ) located at 1626, 1628, 1630 and 1632 – 38 Street SW and 3820 – 17 Avenue SW (Plan 1427HB, Block 32, Lots 5 to 9) from Mixed Use – Active Frontage (MU-2f3.0h46) District, Direct Control (DC) District and Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – General (MU-1f7.0h46) District and Mixed Use – General (MU-1f4.0h24) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject property to allow for mixed use development between six to 12 storeys in height.
- The proposal allows for an appropriate building form and uses on a site that are consistent with the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP), which categorises the subject site as Neighbourhood Flex and Neighbourhood Local urban form categories with building scales of Low (up to six storeys) and Mid (up to 12 storeys).
- What does this mean to Calgarians? This application would allow for additional housing and commercial options in an established area that is transit oriented, with access to primary transport service nodes including Light Rail Transit (LRT) and Bus Rapid Transit (BRT) services, facilitating more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional housing and potential commercial opportunities for the community of Rosscarrock, improving housing availability and employment opportunities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment application, in the southwest community of Rosscarrock, was submitted by O2 Planning and Design on behalf of the landowner, 2226406 Alberta Ltd (Roxeth Group) on 2025 August 11. No development permit has been submitted at this time. The subject site is approximately 0.31 hectares (0.76 acres) in size, consists of five parcels, and is largely undeveloped. Three of the five parcels are currently utilized for surface parking, while the remaining two parcels each contain a single detached dwelling with lane access along the east

**Land Use Amendment in Rosscarrock (Ward 8) at multiple addresses, LOC2025-0165**

boundary of the site. Located at the southwest corner of 38 Street SW and 17 Avenue SW, the site is within an approximate three-minute walk of Westbrook Shopping Mall and the Westbrook LRT station.

As outlined in the Applicant Submission (Attachment 2), this application proposes to redesignate the subject site to the Mixed Use – General (MU-1) District to allow for a mix of residential and commercial uses on the site. The proposal includes a maximum building height of 46 metres (up to 12 storeys) and a maximum floor area ratio (FAR) of 7.0 on the southernmost portion of the site closest to 17 Avenue SW, with the remainder of the subject site proposed to include a maximum FAR of 4.0 and maximum building height of 24 metres (up to 6 storeys). This is consistent with the LAP building height scale. The application would offer new housing supply and commercial uses in a redeveloping area in proximity to retail amenities, commercial services, primary transit and regional transportation corridors.

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 circulated postcards to surrounding neighbours, erected a public notice sign at the subject site and held an in person public outreach meeting on 2025 November 5. 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 sent to adjacent landowners.

Administration received three letters of opposition from the public. The letters cited the following concerns:

- increased traffic;
- parking and congestion in the local roads;
- destruction of neighbourhood character;
- privacy concerns;
- shadowing; and
- building height allowance.

The Rosscarrock Community Association (CA) provided a letter on 2025 October 9 (Attachment 4) stating they oppose the proposal until such time a traffic management and parking

### Land Use Amendment in Rosscarrock (Ward 8) at multiple addresses, LOC2025-0165

strategy/report is completed to address potential traffic concerns and services infrastructure is reviewed/updated to support the proposed density.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage. Advisory comments were issued to the applicant informing them that the following technical studies would be required with a development permit application:

- Transportation Impact Study, dependent on the proposed density;
- Sanitary servicing study where density is greater than 55 dwellings per hectare; and
- Water and stormwater connection study through the Development Site Servicing Plan process.

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 enable the continuation of development in the community of Rosscarrock and provide future opportunity for mixed-use development. The development of these lands would provide for additional housing opportunities supporting Calgarian's housing needs.

### **Environmental**

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

### **Economic**

The proposed land use amendment would enable the development of residential dwelling units and commercial space in an established community and in proximity to existing amenities in a transit oriented area. The development would provide housing opportunities and support local business within Rosscarrock and nearby communities.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this proposal.

**Planning and Development Services Report to  
Calgary Planning Commission  
2026 January 29**

**ISC: UNRESTRICTED  
CPC2026-0019  
Page 4 of 4**

**Land Use Amendment in Rosscarrock (Ward 8) at multiple addresses, LOC2025-0165**

**ATTACHMENTS**

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Community Association Response
- 5. **Proposed Bylaw 30D2026**

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 Rosscarrock, at the corner of 38 Street SW and 17 Avenue SW. The subject site encompasses five parcels with a combined total site area of approximately 0.31 hectares (0.76 acres). The site is largely undeveloped with three of the five parcels containing a surface parking with the remaining two parcels occupied each by a single detached dwelling. The entirety of the subject site is accessible from a rear lane which intersects with 17 Avenue SW and along 38 Street SW.

Surrounding development is largely characterized by a mix of uses in the form of commercial and multi-residential development. Parcels designated Multi-Residential – Contextual Medium Profile (M-C2) District are located immediately to the north with parcels designated as Multi-Residential – Contextual Low Profile (M-C1) District and Mixed Use – General (MU-1f3.0h26) District to the west across from 38 Street SW. Parcels designated MU-1f4.5h22 and Mixed Use – Active Frontage (MU-2f3.0h46) District are located immediately east of the site with parcels to the south across from the subject site along 17 Avenue SW designated as Commercial – Corridor 1 f5.0h26 (C-COR1f5.0h26) District. The mixture of uses in the immediate area is a reflection of the areas close proximity to primary transit routes (Westbrook LRT Station) and community shopping districts, primarily Westbrook Mall.

The subject site is located close to primary transit routes and is approximately 360 metres (a four-minute walk) from the Westbrook LRT station, 15 metres (less than a one-minute walk) from an outbound bus stop and 50 metres from an inbound bus stop along 17 Avenue SW which facilitate access to primary transit bus route 306 or the MAX Teal BRT line and other regular bus services providing a connection to Downtown. The subject site is situated close to major commercial districts and areas of recreation, located approximately 250 metres (a three-minute walk) from the Westbrook Shopping Centre situated north east of the subject site, which contains a Walmart and Safeway, 800 metres (a 12-minute walk) from the Killarney Aquatic and Recreation Centre located to the south east and 1.1 kilometres (a 20-minute walk) from the Shaganappi Point Golf Course.

## Community Peak Population Table

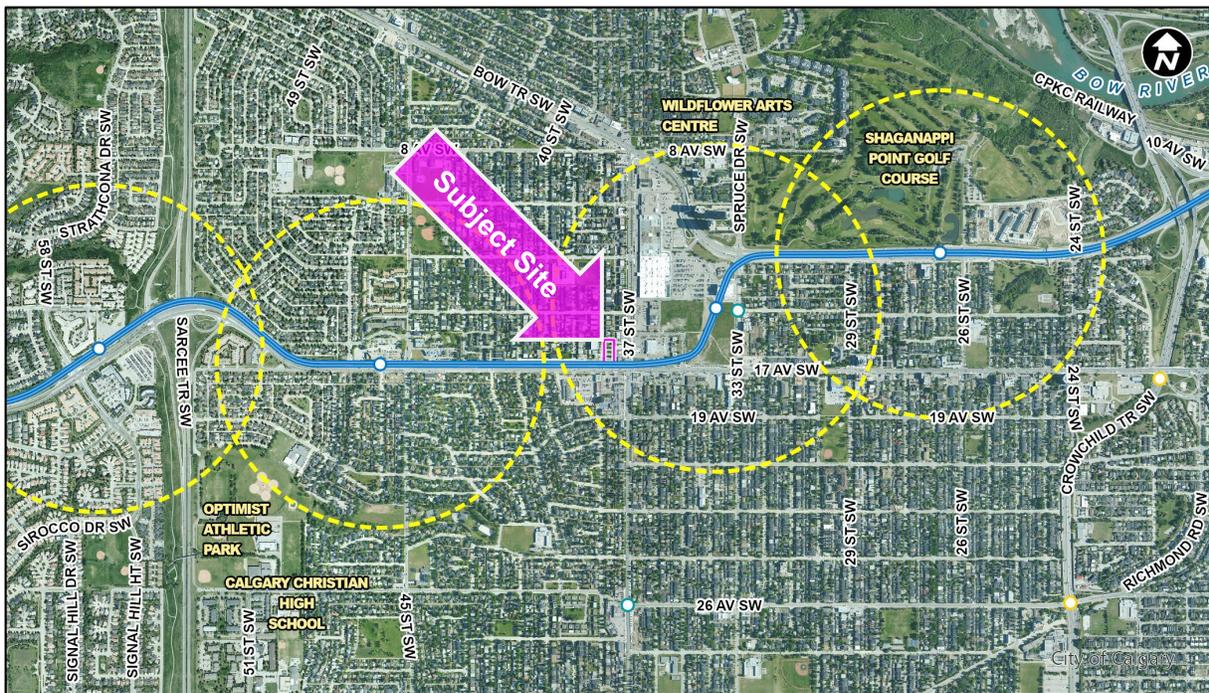
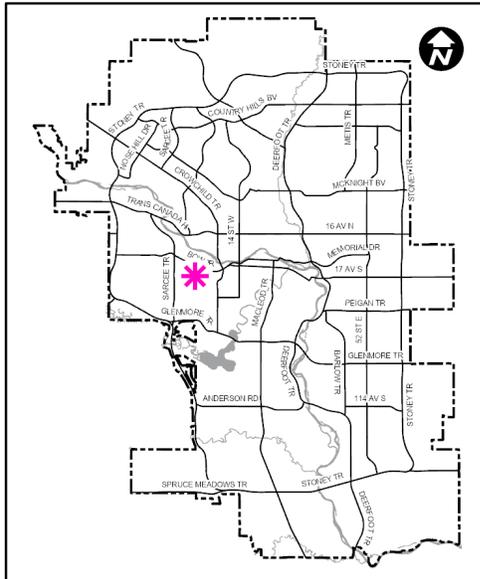
As identified below, the community of Rosscarrock reached its peak population in 1971.

<b>Rosscarrock</b>	
Peak Population Year	1971
Peak Population	3,868
2019 Current Population	3,625
Difference in Population (Number)	-243
Difference in Population (Percent)	-6.3%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject parcels are currently designated with three land use districts.

The southernmost parcel at 3820 – 17 Avenue SW is designated Mixed Use – Active Frontage (MU-2f3.0h46) District. The MU-2 District is intended to provide commercial uses at grade that are oriented towards the street and pedestrian corridors to promote activity at the street level. The District allows for a maximum floor area ratio (FAR) of 3.0 and a maximum building height of 46 metres (about 12 storeys). However, a restrictive covenant prohibits permanent development over half of the parcel width for the purpose of protecting the underground LRT tunnel. The restrictive covenant reduces the ability to provide appropriate active frontage along 17 Avenue SW. The parcel is currently undeveloped with a driveway constructed over the parcel.

The centre parcels located at 1630 and 1632 – 38 Street SW are designated as a Direct Control (DC) District ([Bylaw 71Z86](#)), which applies the C-1 Local Commercial District of Land Use Bylaw 2P80, though a rule is included which specifically controls development over the site for the exclusive use of surface parking and related signage only. The parcels are currently used as an independent private parking lot with access via the laneway and a driveway from 38 Street SW.

The parcels located at 1626 and 1628 – 38 Avenue SW are designated as Multi-Residential – Contextual Medium Profile (M-C2) District. The M-C2 District allows a variety of residential built

forms that are varied in height and contextual to the immediate area. The District allows for a maximum FAR of 2.5 and a maximum building height of 16 metres (about three storeys). The parcels are currently developed with single detached dwellings.

The proposed Mixed Use – General (MU-1f7.0h46 and MU-1f4.0h24) Districts are intended to accommodate predominately residential uses with the potential to mix commercial uses in the same building or multiple buildings throughout an area to respond to local area context by establishing maximum building height for individual parcels. A maximum FAR of 7.0 is proposed for the two southernmost parcels closest to 17 Avenue SW with a maximum FAR of 4.0 for the remaining parcels, equating to a total gross floor area of approximately 13,000 square metres. The proposed land use would allow for a maximum building height of 24 metres (about six storeys) for the three northernmost parcels and 46 metres (about 12 storeys) for the two southernmost parcels. The existing designation on 3820 – 17 Avenue SW already allows for 46 metres. The proposal expands the 46 metre building height onto the adjoining parcel to the north, and increases the FAR on this parcel.

The MU-1 District is deemed suitable where the district allows for appropriate building heights that are contextual to the area whilst maximizing density opportunity in a transit oriented location. The MU-1 District allows the opportunity to provide commercial uses at grade in an arrangement that is achievable based on the constraints over the site limiting developable area.

### **Development and Site Design**

The rules of the proposed MU-1f7.0h46 and MU-1f4.0h24 Districts as well as the policies of the *Westbrook Communities Local Area Plan* (LAP) would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that will be considered through the review of a future development permit application include the following:

- interface with the rear lane, including parkade access;
- public realm enhancements;
- building massing and relationship with the surrounding residential parcels;
- mix of uses within the building; and
- appropriate amenity space for the residents.

### **Transportation**

Pedestrian access to the site is available via 38 Street SW along existing sidewalks. A multimodal pathway is constructed along 17 Avenue SW, providing off street cycling opportunities which connect to primary transit routes along 17 Avenue SW including the Westbrook LRT Station (approximately 350 metres or a three-minute walk), the 45 Street SW LRT Station (approximately 800 metres or a nine-minute walk). The subject site is serviced by the LRT stations with additional access to Bus Rapid Transit (BRT) MAX service 306 and other regular services at bus stops located 50 metres away (less than a one-minute walk) along 17 Avenue SW, with direct service routes to Downtown.

A Traffic Impact Assessment may be required at the development permit stage.

### **Environmental Site Considerations**

At this time, there are no known environmental concerns associated with the site that would prevent support for the subject land use proposed. At the development permit stage, a Phase 1 Environmental Site Assessment will be required.

## **Utilities and Servicing**

### Stormwater Servicing

Storm is available for connection adjacent to the lot via the rear lane. As per the October 2018 Interim Unit Area Release Rate Requirements for Redevelopment a release rate of 50 L/s/ha will be applied to this project

### Sanitary Servicing

Sanitary is available for connection adjacent to the lot via 38 Street SW. A Sanitary Servicing Study would be required at development permit stage, where density is greater than 55 persons per hectare with a proposed flow increase greater than 1 L/s.

### Water Servicing

Water is available for connection adjacent to the lot via 38 Street SW. The site is located at Glendale pressure zone. A fire flow assessment is to be provided at the development permit stage. The suitability of the connection is to be evaluated through the Development Site Servicing Plan process 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 (MDP) (Statutory – 2009)**

The site is categorized as being part of a Neighbourhood Main Street within the [Municipal Development Plan](#) (MDP). Applicable policies stipulate mixed uses are to be encouraged within main street locations with higher densities and moderate to tall buildings at intersections with other major transit streets. Commercial uses are to be oriented towards the transit street/road. Development in a Neighbourhood Main Street should encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings, with the highest densities occurring near transit stops and in locations where they merge with Activity Centres. The proposed land use redesignation aligns with the relevant policies of the MDP.

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

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

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

The [Westbrook Communities Local Area Plan](#) (LAP) identifies portions of the subject site nearest to 17 Avenue SW as being part of the Neighbourhood Flex Urban Form Category and parcels furthest away from 17 Avenue SW categorized as Neighbourhood Local Urban Form Category.

Neighbourhood Flex areas are characterized by a mix of commercial and residential uses. Buildings are oriented toward the street with units that may accommodate commercial, office, institutional, recreational or residential uses. Neighbourhood Flex categories are applied to

areas that are commercially oriented, or in areas where commercial development would be appropriate, but is not required. Neighbourhood Local areas are to primarily facilitate for residential uses in various built forms including multi-residential built forms.

The LAP applies varying building height scales over the subject site, where some parcels have a mid (up to 12 storeys) building height scale or a low (up to six storeys) building height scale. Section 4.2 of the LAP has been applied to ensure the Mid building height scale is consistent with parcels categorized as Neighbourhood Flex and the Low building scale applied to parcels categorized as Neighbourhood Local.

The entirety of the subject site is located within a transition area of the Westbrook Transit Station Area. No portion of the subject site fronts a neighbourhood main street despite 17 Avenue SW and 37 Street SW being recognized as neighbourhood main streets. According to section 2.2.1.6 building forms containing three or more residential units can be supported on parcels in the neighbourhood local area when within a transition zone and separated from a main street by a lane from a parcel along a main street.

Overall, the proposed Land Use Amendment to apply the Mixed Use – General (MU-1) District is consistent with the objectives of the LAP where floor area ratio and building height modifiers align with the assigned urban form categories and building height scales, of the LAP.

# Applicant Submission

2025 August 11

On behalf of 2226406 Alberta Ltd., O2 Planning & Design is proposing to redesignate five contiguous parcels municipally addressed as 3820 17 Avenue SW and 1626–1632 38 Street SW to Mixed Use – General (MU-1). This application proposes that 3820 17 Avenue SW and 1632 38 Street SW be redesignated to MU-1f7.0h46, and the parcels located at 1626–1630 38 Street SW to be redesignated to MU-1f4.0h24. The proposed redesignation will support a transit-oriented multi-storey development on the site, in alignment with the policy goals and objectives of the Westbrook Communities Local Area Plan.

## Site Context

The subject site is located in the community of Rosscarrock, fronting the 17 Avenue SW Neighbourhood Main Street, just west of the 37 Street SW Neighbourhood Main Street and south of Bow Trail SW. The site comprises a mix of uses, including an undeveloped parcel, a surface parking lot, and two single-detached residential dwellings. The site benefits from transit accessibility, situated approximately 200 metres from the Westbrook LRT Station and MAX Teal BRT, with multiple bus stops along 17 Avenue SW and nearby 37 Street SW providing direct connections to Downtown, Tuscany, Mount Royal University and Chinook LRT Station. The site is also supported by proximity to a variety of services, amenities, and employment centres, including the Calgary Arts Academy, Vincent Massey School, Westbrook Mall, Shaganappi Point Golf Course, and numerous retail and commercial services along the adjacent 17 Avenue SW and 37 Street SW Neighbourhood Main Streets. This combination of connectivity, amenities, and nearby services underscores the site's suitability for intensification and its potential to provide housing in a well-connected area.

### *Existing LRT Tunnel Considerations:*

A key consideration for the site is the presence of an existing LRT tunnel beneath the southern portion of the adjacent City-owned parcel at 3818 17 Avenue SW, which fronts directly onto 17 Avenue SW and is located immediately south of 3820 17 Avenue SW. The tunnel runs east-west through the 3818 parcel, and, as a result, a restrictive covenant has been registered on both 3818 17 Avenue SW and 3820 17 Avenue SW. This covenant prohibits any development on the entire 3818 parcel and on a 0.02-hectare portion of 3820 17 Avenue SW to protect the structural integrity of the LRT tunnel, ultimately reducing the total developable area of 3820 17 Avenue SW.

## Policy Alignment

The subject sites are regulated by the Westbrook Local Area Plan (LAP), which designate 3820 17 Avenue SW and 1632 38 Street SW as "Neighbourhood Flex" with a "Mid" building scale modifier, supporting mixed-use development up to 12 storeys with a range of residential and commercial uses. The parcels at 1626–1630 38 Street SW are identified as "Neighbourhood Local" with a "Low" scale modifier, supporting a variety of housing forms and multi-residential development up to 6 storeys. The proposed MU-1 designation, with the associated FAR and height modifiers, align with these policy directions by enabling a future development to deliver residential uses where appropriate and provides commercial flexibility along specific sites where they are supported in the LAP.

Additionally, a portion of 3820 17 Avenue SW is located along the 17 Avenue SW Neighbourhood Mainstreet, with the entirety of the site falling within the Westbrook Transit Station Area policy area of the LAP. These strategic growth areas encourage higher-density development near transit, prioritizing diverse housing options and amenities that support the surrounding community. The proposed redesignation aligns with these objectives by increasing density on underutilized sites and contributing to the ongoing revitalization around Westbrook.

### **Proposed Land Use Amendment**

The subject parcels currently include a mix of land use designations that limit coordinated redevelopment. Specifically, 3820 17 Avenue SW is designated Mixed Use – Active Frontage (MU-2f3.0h46), which supports mixed-use development with active commercial frontages; 1632–1630 38 Street SW are regulated under Direct Control District 71Z86, which permits surface parking only; and 1628–1626 38 Street SW are designated Multi-Residential – Contextual Medium Profile (M-C2), a district intended for medium-density apartment buildings. These fragmented land use districts do not adequately support the intended multi-parcel consolidation and redevelopment of the site.

To achieve the development vision, a land use amendment is proposed to redesignate:

- 3820 17 Avenue SW from MU-2f3.0h46 to MU-1f7.0h46;
- 1632 38 Street SW from Direct Control 71Z86 to MU-1f7.0h46.
- 1630 38 Street SW from Direct Control 71Z86 to MU-1f4.0h24; and
- 1626–1628 38 Street SW from M-C2 to MU-1f4.0h24

The land use approach responds to the site's existing constraints while achieving the built form objectives and policies of the Westbrook Communities Local Area Plan. The proposed MU-1 districts support multi-residential development with flexibility for at-grade commercial uses where appropriate. The floor area ratios and height modifiers have been selected to reflect the sites' conditions and optimize development potential in alignment with policy direction of the Westbrook LAP.

### **Conclusion**

In summary, the proposed land use redesignation supports a development that will:

- Facilitate residential growth in a highly accessible location, along 17 Street Main Street offering excellent access to transit, major roadways and community amenities.
- Align with the policies of the Westbrook Communities LAP, which encourage transit-oriented development and increased density along Neighbourhood Mainstreets.
- Enable contextually appropriate multi-residential housing that contributes to housing diversity and supports citywide objectives for increased density in strategic locations.
- Respond to unique site conditions through a tailored land use strategy that optimizes development potential while ensuring a sensitive transition to the surrounding context.

# Applicant Outreach Summary

2025 November 14

O2 Planning & Design implemented a comprehensive engagement strategy to share information about the proposed land use amendment, gather feedback from interested stakeholders, and outline potential refinements to the application. Community outreach has been an ongoing effort throughout the process to ensure transparency and timely updates.

The following engagement tactics were implemented:

- Postcard Mailers
- Public Notice Posting
- Project Memo and Meeting Offer to the Rosscarrock Community Association
- Public Open House with adjacent neighbours and the broader community

## **Postcard Mailers**

200 postcard mailers were hand-delivered to directly adjacent and nearby properties in advance of the in-person open house. The mailers provided event details and contact information for the project team. Digital copies were also sent to the Rosscarrock Community Association.

## **Public Notice Posting**

A public notice sign was installed on the subject site in accordance with the City of Calgary's posting requirements. The sign included contact information for the project team, allowing residents to provide feedback directly. No public feedback was received through this channel.

## **Coordination with the Rosscarrock Community Association**

Project information was shared directly with the Rosscarrock Community Association (CA):

- A project memo was sent to the CA on September 15, 2025, outlining the proposal and offering to schedule a meeting to discuss the application in more detail.
- The applicant team followed up three times by phone and email. The CA confirmed receipt of the information but did not provide a formal response. The File Manager was advised of these outreach efforts.
- The CA was also provided with a copy of the public open house invitation and event details.

## **Public Open House**

An in-person public open house was held on November 5, 2025, from 5:00–7:00 PM at the Killarney Aquatic & Recreation Centre, located approximately 750 metres from the site. The session was drop-in style and open to all community members.

Display boards outlined the project vision, policy context, and proposed land use details. Members of the project team were available to answer questions and collect feedback. A total of seven residents attended during the two-hour session.

## **Public Open House – What We Heard**

1. General recognition that the area is evolving with increased density and diverse built forms.
2. Acknowledgement that the site is well positioned for additional density given its proximity to transit, amenities, and neighbourhood main streets.
3. Questions regarding the future tenure and ownership structure of the proposed building.
4. Concerns about potential privacy impacts due to the proposed building height.
5. Concerns regarding possible traffic and parking impacts.

## How the Application Responds to Comments

### **Height:**

Some participants expressed concerns regarding the proposed 12- and 6-storey building heights, particularly the 12-storey component. While we recognize and appreciate these perspectives, it is important to note that the parcel at 3820 17 Avenue SW is already designated for a 46-metre height, which equates to approximately 12 storeys. The proposed land use redesignation does not increase the allowable height on this portion of the site.

From a technical and planning standpoint, the site is well suited for moderate intensification. It is a corner lot with lane access, located only 400 metres from the Westbrook LRT Station, which supports transit-oriented development, and positioned directly along 17 Avenue SW and 37 Street SW, both key neighbourhood main streets identified for growth and reinvestment.

The proposed heights are also fully aligned with the Westbrook Communities Local Area Plan (LAP), which identifies:

- 3820 17 Avenue SW and 1632 38 Street SW as Mid scale, supporting up to 12 storeys, and
- 1626–1630 38 Street SW as Neighbourhood Local with a Low scale modifier, supporting up to 6 storeys.

While changes in height can understandably generate concerns, detailed design considerations, such as building massing, landscaping, shadowing, and privacy transitions, are addressed at the Development Permit stage, where they can be reviewed comprehensively. LAP policies, including Section 2.4.2.1 (Site Design), provide clear direction to ensure new development is context-sensitive and mitigates potential impacts on adjacent properties.

### **Traffic and Parking:**

The site is well connected to existing transportation infrastructure that can readily support future residents. Located along 17 Avenue SW and approximately 500 metres from Bow Trail SW, it benefits from excellent access to the broader road network. Multiple public transit routes operate along 17 Avenue SW and 37 Street SW, offering direct connections to major destinations including Mount Royal University, the University of Calgary, Foothills Medical Centre, and Chinook Centre. The site is also approximately 450 metres from the Westbrook LRT Station, enabling convenient, citywide transit access.

Given these attributes, it is our professional opinion that the transit-oriented nature of the proposed development will help reduce reliance on personal vehicles by providing residents with multiple high-quality mobility options.

As a corner lot with rear-lane access, the site also lends itself to safe and efficient vehicle circulation, including opportunities for underground parking. Any future development will be required to meet all vehicle and bicycle parking standards of the MU-1 District and satisfy the City's Mobility Engineering requirements.

During the application's circulation, Mobility Engineering confirmed that a Transportation Impact Assessment (TIA) is not required at the land use stage. Should additional analysis be warranted based on the future development's detailed design, it will be undertaken at the Development Permit stage, when specific access and circulation plans are available.

### **Future Tenure and User:**

At the land use stage, the future tenure and ownership structure of the building are not yet determined. These details, including unit sizes and appropriate price points, will be explored by the landowner at the Development Permit stage.

# Community Association Response

2025 October 8

Hello Tyler,

Thank you for following up. I'll give you a call today. Below is the RCA Planning & Development Committee's view:

The Rosscarrock Community Association ("RCA") aims to have walkable, livable communities. The LOC2025-0165 - 1632 38 ST SW proposal in its current form does not effectively address, in our view, how the change in zoning will positively impact Rosscarrock and the broader Westbrook communities.

The significant increase in density would have material impacts on the Rosscarrock and surrounding communities' above and below ground infrastructure which should be critically assessed at the rezoning stage to ensure that the request is appropriate for the site.

We are supportive of the mixed use nature of the zoning designation which will permit a mix of residential and commercial usage at the site, as this will allow for increased amenities and opportunities for Westbrook community residents which is critical to the success of future development at the sites.

However, without a broader proposal or vision for the property addressing traffic egress/parking, infrastructure impacts etc., the RCA does not support the proposal in its current form.

If you have any questions or concerns do not hesitate to contact me.

*Gennaro Costa*

*Treasurer, Rosscarrock Community Association*

# PROPOSED

CPC2026-0019  
ATTACHMENT 5

**BYLAW NUMBER 30D2026**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0165/CPC2026-0019)**

\*\*\*\*\*

**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 LOC2025-0165/CPC2026-0019  
BYLAW NUMBER 30D2026

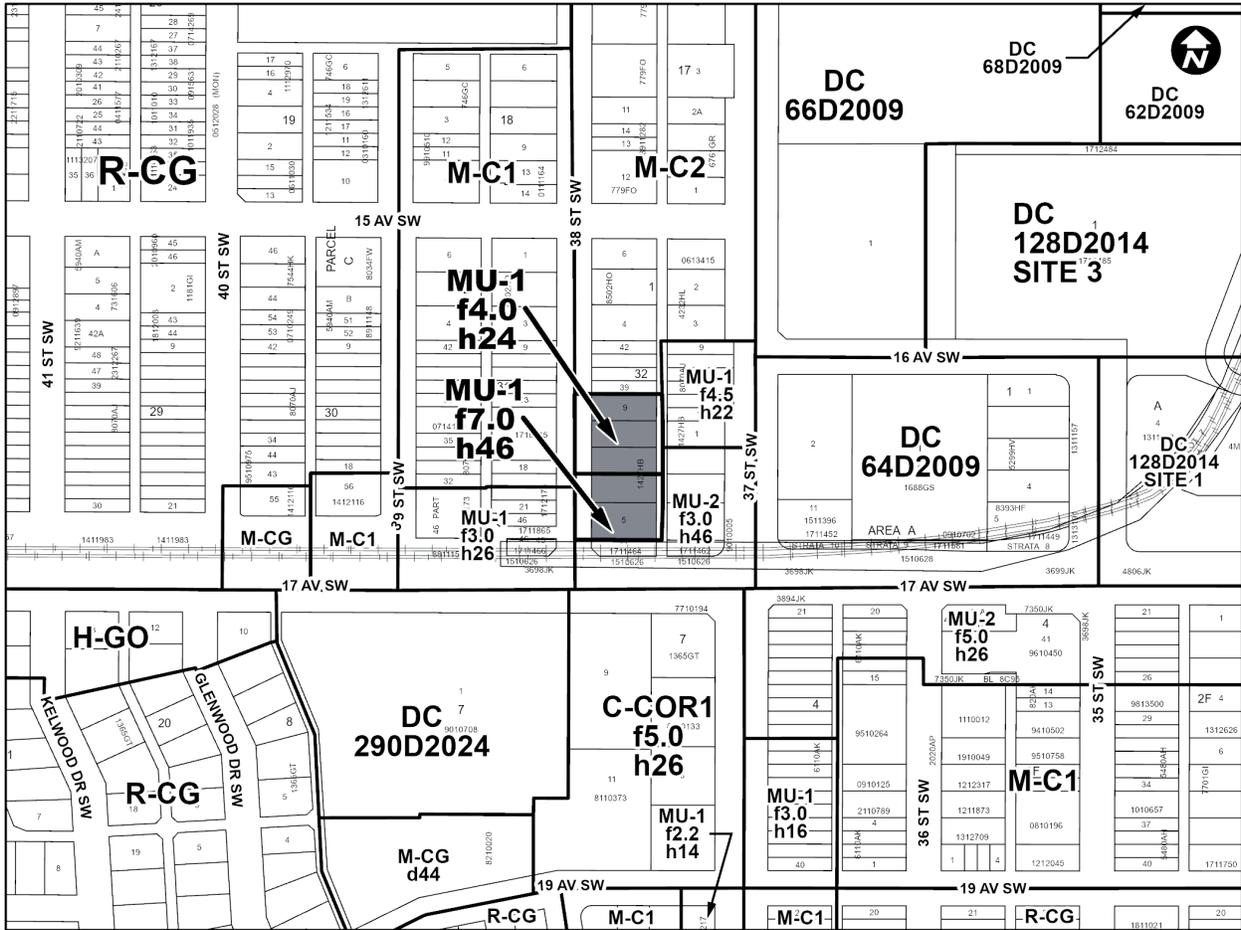
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2025-0165/CPC2026-0019  
BYLAW NUMBER 30D2026

## SCHEDULE B



**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 – 32 Street SW,  
 LOC2025-0211**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 2803 – 32 Street SW (Plan 732GN, Block 9, Lot 25) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026  
 JANUARY 29:**

That Council give three readings to **Proposed Bylaw 27D2026** for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 2803 – 32 Street SW (Plan 732GN, Block 9, Lot 25) from Direct Control (DC) 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 density increase of a residential site, allows for a development that is compatible with the character of the existing neighbourhood and is in keeping with the policies of the *Municipal Development Plan (MDP)* and the *Westbrook Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit including four dwelling units, four secondary suites and a detached garage is currently under review.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment application in the southwest community of Killarney/Glengarry was submitted by Horizon Land Surveys on behalf of landowners Gurdas Singh Brar and Tejinder Kaur Brar on 2025 October 21. A development permit (DP2025-05397) was submitted for the parcel, proposing four dwelling units, four secondary suites, and a detached garage, which is currently under review.

The subject parcel is approximately 18 metres wide and 37 metres long for an approximate area of 0.07 hectares (0.17 acres). The DC District (Bylaw 28Z91) designated parcel based on RM-2

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 - 32 Street SW,  
 LOC2025-0211**

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land use of City of Calgary Land Use Bylaw 2P80 is currently development with a single detached dwelling with a detached garage, with access to a rear lane.

The subject parcel meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007 as the site is located within the *Westbrook Communities Local Area Plan* (LAP) and is identified as part of the Neighbourhood Connector urban form category.

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 and spoke with residents within 100-metre radius, along with contacting the Killarney/Glengarry Community Association (CA) and Ward 8 Councillor's Office, both with no response. 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 seven letters of opposition from the public, with one of the letters containing a petition with 25 signatures in opposition of 21 neighbouring properties. The letters of opposition include the following areas of concern:

- land uses;
- density (e.g. number of units);
- amount of parking;
- lot coverage;
- public safety;
- emergency access; and
- traffic impacts.

The CA was circulated on this application and did not provide any comments at the time of writing this report. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Concerns related to overlooking, design and impact on local street traffic are being considered within the development permit review.

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 - 32 Street SW,  
LOC2025-0211**

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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**

This land use amendment would create an opportunity to provide a variety of housing types which could cater to different age groups, lifestyles and demographics which may further contribute to an inclusive community.

**Environmental**

This application does not include actions that specifically address 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 with the development permit review process.

**Economic**

This land use amendment would allow for an efficient use of land, existing infrastructure and local services and would provide more housing choice in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with the proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 27D2026**

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 corner of 26 Avenue SW and 32 Street SW. The site is approximately 18 metres wide and 37 metres long with an area of approximately 0.07 hectares (0.17 acres).

The parcel is bordered by low density development designated as Direct Control (DC) District ([Bylaw 28Z91](#)) to the east, Housing – Grade Oriented (H-GO) District parcels to the north, Commercial – Neighborhood 1 and 2 (C-N1 and C-N2) Districts to the immediate west along 26 Avenue SW, and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District and Multi-Residential – Contextual Low Profile (M-C1) District on parcels to the southwest.

The parcel has a bus stop within a one-minute walk (100 metres) on 26 Avenue SW for Route 6 (City Centre), and within an eight-minute walk (550 metres) on 37 Street SW for Route 9 (Dalhousie Station) and Route 306 (MAX Teal Westbrook). In terms of nearby amenities, the parcel is approximately a four-minute walk (350 metres) to Killarney School, a nine-minute walk to the Killarney-Glengarry Community Association, a ten-minute walk to (700 metres) to Holy Name School, and a 13-minute walk (1 kilometer) to the Killarney Aquatic & Recreation Centre.

## Community Peak Population Table

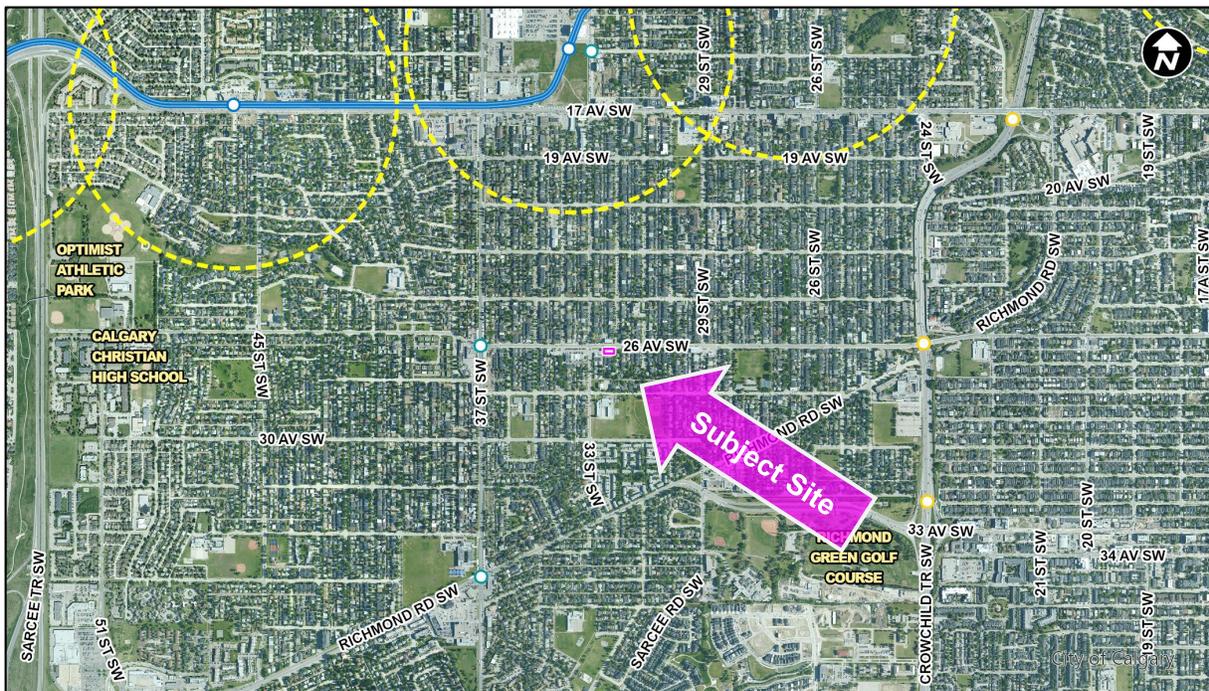
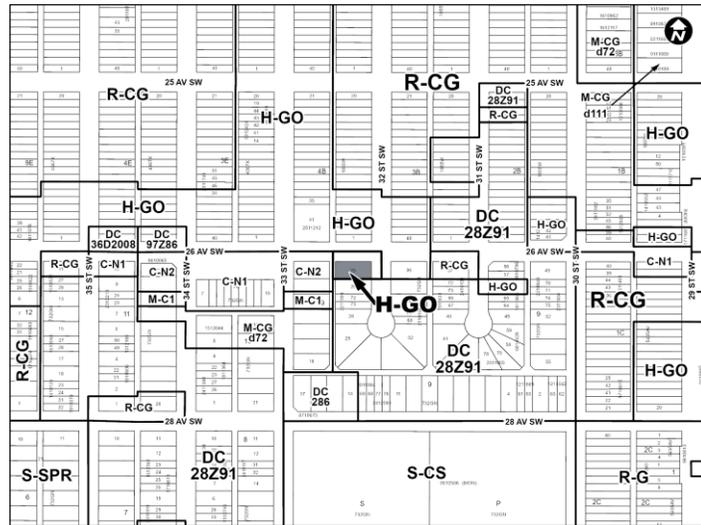
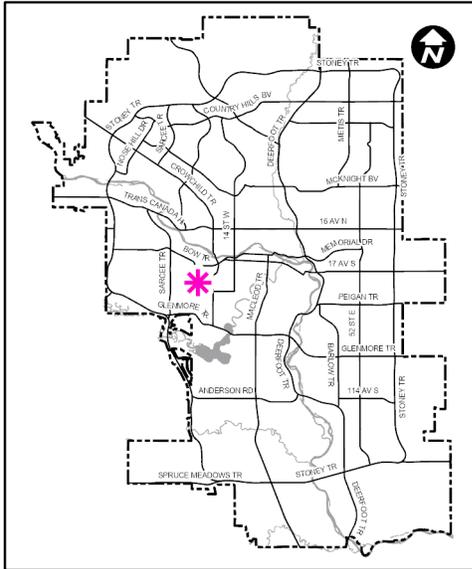
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

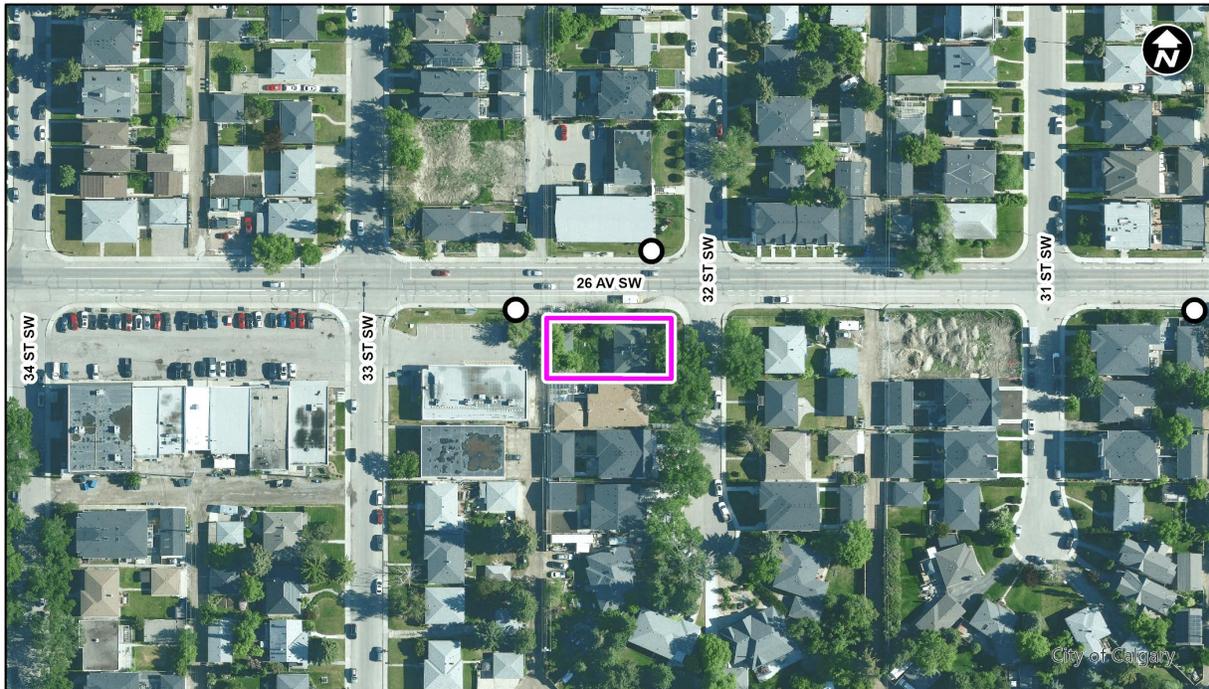
<b>Killarney/Glengarry</b>	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject parcel is currently designated as a Direct Control (DC) District ([Bylaw 28Z91](#)). This DC District applies to several blocks between 32 Street SW and 30 Street SW along 26 Avenue SW in the Killarney/Glengarry community. This DC District applies the R-2 Residential Low Density District rules from Land Use Bylaw 2P80 to all parcels and has specific rules governing a minimum lot width and a minimum lot area.

The proposed H-GO District accommodates grade-oriented developments in a range of housing forms where dwelling units and secondary suites may be attached or stacked within a shared building or cluster of buildings.

The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres where there is more than one residential building on a laned parcel (between the residential building at the front and the residential building at the rear) to ensure functional courtyard amenity space;
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite;
- a maximum floor area ratio (FAR) of 1.5;
- a maximum building height of 12 metres; and

- building chamfer rules where sites are adjacent to low density residential, H-GO and Multi-residential – Contextual Grade-Oriented (M-CG) Districts.

Section 1386(d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. In areas that are subject to an approved Local Area Plan, such as this subject site, the H-GO District is intended for areas which are identified as either the Neighbourhood Connector or Neighbourhood Flex urban form category. The subject site is identified as Neighbourhood Connector on Map 3: Urban Form of *the Westbrook Communities Local Area Plan* (LAP) and therefore meets the locational criteria of Section 1386(d) for sites to be designated as the H-GO District

### **Development and Site Design**

If approved by Council, the rules of the H-GO District would provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels;
- ensuring appropriate provision and design of a range of mobility options including motor vehicle parking, bicycle parking and alternate mobility storage lockers;
- accommodating appropriate waste management pick-up and storage; and
- ensuring appropriate amenity space for residents.

### **Transportation**

Pedestrian access to the site is available via existing sidewalks on 32 Street SW. In addition, 26 Avenue SW is an east-west designated as an on-street bikeway providing north-south connections along 37 street SW and 20 Street SW.

The parcel has a Calgary Transit bus stop within a one-minute walk (100 metres) on 26 Avenue SW for Route 6 (City Centre), and within an eight-minute walk (550 metres) on 37 Street SW for Route 9 (Dalhousie Station) and Route 306 (MAX Teal Westbrook).

Direct vehicular access to the proposed development is anticipated to be from the lane.

### **Environmental Site Considerations**

There are no known environmental concerns with the proposed land use amendment application at this time.

### **Utilities and Servicing**

Water, sanitary and storm utilities are available. Water and sewer services exist to service the site. Servicing requirements will be further determined at the time of further 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 parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed application complies with relevant land use policies that encourage redevelopment and modest intensification within inner-city areas to support the transit network, make more efficient use of existing infrastructure, public amenities and deliver incremental benefits to climate resilience.

**Calgary Climate Strategy (2022)**

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

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

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector urban form category (Map 3: Urban Form). The LAP also indicates a Limited building scale modifier for the site (Map 4: Building Scale), which allows for building forms up to three storeys. Neighbourhood Connector areas are characterized by primarily residential uses and support a broad range and mix of housing types, unit structures and forms. The proposed H-GO District is in alignment with the LAP, as the H-GO District would fulfill objectives of the plan with respect to design, street interface, transition to adjacent dwellings and building height.

# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Oct. 19th, 2025

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

- grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in the form and at a scale that is consistent with low density residential districts;
- a maximum building height of 12 metres (an increase from the current maximum of 11 metres)
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing

The subject site 2803 32 Street SW, is a corner lot located in the community of Killarney/Glengarry along 26 Ave and 32 Street SW. The lot is currently developed with a single detached dwelling built in 1955. There are many H-GO lots along 26 Ave and 33 Street as part of city's blanket rezoning process. A C-N2 lot exists directly to the west of the site. The current DC bylaw restrict the use of land to either single or duplex with no basement suites.

The site is approximately 0.065 hectares in size. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is along 26 Ave and half a block away from 33 Street. Both road offers convenient public transit and are where the commercial and social establishments are located.

Westbrook Communities Local Area Plan define the lot as "neighborhood connector" with building scale of up to 3 storeys. Neighborhood connector areas are characterized by a broad range of housing types along higher activity, predominantly residential streets. These areas may accomodate small-scale commercial uses to meet residents's daily needs and often provide connections to other communities. Neighborhood connector categories have been applied to higher activity residential streets. These streets have higher vehicle and pedestrian volumes and are typically collector streets, but are predominantly residential in nature. |

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

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

# Applicant Outreach Summary



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

Please complete this form and include with your application submission.

---

Project name: 2803 32 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 October 6th, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

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

### Stakeholders

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

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

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



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

### **What did you hear?**

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

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

Some people also express concerns over property value and crime.

### **How did stakeholder input influence decisions?**

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

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

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

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

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

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

# PROPOSED

CPC2026-0069  
ATTACHMENT 4

**BYLAW NUMBER 27D2026**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0211/CPC2026-0069)**

\*\*\*\*\*

**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 \_\_\_\_\_

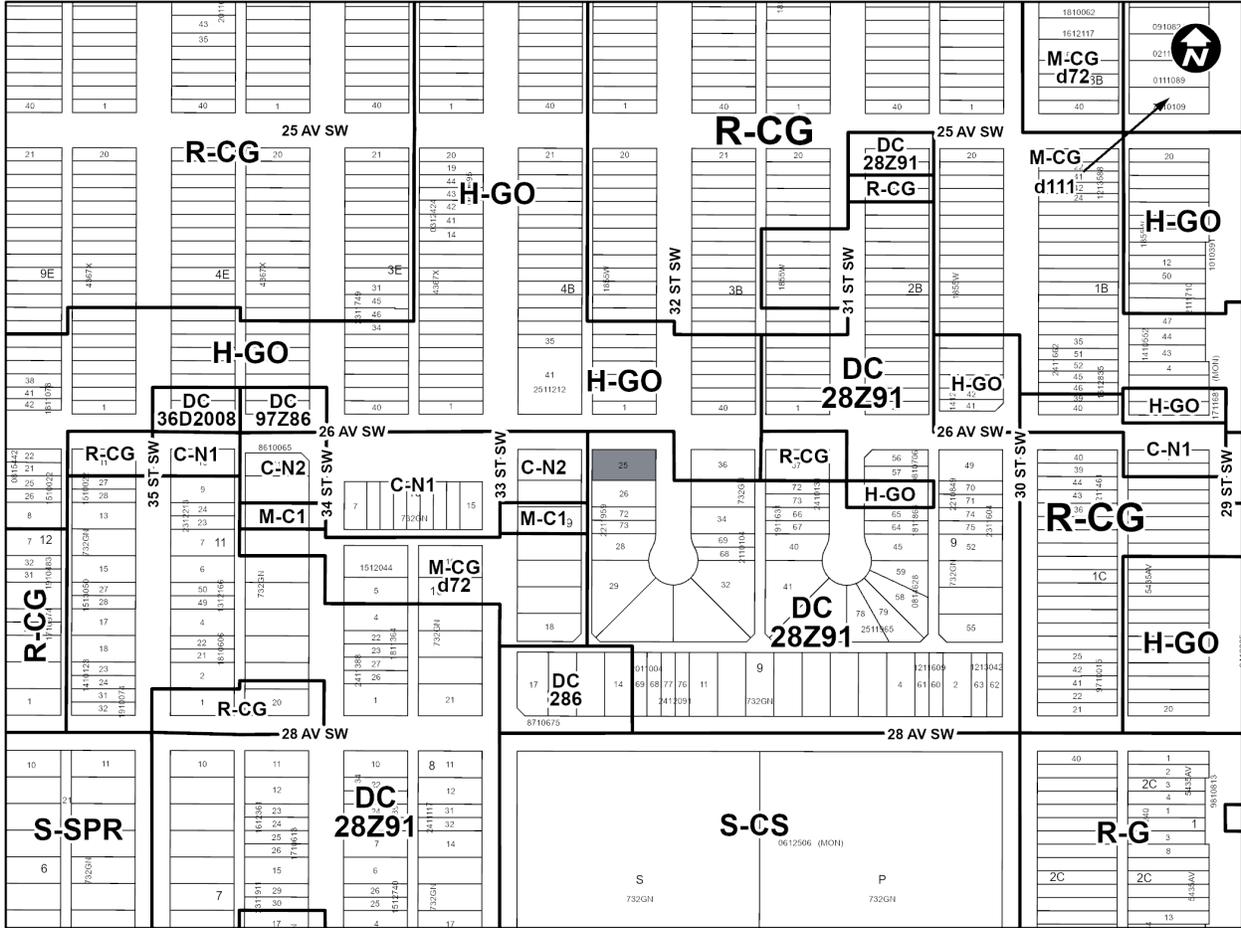
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

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

# PROPOSED

AMENDMENT LOC2025-0211/CPC2026-0069  
BYLAW NUMBER 27D2026

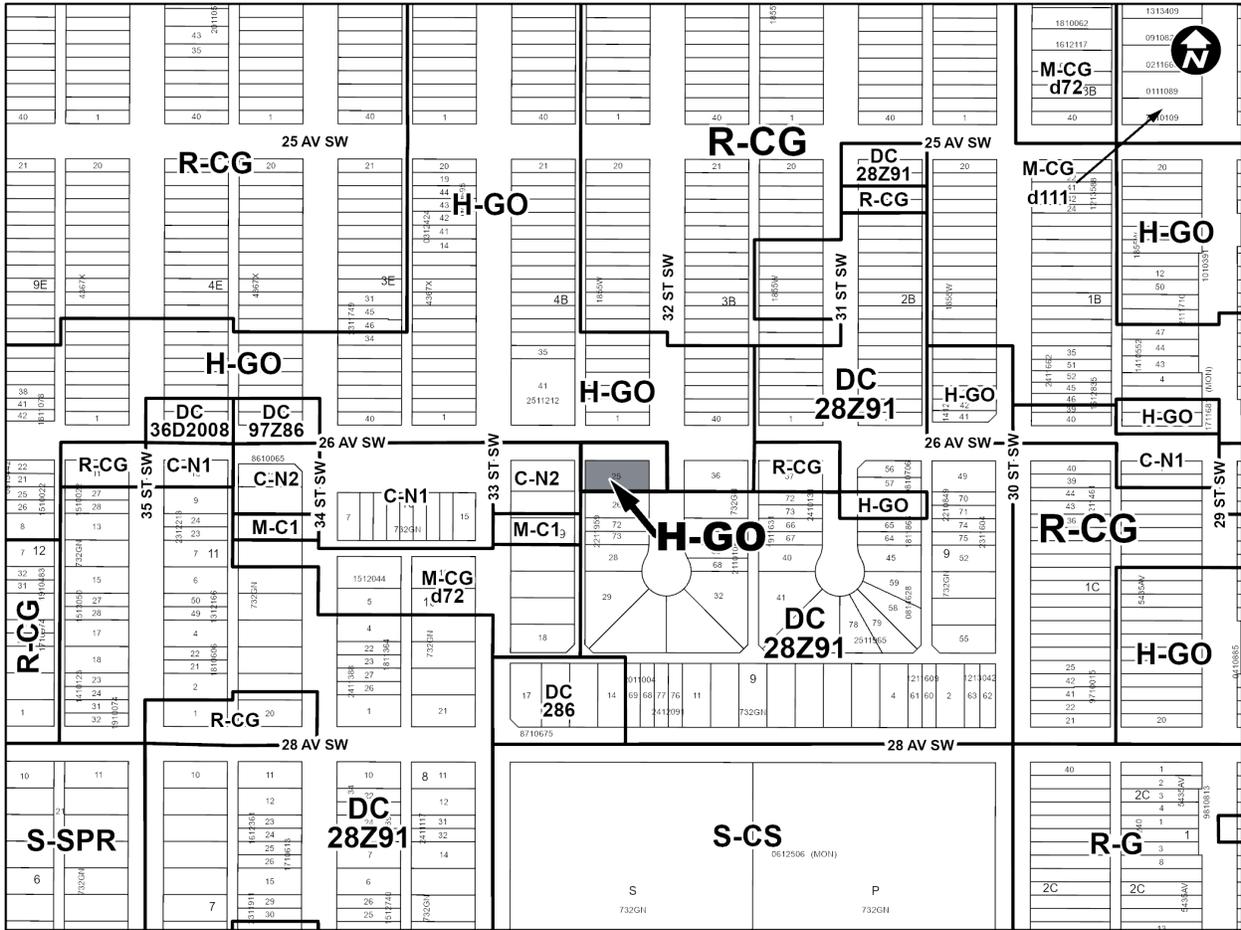
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2025-0211/CPC2026-0069  
BYLAW NUMBER 27D2026

## SCHEDULE B



**Outline Plan, Policy and Land Use Amendment in Belvedere (Ward 9) at multiple addresses, LOC2025-0045**

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**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1825 – **92** Street SE and 9025 and 9115 – 17 Avenue SE (Plan 1858AD, Blocks 3 to 5) to subdivide 10.62 hectares ± (26.24 acres ±) with conditions (Attachment 2);
2. Forward this report (CPC2025-1017) to the 2026 March 17 Public Hearing Meeting of Council;

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendment to the Belvedere Area Structure Plan (**Revised** Attachment 4); and
4. Give three readings to the proposed bylaw for the redesignation of 11.20 hectares ± (27.67 acres ±) located at 1825 – **92** Street SE and 9025 and 9115 – 17 Avenue SE (Plan 1858AD, Blocks 3 to 5) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Community 1 (C-C1) District, Commercial – Regional 3 f1.0h11 (C-R3 f1.0h11) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Mixed Use – General (MU-1f4.5h40) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026  
 FEBRUARY 12:**

That Council:

1. Give three readings to **Proposed Bylaw 8P2026** for the amendment to the Belvedere Area Structure Plan (Attachment 4); and
2. Give three readings to **Proposed Bylaw 33D2026** for the redesignation of 11.20 hectares ± (27.67 acres ±) located at 1825 – **92** Street SE and 9025 and 9115 – 17 Avenue SE (Plan 1858AD, Blocks 3 to 5) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Community 1 (C-C1) District, Commercial – Regional 3 f1.0h11 (C-R3 f1.0h11) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Mixed Use – General (MU-1f4.5h40) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 February 12:

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**“Moved by** Commissioner Hawryluk

That with respect to Report CPC2025-1017, the following be approved:

**Planning and Development Services Report to  
Calgary Planning Commission  
2026 February 12**

**ISC: UNRESTRICTED  
CPC2025-1017  
Page 2 of 5**

**Outline Plan, Policy and Land Use Amendment in Belvedere (Ward 9) at multiple addresses, LOC2025-0045**

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That Attachment 2 be amended to amend Condition of Approval 47 to read as follows:

"47. In conjunction with each tentative plan of subdivision, two connections from the affected tentative plan to the Regional Transportation Network infrastructure may be required to be constructed and open to the public."

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Pink, and Commissioner Wagner

**MOTION CARRIED**

**Moved by** Commissioner Damiani

That with respect to Report CPC2025-1017, the following be approved, **as amended**:

That Calgary Planning Commission recommend that Council:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1825 – 95 Street SE and 9025 and 9115 – 17 Avenue SE (Plan 1858AD, Blocks 3 to 5) to subdivide 10.62 hectares ± (26.24 acres ±) with conditions (**Amended** Attachment 2);
2. Forward this report (CPC2025-1017) to the 2026 March 17 Public Hearing Meeting of Council;

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendment to the Belvedere Area Structure Plan (Attachment 4); and
4. Give three readings to the proposed bylaw for the redesignation of 11.20 hectares ± (27.67 acres ±) located at 1825 – 95 Street SE and 9025 and 9115 – 17 Avenue SE (Plan 1858AD, Blocks 3 to 5) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Community 1 (C-C1) District, Commercial – Regional 3 f1.0h11 (C-R3 f1.0h11) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Mixed Use – General (MU-1f4.5h40) District.

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Pink, and Commissioner Wagner

**MOTION CARRIED”**

**Outline Plan, Policy and Land Use Amendment in Belvedere (Ward 9) at multiple addresses, LOC2025-0045**

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**HIGHLIGHTS**

- This application seeks to establish a subdivision framework and to redesignate portions of three sites to allow for residential and commercial uses, open space and supporting infrastructure.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a compact greenfield development, which will be served by neighbourhood parks and pathways and local commercial uses.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- An amendment to the *Belvedere Area Structure Plan* (ASP) is required to accommodate the proposed land use.
- A development permit application for excavation, stripping and grading and for a commercial development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This outline plan, policy and land use amendment application was submitted on 2025 March 6 by B&A Studios on behalf of the landowners Enright Belvedere Ltd. and CP REIT Alberta Properties Limited. The site is approximately 10.62 hectares (26.24 acres) in total area and is in the community of Belvedere on the east side of the city. The site is currently vacant and includes a wetland. A development permit (DP2025-06206) for excavation, stripping and grading was submitted on 2025 November 3 and is under review. Another development permit (DP2026-00317) for a supermarket and retail development was submitted 2026 January 20 and is under review.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to obtain land use approval to accommodate medium-scale residential and commercial development.

An amendment to the ASP is required, which identifies a portion of the lands as Community Retail 2 Centre. This change matches the Proposed Outline Plan (Attachment 5) and the Proposed Land Use District Map (Attachment 6), which are anticipated to accommodate 660 multi-residential units and 15,260 square metres of commercial space. As referenced in the Proposed Outline Plan Data Sheet (Attachment 7) this development will achieve an anticipated density of 83 units per hectare and an anticipated intensity of 222 people and jobs per hectare. This aligns with the density targets of the MDP and ASP.

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

## Outline Plan, Policy and Land Use Amendment in Belvedere (Ward 9) at multiple addresses, LOC2025-0045

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### Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. As this is a new greenfield community, the Applicant relied on the city's engagement process. For more information, please refer to 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.

Administration did not receive any public comments and there is no community association for the subject area.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment and ASP 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 variety of housing choices within the community that is within proximity of a planned Bus Rapid Transit (BRT) station along 17 Avenue SE. The proposal would also provide additional choice of commercial goods and services within the community, while being within walking distance of planned residential development that will meet the needs of nearby residents.

### Environmental

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

### Economic

Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within city limits. The proposed commercial development provides commercial goods and services within proximity of existing and planned residential lands.

### Service and Financial Implications

No anticipated financial impact.

### RISK

There are no known risks associated with this application.

**Planning and Development Services Report to  
 Calgary Planning Commission  
 2026 February 12**

**ISC: UNRESTRICTED  
 CPC2025-1017  
 Page 5 of 5**

**Outline Plan, Policy and Land Use Amendment in Belvedere (Ward 9) at multiple addresses, LOC2025-0045**

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**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. Applicant Submission
4. **Proposed Bylaw 8P2026**
5. **Approved** Outline Plan
6. Proposed Land Use Amendment Map
7. **Approved** Outline Plan Data Sheet
8. Applicant Outreach Summary
9. **Proposed Bylaw 33D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

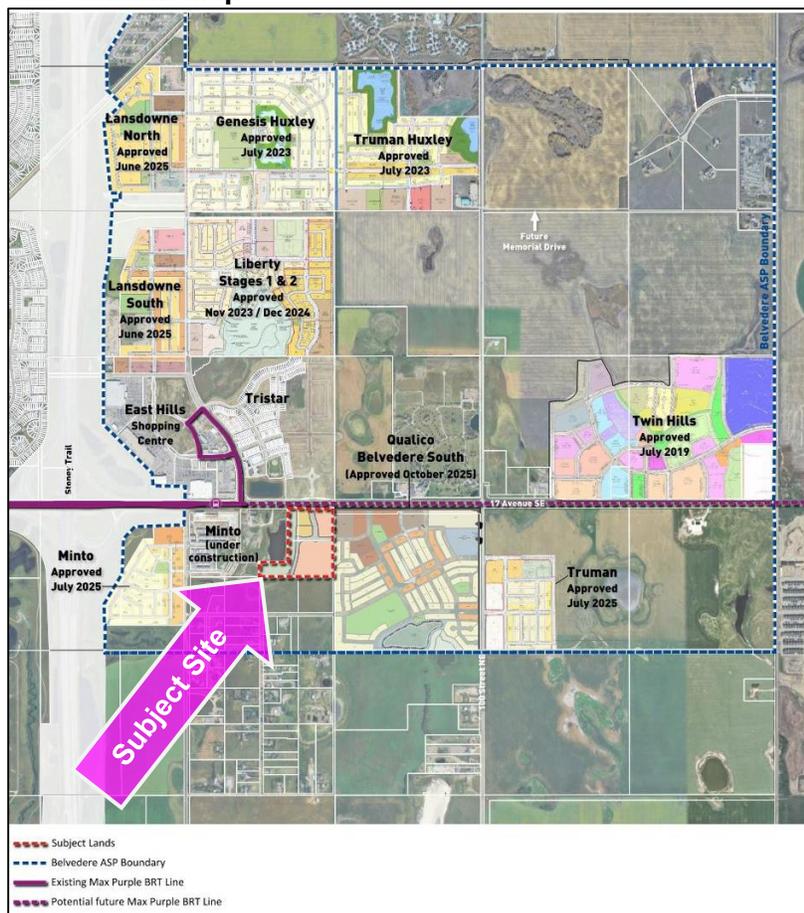
## Background and Site Context

The site is in the southeast developing community of Belvedere, within the central-south portion of the *Belvedere Area Structure Plan (ASP)*, as shown on the Site Context Map below. The site is approximately 10.62 hectares (26.24 acres) in size with dimensions of roughly 250 metres by 375 metres, excluding a small panhandle of land that projects into the adjacent wetland. The site is undeveloped agricultural land and contained a rural residence that was removed. The topography is relatively flat land except for a hill in the northwest corner, which slopes down to the east.

The proposal is primarily for the purpose of accommodating a Real Canadian Superstore, along with complementary commercial businesses, while providing supportive, multi-residential development. The working name for the development is South Belvedere Village, which will provide both residential and commercial uses within walking distance of a future MAX Purple Bus Rapid Transit (BRT) station and provide commercial goods and services to the recently approved residential development to the east (LOC2024-0098).

The site is not located within an area requiring a growth application.

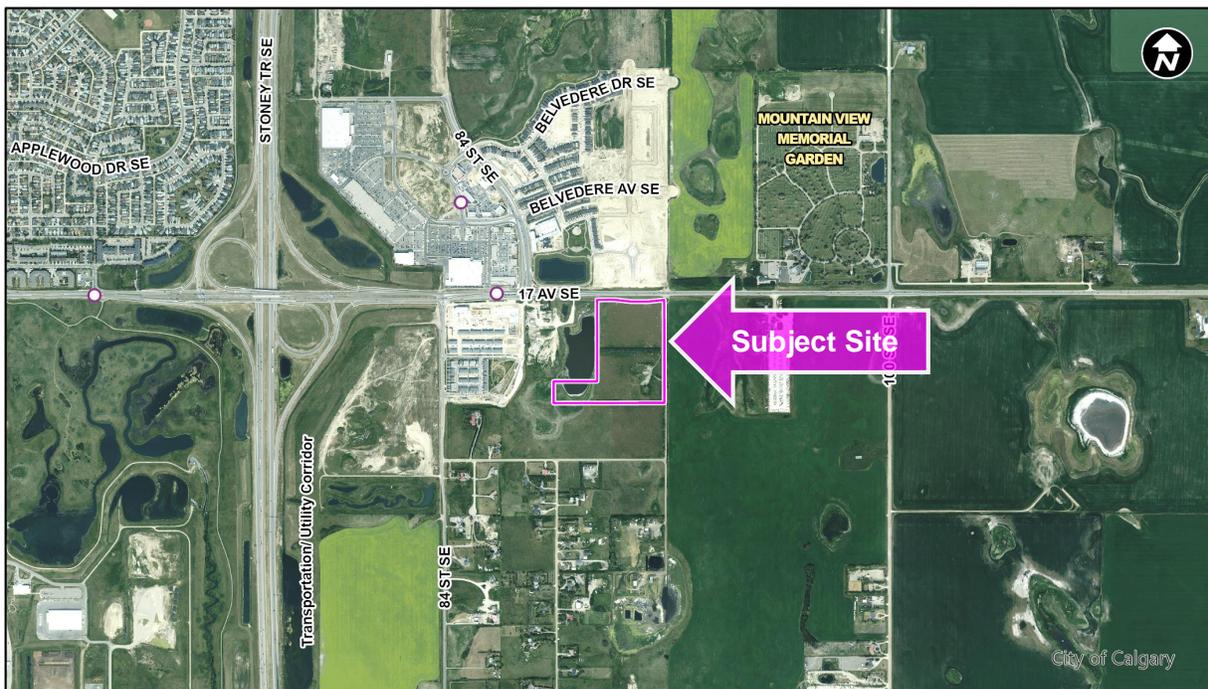
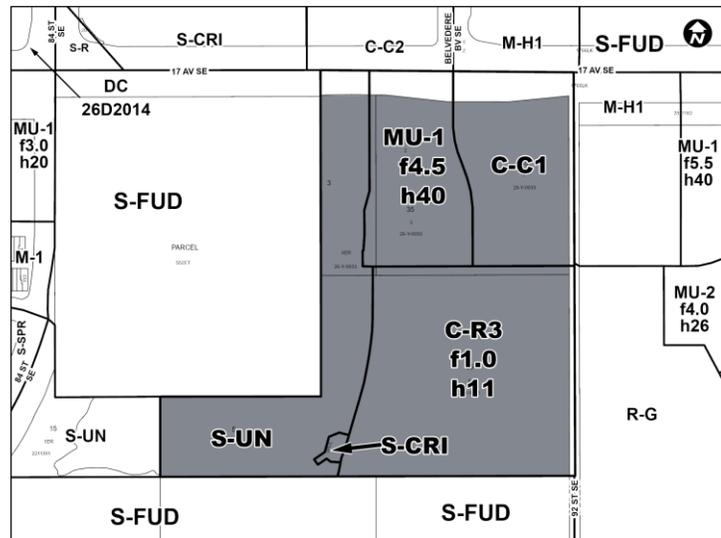
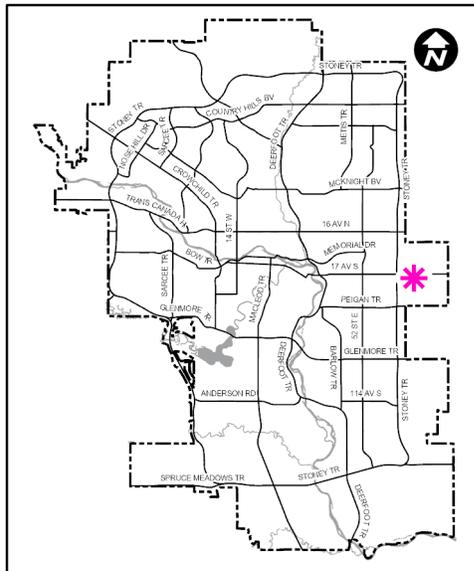
### Site Context Map



## Community Peak Population Table

The community of Belvedere is an actively developing community. No population data was available for this community in 2019 and demographic and socio-economic information are not yet available.

## Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing land use on the site is Special Purpose – Future Urban Development (S-FUD) District, which is intended for lands awaiting urban development and utility servicing. This application proposes an outline plan and land use amendment for the following:

- Commercial – Community 1 (C-C1) District
- Commercial – Regional 3 (C-R3 f1.0h11) District
- Special Purpose – Urban Nature (S-UN) District
- Special Purpose – City and Regional Infrastructure (S-CRI) District
- Mixed Use – General District (MU-1f4.5h40) District

The proposed C-C1 District is intended for small to mid-scale commercial developments located within a community or along a commercial street where building location, setback areas and landscaping limit the effect of commercial uses on nearby residential districts. This district also permits residential and office uses to be in the same building as commercial uses. The maximum floor area ratio (FAR) is 1.0 and the maximum building height is 10.0 metres.

The proposed C-R3 District is intended for comprehensively planned development across multiple parcels, accommodating multiple buildings, a range of building sizes and use areas, and flexibility in building density and height through the use of district modifiers. The applicant is proposing a FAR of 1.0 and a maximum building height of 11.0 metres. This is the site of the

proposed Real Canadian Superstore (RCSS), a community-scale grocer that will locate beside complementary retail shops, including a liquor store. Administration reviewed comparable sites across the city and found the predominant, modern comparables were also designated C-R3 District. This is because it is the only standard land use district that would permit RCSS's standard building size and use areas, while also permitting complementary retail shops without significant relaxations. These commercial uses will support surrounding existing and future residential development, including the recently approved residential development to the east.

The proposed S-UN District is intended for lands that provide for natural landforms, vegetation and wetlands and is used for lands dedicated as environmental reserve (ER) pursuant to the *Municipal Government Act* (MGA). This district limits development to improvements that facilitate passive recreational use. For this application, the district will be applied to an existing, Provincial Crown protected wetland, which will include a pathway and decorative landscaping.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. This district is proposed for a vegetated swale that will filter stormwater derived from the nearby road.

The proposed MU-1 District is intended for a mix of residential and commercial uses in the same or multiple buildings along commercial streets, where commercial uses are at grade facing the street. This would allow a variety of retail and consumer service uses, cafes, restaurants and other uses. The maximum building height and FAR are established through the use of modifiers; in this case the proposed FAR is 4.5 with a building height modifier of 40 metres. Maximum façade width rules apply to specific commercial uses to prioritize active uses. The applicant's proposal is to develop multi-residential buildings which would place higher-density, transit-supportive development within the 600-metre radius (a 10-minute walk) of a future BRT station, and support nearby, proposed commercial development.

### **Subdivision Design**

This 10.62 hectare (26.24 acre) outline plan forms a logical, eastward expansion of the city. Two MU-1 District parcels will provide higher density development within walking distance of a future BRT station and planned commercial lands. The C-C1 District site will provide for a variety of small to medium scale commercial uses, which will support residents within this outline plan and those within adjacent lands to the east. The C-R3 District site will include a grocery store (RCSS), liquor store and other supportive retail shops. This site will have 6.0-metre landscaped setbacks beside adjacent residential lands and development can be oriented in a way that reduces its impacts on nearby residences. The western portion of the outline plan (S-UN District and S-CRI District) provides for open space and protects the existing wetland with a 30-metre setback and incorporates necessary stormwater infrastructure. Pathways, sidewalks, transit stops and roads within the outline plan provide multi-modal connectivity to adjacent lands, including future residential development to the south. The site's location along 17 Avenue SE provides excellent exposure for commercial development and a convenient way for future residents and customers to travel to and from the site. The interface with adjacent lands to the east will be enhanced by a green corridor extending the length of the plan area.

### **Open Space Network**

An interconnected system of streets, pathways and walkways provide mobility choices to future residents and visitors.

Pathways will line the perimeters of the MU-1 District, C-C1 District and S-UN District sites, connecting the site with 17 Avenue SE and adjacent lands to the south and east. Within the S-UN District (ER) a pathway connection is planned and a future green corridor pathway will run along the eastern boundary of the plan.

An existing Crown-claimed wetland exists on the western portion of the plan and will be protected from development impacts, in accordance with the *Belvedere Master Drainage Plan*. A 30-metre setback is maintained from the proposed MU-1 District sites and the proposed road (Bellstone Road SE). A portion of the ER lands will incorporate backfill from the proposed development and a vegetated swale is proposed in the southernmost portion of the ER along the proposed Bellstone Road SE, labeled in this plan as S-CRI District (public utility lot (PUL)). The swale is designed to treat potential runoff that results from 1:100 year storm events that overflow the catchment designed in Bellstone Road SE.

The Applicant explored options for providing municipal reserve in the form of parks within the site; however, due to the constraints of the wetland and its related setbacks, the location of the intersection of Belvedere Gate SE and 17 Avenue SE and the spatial requirements for the proposed land uses they were unable to accommodate sufficiently sized park spaces. Following their review and presentation to the Joint Use Coordinating Committee (JUCC), the JUCC supported the Applicant's request to provide cash-in-lieu of the 10 percent of municipal reserve owing, in accordance with the MGA.

### **Density and Intensity**

The proposed outline plan provides a land use framework that will provide an anticipated density of 83 units per gross developable hectare and an intensity of 222 people and jobs per gross developable hectare, exceeding the MDP target of 20 units per hectare and an initial intensity of 60 people and jobs per hectare. The *Belvedere ASP* sets the same density and intensity targets as the MDP.

### **Transportation**

The site is bounded by 17 Avenue SE to the north, adjacent residential lands to the east, vacant lands to the south and a wetland to the west. The urban boulevard, 17 Avenue SE provides regional access to east Calgary and downtown Calgary. The proposed outline plan design includes a modified grid internal street network, consistent with the intent of the *Belvedere ASP*.

The northern parcels are bound by 17 Avenue SE and include a north to south modified primary collector (Belvedere Gate SE), which provides regional access, including transit service to the future BRT along 17 Avenue SE. The entirety of the outline plan is within 600 metres (a 10-minute walk) of a future BRT station. Bellstone Way SE, an east to west road provides access to residential lands to the east and undeveloped lands to the south via Bellstone Road SE. These two roads also provide access to the proposed C-R3 District site.

A Transportation Impact Assessment (TIA) was reviewed and accepted by Administration.

The proposed active transportation network includes regional pathways and local multi-use pathways, which provide bicycle and pedestrian connectivity throughout the plan areas. There are three north to south regional/multi-use pathways, one that passes through the ER lands beside the wetland and MU-1 District sites, a second that runs down either side of Belvedere Gate SE and Bellstone Road SE and a third that will be in the green corridor, located within the 92 Street SE Right-of-Way (ROW) along the eastern boundary. Between these routes, east to west connections are provided along Bellstone Way SE. Customized road cross-sections,

aligning with adjacent outline plans have been utilized to accommodate unique circumstances and requirements, such as multi-use pathways in the boulevard and a modified urban boulevard along 17 Avenue SE. All other portions of roads without pathways feature sidewalks. In addition, the green corridor will include a pedestrian overpass that will cross the BRT lanes and be integrated into the BRT functional design.

Future transit service for the plan will be provided along 17 Avenue SE and Belvedere Gate SE, including proximity to a future BRT station located less than 600 metres to the northeast.

### **Environmental Site Considerations**

The *Belvedere* ASP shows the subject lands to be within a Special Study Area (SSA) and a 300-metre setback from a non-operating landfill. The intent of the SSA is to highlight that additional study is required within the 300-metre setback, which is governed by the *Matters Related to Subdivision and Development Regulation* and the MGA. The regulation prohibits subdivision and development permit approvals for residential uses within the setback area, unless variance is granted by Alberta Environment and Protected Areas (AEPA). The proposed Outline Plan Conditions of Approval reference this requirement and outline the process for obtaining a variance.

### **Utilities and Servicing**

The site does not currently have servicing available; however, it does have an approved growth application, which means that servicing will be provided in the future in support of the proposed development.

#### Stormwater Servicing

Stormwater connections are not yet available to service the site however, the developer plans to connect its infrastructure within the north parcel to a nearby landowner's (TriStar) stormwater pond and direct treated stormwater from its southern parcel to the Stoddart Wetland. The Applicant provided an updated stormwater memo that was reviewed and accepted by Administration.

The Staged Master Drainage Plan (SMDP) submitted in support of this development includes proposed off-site impacts to the Stoddart Wetland. This is a Crown-owned waterbody, which requires approval from AEPA under applicable provincial regulations. If this approval is not granted, the SMDP may need to be revised to accommodate either on-site or off-site stormwater ponds. This revision may require changes to the site design and trigger a new outline plan review and approval process.

#### Water Servicing

Water servicing is proposed to be provided through the extension of the adjacent Qualico (LOC2024-0098) network. A local distribution main along 17 Avenue SE will also be provided. The Qualico development is connecting to the Belvedere feedermain, which will be constructed in advance of, or concurrently, with, the proposed development and will be operational before any homes are constructed. The developer will be responsible for installing local water mains throughout the plan area and offsite extensions to provide the required connections to the Belvedere feedermain when it is completed.

#### Sanitary Servicing

Sanitary servicing for the proposed development will be provided through the extension of Qualico (LOC2024-0098) sanitary network. The Qualico site is heavily reliant on construction of a connection to the capital-funded Belvedere regional sanitary trunk, which is planned to run

along 100 Street SE and Peigan Trail SE. The final alignment and detailed design of this trunk are currently under review by the City of Calgary and Rocky View County but have not yet received formal approval. Once finalized, the alignment and design will determine the site grading and sanitary catchment areas for the outline plan area. If the alignment changes significantly from what is currently anticipated, a lift station may be required to service the area; however, this scenario is considered unlikely. The sanitary trunk will be constructed concurrently with the development and will be fully operational before any homes are built. The developer will be responsible for installing the local sanitary sewer system throughout the plan area, which will direct wastewater flows into the Belvedere trunk once it is completed.

## Legislation and Policy

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

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

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

The 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 policies of the IDP.

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

The site is identified as 'Future Greenfield with Area Structure Plan (ASP)' according to the [Municipal Development Plan](#) (MDP) Map 1 Urban Structure. The proposal aligns with the applicable policies of the MDP, supporting a variety of retail services, being transit-supportive in its location near a planned BRT station and being integrated with planned mixed-use and residential development.

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

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

### **Belvedere Area Structure Plan (Statutory – 2020)**

The [Belvedere Area Structure Plan](#) (ASP) identifies the site as part of the Special Study Area, which was used to identify areas where additional study is required within the 300-metre restricted Subdivision Development Regulations setback. The ASP requires submission of supporting environmental studies and following the process for provincial exemption for restricted land uses. In addition, the ASP directs proponents to seek a policy amendment to remove the existing designation. This means that the future intended use of this area hasn't been determined and will be evaluated through the policy amendment, outline plan and land use application process.

This application proposes an amendment to the ASP to add a Community Retail 2 Centre designation to the site. This would support the proposed mixed-use and community-scale commercial land uses. The proposed development meets the ASP's policies for a Community Retail 2 Centre. Administration supports this proposal since it results in a more efficient

distribution of commercial lands and accommodates a greater variety of multi-residential dwellings to meet Calgary's growing need for housing. The proposal is in proximity of a planned BRT station, within walking distance of recently approved residential development to the east and would reduce vehicle trips outside of the community for shopping and services.

# Approved Outline Plan Conditions of Approval, as amended

If this Application is approved, the following Conditions of Approval shall apply:

## Planning

1. **Prior to approval** of the first tentative plan of subdivision, the developer shall pay cash-in-lieu of land for reserve dedication for 1825 – 92 Street SE, 9025 – 17 Avenue SE and 9115 – 17 Avenue SE in the amount of 0.80 hectares, to the satisfaction of the City of Calgary.
2. A legal agreement shall be entered into between the City and the developer, to the satisfaction of the City Solicitor, deferring the provision of an undetermined amount of Environmental Reserve, which may be required upon further subdivision of the residual lands. Said agreement is to be registered against the residual lands, by **caveat, concurrent with registration** of the legal plan of subdivision.
3. If the total area for roads and Public Utility Lots is over 30 per cent, note that compensation in the order of \$1.00 for over dedication is deemed to be provided.
4. With each tentative plan of subdivision, the developer shall submit a density phasing plan indicating the intended phasing of subdivision within the outline plan area and the projected number of dwelling units within each phase, demonstrating compliance with minimum required densities (as required by the Belvedere Area Structure Plan and Municipal Development Plan). The density phasing plan shall include a breakdown of the type of units anticipated within each land use district.
5. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
6. The site is in the waste management facility setback of the Stoddart Landfill at 8775 – 17 Avenue SE. Section 17, Sub-section (2) of the Matters Related to Subdivision and Development Regulation (MRSDR) prohibits subdivision and development permit approvals for school, hospital and residential use within waste management facility setbacks, unless written consent for variance of the Matters Related to Subdivision and Development Regulation is granted by a Subdivision Authority or a Development Authority in accordance with Section 17, Sub-section (6) of the MRSDR.  
**Prior to approval of a legal plan of subdivision and/or development permit** a landfill setback variance shall be granted by the City of Calgary.
7. **Prior to endorsement of the legal plan of subdivision**, Landscape Construction Drawings that are reflective of the subject tentative plan of subdivision for the proposed Environmental Reserve lands are to be submitted to the Coordinator, Landscape Construction Approvals (parksapprovals@calgary.ca) for review and approval prior to construction.
8. All mitigations in the approved Biological Impact Assessment (BIA) for LOC2025-0045 must be followed.

9. There shall be no unauthorized stripping and grading within the Environmental Reserve (ER). Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks and Open Space prior to stripping and grading.
10. 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 Jackie Swartz (Jackie.Swartz@calgary.ca) to approve the location of the fencing prior to its installation.
11. 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.
12. **Prior to the approval** of a development permit for excavation, stripping and grading, a Development Agreement or a subject area tentative plan of subdivision, Calgary Parks requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.
13. **Prior to approval** of the first tentative plan of subdivision or development permit for excavation, stripping and grading (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (Municipal Reserve and/or Environmental Reserve), with all grading confined to the private property, unless otherwise approved by Calgary Parks.
14. There shall be no retaining walls placed within the Municipal Reserve and Environmental Reserve lands, unless approved by Calgary Parks and Open Spaces. Grade matching and slope stability is to be handled within the confines of private property boundaries.
15. **Prior to approval** of the tentative plan of subdivision or development permit for excavation, stripping and grading (whichever comes first), an on-site meeting shall be arranged to confirm that the surveyed boundaries of the Environmental Reserve (ER) area meet Parks and Open Spaces approval. Contact the Senior Open Space Planner Brad Bevill (brad.bevill@calgary.ca) to arrange. A plan illustrating the surveyed ER boundaries must be provided to Parks and Open Spaces in advance of the on-site meeting.
16. **Prior to approval** of the first tentative plan of subdivision or development permit for stripping, grading and excavation, whichever comes first the Biophysical Impact Assessment associated with LOC2025-0045 must be finalized and approved.
17. At the construction drawing and landscape construction drawing review stage, Parks and Open Spaces must be circulated to verify compliance with Environmental Reserve design standards related to back-sloping into the Environmental Reserve.

18. **Concurrent with the registration** of the legal plan of subdivision for the affected MU-1 (Site A2) District, a public access easement will be registered on the MU-1 (A2 Site) parcel for a publicly accessible private open space to be designed at the development permit stage.

### Utility Engineering

19. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
20. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
21. **Prior to the approval** of the first tentative plan of subdivision, submit a revised sanitary servicing study (SSS) for review and acceptance, prepared by a qualified professional engineer under seal and permit to practice stamp. Note: Approval of the sanitary servicing study will require the design completion for the sanitary trunk and execution of a line assignment agreement with Rocky View County (RVC), endorsed by Rocky View County Council, for approval of the trunk alignment within Peigan Trail SE, RVC Right of way. Should any required updates to the outline plan (i.e. sanitary sewer alignments, proposed finish grades, etc.) be required resulting from the finalized trunk design, those updates must be completed **prior to the approval** of the first tentative plan of subdivision. Based on the latest information on the preliminary design of the sanitary trunk there are no concerns with proposed tie in location(s) and capacity within the trunk, however finalized design of the trunk including confirmation of the alignment is needed before approval of the study. The Developer proceeds at their own risk if changes are required to the plan based on the finalized design of the trunk.
22. **Prior to endorsement of any tentative plan of subdivision and/or prior to release of a development permit**, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-216-3390 or email [adam.macdonald@calgary.ca](mailto:adam.macdonald@calgary.ca).
23. 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:
- 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.
  - Construct the underground utilities and surface improvements within 17 Avenue SE (south half) along the north boundary of the plan area.
  - Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc.) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
  - 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 Environmental Reserve and Public Utility Lot within the plan area.
  - f. Construct all pathways (i.e. multi-use, regional and green corridor) within and along the boundaries of the plan area, to the satisfaction of the Director of Parks and Open Spaces.
24. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist, Development Commitments, Development Engineering for further information at 587-216-3390 or email adam.macdonald@calgary.ca..
25. Make satisfactory cost sharing arrangements with Tristar Communities Inc. for part cost of the existing storm pond installed/constructed in Lot 2, Block 1, Plan 101 3597 that was paid for and/or constructed by Tristar Communities Inc. under Belvedere, Phase 01, DA2020-0019.
26. **Prior to endorsement of the legal plan of subdivision**, discuss cost sharing arrangements with 1154592 Alberta Ltd. for part cost (costs not recovered by the developer from the City) of the existing underground utilities installed/constructed by 1154592 Alberta Ltd. under East Belvedere Water Feedermain and Sanitary Sewer Trunk at Memorial Drive East (between 84 Street SE and 100 Street SE) and 17 Avenue SE along 100 Street SE pursuant to the Amended and Restated Construction Agreement dated 2024 January 5.
27. The parcel shall be developed in accordance with the following:  
  
Belvedere Mixed Use Geotechnical Report created by Englobe on 2024 September 24.
28. **Prior to approval** of the first tentative plan of subdivision, an approved pond report is required for modifications to the Tri-Star pond.
29. Ensure all cross-sections meet or exceed the standards in the Complete Streets Policy (TP021) and Guide and the Design Guidelines for Subdivision Servicing 2020 (DGSS), including industry bulletins. All construction drawing cross-sections are to reflect the alignments and easements as shown in the 2020 DGSS. These cross-sections will be used as a guideline and all final shallow utility designs and utility rights-of-way (URW) will be determined **prior to endorsement** of the legal plan of subdivision.

### **Mobility Engineering**

30. In conjunction with the initial tentative plan of subdivision, the Developer shall **register a road plan** to dedicate half of the boundary shared with 17 Avenue SE to the satisfaction of the Manager, Development Engineering.
31. In conjunction with each tentative plan of subdivision, each submission shall be subject to conditions based on findings from Stage 2 of the Belvedere Global Transportation Impact Assessment (TIA), related to infrastructure phasing. Conditions shall be provided on each application relating to the number of units that can be supported based on available transportation infrastructure at the time of submission. Available is defined as either constructed or funded with the ability to construct, to the satisfaction of the Manager, Development Engineering.

It is advised the current funding of the Memorial Drive East flyover is anticipated to support 75 per cent of the Belvedere area per the Global Transportation Impact Assessment.

32. In conjunction with each tentative plan of subdivision, functional-level plans shall be submitted as a component of the tentative plan of subdivision submission package to the satisfaction of Development Engineering, for the staged development arterial and collector standard roadways, inclusive of the staged development of the at-grade intersections, and to the satisfaction of the Manager, Development Engineering. Additional road right-of-way may be required to accommodate transitions and local widenings at intersections.

Specific to this outline plan, truck aprons shall be utilized at Bellstone Way SE and Bellstone Road SE, as well as Bellstone Way SE and Bellstone Gate SE to mitigate the turning radii caused by turning trucks.

33. No direct vehicular access shall be permitted to or from 17 Avenue SE and a **restrictive covenant** shall be registered on all applicable land title certificates concurrent with the registration of the legal plan of subdivision to that effect at the tentative plan of subdivision stage.

34. In conjunction with the initial tentative plan of subdivision, the developer shall construct half of the boundary shared with 17 Avenue SE in accordance with the approved cross-section.

The roadways and ancillary works to support the roadways shall be designed and constructed at the developer's sole expense, subject to normal oversize, endeavors to assist, and boundary cost recoveries.

35. In conjunction with the applicable tentative plan of subdivision, a **mutual access easement agreement** shall be required to be registered on title across Site A2 in favour of Site A1, to ensure the required number of access points can be provided to Site A1 to serve the proposed densities.

36. Prior to approval of construction drawings and Permissions to Construct Surface Improvements, the developer shall provide signed copies of backsloping agreements for any backsloping that is to take place on adjacent lands (owned privately or owned by the City).

37. **Prior to approval** of construction drawings, guardrail and warrant calculations will be required for each applicable tentative plan of subdivision. Guardrails may be required along Bellstone Road SE adjacent to the wetland if warranted.

38. **Prior to endorsement of the legal plan of subdivision:** to the satisfaction of the Manager, Development Engineering remit payment (certified cheque, bank draft) OR provide a Letter of Credit for the pedestrian-actuated crossing signals that are agreed upon by the Manager, Development Engineering. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Manager, Development Engineering:

- a. North leg Belvedere Gate SE / Bellstone Way SE (as per Transportation Impact Assessment);
  - b. at mid-block crossings;
39. A **restrictive covenant** shall be registered on the certificates of title for the specific lot(s) identified by the Manager, Development Engineering, concurrent with the legal plan of subdivision prohibiting the construction of front driveways over the bus loading area(s).
40. Any proposed community entrance features shall be located on private sites, not within public land or rights-of-way.
41. Wheel chair (curb) ramps are to be constructed at each end of a cross walk, as per the Complete Streets Policy, Section 3.2.4. Each crosswalk should have a curb ramp at each end and not be shared (e.g. two per corner for standard intersections). Ramps must be entirely contained within a crosswalk (the crosswalk can be flared to capture a ramp that cannot be easily relocated). Where possible, align the ramp run with the crosswalk, as ramps angled away from the crosswalk may lead some users into the intersection.
42. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the developer is required to provide an interim transit route replacement, to the satisfaction of the Manager, Development Engineering.
43. In conjunction with the applicable tentative plan of subdivision, detailed engineering 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 to meet the approved design.
44. At each tentative plan of subdivision, if the developer intends to use any road subject to load restrictions (as indicated on the City of Calgary Load Bans Map), they must obtain a valid load ban permit before using that road. For more details, please refer to the link below: <https://www.calgary.ca/roads/permits/overweight-load-bans.html>
45. **Prior to approval** of any development permit, the developer shall provide a statement on the condition of those roads and their ability to handle the construction and development traffic that will be generated by the development. Confirm maintenance requirements with the Calgary Roads Maintenance section. Where development will cause excess wear and tear on adjacent rural or existing roads directly attributable from the subject site for construction traffic, the developer will be responsible for the additional maintenance and/or upgrade of the roads, or pay to the City the costs caused by excess wear and tear.
46. 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.

47. In conjunction with each tentative plan of subdivision, two connections from the affected tentative plan to the Regional Transportation Network infrastructure may be required to be constructed and open to the public.
48. In conjunction with the applicable tentative plan of subdivision and development permit, all access to parcels within the subject lands shall be located and designed to the satisfaction of the Manager, Development Engineering.
49. At the applicable construction drawings, geotechnical review of the backslope along the west side of Bellstone Road will be required for each applicable tentative plan of subdivision, to the satisfaction of Manager, Development Engineering.

**APPROVED BY CPC**

# Applicant Submission

2025 November 27



**EMILY KLOPPENBURG**  
Community Planner II  
ekloppenburg@bastudios.ca  
D | 403 692 4541

Nov 27, 2025

## Applicant Submission-South Belvedere Village

**LOC2025-0045**

On behalf of Enright Capital and Choice REIT, B&A has prepared the enclosed Outline Plan and Land Use Redesignation application for ±10.62 hectares of land in the Belvedere Area Structure Plan (BASP). These lands include three undeveloped parcels, two of which include a portion of the Stoddart wetland.

The working name for the purposes of this application is South Belvedere Village. The final neighbourhood name will be determined at a later date.

The South Belvedere Village has been designed as a transit-supportive neighbourhood hub with higher density residential product and commercial development along the 17<sup>th</sup> Ave SE interface. Higher density residential development will be provided through the MU-1f4.5h40m district on the west side of the plan. Residential development will be within the 600m radius of proposed Bus Rapid Transit stops along 17<sup>th</sup> Ave SE and generally fall within the Transit Station Planning Area identified in the BASP.

The proposed Commercial-Community 1 (C-C1) district on the northeast side of the plan accommodates a variety of retail and commercial uses as well as office uses which align with the Character Zone 2 designation of the site as per the BASP. Residential uses are also supported to allow for future mixed-use development along 17<sup>th</sup> Ave SE.

A community scale grocer will anchor the south portion of the plan area and will be supported by ancillary commercial retail units through the Commercial-Regional 3 (C-R3) district. The community scale grocer will support future residential development south of the outline plan area as well as the approved outline plan (LOC2024-0098) to the east that features smaller, neighbourhood scale commercial.

South Belvedere Village will be connected by a multi-modal transportation network that features a bus connection through the future neighbourhood to the east as well as a series of multi-use pathways and sidewalks including the Green Corridor on the east edge of the

plan and the pathway along the Stoddart Wetland on the west. The wetland will serve as an amenity for residents and an important natural feature on the landscape.

A Growth Application to remove the Growth Management Overlay on the site was approved in June 2025.

An amendment to the Belvedere Area Structure Plan is required to support this application to redesignate the site from the Special Study Area Overlay to Community Retail 2 to allow for a mix of commercial and residential uses. Through other applications, the BASP has lost commercial land along the south side of 17<sup>th</sup> Ave SE along Stoney Trail. The designation of South Belvedere Village as Community Retail 2 reintroduces the lost commercial uses and shifts its location to provide better balance within Neighbourhood D of the BASP while bringing it closer to future residential areas.

The community scale commercial amenities and the mixed-use multi-family land uses are intended to provide additional housing and retail options addressing the needs of the NE quadrant, the developing Belvedere area and increasing supply for the City overall. The proposed Outline Plan concept aligns with the Belvedere ASP by contributing to a neighbourhood area, providing community scale grocer ahead of residential development, a portion of the Green Corridor, and transit supportive uses and densities. This Outline Plan supports the Belvedere area in achieving growth, bringing investment and commitment towards achieving the vision of the ASP.



**EMILY KLOPPENBURG**  
RPP, MCIP, MPlan  
Community Planner II

# PROPOSED

CPC2025-1017  
ATTACHMENT 4

## BYLAW NUMBER 8P2026

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE BELVEDERE AREA  
STRUCTURE PLAN BYLAW 2P2013  
(LOC2025-0045/CPC2025-1017)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Belvedere Area Structure Plan Bylaw 2P2013, as amended;

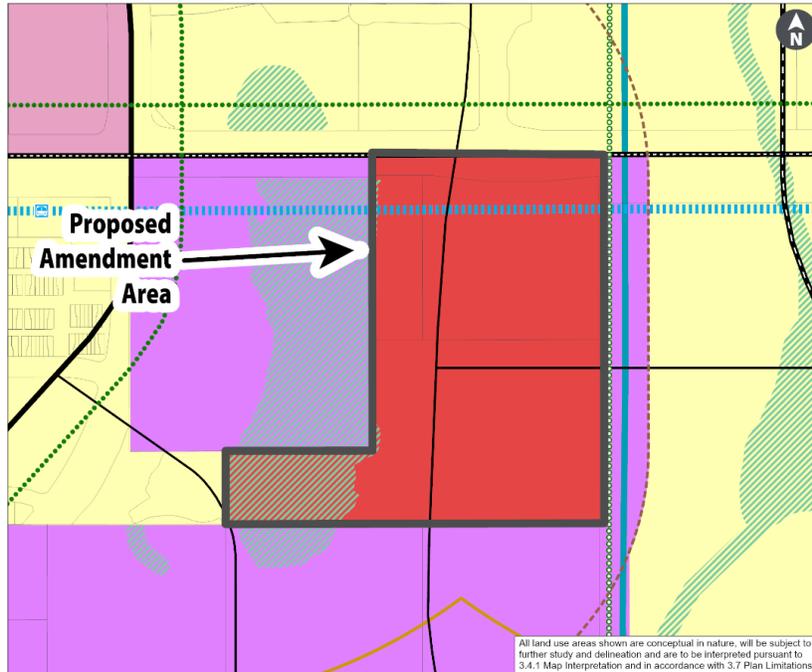
**AND WHEREAS** Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

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

1. The Belvedere Area Structure Plan attached to and forming part of Bylaw 2P2013, as amended, is hereby further amended as follows:
  - (a) Amend Map 5 entitled 'Land Use Concept' by changing 10.62 hectares  $\pm$  (26.24 acres  $\pm$ ) located at 1825 – 92 Street SE, 9025 – 17 Avenue SE and 9115 – 17 Avenue SE (Plan 1858AD, Blocks 3, 4, 5) from 'Special Study Area' to 'Community Retail 2 Centre' as generally illustrated in the sketch below:

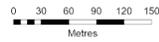
# PROPOSED

BYLAW NUMBER 8P2026



Map 5

Land Use Concept



This map is conceptual only. No measurements of distances or areas should be taken from this map.

**Legend**

- |  |                         |
|--|-------------------------|
| Neighbourhood Area                                       | Arterial Street         |
| Community Retail 2 Centre                                | Neighbourhood Boulevard |
| Special Study Area                                       | Parkway                 |
| Super Regional Retail Centre                             | Collector Road          |
| Environmental Open Space Study Area                      | Regional Pathway        |
| Transit Station Planning Area                            | Green Corridor          |
| 300m Permanent Setback                                   | BRT Route               |
| Shepard Regional Drainage System (per 2011 AECOM Report) | BRT Stop                |

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

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

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

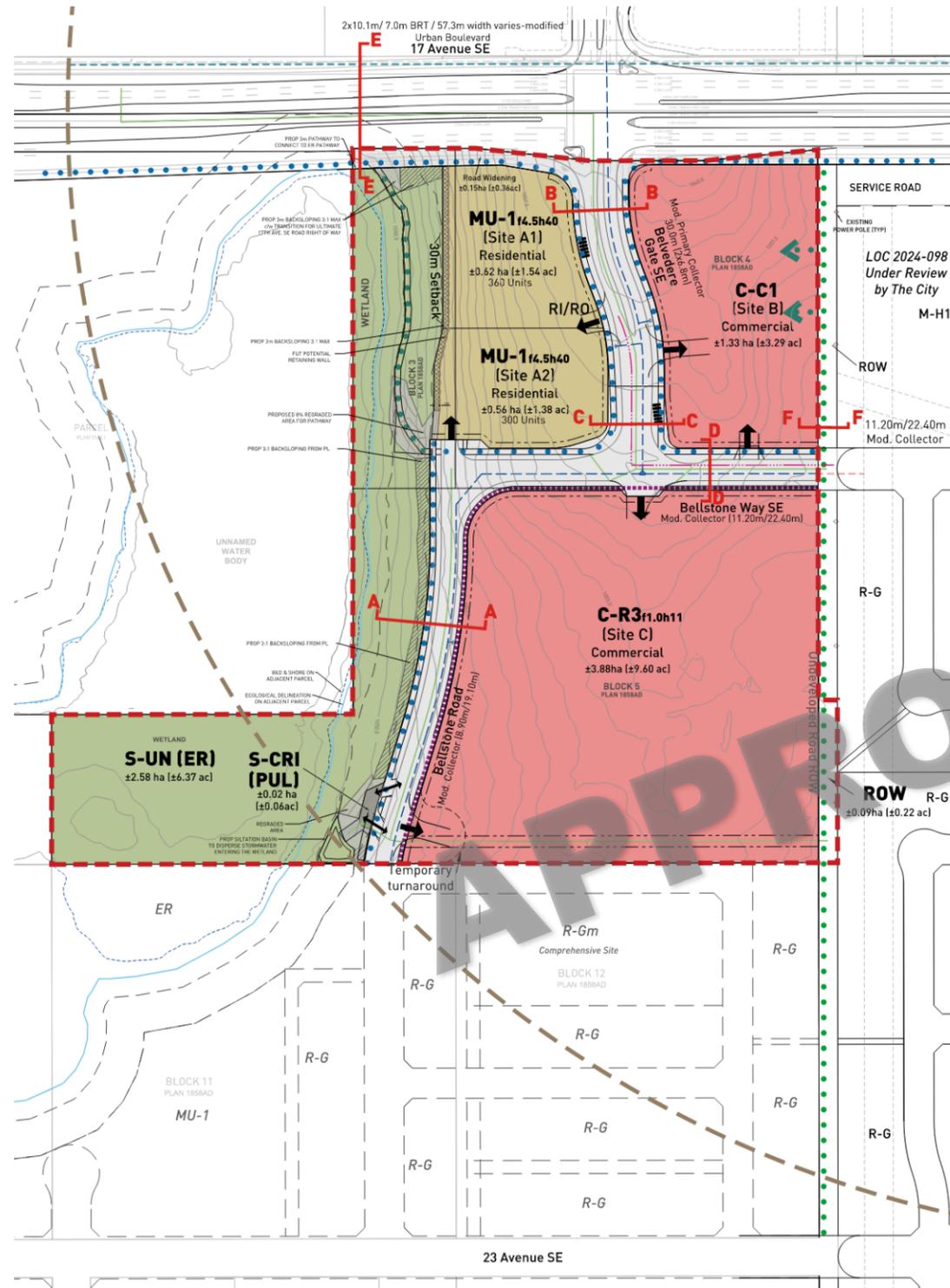
READ A THIRD TIME ON \_\_\_\_\_

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

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

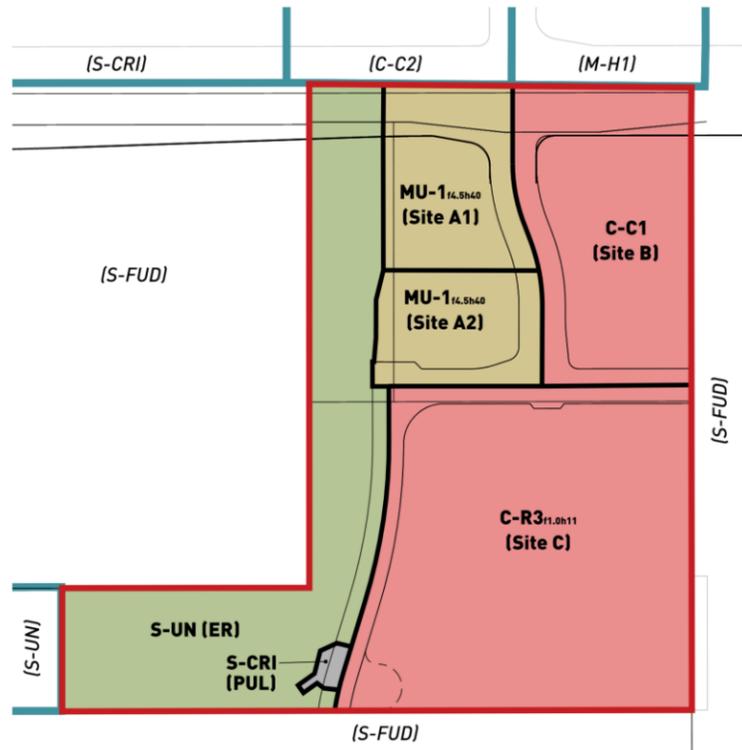
# Approved Outline Plan

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



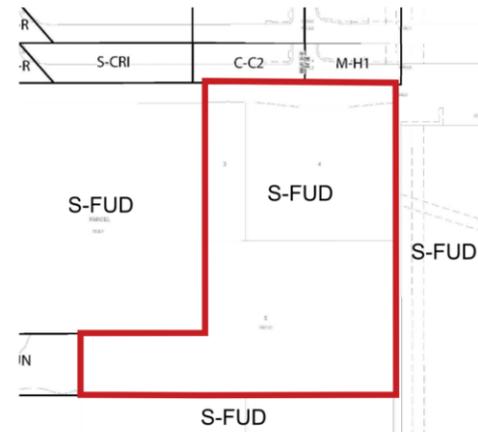
OUTLINE PLAN STATISTICS									
		Hectares (±) Acres (±)		%					
<b>Total Area</b>		10.62	26.24						
less S-UN(ER)		2.58	6.37						
less ROW (Green Corridor)		0.09	0.22						
<b>Gross Developable Area (GDA)</b>		7.95	19.65	100.0%					
Land Use		Units Per Hectare (upha)	Units Per Acre (upa)	Hectares (±)	Acres (±)	No. of Units	% of GDA	pop/u	total
<b>Residential</b>				1.18	2.92		14.9%		
<b>Total Frontage</b>				0.62	1.54	360	7.8%	2.2	792
	<b>MU-1f4.5h40 (Site A1)</b>								
	<b>Mixed Use - General District (Site A1)</b>								
	Anticipated number of units 45 upha (111 upa)								
	<b>MU-1f4.5h40 (Site A2)</b>			0.56	1.38	300	7.0%	2.2	660
	<b>Mixed Use - General District (Site A2)</b>								
	Anticipated number of units 37 upha (91 upa)								
<b>Commercial</b>				5.22	12.89		65.6%		
	<b>C-C1 (Site B)</b>								
	<b>Commercial - Community 1 District (Site B)</b>								
	<b>C-R3f1.0h11 (Site C)</b>			1.33	3.29		16.7%		
	<b>Commercial - Regional 3 District (Site C)</b>								
				3.88	9.60		48.9%		
<b>Total Units</b>						660			1452
<b>Density</b>									
		83.0 upha	33.6 upa						
<b>Open Space</b>									
	<b>S-SPR(MR)</b>			0.80	1.97		10%		
	<b>Special Purpose - Park Cash-in Lieu</b>								
<b>Public Utility Lot</b>				0.02	0.06		0.3%		
	<b>S-CRI (PUL)</b>								
	<b>Public Utility Lot</b>								
<b>Roadways &amp; Lanes</b>				1.53	3.78		19.2%		
	Road Widening - 17 Street SE			0.14	0.35				
	Modified Collector 30.0m (Belvedere Boulevard SE)			0.49	1.21				
	Modified Collector 22.4m (Bellstone Crossing SE)			0.47	1.18				
	Modified Collector 20.1m (Bellstone Street SE)			0.42	1.04				
<b>Intensity within the whole plan</b>									
<b>Population</b>						1452			
<b>Jobs</b>									
	Work from home					55			55
	Retail	0.25 FAR	50m <sup>2</sup> /employee						261
<b>Total Population &amp; Jobs</b>						1,768			
<b>Population &amp; Jobs/Hectare</b>						222			





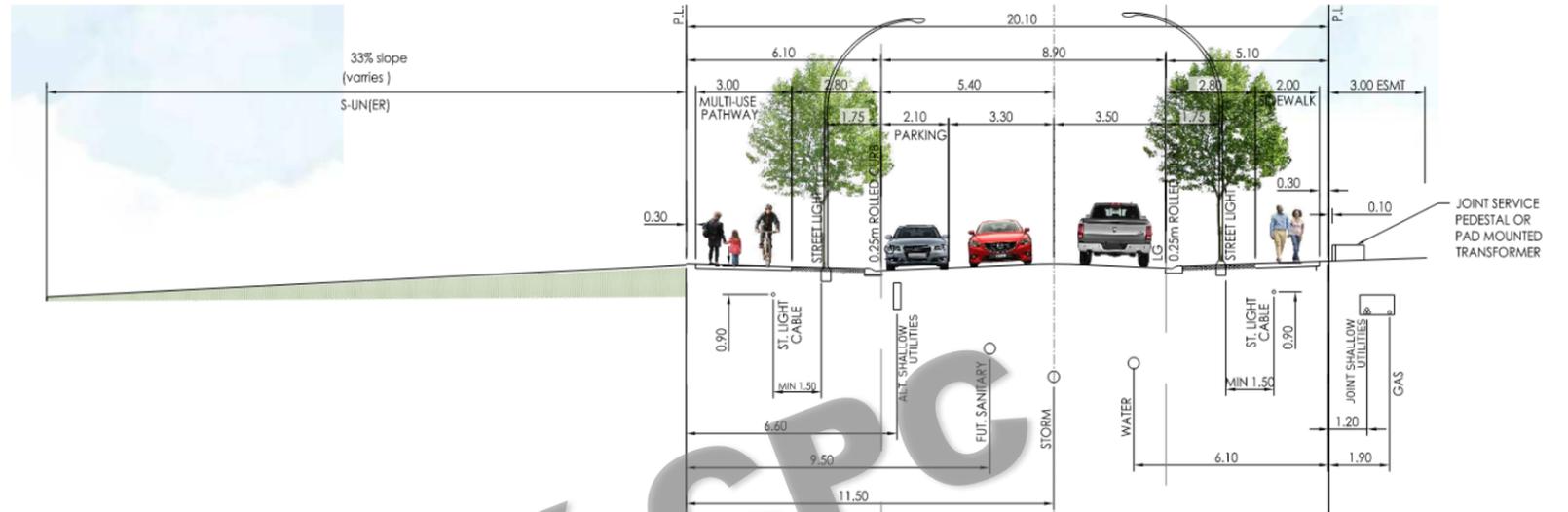
Proposed Land Use 1:5000

FROM	TO	AREA	
		ha (±)	ac (±)
S-FUD	MU-1f4.5h40 (Site A1)	1.04	2.58
S-FUD	MU-1f4.5h40 (Site A2)	0.80	1.97
S-FUD	C-C1 (Site B)	2.04	5.03
S-FUD	C-R3f1.0h11 (Site C)	4.32	10.67
S-FUD	S-CRI (PUL)	0.06	0.14
S-FUD	S-UN (ER)	2.95	7.28
<b>Total</b>		<b>11.20</b>	<b>27.67</b>

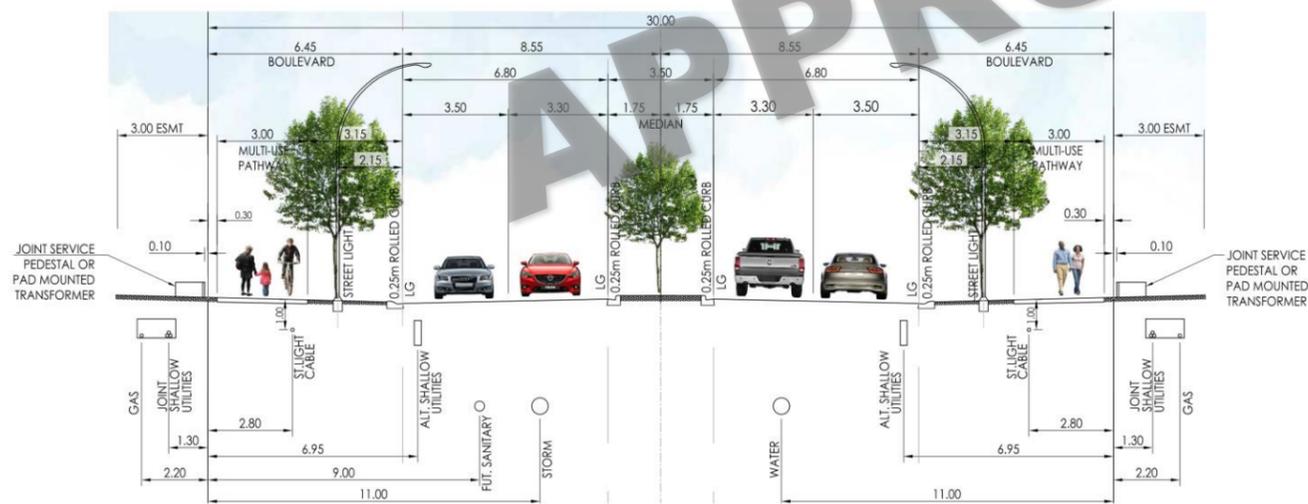


Existing Land Use  
nts

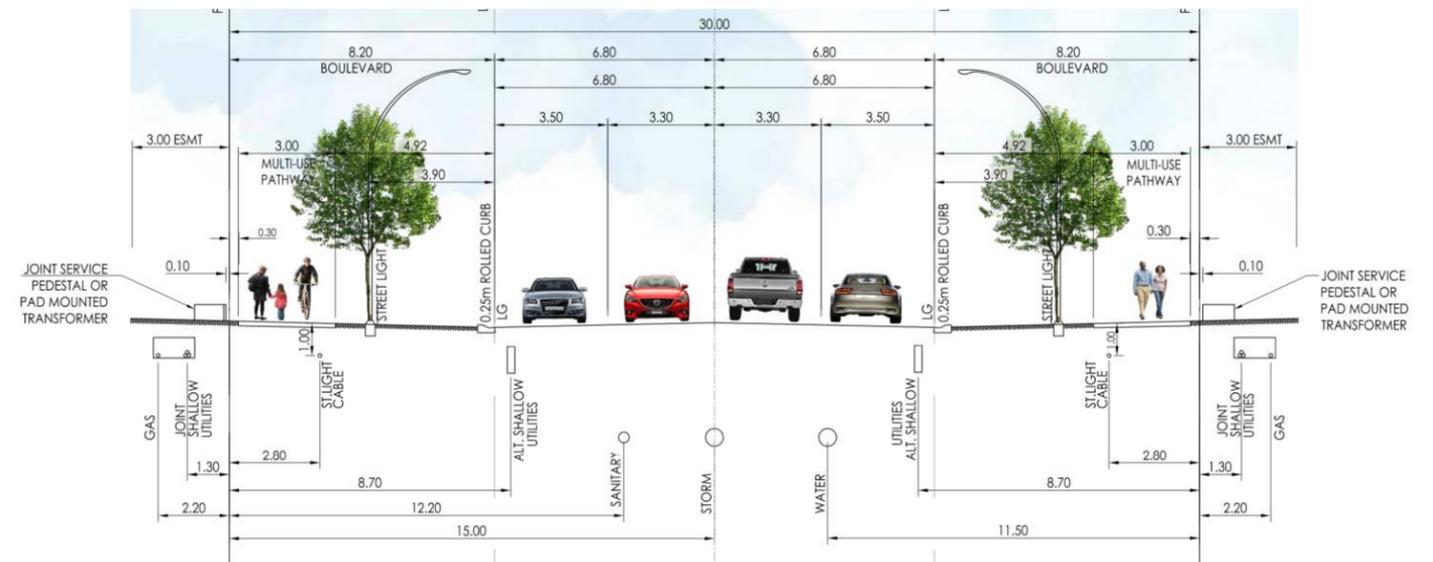
CROSS SECTIONS



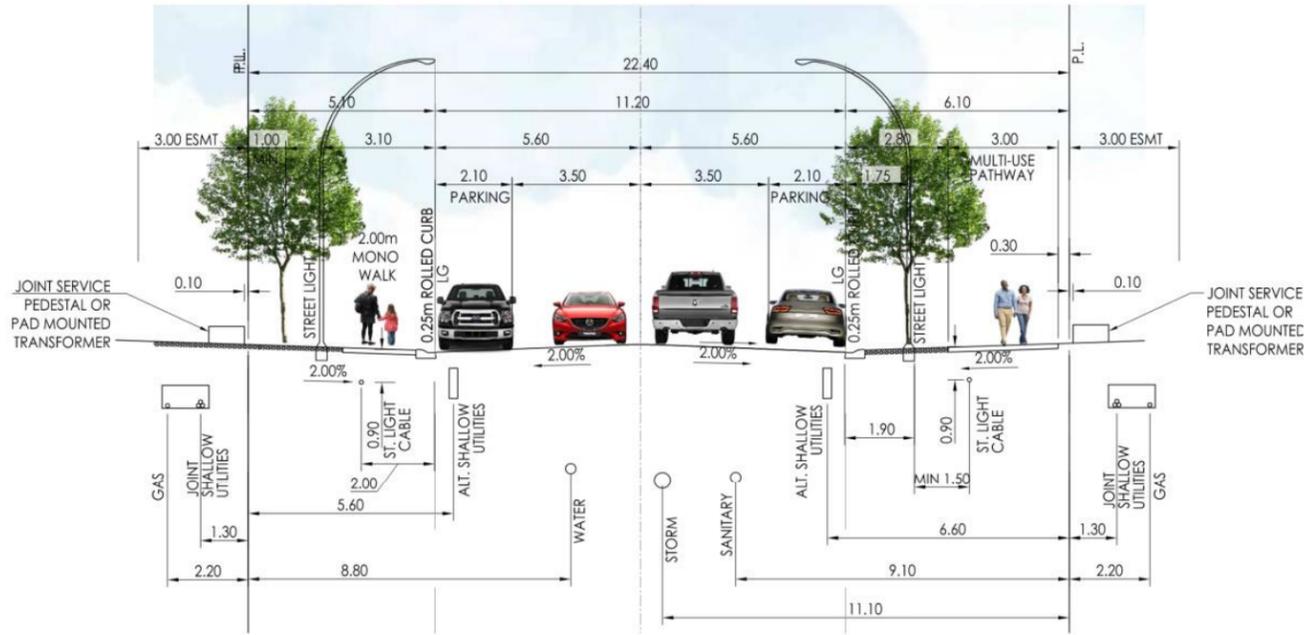
**CROSS-SECTION A\_A**  
**20.10m (8.90m) MODIFIED COLLECTOR**  
Parking one side, no bike lanes, Multi-use Pathway & 2.0m separate sidewalk



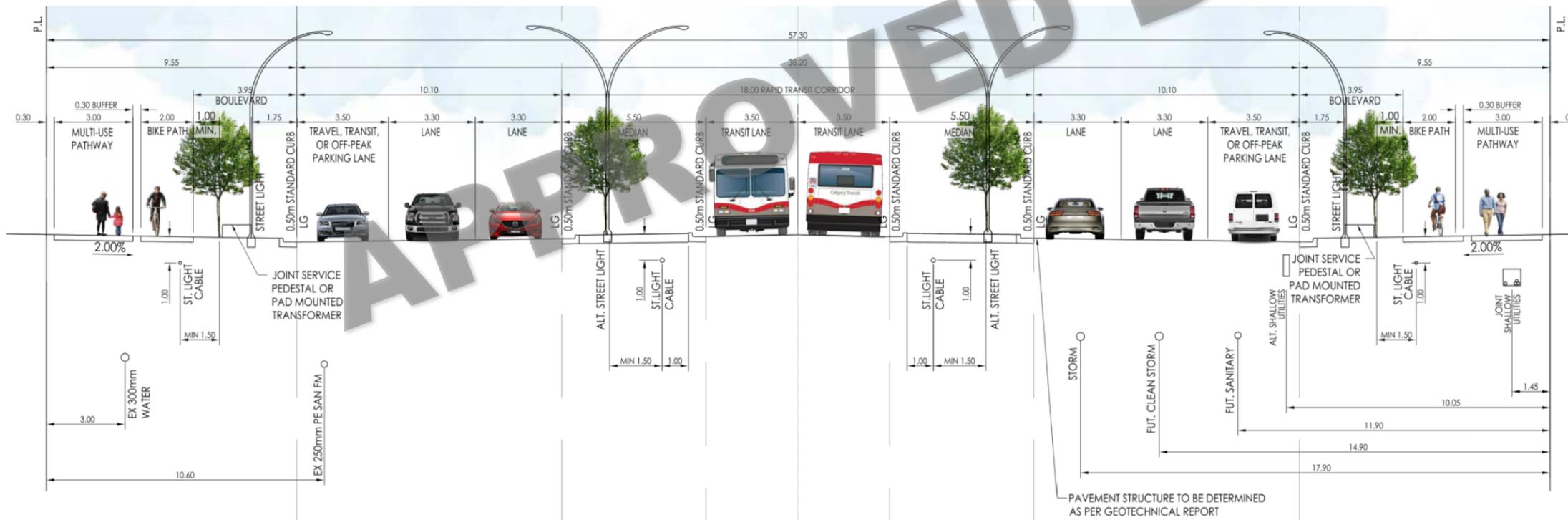
**CROSS-SECTION B-B**  
**30.00m (2x6.80m) MODIFIED COLLECTOR**  
3.0m Multi-use Pathways



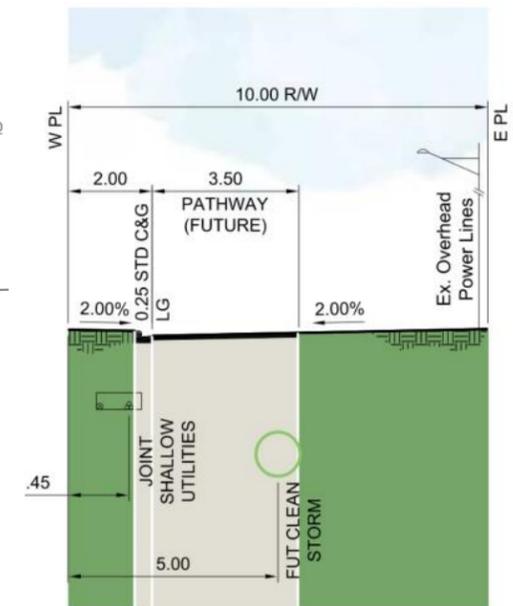
**CROSS-SECTION C-C**  
**30.00m (13.60m) MODIFIED COLLECTOR**  
3.0m Multi-use Pathways



**CROSS-SECTION D-D 22.40m (11.20m) MODIFIED COLLECTOR**  
Parking both sides, no bike lanes, 2.0m mono sidewalk & 3.0m Regional Pathway

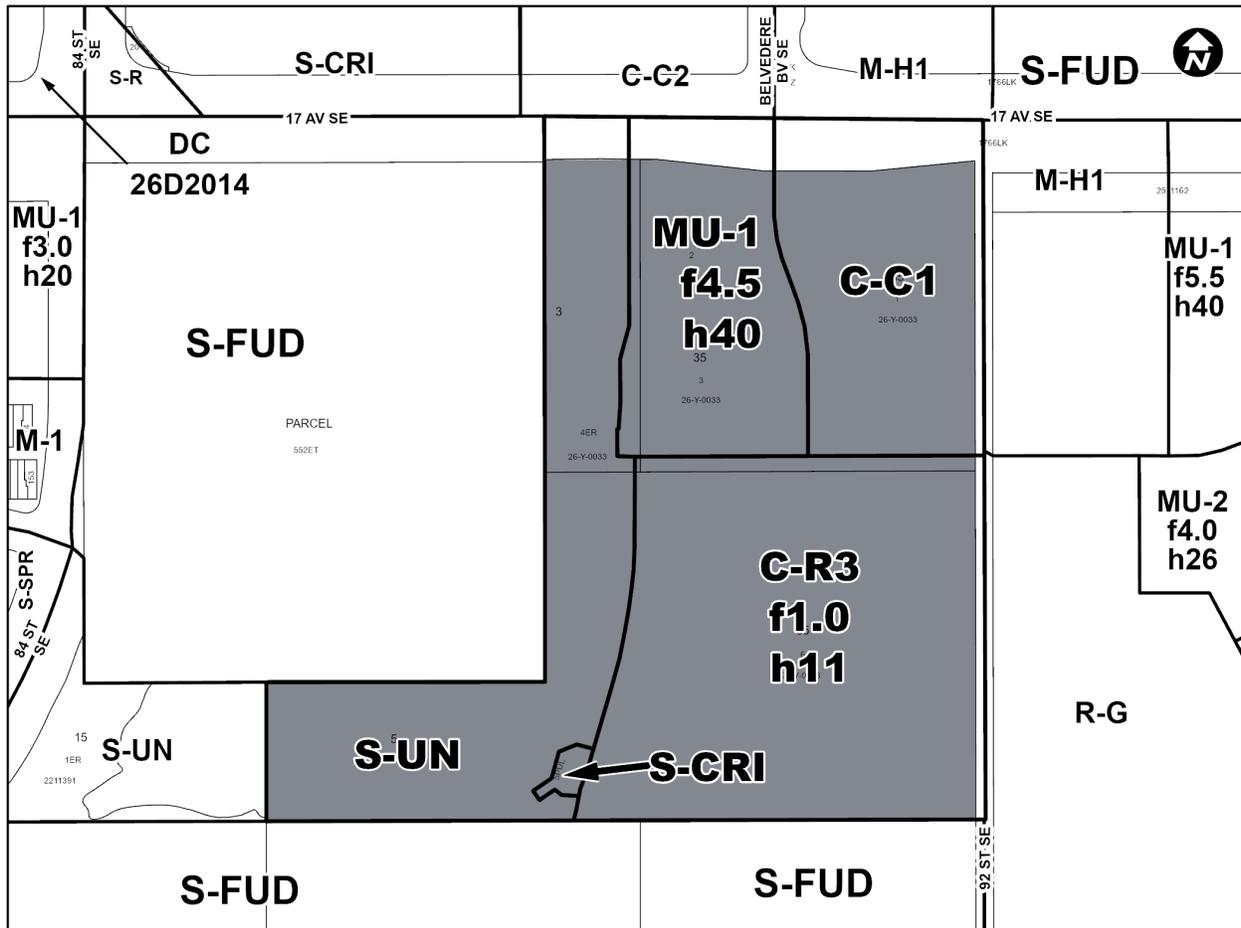


**CROSS-SECTION E-E**  
**2x10.1m / 7.0m BRT / 57.3m WIDTH VARIES-MODIFIED URBAN BOULEVARD**  
Separate 3.0m Multi-Use Pathway & 2.0m Bike Path on Both Sides



**CROSS-SECTION F-F**  
**10.0m ROW**  
3.5 m Green Corridor

# 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
<b>GROSS AREA OF PLAN</b>	10.62	26.24
<b>LESS: ENVIRONMENTAL RESERVE</b>	2.58	6.37
<b>LESS: ROW (GREEN CORRIDOR)</b>	0.09	0.22
<b>NET DEVELOPABLE AREA</b>	7.95	19.65

LAND USE (Mixed Use)	HECTARES	ACRES	ANTICIPATED # OF RESIDENTIAL UNITS	ANTICIPATED COMMERCIAL AREA (SQ.M)
MU-1f4.5h40 (Site 1)	0.62	1.54	360	N/A
MU-1f4.5h40 (Site 2)	0.56	1.38	300	N/A
<b>Total Residential</b>			660	
<b>Total Commercial</b>				N/A

LAND USE (Commercial)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED AREA (SQ.M) IF AVAILABLE
C-C1 (Site B)	1.33	3.29	1	3,200
C-R3f1.0h11	3.88	9.60	1	12,000
<b>Total Commercial</b>				15,200

	HECTARES	ACRES	% OF NET AREA
<b>ROADS (Credit)</b>	1.53	3.78	19.2%
<b>PUBLIC UTILITY LOT (S-CRI)</b>	0.02	0.06	0.3%

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR) – <i>Cash-in-lieu</i>	0.80	1.97	10%

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	660		
ANTICIPATED DENSITY		83.0	33.6
ANTICIPATED INTENSITY		222	67.4

APPROVED BY CPC

# 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:** South Belvedere Village

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

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

The subject site is located in an actively developing area of the City. Sites to the west of the subject site are under construction but at the time of submission were not occupied. LOC2024-0098 is an active Outline Plan and Land Use Amendment application directly east of the subject site. The project teams are working together to coordinate the planning and servicing requirements that affect both sites. Adjacent properties south of the subject site are undeveloped.

### 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)

Ongoing and active communication with Qualico and the project team involved in LOC2024-0098.

### Affected Parties

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

The project team and developers for LOC2024-0098.

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



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

### What did you hear?

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

N/A

### How did input influence decisions?

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

N/A

### How did you close the loop ?

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

N/A

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

# PROPOSED

CPC2025-1017  
ATTACHMENT 9

**BYLAW NUMBER 33D2026**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0045/CPC2025-1017)**

\*\*\*\*\*

**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 \_\_\_\_\_

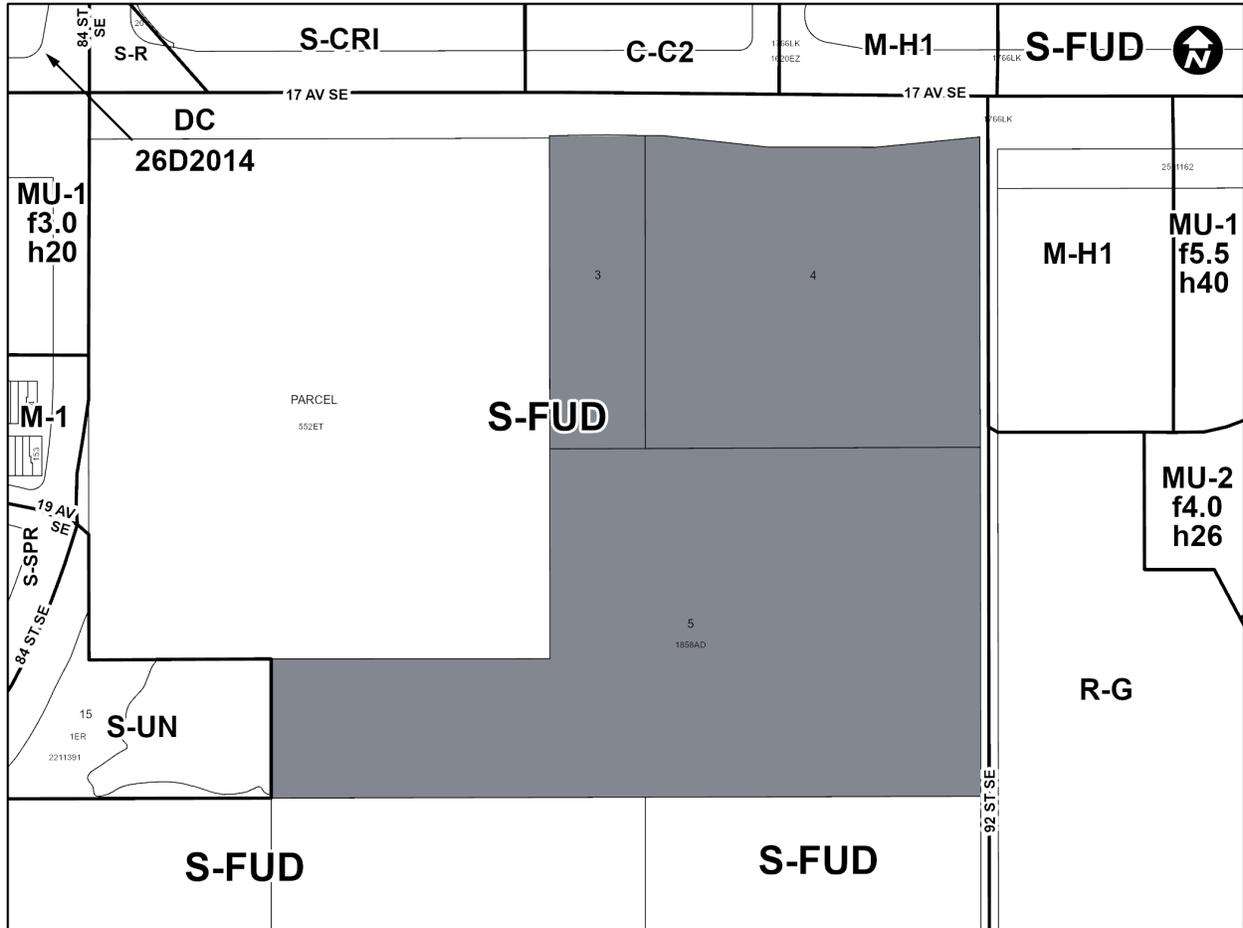
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

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

# PROPOSED

AMENDMENT LOC2025-0045/CPC2025-1017  
BYLAW NUMBER 33D2026

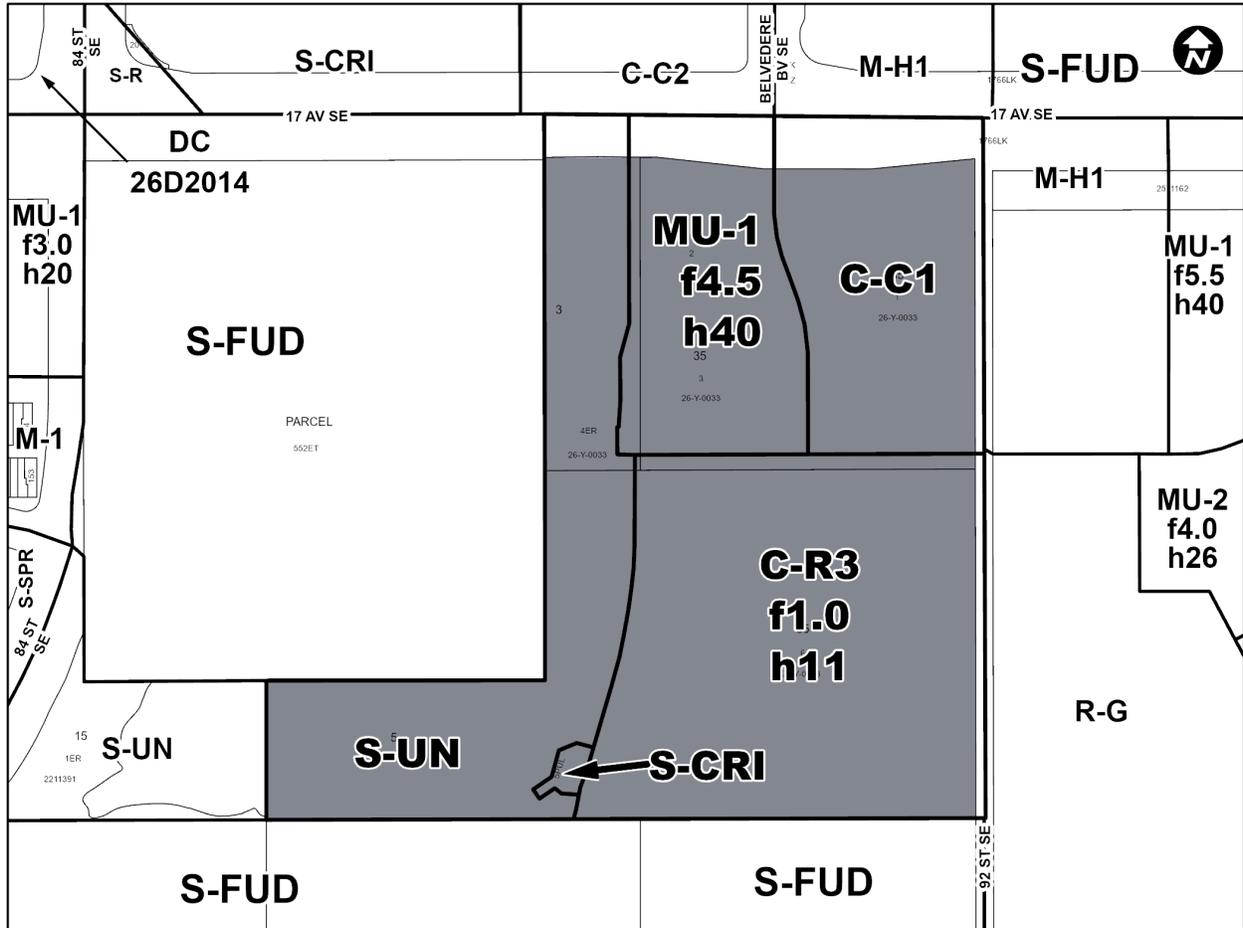
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2025-0045/CPC2025-1017  
BYLAW NUMBER 33D2026

## SCHEDULE B



**Land Use Amendment in Horizon (Ward 10) at 3359 – 27 Street NE, LOC2025-0148**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.61 hectares  $\pm$  (1.50 acres  $\pm$ ) located at 3359 – 27 Street NE (Condominium Plan 8111015, Units 1 to 10) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026  
 JANUARY 29:**

That Council give three readings to **Proposed Bylaw 28D2026** for the redesignation of 0.61 hectares  $\pm$  (1.50 acres  $\pm$ ) located at 3359 – 27 Street NE (Condominium Plan 8111015, Units 1 to 10) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

**HIGHLIGHTS**

- This application proposes a land use amendment to accommodate primarily light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas.
- The proposal will maintain industrial and commercial land uses that complement the surrounding context and align with applicable policy from the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? Approval of this proposal enables the opportunity for more diverse uses on the subject site which will provide Calgarians access to more industrial and commercial uses in an appropriate area of the city.
- Why does this matter? The proposed land use facilitates additional opportunities for compatible uses in an existing area that Calgarians rely on.
- No Development Permit has been submitted at this time.
- No previous Council direction exists.

**DISCUSSION**

This application, in the NE industrial community of Horizon was submitted by Suteki Developments on behalf of the landowner, Simdi Holdings Ltd., on 2025 July 15. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to provide more commercial opportunities within the existing building to attract future tenants.

The approximately 0.61 hectare (1.50 acre) site is currently developed with three existing two-storey buildings. The subject site fronts 27 Street NE along the east property line with three existing vehicular approaches and is bounded by surrounding sites on all other sides. Surrounding development includes a mix of industrial and commercial uses. The proposed Industrial – Commercial (I-C) District would enable a greater range of commercial uses within the existing buildings and is compatible in the area.

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

**Land Use Amendment in Horizon (Ward 10) at 3359 - 27 Street NE, LOC2025-0148**

**ENGAGEMENT AND COMMUNICATION**

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

**Applicant-Led Outreach**

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

**City-Led Outreach**

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

No public comments were received and there is no community association for the Horizon area.

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

**IMPLICATIONS**

**Social**

The proposed application enables the continuation of development in the community of Horizon and provides a land use framework for expanded industrial/commercial development on this site.

**Environmental**

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

**Economic**

The proposed land use amendment would enable the development of industrial commercial uses that complement and are compatible with the surrounding context. This proposal would enable further diversity of industrial and commercial uses for Calgarians in the industrial community of Horizon.

**Service and Financial Implications**

No anticipated financial impact.

Planning and Development Services Report to  
Calgary Planning Commission  
2026 January 29

ISC: UNRESTRICTED  
CPC2026-0064  
Page 3 of 3

**Land Use Amendment in Horizon (Ward 10) at 3359 - 27 Street NE, LOC2025-0148**

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**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 28D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the industrial community of Horizon along 27 Street NE. The site consists of a total area of approximately 0.61 hectares (1.50 acres) and is approximately 55 metres wide by 110 metres deep. Access is available from the east frontage of 27 Street NE with three separate existing approaches.

The subject site is approximately 120 metres (a two-minute walk) north of 32 Avenue NE which the MDP identifies as an Urban Main Street and within the Primary Transit Network. Industrial – Commercial (I-C) District lots, as well as an assortment of other commercial land uses, exist in close proximity to the subject site. The nearest I-C site is located on the southwest corner of 26 Street NE and 32 Avenue NE.

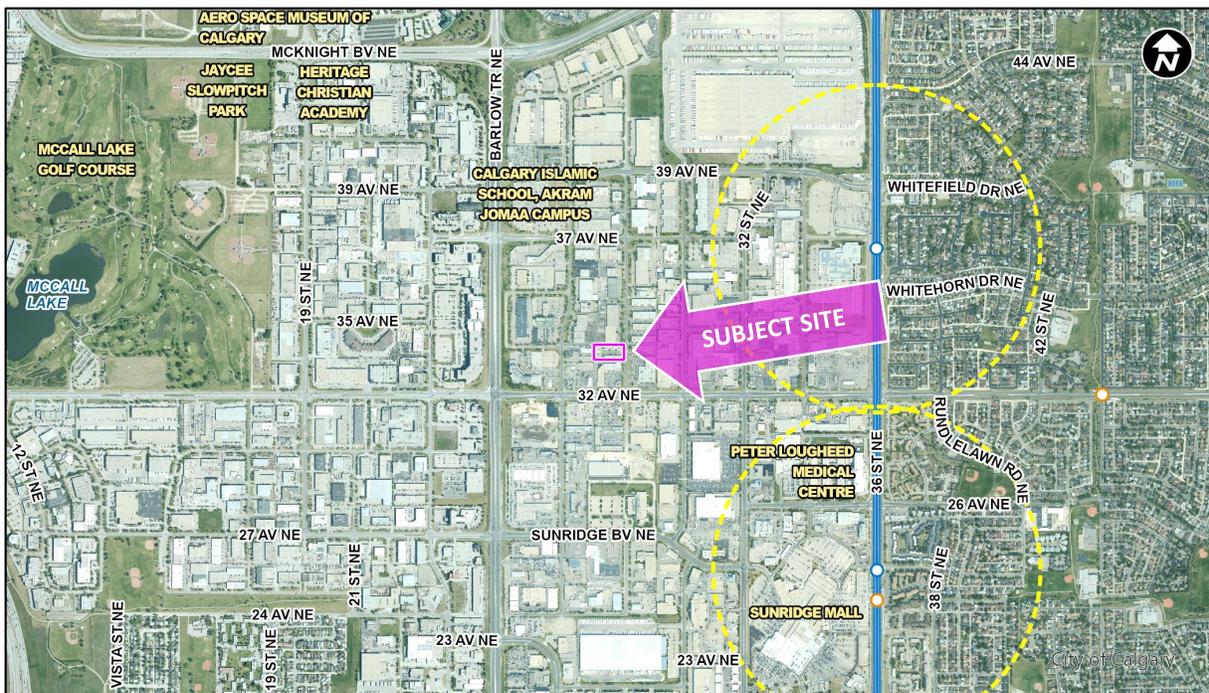
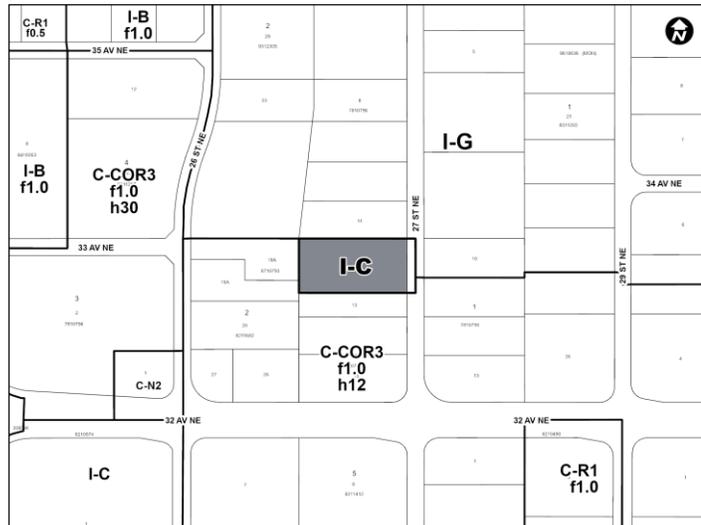
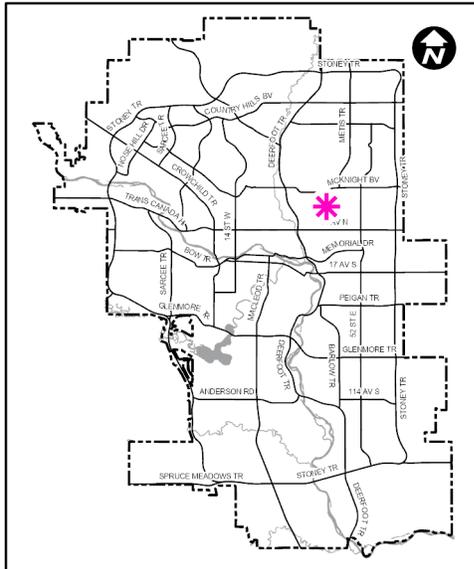
The subject site lies within a narrow Standard Industrial area, between an Urban Main Street and a Major Activity Centre typology. Immediately surrounding the subject site are Industrial – General (I-G) Districts to the north and east with Commercial – Corridor 3 (C-COR3) Districts to the south and west. A variety of established businesses exist in the area such as: pharmacies, grocery stores, restaurants, car dealerships, industrial equipment suppliers, food wholesalers, and a variety of other retail, commercial, and industrial uses.

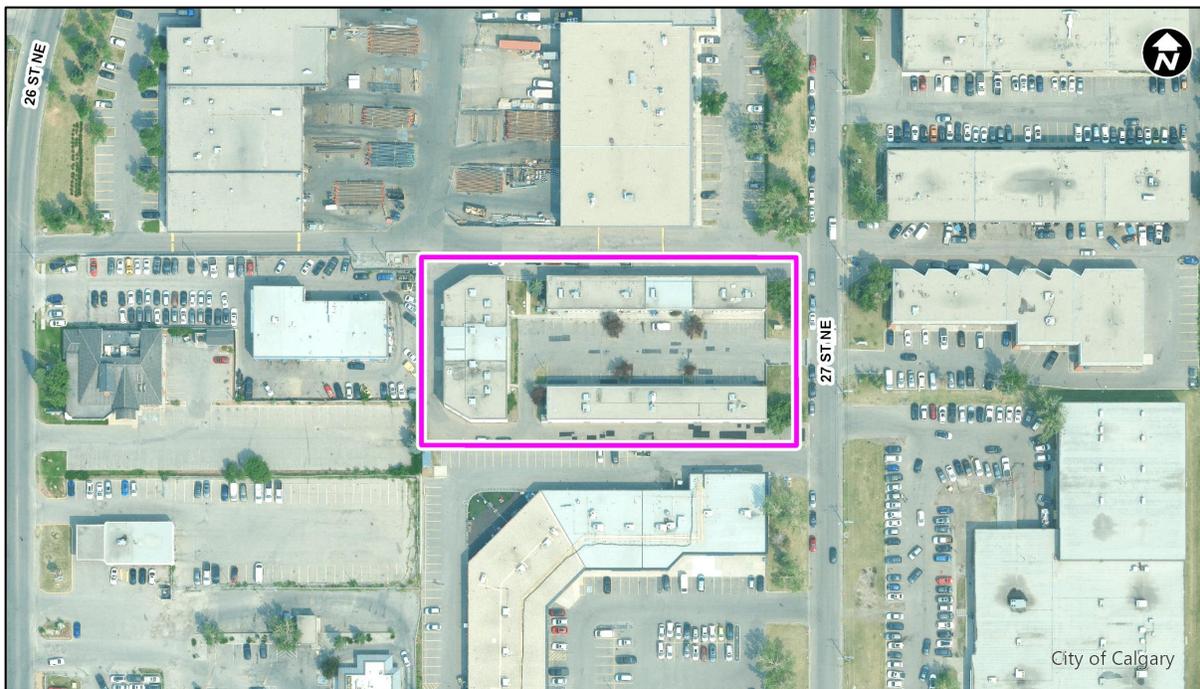
A mix of industrial and commercial districts makes up the surrounding land uses in close proximity to the subject site. The MDP identifies the parcel within a narrow Standard Industrial area, between an Urban Main Street and a Major Activity Centre typology.

## Community Peak Population Table

Not available because the subject area is in an industrial area with no population statistics.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject site is designated as Industrial – General (I-G) District. The existing I-G District allows a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The I-G District indicates that there is no applicable maximum height for the subject site. The I-G District also allows for a maximum floor area ratio of 1.0 for sites serviced by City water and sewer.

The proposed Industrial – Commercial (I-C) District is intended to be located on the perimeter of industrial areas that allow light industrial uses and small scale commercial uses that are compatible with and complement light industrial uses. The I-C District allows for a maximum building height of 12 metres, compared to no maximum building height in the I-G District, while allowing the same maximum floor area ratio of 1.0.

Surrounding land uses primarily consist of Industrial and Commercial Districts, specifically the Industrial – General (I-G) District and Commercial – Community 3 (C-COR3) District, among others. The surrounding context complements the intent of the proposed land use amendment as the area predominantly consists of compatible industrial and commercial uses. The subject site is an appropriate transition between the existing C-COR3 and I-G Districts in close proximity. Considering the use of the subject site, the context of the area, and the compatibility of the proposal it was determined that the proposed land use amendment would not hinder nor significantly affect the overall industrial land supply for the City of Calgary.

### **Development and Site Design**

If approved by Council, the rules of the proposed I-C District would provide guidance for the future redevelopment of the site. This would include appropriate uses, building height and massing, landscaping, and parking.

### **Transportation**

Vehicle access to the site utilizes vehicular access points along 27 Street NE. The subject site is approximately 120 metres (a two-minute walk) north of 32 Avenue NE which the Municipal Development Plan identifies as an Urban Main Street and within the Primary Transit Network. Public transit service is available along 27 Street NE for Route 57 (Monterrey Park/McCall Way), and along 32 Avenue NE for Route 38 (Brentwood Station/Temple).

Pedestrian sidewalks are not available on 27 Street NE between 32 Avenue NE and 37 Avenue NE. The Always Available for All Ages and Abilities (5A) Network is along 39 Avenue NE, approximately 700 metres (an 11-minute walk) north of the subject site, and includes an existing pedestrian pathway. Additionally, 32 Street NE, approximately 800 metres (a 13-minute walk) east of the subject site, is identified within the 5A Network with an existing on-street bikeway. Existing pedestrian infrastructure is on 32 Avenue NE in both directions and the 5A Network identifies it as a "Recommended On-Street Bikeway".

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management 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 identified as Standard Industrial Area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The Standard Industrial Area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas are intended to allow for a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

The parcel lies within a narrow Standard Industrial area, between an Urban Main Street and a Major Activity Centre typology. The MDP is conceptual, providing some flexibility, and the site sits at the edge of the Standard Industrial area, in close proximity to an active Urban Main Street area.

The proposed application complies with the relevant land use policies that encourage a mix of industrial uses at varying intensities that offer flexibility to the changing nature of industrial activities. This typology also prescribes that uses that support the industrial function of the area and cater to day-to-day needs of area businesses and their employees may be supported.

There is no Area Structure Plan that applies to 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 are being explored and encouraged through the development permit review.

# Applicant Submission

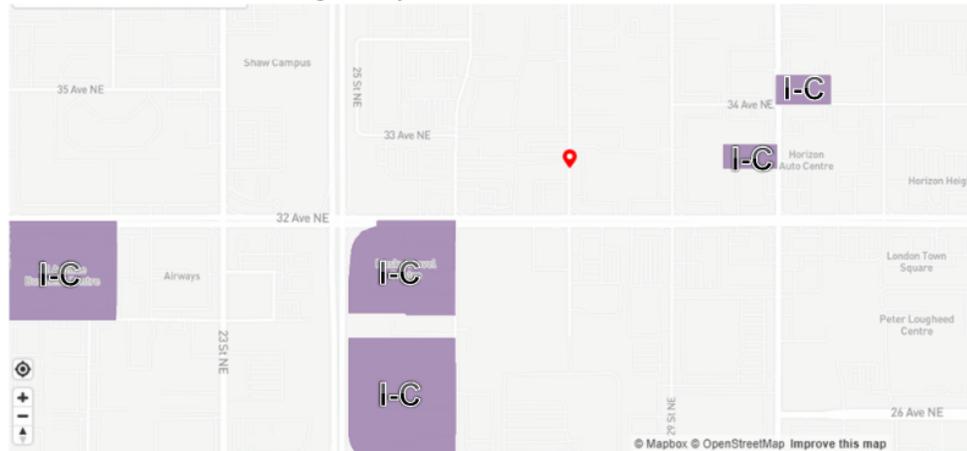
2025 September 4



[www.sutekigroup.ca](http://www.sutekigroup.ca)

This is our rationale as to why our site (3358 27 ST NE), should be allowed to have a land use change from I-G to I-C.

1. The reason on why we're proposing a land use change from I-G to I-C is for the commercial.
2. The change won't disrupt the community as it already has commercial and industrial uses nearby.
3. The demand in the area for more commercial services is very high.
4. There are 4 other I-C building nearby.



5. The property will benefit from this change and will allow more commercial businesses to thrive in the community boosting the community's value.
6. The parking requirement for I-G will stay the same.

Based on the above comments, we strongly believe that I-C is the ideal zoning for this lot and location.

If you want, we can attend a zoom meeting with the you for a quick chat and go over the benefits of the change.

SUTEKI DEVELOPMENTS INC.

1530 27 AVE NE, Calgary, AB T2A 3S2 | Rafih: 587-222-1195

[info@sutekigroup.ca](mailto:info@sutekigroup.ca) <mailto:sutekidevelopments@gmail.com> [www.sutekigroup.ca](http://www.sutekigroup.ca)

# Applicant Outreach Summary

2025 July 15



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

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

**Project name:** Parma Centre

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

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

We believe that our project wont need to have an outreach due to the fact that I-C is what a majority of the nearby neighbors are and also that in our projects location I-C is what is needed by the community.

### Outreach Strategy

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

### Affected Parties

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

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



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

### What did you hear?

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

### How did input influence decisions?

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

### How did you close the loop ?

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

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

# PROPOSED

CPC2026-0064  
ATTACHMENT 4

**BYLAW NUMBER 28D2026**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0148/CPC2026-0064)**

\*\*\*\*\*

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

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

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

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

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

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

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

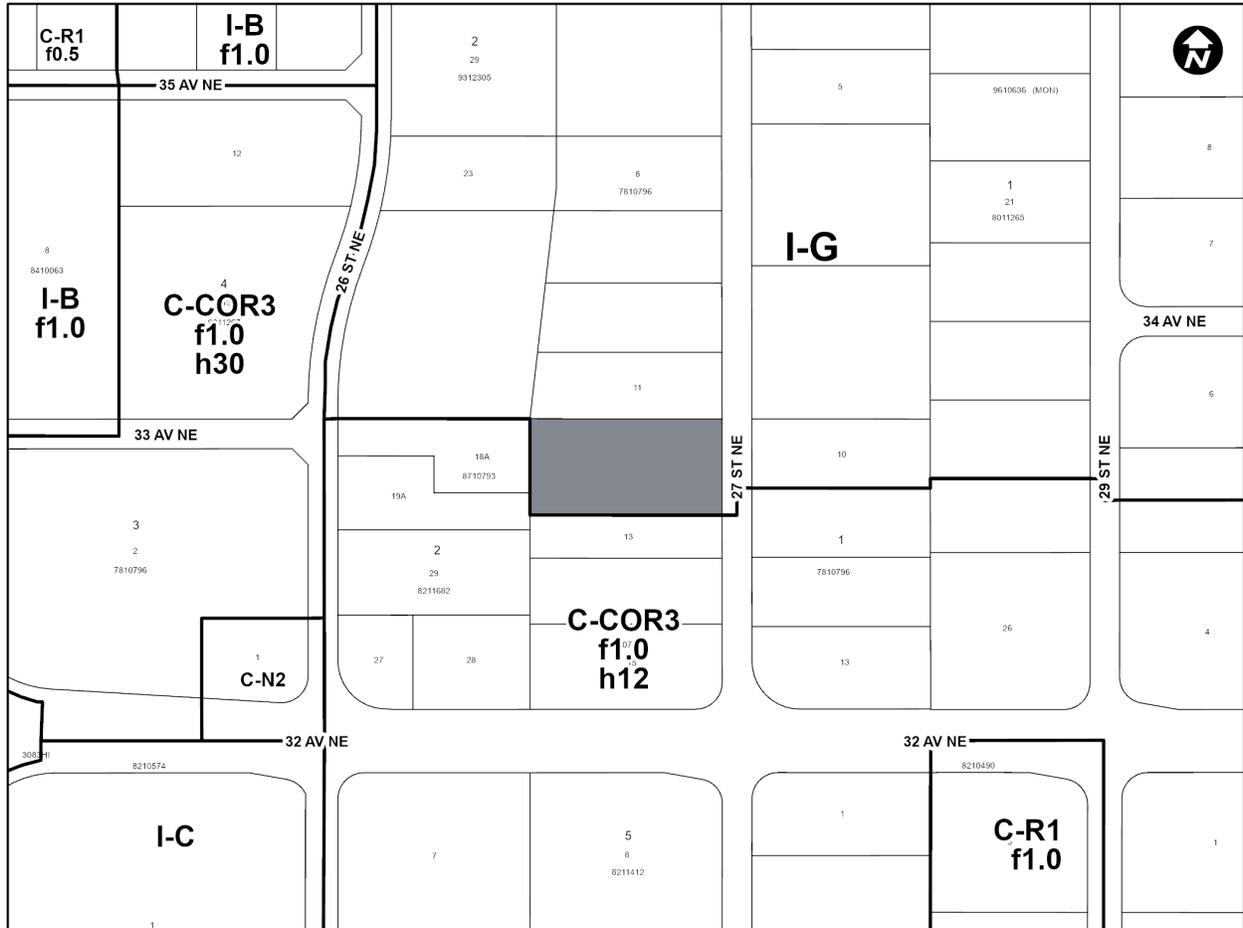
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MAYOR  
SIGNED ON \_\_\_\_\_

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

# PROPOSED

AMENDMENT LOC2025-0148/CPC2026-0064  
BYLAW NUMBER 28D2026

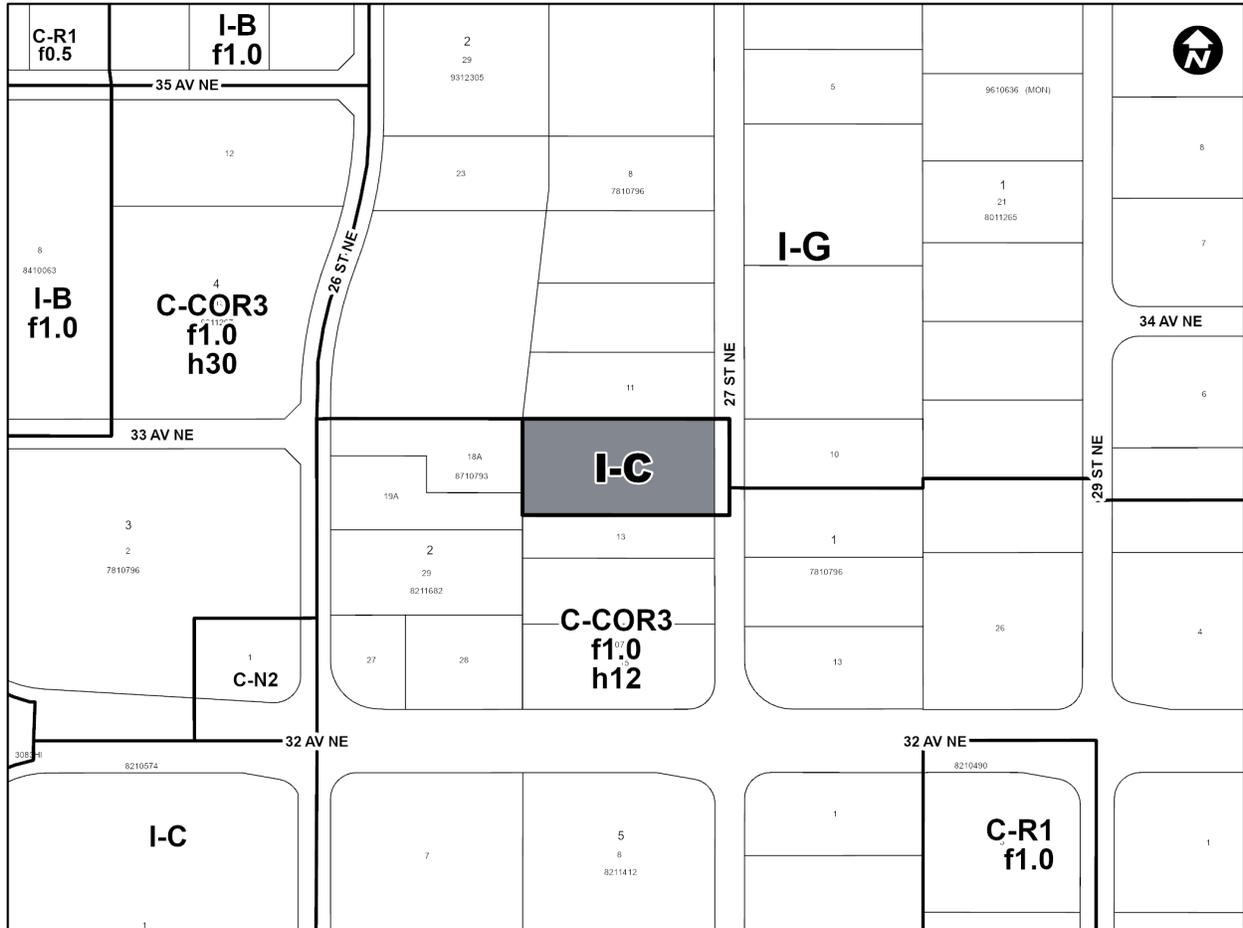
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2025-0148/CPC2026-0064  
BYLAW NUMBER 28D2026

## SCHEDULE B



**Land Use Amendment in Franklin (Ward 10) at multiple addresses, LOC2025-0126**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.16 hectares ± (2.87 acres ±) located at 128 and 188 – 28 Street SE and 2908 – 2 Avenue SE (Plan 9410382, Block 4, Lot 8; Plan 7711662, Block 4, Lots 4 and 5) from Industrial – General (I-G) District to Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026  
 JANUARY 29:**

That Council give three readings to **Proposed Bylaw 29D2026** for the redesignation of 1.16 hectares ± (2.87 acres ±) located at 128 and 188 – 28 Street SE and 2908 – 2 Avenue SE (Plan 9410382, Block 4, Lot 8; Plan 7711662, Block 4, Lots 4 and 5) from Industrial – General (I-G) District to Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject properties to allow for a broader range of commercial uses within the existing buildings in close proximity to the Franklin LRT Station.
- This proposal allows for appropriately scaled commercial uses within industrial areas and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would create more business opportunities within a transit-oriented development area to meet the market demand and promote more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional commercial and employment opportunities that respond to market needs and improve access to services.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southeast community of Franklin was submitted by COM-TECH Drafting & Design on behalf of the landowner, Plaza 28 LTD., on 2025 June 17. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to provide more commercial opportunities within the existing buildings to attract future tenants.

The approximately 1.16 hectare (2.87 acre) site consists of three parcels, two accessed from 28 Street SE and one from 2 Avenue SE. The site is located approximately 100 metres (a two-minute walk) south of Centre Avenue E, 170 metres (a three-minute walk) north of Memorial Drive SE, and within 600 metres (a 10-minute walk) east of the Franklin LRT Station. Surrounding development includes a mix of industrial, commercial, and institutional uses. The proposed Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District would enable a greater range of commercial uses within the existing buildings and is consistent with the adjacent parcel to the south at the corner of 28 Street SE and 2 Avenue SE.

## Land Use Amendment in Franklin (Ward 10) at multiple addresses, LOC2025-0126

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

### ENGAGEMENT AND COMMUNICATION

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

#### Applicant-Led Outreach

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

#### City-Led Outreach

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

No public comments were received and there is no community association for the subject area.

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

### IMPLICATIONS

#### Social

The proposed application allows for a greater diversity of businesses within the existing buildings, enabling a more efficient use of land and infrastructure, supporting surrounding uses and amenities, and introducing additional amenities for the community and broader area.

#### Environmental

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

#### Economic

This application would support economic growth by creating new business and job opportunities that meet evolving market demands and enhancing community amenities.

#### Service and Financial Implications

No anticipated financial impact.

Planning and Development Services Report to  
Calgary Planning Commission  
2026 January 29

ISC: UNRESTRICTED  
CPC2026-0035  
Page 3 of 3

**Land Use Amendment in Franklin (Ward 10) at multiple addresses, LOC2025-0126**

**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 29D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

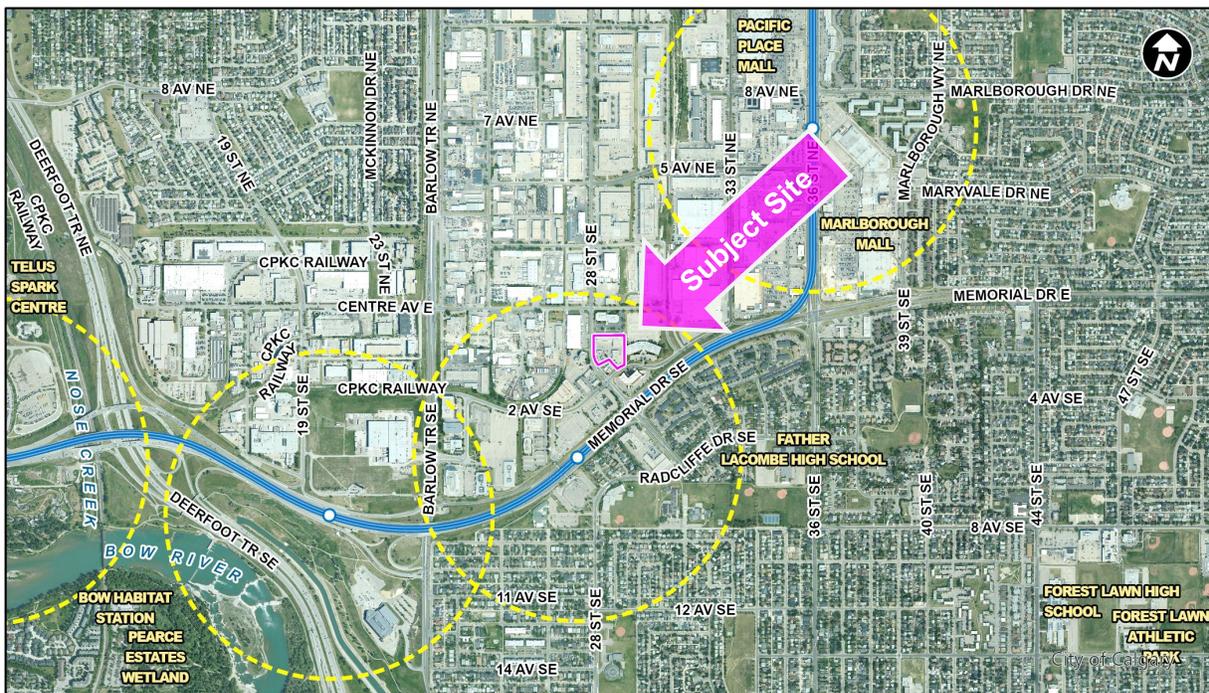
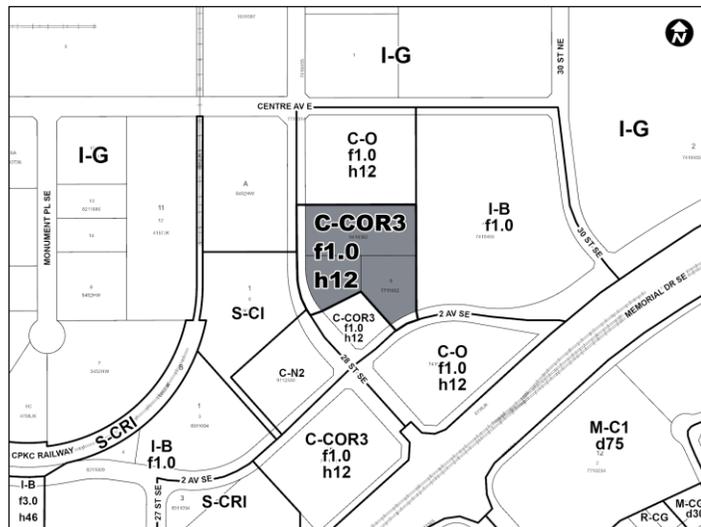
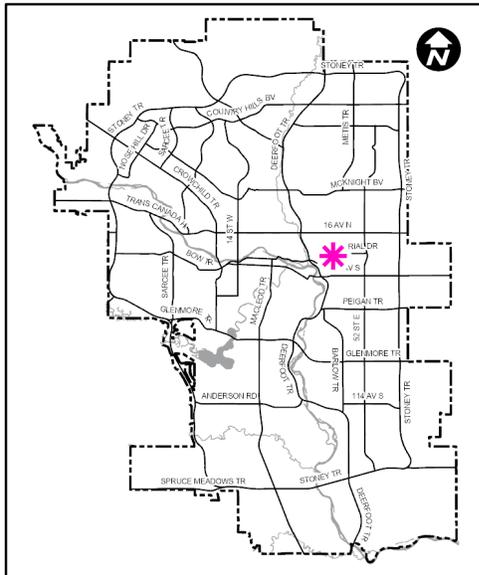
The subject site is located in the southeast business community of Franklin and consists of three parcels forming an irregular-shaped site area bounded by 28 Street SE and 2 Avenue SE. Each parcel contains a one or two-storey building. Some of the existing uses / buildings on site include an instructional facility, restaurants, offices, and warehouses (General Industrial – Light use in the current Land Use Bylaw 1P2007). The total site is approximately 1.16 hectares (2.87 acres) in size, measuring approximately 100 metres wide from west to east and 96 metres deep from north to south. It is situated approximately 100 metres (a two-minute walk) south of Centre Avenue E and 170 metres (a three-minute walk) north of Memorial Drive SE. The site is also located within 600 metres (a 10-minute walk) of the Franklin LRT Station to the southwest, and the Alberta Park/Radisson Heights residential community lies across Memorial Drive SE to the south. Both vehicular and pedestrian access is available via 28 Street SE and 2 Avenue SE.

Surrounding development is characterized by a mix of commercial, industrial and institutional developments under various districts: Commercial – Office (C-O f1.0h12) Districts to the north; Commercial – Neighbourhood 2 (C-N2) District, Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District, and C-O f1.0h12 District to the south; Industrial – General (I-G) District and Special Purpose – Community Institution (S-CI) District to the west; and Industrial – Business (I-B) District to the east. Existing uses include restaurant, retail store, personal service, office, financial institution, medical clinic, dry-cleaning, warehouse store, child care service, post-secondary learning institution, instructional facility, and etc.

## Community Peak Population Table

Not available because the subject site is in a business area with no population statistics.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing I-G District accommodates a variety of light and medium general industrial uses, including manufacturing, material processing, equipment servicing and repair, warehousing, and heavy vehicle-related activities. It also allows certain business operations to occur outdoors and allows a limited number of complementary commercial uses that support industrial functions. There is no maximum building height for the subject site. The maximum floor area ratio (FAR) for buildings on the site is 1.0.

The proposed C-COR3 f1.0h12 District allows a more diverse mix of commercial uses of various scales, with an emphasis on retail, services, supermarkets, and drinking establishments that are compatible within industrial areas but not allowed under the I-G District. While both districts allow office and restaurant uses, the I-G District restricts their size. The C-COR3 District allows for a maximum building height of 12 metres and keeps the same FAR of 1.0 which would equate to a building floor area of approximately 11,614 square metres.

During the application review process, Administration suggested an increase in FAR and building height to better align with Transit-Oriented Development principles given the site's proximity to the Franklin LRT Station. The applicant declined as they indicated their intent is to limit future changes in use within existing buildings and to maintain land use consistency with the adjacent parcel to the south which is under the same ownership.

The proposed C-COR3 f1.0h12 remains supportable as it introduces greater land use flexibility and commercial opportunities compatible with the surrounding context. The proposal aligns with policy objectives to diversify employment opportunities and leverage proximity to the primary transit network, facilitating future adaptive reuse and contributing to long-term area vitality without creating adverse impacts on adjacent development.

If approved, the redesignation would result in certain existing uses within the current buildings, such as General Industrial – Light that are not included in the proposed District, becoming non-conforming. In accordance with the *Municipal Government Act* (MGA), these uses may be continued. However, if they are discontinued for six consecutive months or more, or if any alterations are made to the buildings or to the use itself, the non-conforming status would be lost. The applicant has confirmed their understanding of these implications and wishes to proceed with the application.

### **Development and Site Design**

If approved by Council, the rules of the proposed C-COR3 District would provide guidance for the future redevelopment of the site. Given the specific context of the existing site, additional considerations during the development permit process will include the appropriateness of proposed uses, potential adjustments to landscaping, parking, site access, and improvements to mobility and pedestrian connectivity between buildings.

### **Transportation**

Pedestrian and vehicular access to the site is currently provided via 28 Street SE and 2 Avenue SE. A playground zone exists on 28 Street SE, extending from the south end of 188 – 28 Street SE to the north side of 128 – 28 Street SE. On-street parking is prohibited along 28 Street SE and 2 Avenue SE. Future applications may require a review of parking demand and driveway access at the development permit stage, with all parking and driveway design meeting current standards.

The site is approximately 170 metres (a three-minute walk) from Memorial Drive SE, part of the primary transit network, and is well served by transit. The Franklin LRT Station is located within 600 metres (a 10-minute walk) southwest of the site, and Bus Route 127 (Maryvale/Franklin Industrial) has northbound and westbound stops less than 200 metres (a three-minute walk) along 28 Street SE and Centre Avenue E.

Existing active transportation infrastructure includes an on-street bikeway along 28 Street SE connecting the Always Available for All Ages and Abilities (5A) Network west of the site, another bikeway approximately 200 metres (a three-minute walk) along 30 Street SE to the east, and a pathway along the north side of Memorial Drive SE to the south.

The site is expected to generate higher transit ridership. Should higher transit ridership occur in the future, Calgary Transit may require additional facilities, such as concrete bus pad(s), standard bus shelter(s), and bench(es) to be constructed to support it. This will be evaluated as part of future development permit application review. A Traffic Impact Assessment (TIA) may also be required at the development permit stage, including a review of potential pedestrian crossing on 28 Street SE.

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

### **Environmental Site Considerations**

There are no known outstanding environmental concerns associated with the site and/or proposal at this time.

### **Utilities and Servicing**

Public water and sanitary mains exist within the adjacent rights-of-way of the site. The site is located within Western Headworks Canal catchment area. Any development or redevelopment that may increase imperviousness must implement Best Management Practices (BMPs) to achieve net-zero increase in runoff rate, volume, and pollutant loading.

## **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 within the 25-30 Noise Exposure Forecast (NEF) area. The AVPA Regulation was established to ensure that only compatible land uses are developed near airport flight paths and to prohibit certain uses within designated NEF areas where restrictions apply. Uses included in the proposed C-COR3 District are generally allowable within the 25-30 contour area. Future development permits will be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

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

The subject site is located within the Industrial – Employment Intensive area identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This area is intended for developments with higher employment concentrations that benefit from access to the Primary Transit Network and is targeted at a minimum of 100 jobs per gross developable hectare. While industrial uses are prioritized, complementary uses that support the industrial functions may also be considered.

This application is generally consistent with the objectives of the MDP by supporting employment growth and diversification in an area well connected to the Primary Transit Network, including proximity to the Franklin LRT Station. While the proposed C-COR3 land use district is not industrial, it aligns with the existing land use context and will not affect the overall industrial viability of the area.

The parcel is relatively small (1.16 hectares) and is already developed with commercial uses. Five adjacent parcels are designated for commercial districts. The parcel is not located on the Primary Goods Movement Network. Therefore, redevelopment of the site will not compromise the integrity of either the broader or local industrial land supply. For those reasons, an amendment to the MDP Urban Structure Map is not required.

There is no Area Structure Plan that applies to the subject site.

**Transit Oriented Development Policy Guidelines (2004)**

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit station. The guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key objectives of the guidelines including diversifying local services and employment opportunities and optimizing existing sites and 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 approval stages.

# Applicant Submission

Company Name (if applicable):

COM-TECH Drafting & Design Services

LOC Number (office use only):

Applicant's Name:

Date:

June 15th, 2025

We are proposing a Land Use Redesignation for these three properties. Currently the land is zoned for I-G. The location, size and look of the buildings would be better served for commercial uses. The owner has interest from commercial style tenants for leasing the buildings but will not currently allow the use of these interested tenants. This property is equally surrounded by both industrial and commercial zoned neighbours and is located just off of Memorial Drive. We do not see this zone change having any significant negative impact to any of the surrounding properties as it will be similar uses and/or complimenting uses to those neighbours. The owner has had a pre-app meeting with the city and it was discussed that this is an appropriate direction for these properties.

# Applicant Outreach Summary

2025 June 17



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

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

**Project name:** Plaza 28 (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.

The owner of this building owns most of the buildings surrounding it. There will be tenancy changes and DP/BP applications that will include advertising periods at that time.

### Outreach Strategy

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

### Affected Parties

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

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



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

### What did you hear?

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

### How did input influence decisions?

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

### How did you close the loop ?

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

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

# PROPOSED

CPC2026-0035  
ATTACHMENT 4

**BYLAW NUMBER 29D2026**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0126/CPC2026-0035)**

\*\*\*\*\*

**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 \_\_\_\_\_

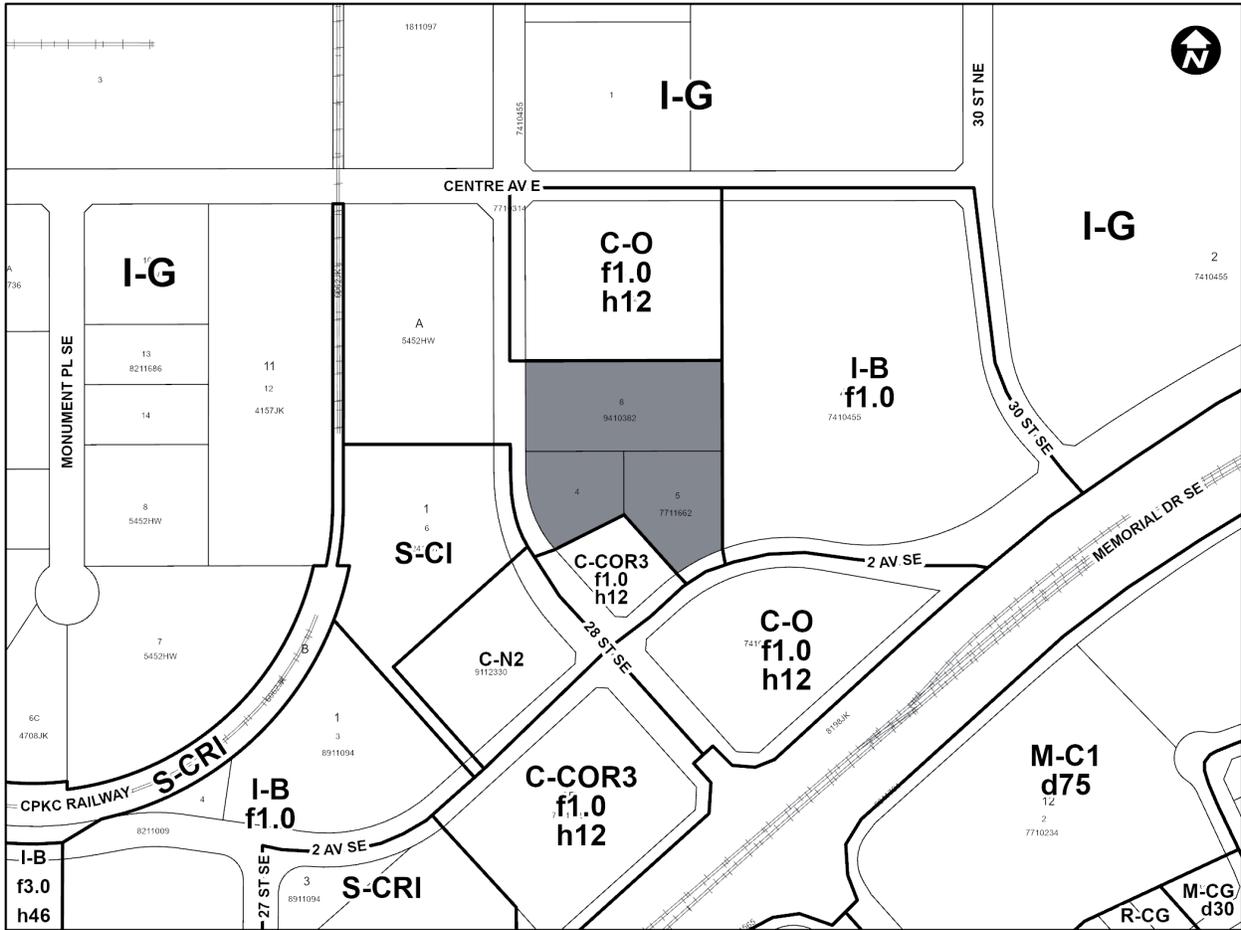
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

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

# PROPOSED

AMENDMENT LOC2025-0126/CPC2026-0035  
BYLAW NUMBER 29D2026

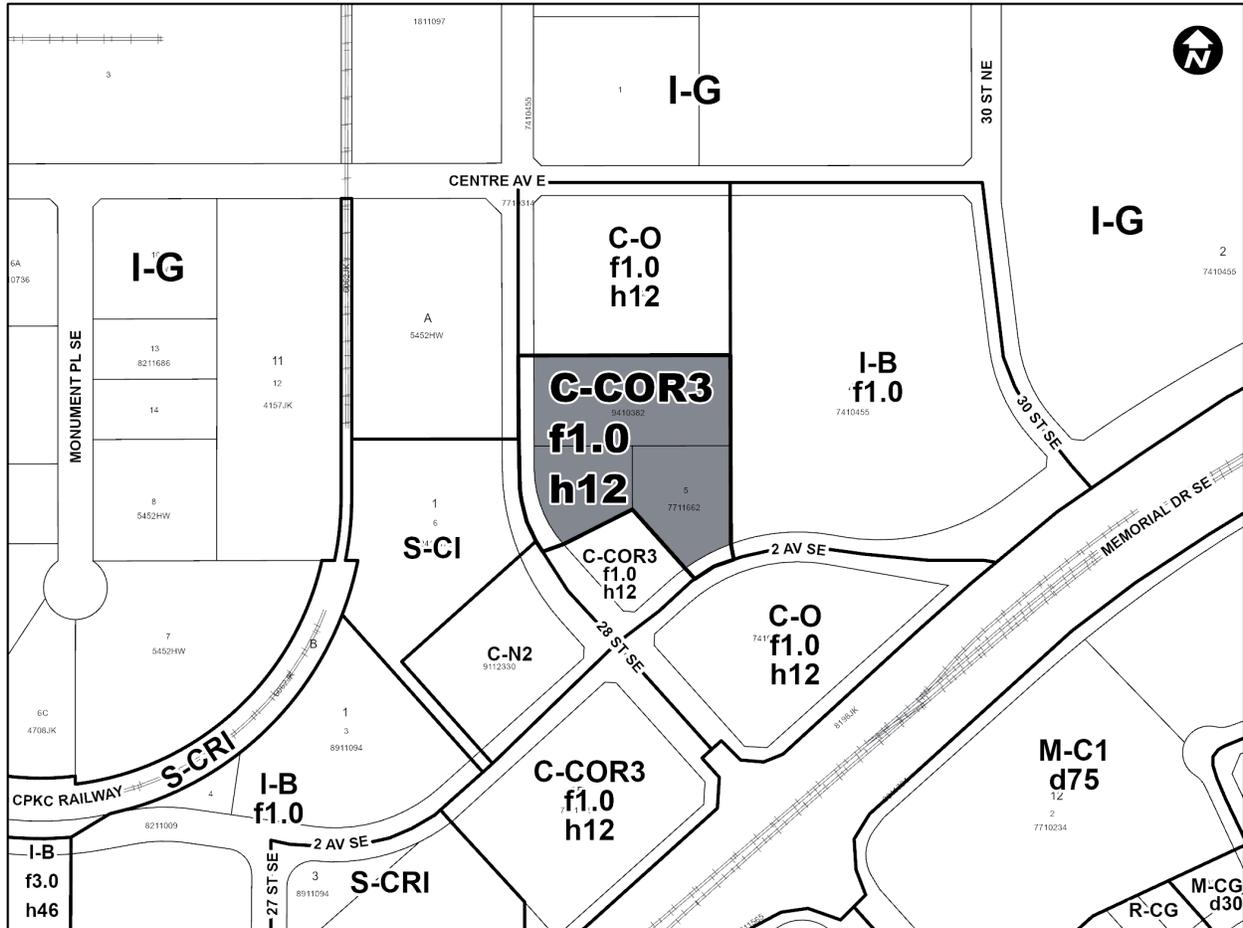
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2025-0126/CPC2026-0035  
BYLAW NUMBER 29D2026

## SCHEDULE B



**Land Use Amendment in Douglasdale/Glen (Ward 11) at 400 – 163 Quarry Park Boulevard SE, LOC2025-0182**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 3.65 hectares ± (9.02 acres ±) located at #400 – 163 Quarry Park Boulevard SE (Plan 1010880, Block 3, Lot 6) from Direct Control (DC) District to Commercial – Community 2 **f0.5h16** (C-C2f0.5h16) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026  
JANUARY 29:**

That Council give three readings to **Proposed Bylaw 32D2026** for the redesignation of 3.65 hectares ± (9.02 acres ±) located at #400 – 163 Quarry Park Boulevard SE (Plan 1010880, Block 3, Lot 6) from Direct Control (DC) District to Commercial – Community 2 **f0.5h16** (C-C2f0.5h16) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 January 29:

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“A Revised Cover Report was distributed with respect to Report CPC2026-0041.”

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a broader range of commercial uses of varying sizes and types than is currently allowed under the existing Direct Control (DC) District.
- The proposal would allow for more flexibility in the types of commercial uses allowed on the parcel, whilst maintaining the character of the site as a community-based commercial node. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Barlow Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will provide a wide range of uses, sizes and types of commercial developments in the area and would enable efficient use of the existing infrastructure.
- Why does it matter? The proposal would provide greater flexibility for commercial use options on the parcel and would better accommodate the future evolving commercial needs of the community.
- 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 southeast community of Douglasdale/Glen was submitted on 2025 September 15 by B&A Studios Inc., on behalf of the landowner, Salthill

**Land Use Amendment in Douglasdale/Glen (Ward 11) at 400 – 163 Quarry Park  
Boulevard SE, LOC2025-0182**

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Capital (SRF5 Quarry Park Inc.). No development permit application has been submitted at this time.

The approximately 3.65 hectares (9.02 acres) site is bounded by Quarry Park Boulevard SE to the north, Quarry Park Road SE to the east and 18 Street SE to the west. The subject site is currently designated as a Direct Control (DC) District ([Bylaw 79Z2006](#), Site 1), which is based on the C-2 General Commercial District of Land Use Bylaw 2P80. The site is fully developed with a mix of retail and service uses and functions as a community-oriented commercial node, drawing both local residents and visitors from surrounding neighborhoods. The future Quarry Park Green Line LRT Station will be located approximately 480 metres (about an eight-minute walk) to the east.

As indicated in the Applicant Submission (Attachment 2), the proposed C-C2f0.5h16 District would provide greater flexibility for commercial uses, allowing for a cannabis store and other compatible commercial developments that align with the current site format and building scale. The application does not propose changes to the maximum floor area ratio (FAR) or building height currently permitted under the existing 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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. The applicant determined that no outreach would be undertaken. Given that the intent of the application is limited in scope and is intended to support a change of use within an existing building, the applicant considers public engagement for this site would be more appropriate at development permit stage. Please refer to the Applicant Outreach Summary, Attachment 3, for rationale why outreach was not conducted.

**City-Led Outreach**

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

Administration received two letters from the public that neither supported nor opposed the application. The letters expressed a desire to keep the existing grocery store, noting recent residential growth and an increase in seniors in the area.

**Land Use Amendment in Douglasdale/Glen (Ward 11) at 400 – 163 Quarry Park  
Boulevard SE, LOC2025-0182**

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The DouglasQuarry Community Association did not initially provide a response to the circulation. Administration followed up by email and the CA confirmed that they have no comments or concerns regarding this application.

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 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 enable continued commercial development in the Douglasdale/Glen community and ensure the long-term function of the site as a community-based commercial node and Community Activity Centre that is accessible to local and surrounding residents of all age groups.

### **Environmental**

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

### **Economic**

This land use amendment would provide greater flexibility and options for commercial uses on the parcel. By adapting to evolving community needs and attracting a wider range of commercial tenants, it would also support a vibrant, diverse and adaptable local economy and the long-term vitality of the site.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this proposal.

Planning & Development Services Report to  
Calgary Planning Commission  
2026 January 29

ISC: UNRESTRICTED  
Corrected CPC2026-0041  
Page 4 of 4

**Land Use Amendment in Douglasdale/Glen (Ward 11) at 400 – 163 Quarry Park  
Boulevard SE, LOC2025-0182**

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**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 32D2026**

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 Douglasdale/Glen and is approximately 3.65 hectares (9.02 acres) in size. The site is approximately 210 metres long and 175 metres wide and is bounded by Quarry Park Boulevard SE to the north, Quarry Park Road SE to the east, and 18 Street SE to the west. Vehicle access is provided to the site from all three streets.

Adjacent developments consist primarily of commercial and office uses, including the Remington YMCA and a public library that are located southeast of the site, across Quarry Park Road SE. Directly south of the subject parcel are three residential towers.

Calgary Transit stops are available along 18 Street SE to the west of the site. The future Quarry Park LRT station will be located approximately 480 metres (an eight-minute walk) to the east. The site is also approximately 120 metres (a two-minute walk) from an east-west regional pathway that connects to adjacent open spaces and amenities and links to the broader pathway and open-space network along the Bow River.

## Community Peak Population Table

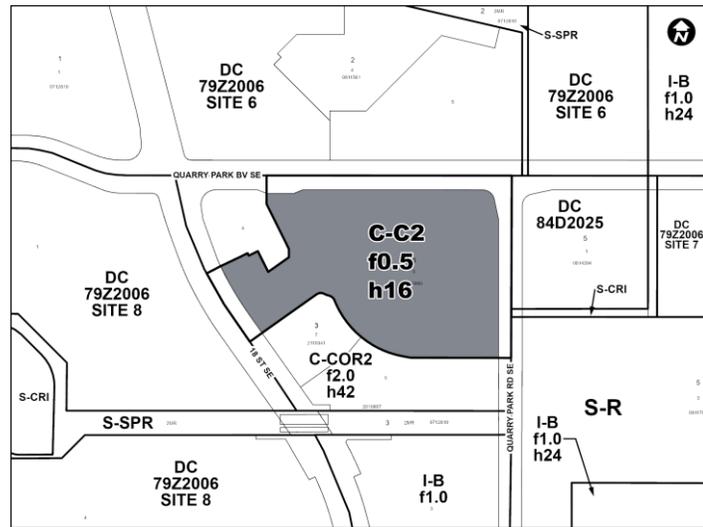
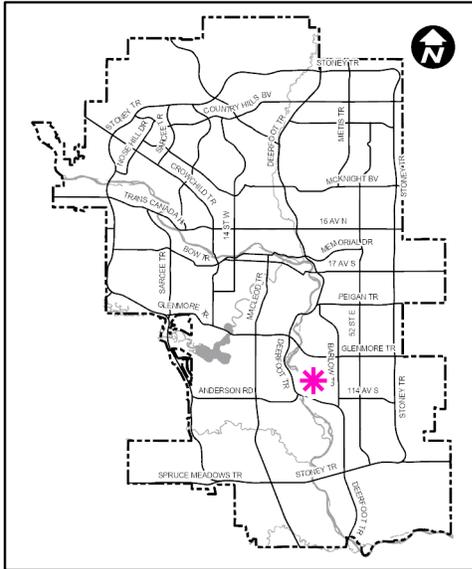
As identified below, the community of Douglasdale/Glen reached its peak population in 2014.

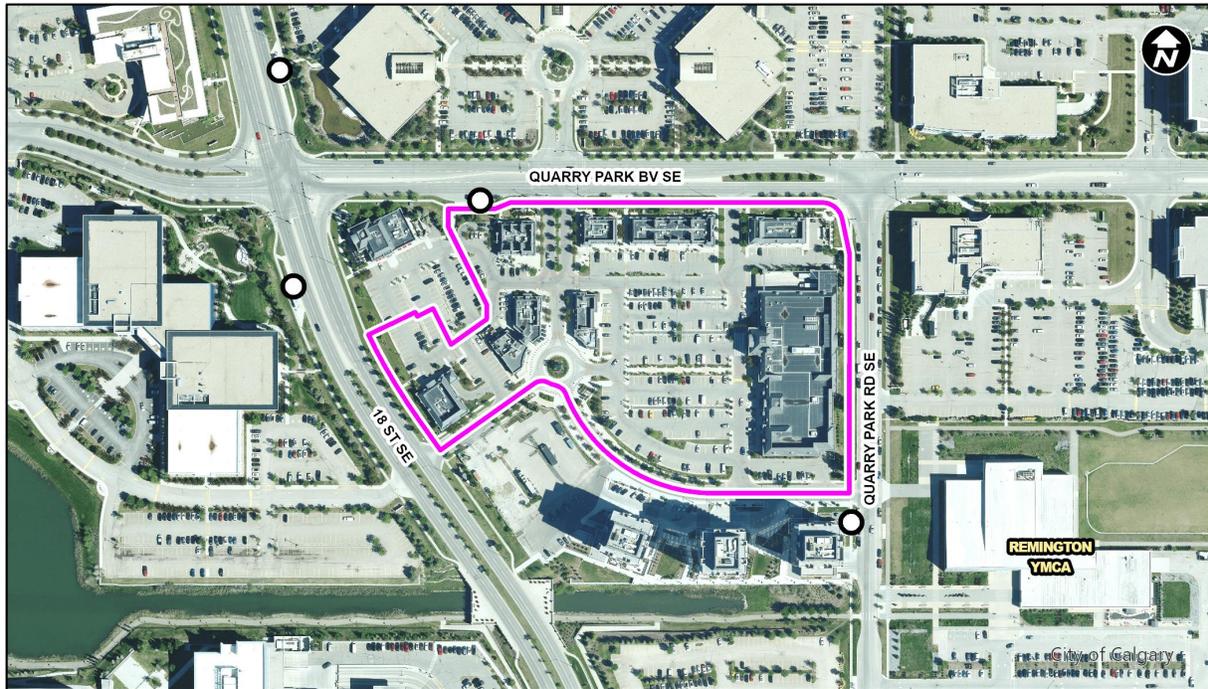
<b>Douglasdale/Glen</b>	
Peak Population Year	2014
Peak Population	12,952
2019 Current Population	12,881
Difference in Population (Number)	-71
Difference in Population (Percent)	- 0.5%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject site is currently designated as a Direct Control (DC) District ([Bylaw 79Z2006](#), Site 1), which is based on the C-2 General Commercial District of Land Use Bylaw 2P80. This DC District is intended primarily for retail, commercial and personal service uses, at moderate intensity, that serve areas beyond the surrounding community. It also allows for office and dwelling units as discretionary uses. The DC District applies specific rules related to landscape plan, parking location and high-quality building design, with an emphasis on pedestrian-oriented development. It also allows for a maximum building height of 16 metres and a maximum floor area ratio (FAR) of 0.5.

The proposed C-C2f0.5h16 District is intended to accommodate primarily commercial developments with a wide range of use sizes and types, including multiple building developments, that may serve several surrounding communities. Compared to the existing DC district, the proposed C-C2 designation would provide for greater flexibility in permitted and discretionary uses for commercial tenants on the subject parcel.

Although the C-C2 designation allows for large commercial developments, the proposal retains of the maximum FAR of 0.5 and building height of 16 metres from the DC District. This will maintain the scale and character of existing development on the site.

Overall, the proposed C-C2f0.5h16 District would bring land use regulations for this site into alignment with the current land use bylaw. It would better accommodate the evolving needs of the community while ensuring that future site development remains compliant with current and evolving bylaw requirements through the application of the standard C-C2 District under Land Use Bylaw 1P2007.

### **Development and Site Design**

The site is currently fully developed. The intent of this proposed land use amendment is to allow for a broader range of uses within the existing buildings. There is no intention to redevelop the site at this time.

If approved by Council, the rules of the proposed C-C2f0.5h16 District would provide guidance for the future development of the site, including appropriate uses, building height and setbacks, use area, landscaping, and parking. In particular, the comprehensive landscaping requirements for Commercial Land Use Districts in Land Use Bylaw 1P2007 provide direction to achieve and maintain sustainable site development. Furthermore, the C-C2 District requirements for pedestrian connections from public sidewalks to and between buildings would maintain a pedestrian-oriented environment on the site. These are consistent with the current DC District rules.

### **Transportation**

Vehicle and pedestrian access continue to utilize the existing vehicular and pedestrian access points along Quarry Park Boulevard SE, Quarry Park Road SE, and 18 Street SE. Public transit service is available along Quarry Park Boulevard SE and Quarry Park Road SE for Route 24 (City Centre), and along 18 Street SE for Route 306 (MAX Teal Douglas Glen). The existing Always Available for all Ages and Abilities (5A) Pathway is located along the S-SPR land to the south. A future 5A Pathway is planned along 18 Street SE and Quarry Park Boulevard SE. A Transportation Impact Assessment was not required in support of this application.

### **Environmental Site Considerations**

At this time, there are no known outstanding environmental concerns associated with the site or the proposal. The site is located outside of the landfill setback area.

### **Utilities and Servicing**

Water, sanitary and storm services currently exist on the site. 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 site is identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) as a Community Activity Centre (CAC). The applicable policies of the MDP encourage development located central to several residential communities or business areas, accommodating a broad mix of uses at generally lower intensity levels, and supporting a minimum intensity threshold of 150 jobs and population per gross developable hectare.

The proposed land use amendment will maintain the character of the CAC and support long term employment and population growth in the area. It will provide a greater range of commercial uses, attract new business, and increase the resilience and adaptability of the site as a Community Activity Centre. As such, the proposal aligns with the MDP goal of supporting a vibrant, diverse and adaptable local economy.

**Calgary Climate Strategy (2022)**

This application does not include 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 encouraged at subsequent development approval stages.

**Barlow Area Structure Plan (Statutory – 1980)**

The subject site is identified as “Commercial” on Map 2: Land Use in the [Barlow Area Structure Plan](#) (ASP), which is intended to establish a community-based commercial node within the area. The proposed land use amendment will retain the established commercial character of the site and is consistent with the intent and policies of the ASP.

# Applicant Submission

2025 September 15



## Application Overview

B&A Planning Group, on behalf of Salthill, is submitting this Land Use Redesignation application for a 3.64-hectare parcel in the community of Quarry Park, located within Parcel A of the Barlow Area Structure Plan (ASP) in the southeast quadrant of the city. The subject site, with a municipal address of 163 Quarry Park Blvd SE, is situated south of Quarry Park Blvd, west of Quarry Park Rd SE, and east of 18 St SE. Currently designated as DC 79Z2006 (Site 1), the site is home to a variety of commercial tenants, including a Co-op grocery store that serves both the local and surrounding community.

This application was initiated to enable the landowner to lease space within the existing commercial building for cannabis use, which is not currently permitted under the existing DC designation. However, in reviewing the available options, it became clear that a broader redesignation would better serve the site and surrounding community. Accordingly, this application proposes replacing the DC designation with the standard Commercial – Community 2 (C-C2) district. This redesignation establishes a more flexible and responsive land use framework, enabling the landowner to adapt to evolving community needs and attract a wider range of commercial tenants. In doing so, it supports the long-term vitality of this commercial node and ensures the site remains relevant and adaptable within a changing market context.

## Site Context

The site is located in the community of Quarry Park, bounded by Quarry Park Blvd to the north, Quarry Park Rd SE to the east, and 18 St SE to the west. As a fully developed commercial destination within Parcel A of the Barlow Area Structure Plan (ASP), it anchors the area with a mix of retail, service, and community-oriented tenants that draw both local residents and visitors from surrounding neighbourhoods.

## Policy Context

The existing Direct Control (DC 79Z2006 SITE 1) district is based on the former C-2 General Commercial District of Bylaw 2P80. Development is subject to the general commercial rules of Bylaw 2P80, with additional guidelines that emphasize pedestrian-oriented design, smaller-scale businesses, active street frontages, and high-quality architectural treatments along all visible facades. Standards include a maximum building height of 16 metres (with flexibility for integrated design features), a maximum floor area ratio of 0.5, rear or screened parking and service areas, and the requirement for a comprehensive development concept plan addressing building footprints, circulation, landscaping, and site design. Additional provisions relate to floodway/floodplain regulations and temporary landfill setbacks. The intent of this application is to redesignate the site to the C-C2 district to provide greater flexibility in permitted and discretionary uses for commercial tenants, specifically to allow for a cannabis store to be located on-site.

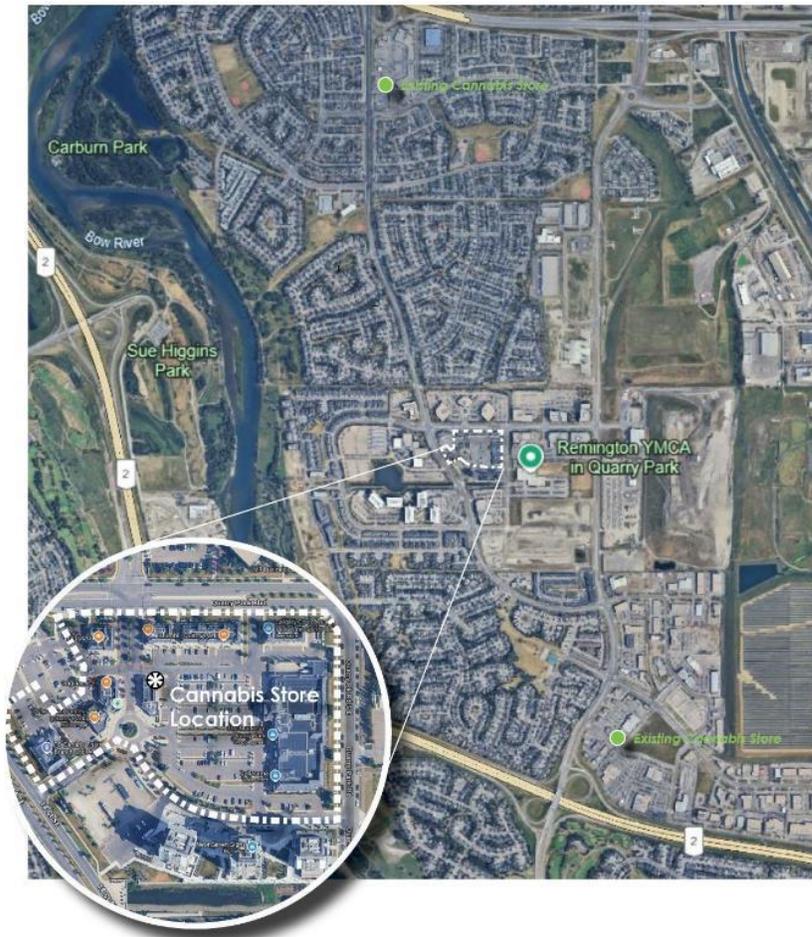
#### Land Use Amendment

The proposed amendment from DC 79Z2006 (Site 1) to the Commercial – Community 2 (C-C2) District is consistent with the original intent and character of the site as a community-serving commercial node within Parcel A of the Barlow Area Structure Plan (ASP). The existing DC was based on the former C-2 General Commercial District, and as such, the shift to C-C2 is not a significant departure but rather a modernization that aligns the land use with the City's current land use bylaw framework. The C-C2 district maintains the flexibility and scale envisioned for this site, while also broadening the range of uses in a manner that better responds to evolving community needs. This includes recognizing cannabis retail stores as a discretionary use, which is not permitted under the current DC, thereby ensuring the site remains adaptable and competitive within today's commercial market.

In reviewing alternative commercial districts, C-C2 emerged as the most appropriate fit given the site's size of 3.646 hectares and the existing development context. Districts such as C-N1 and C-N2 were not suitable due to their restrictions on sites greater than 1.2 hectares, while C-C1 was excluded as its maximum parcel size (3.2 hectares) and supermarket use area restrictions would not accommodate the existing Co-op grocery store on-site. Similarly, C-COR1 requires continuous storefront block development, which does not align with the site's current format, and both C-COR2 and C-COR3 impose parcel size and use area limits that are incompatible with existing uses. The commercial-regional districts (C-R1, C-R2, and C-R3) were also not appropriate due to their minimum or maximum parcel size thresholds and building restrictions that conflict with the established development. By comparison, C-C2 provides the most compatible and forward-looking designation, supporting existing tenants while creating long-term flexibility for a diverse range of future commercial uses.

**Consideration for Cannabis Store tenant**

The landowners are considering leasing commercial space on the site for a cannabis store, contingent upon redesignation of the property from DC to C-C2. The map below illustrates the specific location under consideration within the parcel.



# Applicant Outreach Summary

2025 September 15



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

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

**Project name:** Quarry Park 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.

At this initial application stage we look forward to working with the file manager assigned to this project to confirm and undertake appropriate community 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 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 in 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 land use amendments. This includes circulation to landowners, identifying the proposed redesignation 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](http://calgary.ca/planningoutreach)



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

### What did you hear?

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

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)

See above

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

# PROPOSED

CPC2026-0041  
ATTACHMENT 4

**BYLAW NUMBER 32D2026**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0182/CPC2026-0041)**

\*\*\*\*\*

**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 \_\_\_\_\_

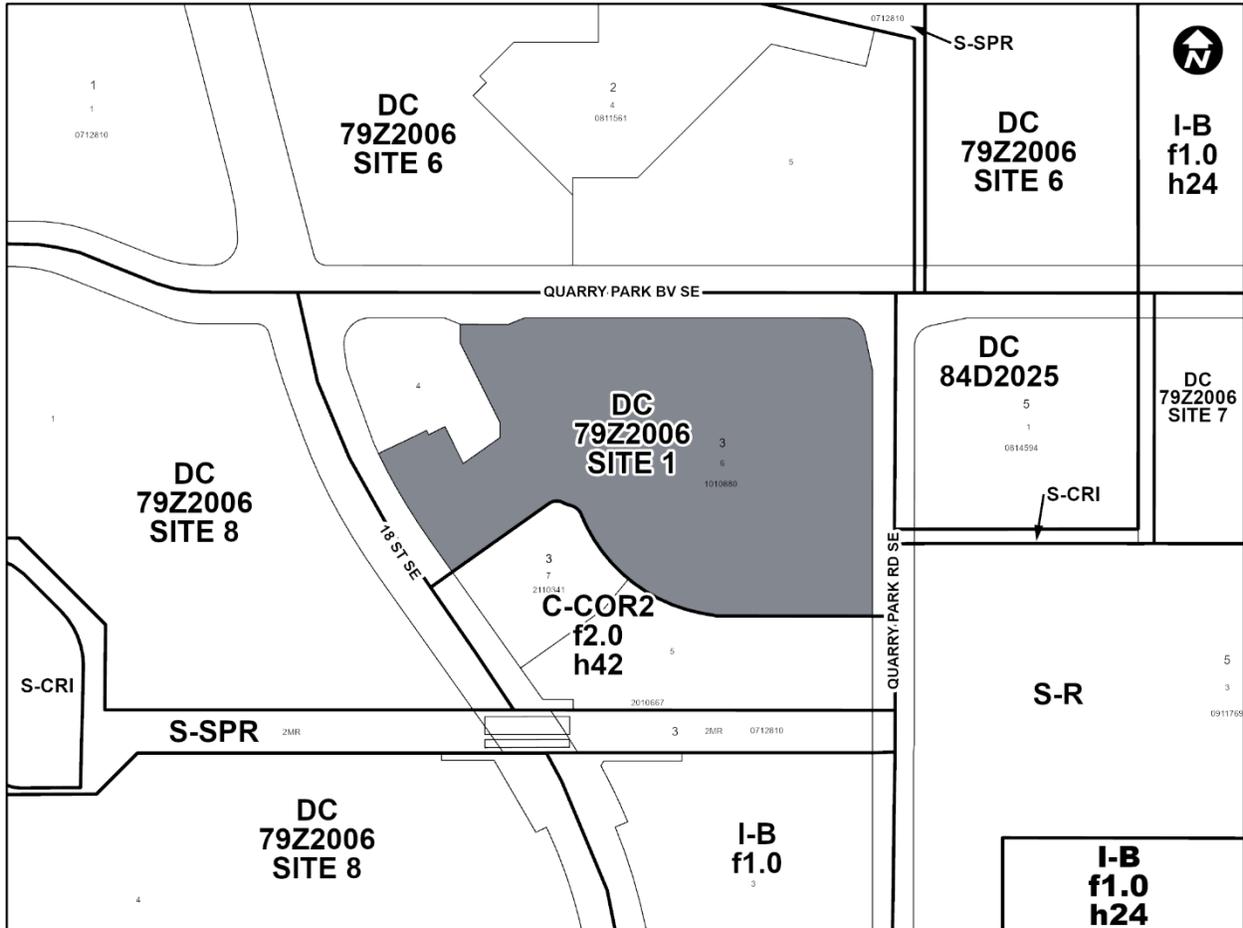
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

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

# PROPOSED

AMENDMENT LOC2025-0182/CPC2026-0041  
BYLAW NUMBER 32D2026

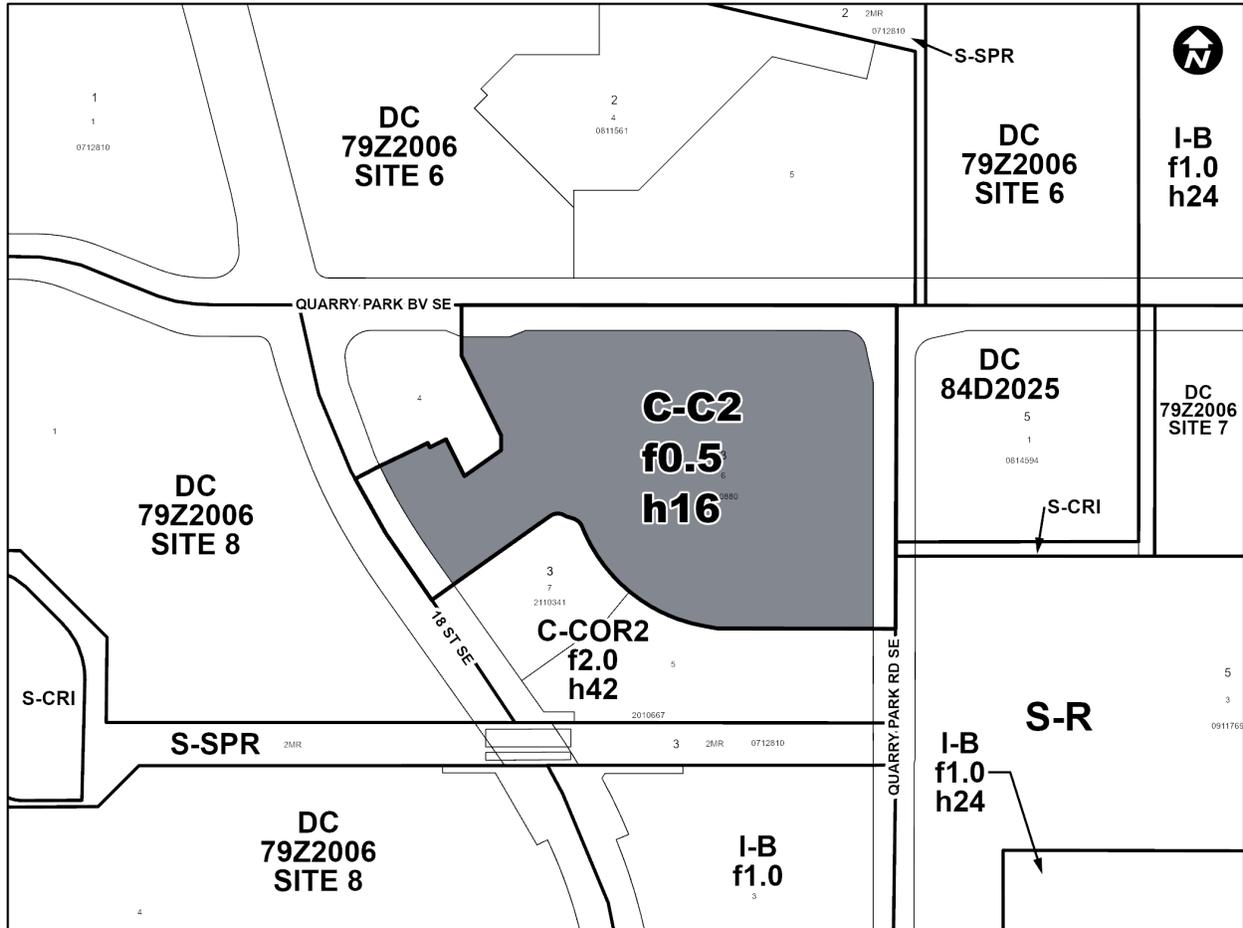
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2025-0182/CPC2026-0041  
BYLAW NUMBER 32D2026

## SCHEDULE B



Planning and Development Services Report to  
Calgary Planning Commission  
2026 February 12

ISC: UNRESTRICTED  
CPC2025-1008  
Page 1 of 4

**Outline Plan and Land Use Amendment in Pine Creek (Ward 13) at 21900 Sheriff King Street SW, LOC2024-0012**

---

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 21900 Sheriff King Street SW (Plan 0212654, Block 1, Lot 1) to subdivide 4.05 hectares  $\pm$  (10.00 acres  $\pm$ ) with conditions (Attachment 2);
2. Forward this report (CPC2025-1008) to the 2026 March 17 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 4.05 hectares  $\pm$  (10.00 acres  $\pm$ ) located at 21900 Sheriff King Street SW (Plan 0212654, Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing District (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2026 FEBRUARY 12:**

That Council give three readings to **Proposed Bylaw 34D2026** for the redesignation of 4.05 hectares  $\pm$  (10.00 acres  $\pm$ ) located at 21900 Sheriff King Street SW (Plan 0212654, Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing District (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 February 12:

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The following documents were distributed with respect to Report CPC2025-1008:

- A presentation entitled "LOC2024-0012 / CPC2025-1008 Outline Plan and Land Use Amendment"; and
- Revised Attachment 2.

**Moved by** Commissioner Boechler

That with respect to Report CPC2025-1008, the following be approved, **after amendment**:

That Calgary Planning Commission:

**Outline Plan and Land Use Amendment in Pine Creek (Ward 13) at 21900 Sheriff King Street SW, LOC2024-0012**

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1. As the Council-designated Approving Authority, approve the proposed outline plan located at 21900 Sheriff King Street SW (Plan 0212654, Block 1, Lot 1) to subdivide 4.05 hectares  $\pm$  (10.00 acres  $\pm$ ) with conditions (**Revised** Attachment 2);
2. Forward this report (CPC2025-1008) to the 2026 March 17 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 4.05 hectares  $\pm$  (10.00 acres  $\pm$ ) located at 21900 Sheriff King Street SW (Plan 0212654, Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

For: (8): Director Mahler, Commissioner Boechler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Pink, and Commissioner Wagner

**MOTION CARRIED”**

**HIGHLIGHTS**

- This application seeks to establish a subdivision framework and redesignate lands in the community of Pine Creek to allow for low to medium scale residential development, public open spaces and retention of a large central wetland which will incorporate a public pathway connection within the 30-metre wetland setback.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *West Macleod Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would enable the development and servicing of a remnant land parcel that is surrounded by actively developing lands, supporting progress towards full build-out of the Pine Creek neighbourhood.
- Why does this matter? The proposed outline plan establishes a framework for the logical development of a greenfield site that can contribute towards a complete community in this southwest area of Calgary.
- 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, located in the southwest community of Pine Creek, was submitted on 2024 January 12 by B&A Studios on behalf of the landowner, Pine Valley Developments (2008) Limited. The site is the last remaining remnant parcel in the neighbourhood development context (Attachment 3) that has not advanced a formal outline plan application. The site is situated approximately 800 metres south of 210 Avenue SW (which connects directly to Highway 2A – Macleod Trail SE) and is bounded by Sheriff King Street SW to the west and Creekstone Drive SW to the east.

Planning and Development Services Report to  
Calgary Planning Commission  
2026 February 12

ISC: UNRESTRICTED  
CPC2025-1008  
Page 3 of 4

## Outline Plan and Land Use Amendment in Pine Creek (Ward 13) at 21900 Sheriff King Street SW, LOC2024-0012

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As indicated in the Applicant Submission (Attachment 4), the proposed outline plan area is intended to complete the surrounding development pattern within the emerging community of Pine Creek by preserving the existing wetland as a community amenity and ensuring land use continuity with the approved developments adjacent to the site.

As referenced in the Outline Plan Data Sheet (Attachment 7), future development of the site will achieve an anticipated density of 36.9 units per gross developable hectare and anticipated intensity of 94.5 people and jobs per gross developable hectare. These densities exceed the MDP minimums of 20.0 units per gross developable hectare and 60 people and jobs per gross development hectare.

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. Since this proposed application is within a developing community, the applicant notified the adjacent landowners and developers in the surrounding area as part of the ongoing coordination of planning and development activities in the Pine Creek area. 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 public comments were received and there is no community association for the subject area.

As per the *City of Calgary - Foothills County Intermunicipal Development Plan (IDP)*, the application was circulated to Foothills County for comment. Foothills County provided a response of 'no objection'.

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 Pine Creek (Ward 13) at 21900 Sheriff King Street SW, LOC2024-0012**

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**IMPLICATIONS**

**Social**

The proposed application enables the completion of the development framework in the community of Pine Creek and provides additional variety of housing choices in low and medium density residential building forms. Development of this land may also support surrounding uses and provide additional open space amenity to the community.

**Environmental**

The applicant has indicated they plan to pursue specific measures as part of a future development permit, which will align with the *Calgary Climate Strategy – Pathways to 2050* (Theme: Natural Infrastructure). This includes Green Infrastructure (wetland retention).

**Economic**

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

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. Map of Pine Creek Neighbourhood Area Context
4. Applicant Submission
5. **Approved** Outline Plan
6. Proposed Land Use Amendment Map
7. **Approved** Outline Plan Data Sheet
8. Applicant Outreach Summary
9. **Proposed Bylaw 34D2026**

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 Pine Creek and is of rectangular shape with dimensions of roughly 100 metres wide by 402 metres deep. The parcel is approximately 4.05 hectares (10.00 acres) in size and bounded by Sheriff King Street SW to the west and Creekstone Drive SW to the east. The site is situated within 110 metres of Calgary city limits and is approximately 800 metres south of 210 Avenue SW which connects directly to Highway 2A (Macleod Trail SE). The site is currently undeveloped and contains a centrally located wetland. It is also the last remaining parcel within the Pine Creek community that has not yet advanced a formal outline plan application (see Site Context Map below).

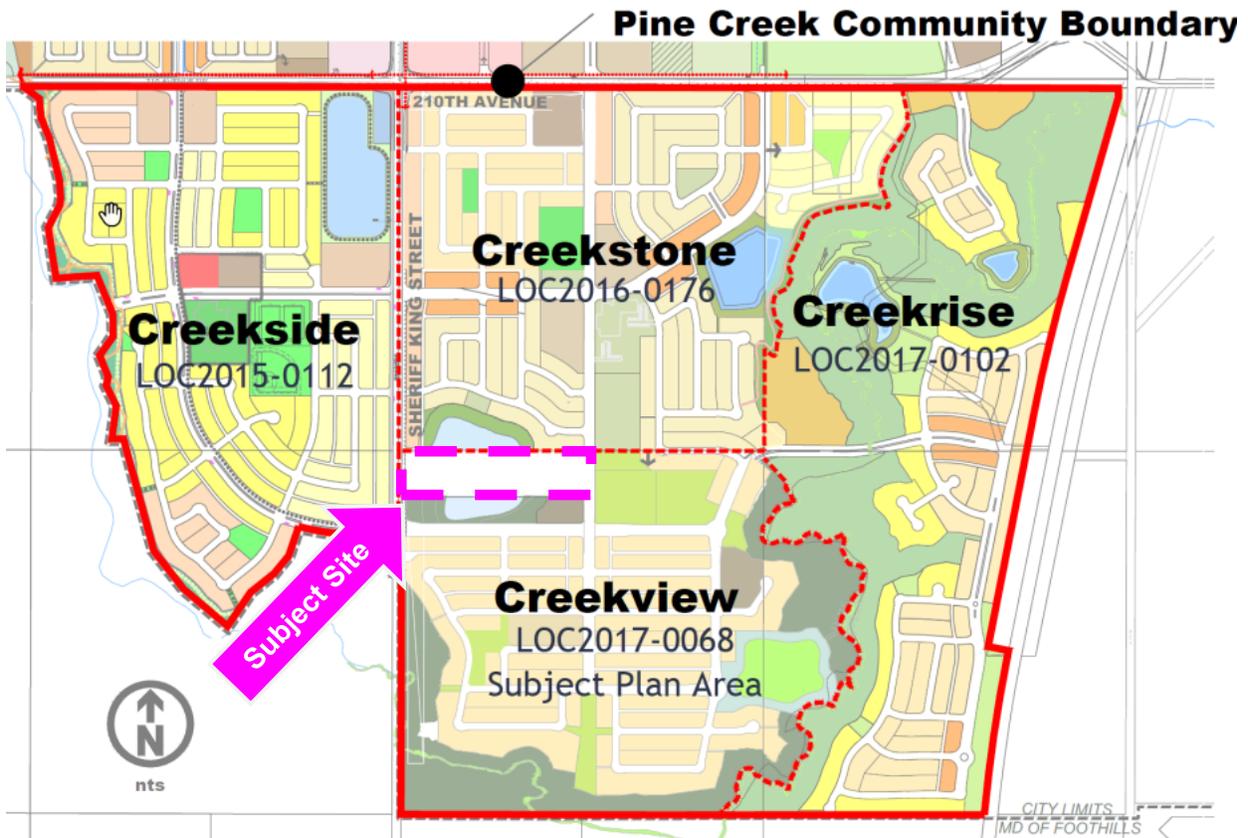
The site is currently designated as Special Purpose – Future Urban Development (S-FUD) District. The north boundary of the site includes lands within the Creekstone neighbourhood, approved on 2017 April 20, under file number LOC2016-0172. These lands are intended to accommodate low density residential developments (designated as the Residential - Low Density Mixed Housing (R-G) (R-Gm) District) and contain a portion of open space and wetland area (designated as the Special Purpose – Urban Nature (S-UN) District) connected to the subject site.

The south boundary of the subject site includes lands within the Creekview neighbourhood, approved on 2021 April 22, under file number LOC2017-0068. These lands are designated for a mix of low density and multi-residential developments with a range of limited support commercial uses (designated as the R-G District and the Multi-Residential – Low Profile Support Commercial (M-X1) District, respectively). These lands also contain the balance of the open space and wetland area (S-UN District) connected to the subject site.

Across Creekstone Drive SW to the east is a site designated as the Special Purpose School, Park and Community Reserve (S-SPR) District. The site is dedicated for the development of a future Calgary Board of Education elementary school with soccer fields and a baseball diamond.

The proposed application aims to establish a subdivision framework that integrates well with the surrounding Pine Creek community by providing residential uses and public open space, including a central wetland and public pathway.

## Site Context Map



## Community Peak Population Table

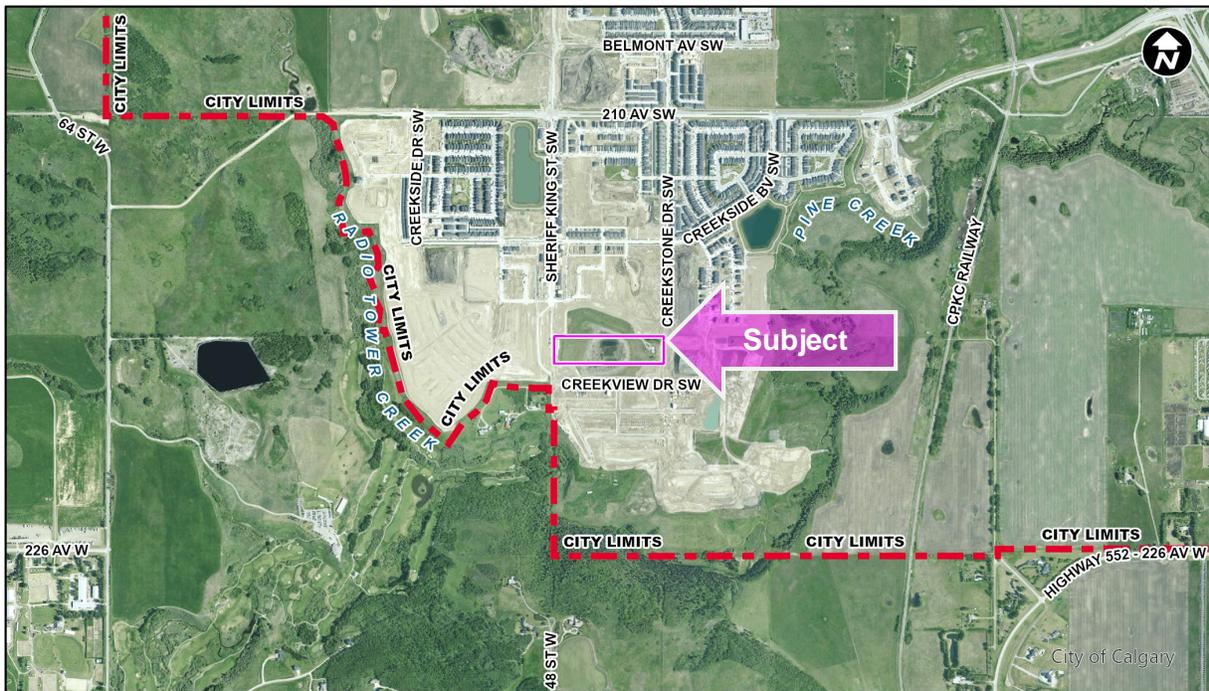
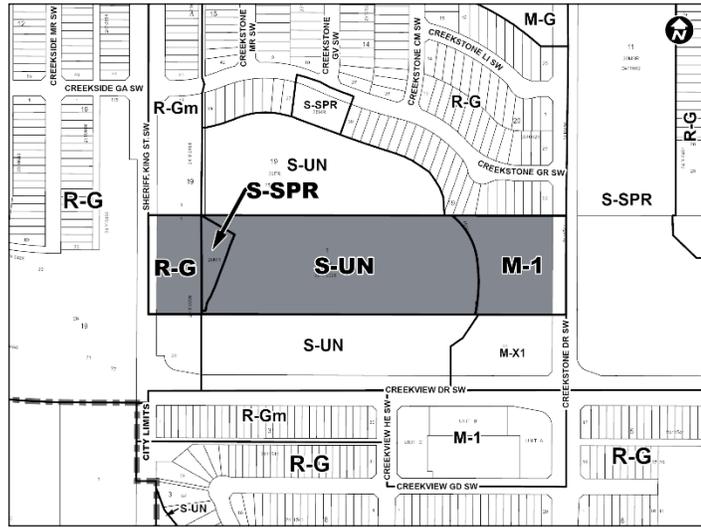
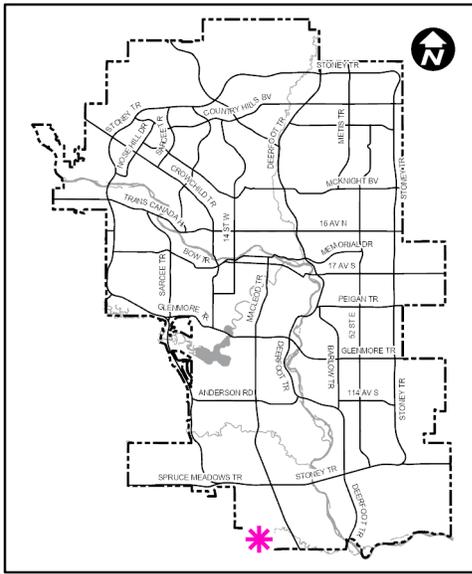
The community of Pine Creek is an actively developing community. The most recent population data available is from 2019.

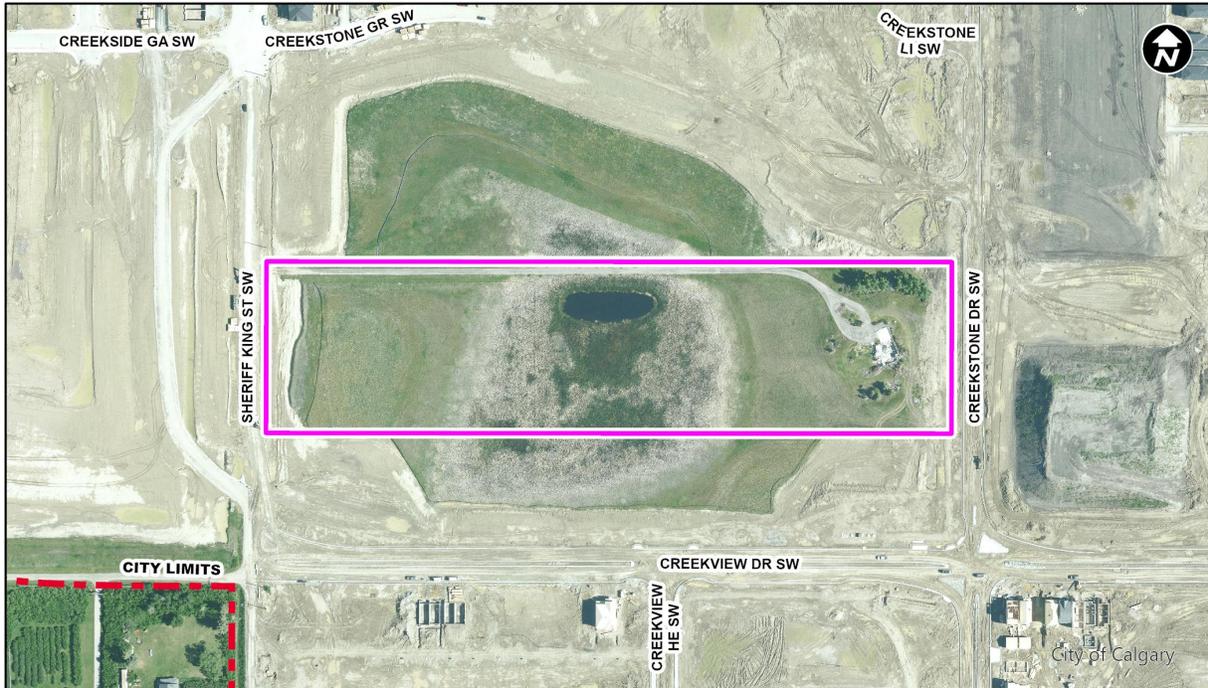
<b>Pine Creek</b>	
Peak Population Year	2019
Peak Population	14
2019 Current Population	14
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing land use within the plan area is Special Purpose – Future Urban Development (S-FUD) District. This District is applied to lands that are awaiting urban development and utility servicing.

This application proposes the following residential and special purpose districts:

- Multi-Residential – Low Profile (M-1) District;
- Residential – Low Density Mixed Housing (R-G) District;
- Special Purpose School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

The proposed M-1 District enables multi-residential development of low height and density and it is intended to be in proximity or adjacent to low density residential development. The M-1 District allows for a maximum building height of 14.0 metres (approximately three to four storeys). The M-1 District has a minimum density of 50 units per hectare and a maximum density of 148 units per hectare. The M-1 District site is approximately 0.83 hectares (2.05 acres) of the proposed redesignation area.

The R-G District accommodates a range of low-density residential development including single-detached, semi-detached, duplex dwellings and rowhouse buildings, along with

secondary suites and backyard suites. The maximum building height in this district is 12.0 metres. The R-G District site comprises approximately 0.46 hectares (1.13 acres) of the proposed redesignation area.

The proposed S-SPR District is intended to provide for schools, parks, open spaces and recreational facilities. This District is only applied to lands that will be dedicated as municipal school reserve (MSR) or municipal reserve (MR) pursuant to the *Municipal Government Act* (MGA). The proposed S-SPR District for this site comprises approximately 0.18 hectares (0.44 acres) of the proposed redesignation area, which is 10.20 percent of the gross developable area of the outline plan area.

The proposed S-UN District is intended for lands that provide for natural landforms, vegetation and wetlands and is used for lands dedicated as environmental reserve (ER) pursuant to the MGA. This district limits development to improvements that facilitate passive recreational use. For this application, the district will be applied to the wetland, which will be surrounded by pathways and decorative landscaping. The proposed S-UN District is approximately 2.58 hectares (6.38 acres) of the proposed redesignation area

### **Subdivision Design**

The outline plan proposes a small residential neighbourhood that provides a mix of land for low density residential development and land for multi-unit housing that is well connected with the larger community of Pine Creek. The low density site designated as R-G District fronts onto Sheriff King Street SW. A rear lane provides vehicular access to the R-G District site as no vehicular access will be permitted from Sheriff King Street SW. The rear lane provides connectivity north and south. The rear lane also provides access to the small municipal reserve parcel designated as S-SPR District, which will feature a small park space. The multi-residential site is located on the east side of the plan area, adjacent to a future school site across Creekstone Drive SW and a multi-residential (M-X1 District) site directly south that is identified as a Neighbourhood Node in the *West Macleod Area Structure Plan* (ASP).

The two residential sites in the plan area are connected by open space and a local pathway located in lands to be dedicated as MR (proposed as S-SPR District) and ER (proposed as S-UN District). This local pathway will extend south to lands outside the plan area designated S-UN District, ultimately connecting to the regional pathway along Creekview Drive SW. The proposed local pathway along the north boundary of the parcel takes advantage of an existing driveway that bisects the larger wetland (ER) area.

### **Open Space**

The MGA provides the legislative authority for municipalities to require land dedication of municipal reserves for park space and other related uses. It indicates that up to 10 percent of the gross area of the lands may be dedicated for municipal reserve (a cash in lieu of land dedication may also be provided instead of a land dedication). This applies to each parcel individually, if they are under separate ownership.

This outline plan provides 10.2 percent (0.15 hectares/0.37 acres) of municipal reserve (MR) area that connects to adjacent open space amenities. The park is located near the west boundary of the site and will provide passive recreational opportunities, including a lookout. The design is intended to expand upon and provide connections to the open space and pathway network within the community.

Included in the open space network is a Class IV wetland located at the center of the subject site, with a 30.0 metre buffer around it. The wetland is proposed to be dedicated as Environmental Reserve (ER) which will be integrated with the adjacent lands and the buffer area will feature a pathway encircling the wetland with connections extending both north and south.

### **Density and Intensity**

The total outline plan area is anticipated to have a total of 54 dwelling units and a density of 36.9 units per hectare (14.9 units per acre). This exceeds the 17.3 units per hectare minimum density requirement for Residential Areas set out in the ASP. The anticipated intensity of the proposed development is 94.5 people and jobs per gross developable hectare.

The *Municipal Development Plan* (MDP) sets out minimum density and intensity targets for new communities at a density of 20 units per gross developable hectare (eight units per acre) and an intensity of 60 people and/or jobs per gross developable hectare. Based on the anticipated residential density and intensity, the proposed development meets the targets of both the MDP and ASP.

### **Transportation**

The site is bounded by Sheriff King Street SW to the west and Creekstone Drive SW to the east. The subject site will also be providing a future road right of way dedication along Sheriff King Street SW that would contribute to an appropriate cross section for this portion of the road network.

A Transportation Impact Assessment (TIA) was not required for this application. At a future development permit stage, a Transportation Memorandum to evaluate any proposed changes to the regional road and street network, as well as to evaluate the internal street network and cross-sections, may be required in support of the proposal.

The existing and proposed roadway system near the site is designed to ensure efficient movement throughout the Pine Creek area. Future active modes options in the area include regional pathways on Sheriff King Street SW and Creekview Drive SW and a multi-use pathway on the east side of Creekstone Drive SW that would facilitate connectivity with the surrounding area.

Future transit service including bus stops, are anticipated to be available within walking distance to and from Sheriff King Street SW and Creekstone Drive SW.

### **Environmental Site Considerations**

A Preliminary Natural Site Assessment (PNSA) was completed for this application, since a Biophysical Impact Assessment (BIA) was reviewed and approved as part of the outline plan application process for the other adjacent sites. The existing wetland on the subject site extends to the adjacent land to the south and will be enhanced with restored plantings and provide opportunities for natural interactions.

A Phase I Environmental Site Assessment was also reviewed and accepted. There are no additional environmental concerns with the proposed application.

## Utilities and Servicing

### Stormwater Servicing

This subject site is within the boundary of the Fullerton Wetland drainage catchment. Stormwater release rates and volume control are to be in accordance with the Fullerton Wetland Management Plan. Servicing details will be reviewed in greater detail at the subdivision and development permit stage of development.

### Water Servicing

The subject site is located within the Glenmore Pressure Zone. The installation of the water system as per the approved water network for Pine Creek is required to service this subject site. The installation and extension of the system will be at the expense of the developer. Servicing details will be reviewed in greater detail at the subdivision and development permit stage of development.

### Sanitary Servicing

The subject site is located within West Macleod catchment. The installation of sanitary servicing as per the approved servicing study is required to service this subject site. The installation and extension of the system will be at the expense of the developer. Servicing details will be reviewed in greater detail at the subdivision and development permit stage 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.

### **Foothills County/City of Calgary Intermunicipal Development Plan (Statutory – 2017)**

The site is within the Policy Area on Map 1: Plan Area of the [Our Shared Boundary - An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary](#) (IDP). The application was circulated to Foothills County for their review and no concerns were identified. The proposal is consistent with the policies of the IDP.

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

The subject lands are identified as 'Planned Greenfield with Area Structure Plan (ASP)' in the [Municipal Development Plan](#) (MDP) on Map 1: Urban Structure. The proposal meets the MDP's policies by providing the completion of a development pattern, a variety of dwelling types (housing choice), an appropriate wetland transition and access to a public recreational space.. The outline plan also aligns with the density and intensity targets set out in the MDP.

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

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to preserve natural infrastructure, which includes the retention of a wetland on site that provides benefits to habitat, water quality and stormwater management.

**West Macleod Area Structure Plan (Statutory – 2014)**

The site is identified in the [West Macleod Area Structure Plan](#) (ASP) on Map 4: Land Use as 'Residential Area' and 'Environmental Open Space Study Area' land use classifications. The applicable policies indicate the site will be predominantly residential with a potential to provide amenity through the preservation of the ecological integrity of public open spaces.

This application fulfills the policy objectives for the area by providing a range of housing forms within the community and strengthening connections between natural areas and public parks. The M-1 District proposed at the east end of site also supports the adjacent Neighbourhood Node and school site by locating more residential density in direct proximity to community services and amenities.

The outline plan results in a logical distribution of residential lands and accommodates an additional variety of multi-residential dwellings to meet Calgary's growing need for housing that is in proximity to community services. The proposed outline plan also meets the density and intensity targets of the ASP set out for the Residential Area.

# 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. A uniform screening fence (with gates where appropriate) of high quality material requiring minimum maintenance, be provided at the developer's expense where required adjacent to Environmental Reserve and Municipal Reserve; the design of such fence shall be to the satisfaction of the Approving Authority.
2. If applicable, prior to approval of the initial tentative plan of subdivision, the special conditions addressing the formation and maintenance/financial responsibilities of the Residents Association shall be applied as a condition of subdivision approval to the satisfaction of the Approving Authority.
3. If the Special Purpose School, Park and Community Reserve (S-SPR) District, the Municipal Reserve (MR) parcel is not registered in the first phase of developed, a **deferred reserve caveat in the amount of 0.15** hectares shall be registered on the remainder parcel concurrent with registration of the legal plan of subdivision.
4. A legal agreement shall be entered into between the City and the developer, to the satisfaction of the City Solicitor, deferring the provision of an undetermined amount of Environmental Reserve which may be required upon further subdivision of the residual lands. Said agreement is to be **registered by caveat against the residual lands, concurrent with registration** of the legal plan of subdivision.
5. Compensation for dedication of reserves in excess of 10 per cent is deemed to be \$1.00.
6. The standard **City of Calgary Party Wall Agreement** regarding the creation of the separate parcels for semi-detached dwellings shall be executed and registered against the titles concurrently with the registration of the legal plan of subdivision.
7. With each tentative plan of subdivision, the developer shall submit a density phasing plan indicating the intended phasing of subdivision within the outline plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities.
8. Prior to affected tentative plan of subdivision, approval the proposed community and street names shall be submitted.
9. A Mutual/Pathways/Emergency Access Easement Agreement and right-of-way plan shall be executed and **registered on title concurrent with the registration** of the legal plan of subdivision.

10. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
11. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
12. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve / Environmental Reserve within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version).
13. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and specify how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
14. The developer shall minimize stripping and grading within the Environmental Reserve (ER). Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks prior to stripping and grading.
15. 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 [ania.verrey@calgary.ca](mailto:ania.verrey@calgary.ca) or (403) 804-9417 to approve the location of the fencing prior to its installation.
16. Prior to approval of the tentative plan of subdivision, the related development permit for excavation, stripping and grading, or Engineering Construction Drawings (whichever comes first) the developer shall install Environmental Reserve (ER) protection measures around the wetlands/ravines/Environmentally Significant Areas to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's *Guidelines for Erosion and Sediment Control*, to the satisfaction of the Director of Water Services and the Director of Calgary Parks. Contact the Parks Development Inspector Ania Verrey at [ania.verrey@calgary.ca](mailto:ania.verrey@calgary.ca) or (403) 804-9417 to approve the location prior to commencement of stripping and grading activities.
17. Pursuant to Part 4 of the Water Act (Alberta) and the Public Lands Act (Alberta), the applicant shall provide the City of Calgary Parks and Open Spaces Department with a copy of the Water Act approval, issued by Alberta Environment and Protected Areas, for the proposed wetland disturbance. If a wetland is crown-owned, both Public Lands Act approvals and Water Act Approval will be required prior to the disturbance of the wetland.

18. The wetland(s) identified within the outline plan area are subject to The City of Calgary's Calgary Wetland Conservation Plan (the 'Plan') and its 'no net loss' policy. All Class III and above wetland(s) (as defined by the Stewart and Kantrud Wetland Classification System) identified within the Outline Plan area qualify as Environmental Reserve ('ER') pursuant to the Municipal Government Act (Alberta)('MGA') and are to be dedicated to The City of Calgary as ER, pursuant to the MGA. Pursuant to the Plan, the Subdivision Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected tentative plan of subdivision and/or development permit, the applicant shall provide the City of Calgary Parks department with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s).
19. Until receipt of the Water Act approval by the applicant from Alberta Environment and Protected Areas, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
20. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks Development Guidelines and Standard Specifications: Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Calgary Parks.
21. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
22. No disturbance of Environmental Reserve (ER) lands is permitted without written permission from the Planning Parks Specialist ([julia.bennett@calgary.ca](mailto:julia.bennett@calgary.ca)) for this area. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks prior to stripping and grading.
23. 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 Parks.
24. Prior to the approval of a development permit for excavation, stripping and grading, a Development Agreement or a subject area tentative plan of subdivision, Parks requires details pertaining to the total limit of disturbance adjacent to existing Municipal Reserve/Environmental Reserve extents or proposed Environmental Reserve extents resulting from the proposed development in its entirety.
25. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as Environmental Reserve, requires approval from the Director of Parks.

26. Prior to approval of the tentative plan of subdivision, Landscape Concepts prepared at the outline plan stage shall be refined to add:
- A site plan showing general conformance to outline plan landscape concepts, intended park program, site layout, and preliminary planting.
  - Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.
  - Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
  - Replace the proposed bird blind within the Municipal Reserve with a lookout or other suitable alternative. The proposed bird blind is not an appropriate distance from the wetland to function effectively.
  - Add a label to the Environmental Reserve.
27. Prior to approval of the first tentative plan of subdivision or development permit for excavation, stripping and grading (whichever comes first), it shall be confirmed that grading of the development site will match the grades of existing adjacent parks and open space (Municipal Reserve (MR) and/or Environmental Reserve (ER)) or proposed ER, with all grading confined to the private property, unless otherwise approved by Parks.
28. Prior to approval of the tentative plan of subdivision or development permit for excavation, stripping and grading (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks approval. A plan illustrating the surveyed Environmental Reserve boundaries must be provided to Parks in advance of the onsite meeting.
29. Prior to endorsement of the legal plan of subdivision, Landscape Construction Drawings that are reflective of the subject tentative plan for the proposed Municipal Reserve lands are to be submitted to parksapprovals@calgary.ca for review and approval prior to construction.
30. Parks 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.
31. All stormwater related infrastructure is to be located within Public Utility Lots (PUL) extents.

32. All shallow utility alignments, including street light cables, shall be set back 1.5 metres from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Parks' *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*.
33. Prior to the approval of the affected tentative plan of subdivision, it shall be demonstrated through concepts and cross-sections that the local pathways around the wetland are located outside of the high-water line.

#### Utility Engineering

34. Execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email Joseph.Ma@calgary.ca.
35. 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 Sheriff King Street SW along the WEST 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, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
  - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
  - e) Construct the Environmental Reserve within the plan area.
  - f) Construct the regional and multiuse pathways within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
36.
  - (i) Make satisfactory cost sharing arrangements with WEST CREEK DEVELOPMENTS LTD. for part cost of the existing underground utility/surface improvement installed/constructed in PINECREEK Road SW that was paid for and/or constructed by WEST CREEK DEVELOPMENTS LTD. under PINE CREEK, PHASE 01 (DA2023-0049).
  - (ii) The developer, prior to the City's Calgary Approvals Coordination business unit providing a clearance letter to the City's Community Planning Business Unit to facilitate the release of building permits for any of the lots located

within the Development Area, shall pay UNITED ACQUISITION II CORP. for proportionate share of the of the waterline in 210 Avenue SW (intersection of Macleod Trail SW ) installed by UNITED ACQUISITION II CORP. through their BELMONT, PHASE 01(DA2017-0022) subdivision.

- (iii) The developer, prior to the City's Development Commitments business unit providing a clearance letter to the City's Development, Business & Building Services Business Unit to facilitate the release of building permits for any of the lots located within the Development Area, shall pay Mattamy (Burgess) Ltd, United West Macleod I Lands Ltd Partnership, and United Acquisition II Corp. for their share of the West Pine Creek Phase II Sanitary Trunk as per the Construction Agreement dated February 10, 2016.

### Mobility Engineering

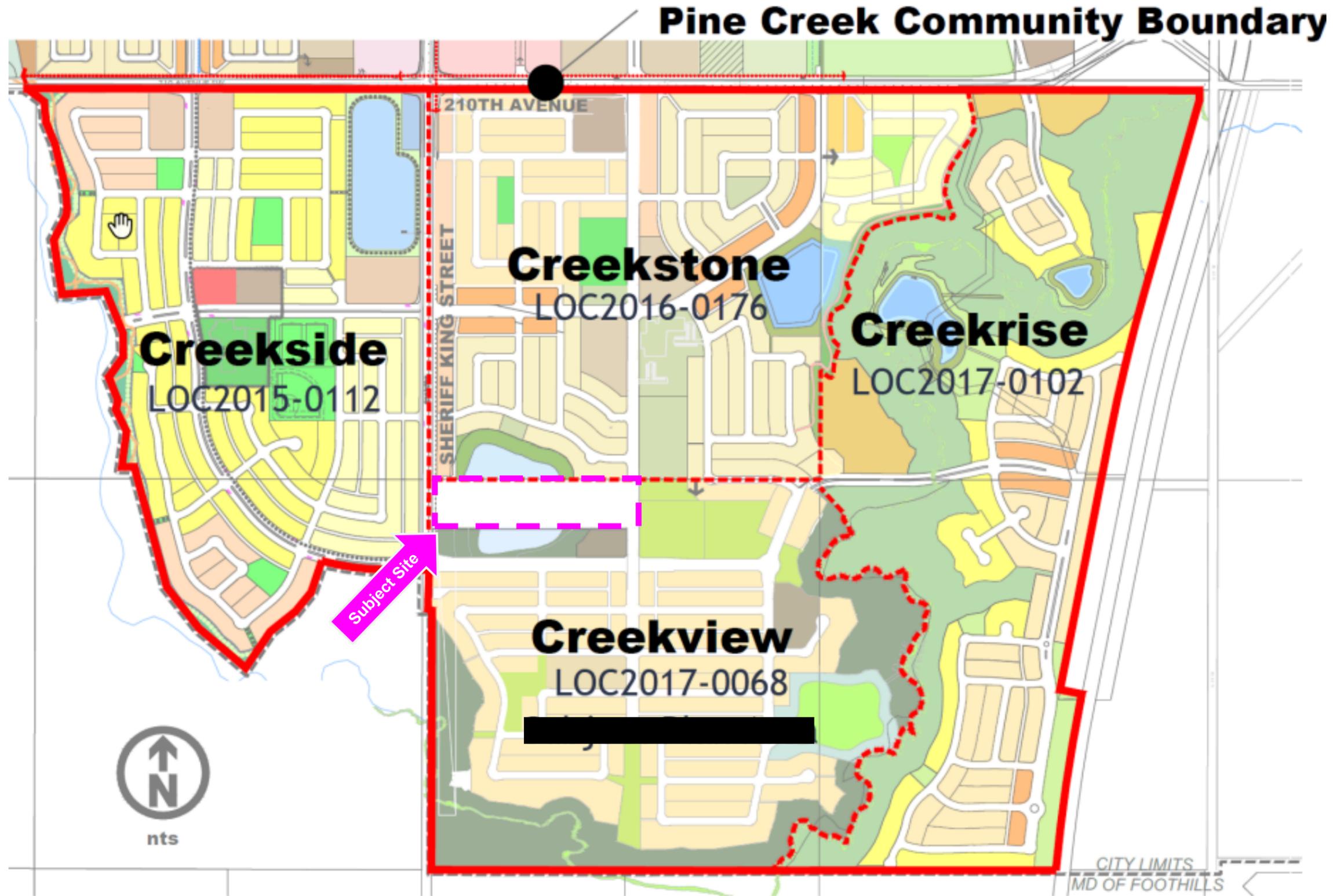
37. The developer is advised that the interim and ultimate cross sections for Sherriff King Street SW are anticipated to provide a 3.0 metre easement adjacent to both sides of the right-of-way.
38. Prior to the release of any permits or Permissions to Construct, the developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
39. Prior to approval of Construction Drawings and Permissions to Construct Surface improvements: The developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands (owned privately or owned by the City).
40. The West Macleod Global TIA (prepared by Stantec June 2015) has been completed and the Regional Transportation network infrastructure required to support development throughout the study area west of Macleod Trail S, up to 7100 units and 200,000 SF commercial is defined as follows:
- a) At-grade intersection of Macleod Trail S and 210 Avenue S;
  - b) At-grade intersection of Macleod Trail S and 194 Avenue S;
  - c) 210 Avenue SE - four (2-2) paved lanes from Macleod Trail S to Sheriff King Street SW;
  - d) 194 Avenue SE - four (2-2) paved lanes from Macleod Trail S to Sherriff King Street SW; and
  - e) Sherriff King Boulevard SW - four (2-2) paved lanes from 210 Avenue SW to Stoney Trail S.
41. In conjunction with the initial tentative plan, the developer shall enter into a Development Agreement for the offsite surface improvements necessitated by the development. It must be demonstrated that the regional transportation network infrastructure is 'available' and connects the Outline Plan area with Macleod Trail and/or Stoney Trail SW, in accordance with the approved Calgary

Transportation Plan (CTP) and Municipal Development Plan (MDP) and Area Structure Plan. Available is defined as follows:

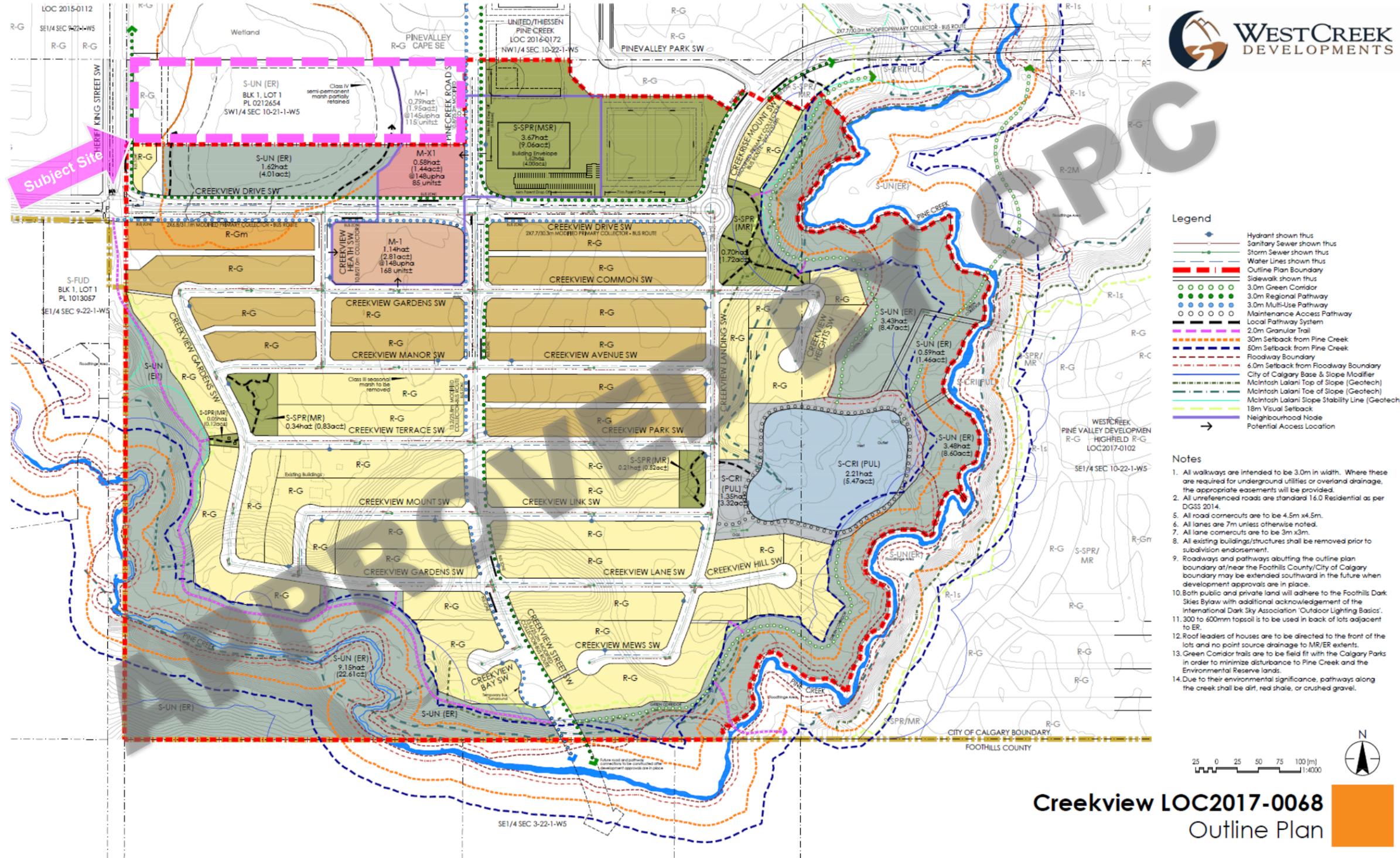
- a) The ability to construct or contribute towards construction of a Regional Transportation Network infrastructure required to provide a connection to the Tentative Plan; and
  - b) The ability to construct or contribute towards construction of a pedestrian / active modes system to service the Tentative Plan.
42. All roads and intersections shall be designed to Calgary Complete Street Guideline standards, constructed at the expense of the developer, and to the satisfaction of Directors, Roads and Transportation Planning.
43. Accesses for multi-family sites shall be designed to the satisfaction of the Director, Transportation Planning.
44. In conjunction with the first tentative plan of subdivision and for any subsequent tentative plans, two connections from the affected tentative plan to the Regional Transportation Network must be constructed and open to the public. These connections are defined as:
- a) 210 Avenue SW / Sheriff King Street SW; and
  - b) Sheriff King Street SW / Pineview Drive SW
45. Prior to the approval of affected tentative plan of subdivision, the developer shall ensure that all pathways from Municipal Reserve lands have a direct pedestrian connection by sidewalk or pathway to the desired crossings at the intersections.
46. All community entrance features must be located on a private site.
47. In conjunction with the affected tentative plan of subdivision, the developer is responsible to construct the full width of Sheriff King Street SW. Cost sharing/reimbursement/ endeavours to assist to be discussed with Transportation Planning.
48. Gravelled and oiled turnarounds are required for all temporary dead end streets. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year.
49. No direct vehicular access shall be permitted to or from Sheriff King Street SW and **a restrictive covenant shall be registered** concurrent with the registration of the legal plan of subdivision .
50. 36.0 metres of right-of-way is to be preserved for Sheriff King Street SW.

# Map of Pine Creek Neighbourhood Area Context

2025 December 17



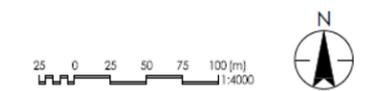
2025 December 17



**Legend**

	Hydrant shown thus
	Sanitary Sewer shown thus
	Storm Sewer shown thus
	Water Lines shown thus
	Outline Plan Boundary
	Sidewalk shown thus
	3.0m Green Corridor
	3.0m Regional Pathway
	3.0m Multi-Use Pathway
	Maintenance Access Pathway
	Local Pathway System
	2.0m Granular Trail
	30m Setback from Pine Creek
	50m Setback from Pine Creek
	Floodway Boundary
	6.0m Setback from Floodway Boundary
	City of Calgary Base & Slope Modifier
	McIntosh Lalani Top of Slope (Geotech)
	McIntosh Lalani Toe of Slope (Geotech)
	McIntosh Lalani Slope Stability Line (Geotech)
	18m Visual Setback
	Neighbourhood Node
	Potential Access Location

- Notes**
- All walkways are intended to be 3.0m in width. Where these are required for underground utilities or overland drainage, the appropriate easements will be provided.
  - All unreferenced roads are standard 16.0 Residential as per DGS 2014.
  - All road corners are to be 4.5m x 4.5m.
  - All lanes are 7m unless otherwise noted.
  - All lane corners are to be 3m x 3m.
  - All existing buildings/structures shall be removed prior to subdivision endorsement.
  - Roadways and pathways abutting the outline plan boundary at/near the Foothills County/City of Calgary boundary may be extended southward in the future when development approvals are in place.
  - Both public and private land will adhere to the Foothills Dark Skies Bylaw with additional acknowledgement of the International Dark Sky Association 'Outdoor Lighting Basics'.
  - 300 to 600mm topsoil is to be used in back of lots adjacent to ER.
  - Roof leaders of houses are to be directed to the front of the lots and no point source drainage to MR/ER extents.
  - Green Corridor trails are to be field fit with the Calgary Parks in order to minimize disturbance to Pine Creek and the Environmental Reserve lands.
  - Due to their environmental significance, pathways along the creek shall be dirt, red shale, or crushed gravel.



**Creekview LOC2017-0068**  
Outline Plan

# Applicant Submission

2026 January 07



**KEVIN BAILEY**  
Community Planner - B&A  
kbailey@bastudios.ca  
403 692 5992

## APPLICANT SUBMISSION: 12900 SHERIFF KING STREET SW LAND USE AMENDMENT

**Company:** B&A  
**Developer:** Westcreek  
**Land Owner:** Pine Valley Developments LTD.  
**Applicant's Name:** Kevin Bailey  
**Date:** December 1, 2023 (*Amended January 5, 2025*)

The Vision for this parcel is to complete the community tapestry that has been built around it in the developing community of Pine Creek. This is the last remaining parcel within the community with a Special Purpose – Future Urban Development designation, and the intention is to maintain the existing wetland as a community amenity, with surrounding residential uses that are in compliance with statutory policy direction and consistent with the approved uses surrounding the parcel. To realize this vision, we request Calgary Planning Commission's and Council's support for this application.

The current Land Use District for this site is Special Purpose – Future Urban Development (S-FUD). The surrounding Land Use Districts are primarily residential, with Residential – Low Density Mixed Housing district (R-G and R-Gm) to the south, west, and north; and Multi-Residential – Low Profile Support Commercial (M-X1) to the south. There are Special Purpose – Urban Nature (S-UN) districts to the north and south, which both contain wetlands, and a Special Purpose – School, Park and Community Reserve district to the east, which will support a future school. This site is bounded by Sheriff King Street SW to the west and Creekstone Drive SW to the east (separate Outline Plan approved: LOC 2017-0068). The north and south boundaries of the site would continue the residential development and wetland protections proposed within it, with the nearest streets being Creekview Drive SW to the south and Creekstone Green SW to the north (separate Outline Plans approved: LOC 2016-0172 and 2017-0068). Internal laneway and regional pathway connections would be consistent and continuous with those depicted and approved in surrounding Outline Plans.

The intention is for this site to support primarily residential uses while also protecting and preserving the wetland on the parcel, and its associated setbacks. The proposed Land Uses are for **Residential – Low Density Mixed Housing (R-G)** on the west portion of the site, **Special Purpose – Urban Nature (S-UN)** and **Special Purpose – School, Park and Community Reserve (S-SPR)** in the central wetland portion, and **Multi Residential – Low Profile (M-1)** on the east portion of the site.

- The **R-G** district proposed on the western portion of the site would be consistent with the remainder of this block, with R-Gm to the north and R-G to the south. It is anticipated this R-G District would support 13-17 new units, depending on lot size.
- The proposed **M-1** District would likewise be complimentary of the lower density residential use to of the R-G district to the north and consistent with the M-X1 district to the south. The continuation from the existing M-X1 district to the proposed M-1 would support the future uses of a school and playfields intended for the Joint Use Site to the immediate east by increasing density at the subject site's western edge. It is anticipated this M-1 district would support 41 new units.
- The proposed **S-UN** district would be consistent with the S-UN districts found to the north and south, and would encompass the wetland on site and its associated setbacks.
- The proposed **S-SPR** district would accommodate the S-UN district within the site, by providing a consistent programmable space around the wetland, beyond the 30 metre setback wetland setback requirements for Environmental Reserve dedications.
- As proposed, the Land Uses would be consistent with directly adjacent districts and the shadow planning shown for the subject site in previous Outline Plan submissions, and would connect with previously approved laneway and pathway orientations

The specific type of development will be determined at the subdivision and development permit application stages, and will be compliant with the allowed uses within each proposed Land Use District and consistent with adjacent residential development.

As proposed, this Land Use Redesignation follows both the direction of City Policy and the development pattern of the surrounding area in the following ways:

- The West Macleod ASP has identified the subject site as both a Residential Area (7 upa) and, for the wetland on site, an Environmental Open Space Study Area. The uses proposed are consistent with the requirements associated with both labels and would introduce an anticipated 54 new residential units to the subject site, achieving an anticipated density of 36.8 upha / 14.9 upa which will comply with the minimum density requirements set forth in the ASP.
- The West Macleod ASP identifies a Neighbourhood Node to the immediate southeast of the Subject Site with a minimum density of 49.4 upha. The M-1 district accommodates this intent with a range of 50–148 units per hectare indicated within the Land Use Bylaw. This would provide the necessary density to activate the neighbourhood services and amenities intended for the Neighbourhood Node label.

- The West Macleod ASP indicates both regional pathway and transit network connections along the east and west boundaries of the subject site, and the proposed Land Uses would provide street oriented development that would frame and activate these public realms.

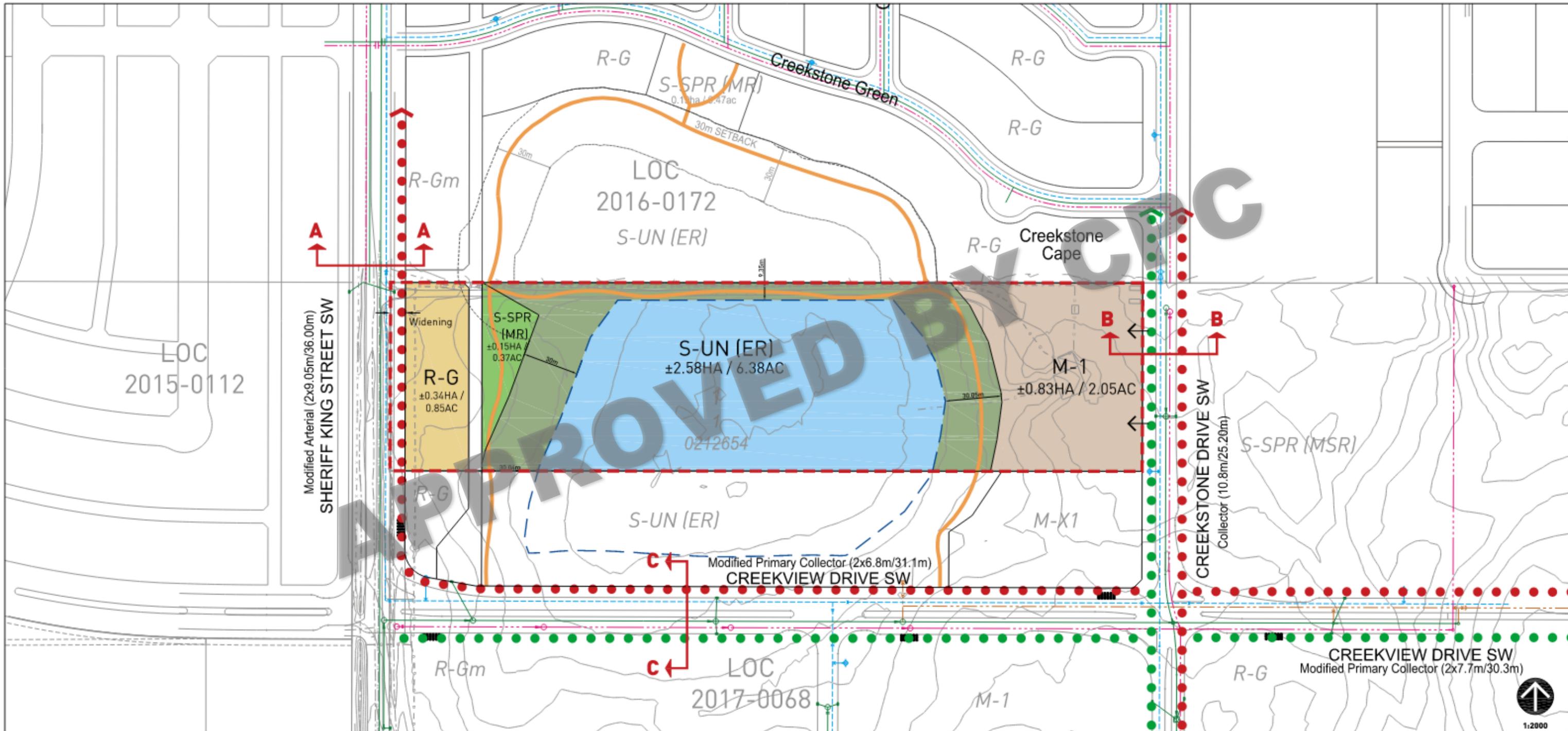
Thank you for your consideration. Please do not hesitate to reach out with any questions or concerns. We look forward to Administration's support of this Land Use Redesignation.

Best regards,

**KEVIN BAILEY**, BA, BEd, MPlan  
Community Planner – B&A  
e: [kbailey@bastudios.ca](mailto:kbailey@bastudios.ca)  
p: 403-692-5229

# Approved Outline Plan

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



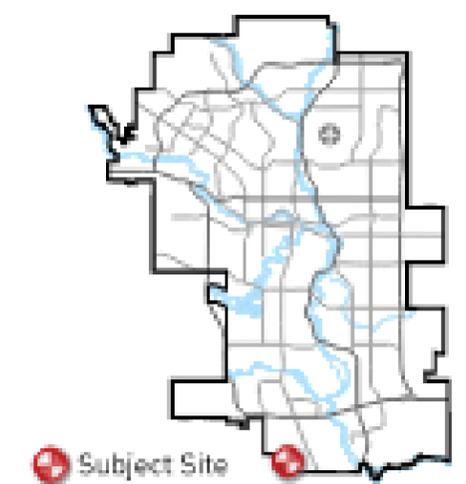
**OUTLINE PLAN STATISTICS**

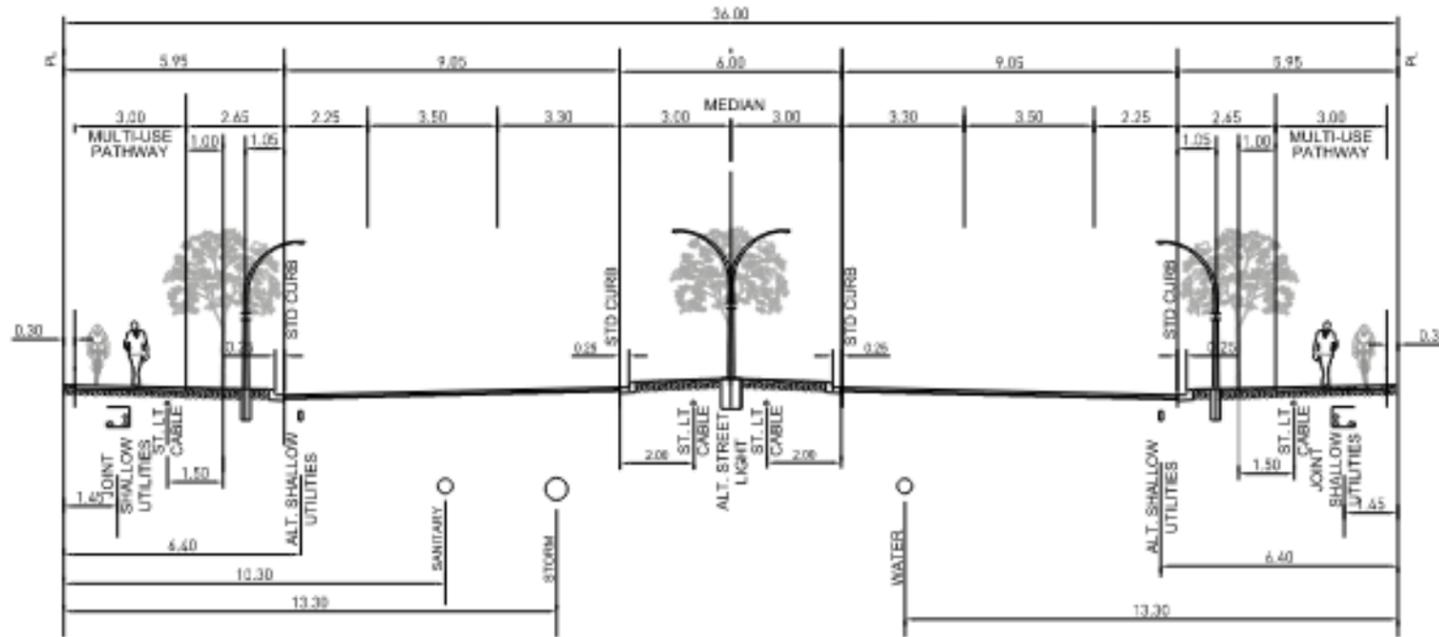
				Hectares (±)	Acres (±)	% of GDA		
<b>Total Area</b>				<b>4.05</b>	<b>10.00</b>			
S-UN(ER)	<i>Environmental Reserve</i>			2.58	6.38			
<b>Gross Developable Area (GDA)</b>				<b>1.46</b>	<b>3.62</b>	<b>100.0%</b>		
Land Use	Lot Width (m) / units per acre (upha)			Frontage (m)	Hectares (±)	Acres (±)	No. of Units	% of GDA
<b>Residential</b>					<b>1.17</b>	<b>2.90</b>	<b>80.1%</b>	
R-G	<b>Residential - Low Density Mixed Housing District</b>				<b>0.34</b>	<b>0.85</b>		
	Anticipated number of laned lots based on 7.8m lot width			7.80	100.6		13	
	<i>Maximum number of lots based on 6.0m lot width</i>			<i>6.00</i>			<i>17</i>	
<b>Total Frontage</b>					<b>100.6</b>			
M-1	<b>Multi-Residential - Low Profile</b>				<b>0.83</b>	<b>2.05</b>		
	Anticipated number of units based on 50upha			50 upha			41	
	<i>Maximum number of units based on 148upha</i>			<i>148 upha</i>			<i>122</i>	
<b>Total Units</b>						<b>Anticipated</b>		<b>54</b>
						<i>Maximum</i>		<i>139</i>
<b>Density</b>						<b>Anticipated</b>		<b>36.8 upha</b>
						<i>Maximum</i>		<i>94.7 upha</i>
<b>Open Space</b>					<b>0.15</b>	<b>0.37</b>	<b>10.2%</b>	
S-SPR (MR)	<i>Special Purpose - School, Park and Community</i>				0.15	0.37		
<b>Roadways &amp; Lanes</b>					<b>0.14</b>	<b>0.35</b>	<b>9.7%</b>	
Road Widening	<i>Sheriff King Street SW Widening</i>				0.08	0.20		
Lane	Lane (7.0m)				0.06	0.15		

Land Use	GDA (ha)	Building Type	Retail Floor Area (m <sup>2</sup> )	Residential Units	Density (UPH)	People per Unit	Home Based Jobs <sup>1</sup>	Jobs	People	Jobs & People	Intensity (J&P / GDA)
<b>Stage 1c</b>											
R-G		Single-detached		13		3.3	2	2	43	45	
M-1		Multi		41		2.2	3	3	90	93	
<b>GDA</b>	<b>1.46</b>			<b>54</b>	<b>36.8</b>		<b>5</b>	<b>5</b>	<b>133</b>	<b>138</b>	<b>95</b>

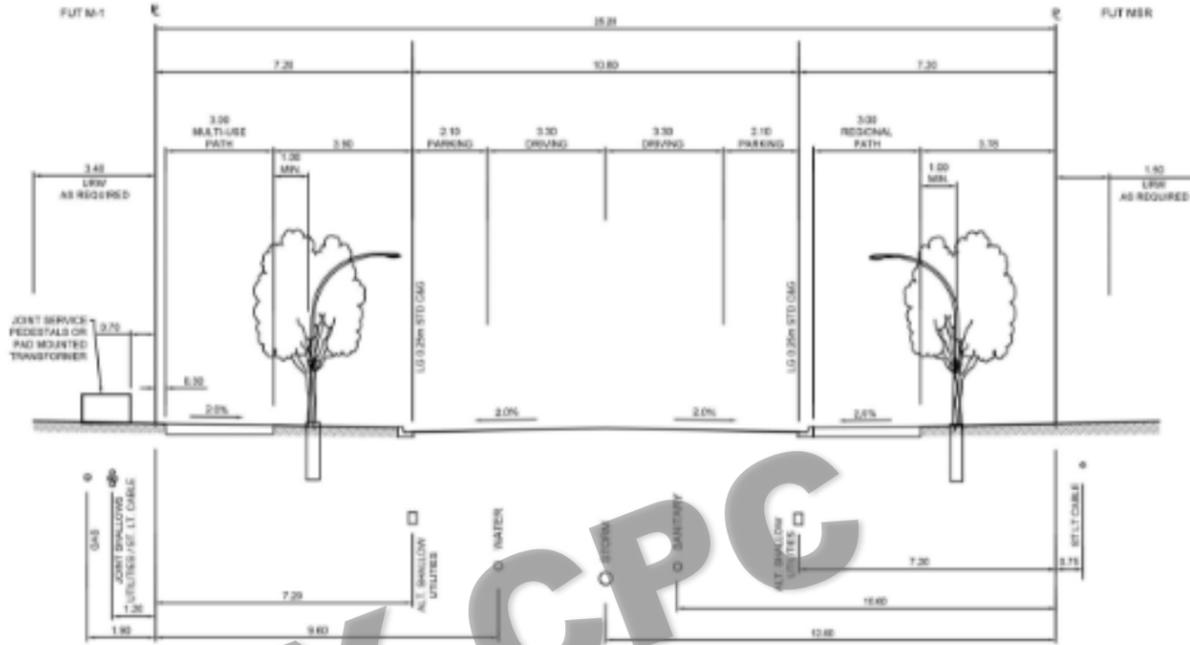
Notes:  
<sup>1</sup> 3.8 jobs/100 people per 'Guide to the Municipal Development Plan and the Calgary Transportation Plan (2011)

- Outline & Land Use Redesignation Boundary
- Contour Interval 0.5m
- 3.0m Regional Pathway
- 3.0m Multi-use Pathway
- 2.5m Local Pathway
- Wetland Class IV Retained
- Bus Pad location
- Deep Services - Existing**
- Stormwater Servicing
- Sanitary Servicing
- Water Servicing/Hydrant
- Irrigation Servicing
- Gas Servicing Line - to be removed from ER

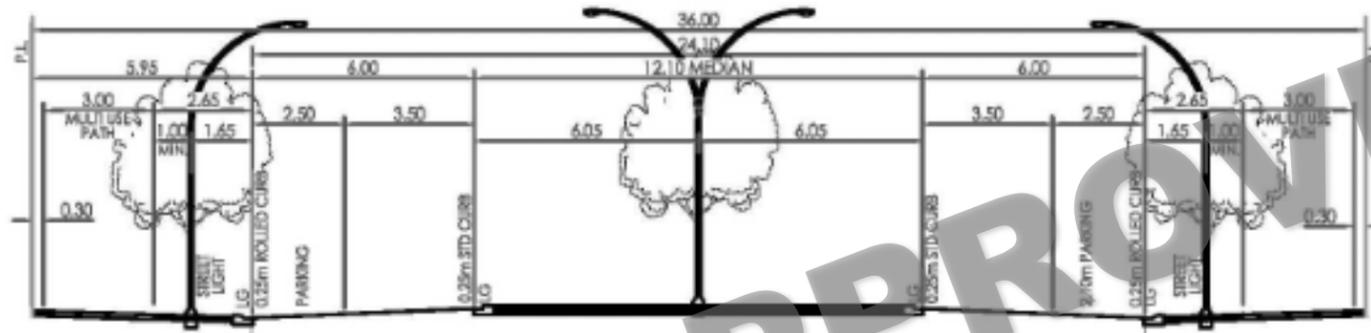




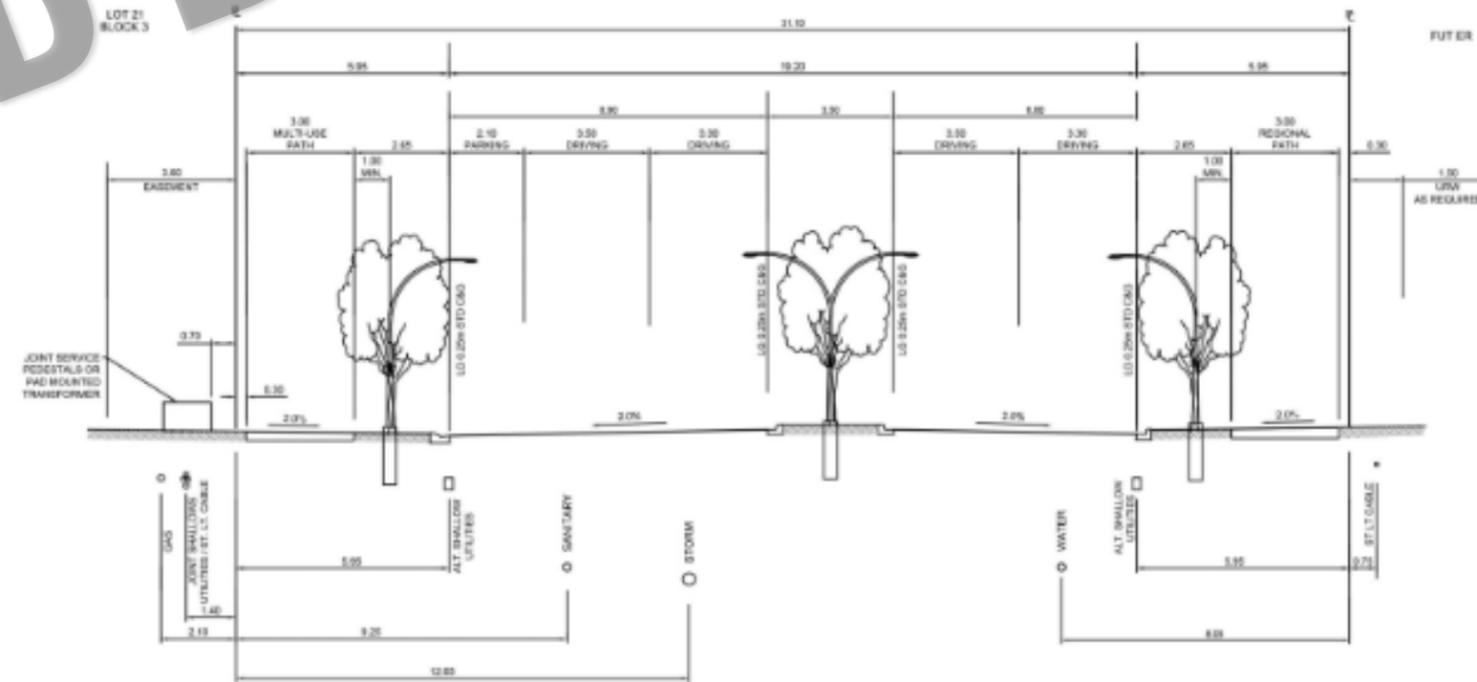
**Cross Section A-A: Sheriff King Street S  
2x9.05m/ 36m Modified Arterial**



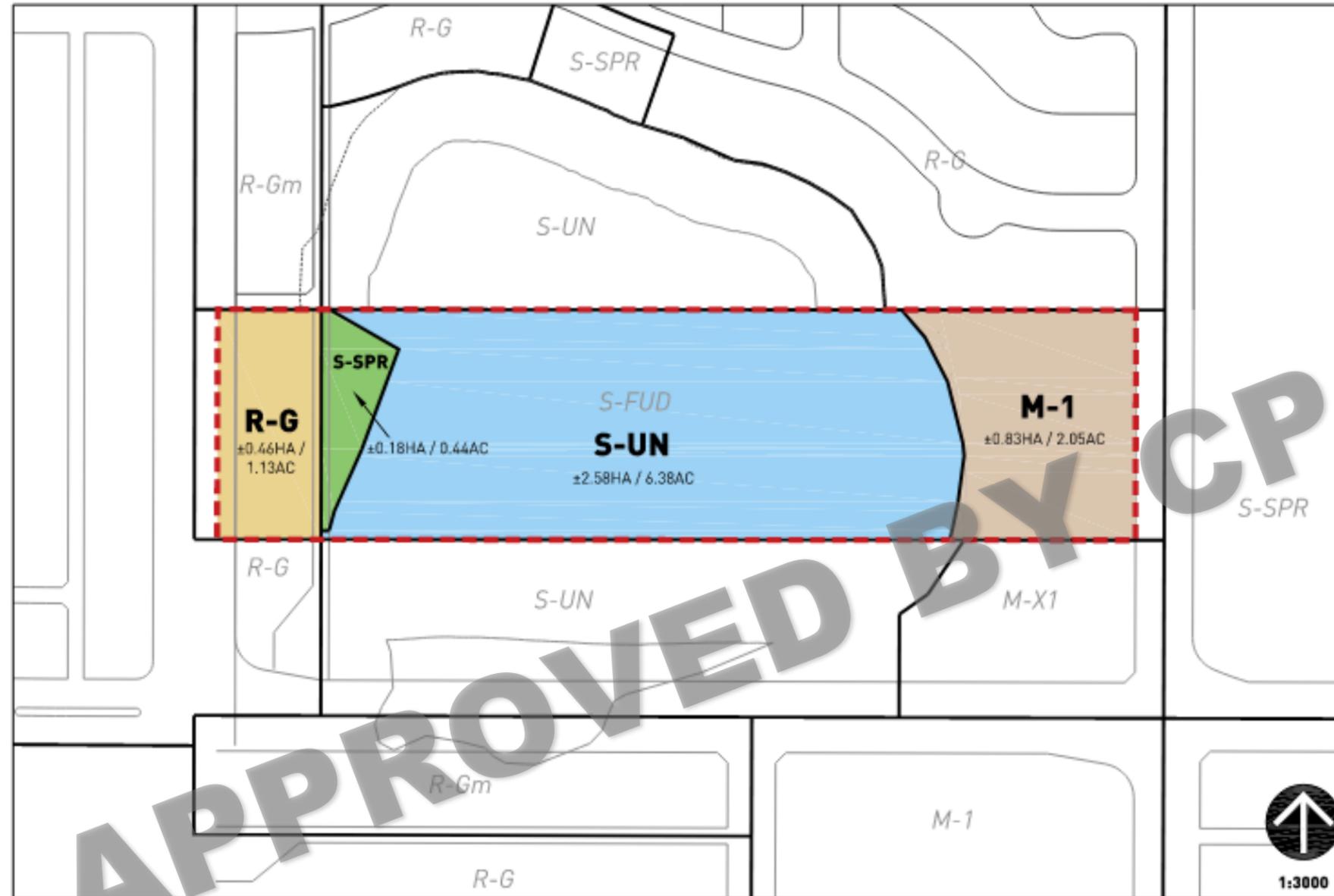
**Cross Section B-B: Creekstone Drive SW (Approved and Constructed)  
10.8m/ 25.2m Modified Collector**



**Cross Section A-A: Sheriff King Street S  
36m Modified Arterial - Interim**



**Cross Section C-C: Creekview Drive SW (Approved and Constructed)  
2x6.8m/ 31.1m Modified Primary Collector**



**PROPOSED LAND USE PLAN**

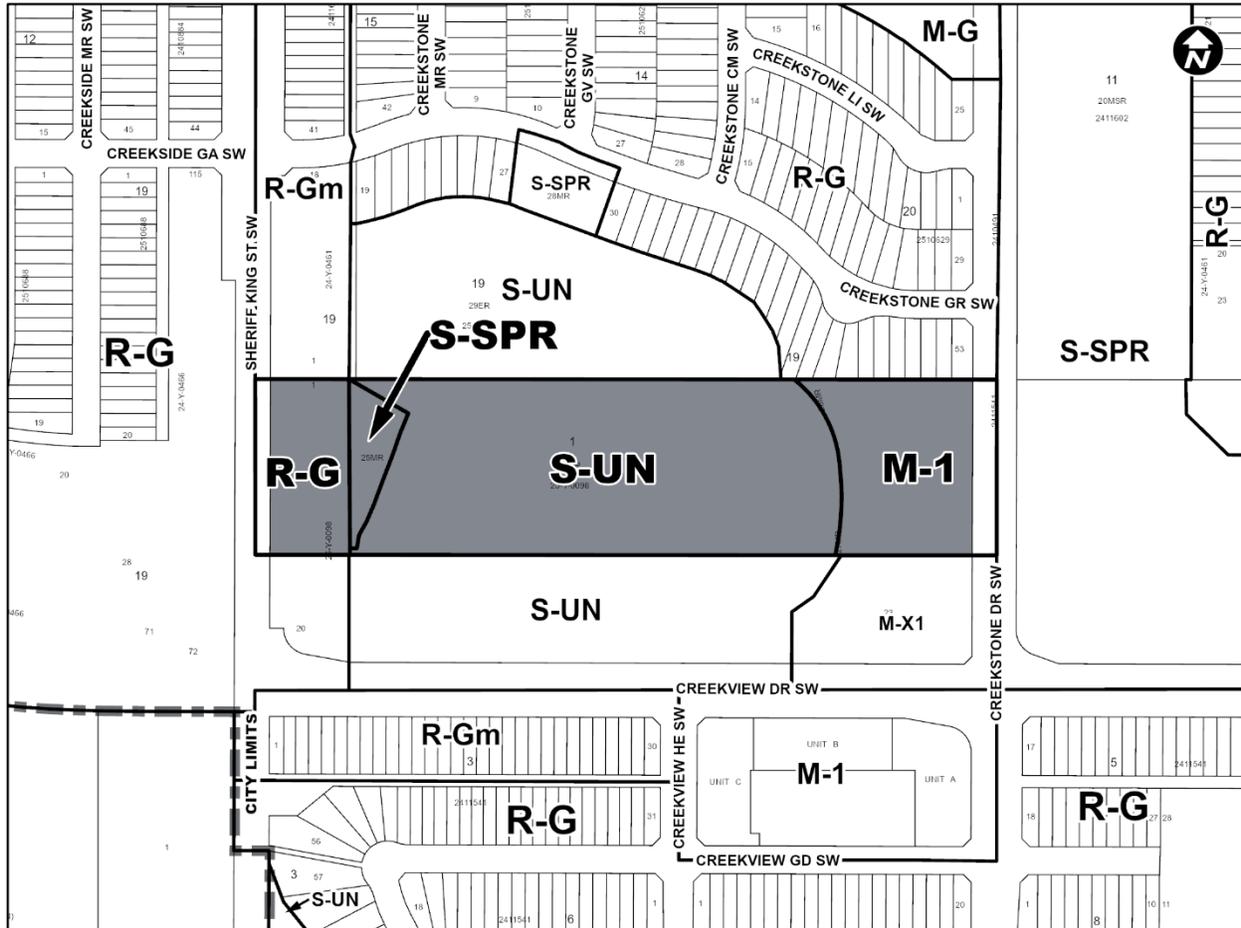
**LAND USE STATISTICS**

FROM	TO	AREA	
		ha (±)	ac (±)
S-FUD	R-G	0.46	1.13
S-FUD	M-1	0.83	2.05
S-FUD	S-SPR	0.18	0.44
S-FUD	S-UN	2.58	6.38
<b>Total</b>		<b>4.05</b>	<b>10.00</b>

Note:

- All lanes are 7.0m wide unless otherwise noted.
- Roof leaders of houses are to be directed to the front of the lots.
- No point source drainage to MR/ER extents.
- 300 to 600mm topsoil is to be used in back of lots adjacent to ER.

# 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	4.05	10.00
LESS: ENVIRONMENTAL RESERVE	2.58	6.38
NET DEVELOPABLE AREA	1.46	3.62

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G (Laned)	0.34	0.85	13	
M-1	0.83	2.05		41
Total Residential			13	41

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	0.15	0.37	10.2%

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	0.14	0.35	9.7%

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	54		
ANTICIPATED DENSITY		36.9	14.9
ANTICIPATED INTENSITY		94.5	38.2

# Applicant Outreach Summary

2025 December 4



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

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

**Project name:** 21900 Sheriff King 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)

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 a major change or disruption." The City then suggests choosing 2 – 3 tactics for engaging stakeholders. The application process already incorporates avenues for informing citizens about 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. Further engagement is difficult as this is a Greenfield development with no immediately adjacent occupied homes or roadways constructed at this time, and the community has no homeowners association. That said, the land-owners for the entire surrounding area at this time are the community's developers, and every effort has been made to ensure that this application is consistent with existing development patterns and in alignment with previously approved Outline Plans for the surrounding area.

### Affected Parties

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

No groups have been contacted, as this is a greenfield development where all the adjacent lands are owned by the developers looking to build structures for eventual sale to new owners--in fact, this is the only parcel in the Pine Creek Community that has not yet been rezoned from S-FUD to accommodate urban development. After a thorough search, we are not aware of any community groups, community associations or homeowners associations representing the area at this time. As such, we have made every effort to maintain the design concepts shadow planned for the parcel in previously approved Outline Plans, and to maintain an overall consistency with the developer's aims for this parcel and its connection to surrounding lands.

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



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

### What did you hear?

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

No issues or ideas have been raised.

### How did input influence decisions?

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

No issues or ideas were raised.

### How did you close the loop ?

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

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 a part of this process.

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



## Community Outreach Assessment Tool

The City has created this optional assessment tool which is designed to help you navigate the decision to undertake outreach and provides guidance on high-level outreach considerations based on the impact of your proposed project and the community complexity.

When filling this out, it can be helpful to do some initial research into past projects in the area as this will help inform your answers for more accurate results. Also, ensure when you are answering these that you are putting yourself in the shoes of the community. Remember that how you answer today, is reflective of the context of today and isn't a guarantee that no issues will arise in the future as you move through your process.

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	1 <input type="text"/>
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	3 <input type="text"/>
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	1 <input type="text"/>
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	1 <input type="text"/>
<b>TOTAL</b>				<b>6</b>
COMMUNITY COMPLEXITY	1 Point	2 Points	3 Points	Enter Values
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	1 <input type="text"/>
How inclined will the community be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	1 <input type="text"/>
What level of influence does the community have over project decisions?	No decisions open for input, willing to inform the community of project details.	Willing to listen to community and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	1 <input type="text"/>
<b>TOTAL</b>				<b>3</b>

### IMPACT SCORE

4 to 6      1  
7 to 9      2  
10 to 12    3

### COMPLEXITY SCORE

3 to 5      A  
6 to 9      B

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

Your Project's Score:

1 A

Outreach Approach Assessment	
<b>Direct approach</b> (1A, 1B)	Your project is likely of low impact to the community and is not proposing a major change or disruption. For higher complexity, you may have to put a bit more effort in developing content to educate and inform The community about your project details. Consider choosing 2 - 3 tactics suited for a targeted audience*.
<b>Moderate approach</b> (2A, 3A)	Your project is of medium to high impact for the community, but is not very complex and likely little attention and/or issues are expected. Given the level of impact consider expanding your reach beyond the immediate neighbours to inform them of the project details and collect input if needed. Consider choosing 4 - 6 tactics for a range of targeted and broader audiences*.
<b>Comprehensive approach</b> (2B, 3B)	Your project is of medium to high impact for the community, and of higher complexity. There are likely issues that will need to be mitigated and addressed and extra effort will be needed to educate and inform the community about your project. Consider a broader approach with the community and be open to an iterative process with multiple tactics where input could help inform better decisions*.

\*For an overview of outreach tactics and techniques you could consider, click [here](#).

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

19-00155896

# PROPOSED

CPC2025-1008  
ATTACHMENT 9

**BYLAW NUMBER 34D2026**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2024-0012/CPC2025-1008)**

\*\*\*\*\*

**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 LOC2024-0012/CPC2025-1008  
BYLAW NUMBER 34D2026

## SCHEDULE A



# PROPOSED

AMENDMENT LOC2024-0012/CPC2025-1008  
BYLAW NUMBER 34D2026

## SCHEDULE B

